



Building Industry Consultants

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April 6, 2012

Ms. Jennifer Connarton
Contract Administrator
Massachusetts School Building Authority
40 Broad Street, Suite 500
Boston, MA 02109

RE: MSBA Project No: W200906400505_Concord-Carlisle High School
Project Status Report #15 – March 2012

Dear Ms. Connarton:

Please find enclosed project status report #15 for period ending March, 2012. Updated items are in **bold typeface**.

If you have any questions, please feel free to contact me regarding the enclosed information.

Sincerely,
KVAssociates, Inc.

A handwritten signature in blue ink, appearing to read 'Brian Dakin'.

Brian Dakin
Project Manager

cc: Diana Rigby, Superintendent, Concord-Carlisle Regional School District
MSBA File – Project Status Reports



Concord-Carlisle High School Revitalization

Project Status Report #15

March 2012

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March 2012

1. Executive Summary

Project Milestones:

Milestone Activities	Planned Start	Planned Completion	Actual Start	Actual Completion	Notes
Feasibility Study	03-01-11	05-16-11	03-01-11	08-19-11	Complete
Schematic Design	06-23-11	08-19-11	06-22-11	08-19-11	Complete
Project Budget & Scope Approval	09-05-11	09-08-11	09-01-11	Oct 2011	Complete
MSBA Board Approval	09-28-11	09-28-11	09-28-11	09-28-11	Complete
Town Vote	Nov 2011	Nov 2011	11-14-11	11-15-11	Complete
Execute PFA	Dec 2011	Dec 2011	12-01-11	2-7-2012	Complete
Design Development	Dec 2011	April 2012	12-01-11		80% compl
Permitting	Jan 2012	Dec 2012	01-03-11		Ongoing
Construction Document Phase	April 2012	Nov 2012			
CM procurement	July 2011	Mar 2012	07-01-11	2-15-2012	Complete
GMP	Oct 2012	Jan 2013			
Trade pre-qualification	May 2012	Aug 2012			
Trade bidding	Nov 2012	Dec 2012			
Subcontractor buy-out	Nov 2012	Mar 2013			
Construction – Building	Jun 2012	July 2014			
Commissioning	May 2014	July 2014			
Certificate of Occupancy	June 2014	June 2014			
FF+Technology	June 2014	Aug 2014			
Student/staff move	July 2014	Aug 2014			
Abate existing buildings	July 2014	Sept 2014			
Demolish existing buildings	Sept 2014	Oct 2014			
Site improvements	Oct 2014	June 2015			
Project completion	June 2015	June 2015			

Please see the attached Feasibility Schedule in tab 2 for additional information.

Project Overview

Contracts

Turner, KVA, legal council and the District have completed the review of the CM contract. The document is currently being compiled and is scheduled for approval by the HSBC on April 11, 2012.

Envelope consultant amendment approved. We're currently awaiting final signatures.

Financial

Please see attached project budget dated 04-06-12 for additional information. As of the issuance of this report DD drawings and specifications have been issued and DD is considered roughly 80% complete. The final 20% will include pending QA/QC review and VE



March 2012

efforts. Turner's DD estimate is underway. KVA expects a VE exercise will be required to maintain a construction value of 75M.

Schedule

As of the issuance of this report there are no concerns. The project team is currently:

- Coordinating early site permitting/approvals with the Town of Concord. A Zoning Board review package was submitted on 04/02/12 and meetings with various town and neighborhood groups are being scheduled.
- Proceeding forward with early release packages for the summer/fall of 2012.
- Reviewing the released DD drawings and specifications, and proceeding into coordination of DD estimates and likely VE exercises.

Submittals

Not applicable at this time.

MA-CHPS

The project team is committed to meet and exceed the minimum MA-CHPS requirements. Additional information can be found in the schematic design package issued August 19, 2011. **Awaiting an updated MA-CHPS scorecard that is up to date with regard to the DD drawings and specifications. – Ongoing.**

Commissioning

SBS continues to attend MEP related meetings. SBS has provided draft commissioning specifications for review by the design team and insertion into the DD set. **DD drawings and specifications have been forwarded to the Commissioning agent. Review is ongoing.**

Safety

The project team has started to meet with Concord fire and police to discuss expectations regarding site logistics and safety. **–Ongoing through various town agency meetings involved in the permitting process.**

Construction mitigation

Not applicable at this time.

Community Issues

At this time, there are no issues to report. A neighborhood meeting will be coordinated soon to provide an update to the abutting property owners. **The first neighborhood meeting is scheduled for Thursday, April 12. – Ongoing**



March 2012

MBE/WBE Status

Current status as of February 2012

MBE – 9%

WBE – 4%

Designer Deliverables

See attached MSBA March 2012 progress report

Designer QA/QC

OPM, CM and CX review of DD drawings and specifications are underway.

OPM Deliverables

See attached MSBA March 2012 progress report

CM Deliverables

Turner is currently in the process of compiling the DD estimate for issuance on April 16. It is expected that estimate reconciliation will occur April 16-20, and that VE will occur April 23-27 or as TBD.

MSBA Deliverables

None at this time.

Designer Activities (Reporting Period)	General permitting coordination, including assembly of drawing/application submission for the Concord Zoning Board (and various internal Town agencies). Release of DD drawings and specifications. Continued correspondence with all team members, including increasing interaction with CM.
30 Day Look Ahead	Attendance of various Town meetings involved in the permitting process. Continued participation on cost estimate, control and VE processes. Receipt and review of Estimator and CM DD estimates. Coordination of VE items.
Commissioning Agent	SBS
Commissioning Agent Status	Continued attendance of MEP meetings. Early development of CX specifications. Receipt and initial review of DD drawings and specification.

GENERAL CONTRACTOR

Progress Report as of Date 3/31/2012

Contract Summary

Original Contract Amount	
Change Orders (to Date)	
Value of Change Orders (to Date)	
Total Contract Amount	
Contract Type	
Change Orders as Percentage of Original Contract Amount	0.0%
Pending Change Orders	
Change Order Status	

Payment Summary

Total Contract Amount
Invoices Paid (to Date)
Invoices Received (Reporting Period)
Contract Amount Remaining

Schedule Assessment

Notice to Proceed Date	1/1/0001	MBE Requirement
Physical Progress		MBE Actual
Substantial Completion Date (Original)		WBE Requirement
Substantial Completion Date (Revised)		WBE Actual
Construction Progress (Reporting Period)		
30 Day Look Ahead		
Overall Schedule Assessment		
Problems Identified (Schedule or Construction)		
Quality Control		
Safety Compliance		
Number of Claims (to Date)		
Value of Claims (to Date)		
Comments		
Recorded Manpower (Reporting Period)		
Commissioning Agent		
Commissioning Agent Status		

Report Submission (Hard Copy) will include the following attachments


- Budget and Cost Report – MSBA format
- Projected Cash Flow
- Project Schedule
- Change Order Tracking Report
- Progress Photos

Certification

The undersigned hereby certifies that, to the best of his/her knowledge, the information contained in this monthly report and attached hereto are true and accurate.

Project Director/Project Manager

David Sandoy Print Name

 Signature

4/6/2012 Date



March 2012

2. Project Schedule

General

As of the issuance of this report the project is on schedule. The project team is currently moving forward in coordinating permitting with the Town, Design Development and early release packages for the summer/fall of 2012. Assessment and refinement of the project schedule will continue as we move forward.

–Ongoing. As of the issuance of this report, the Zoning Board review package was issued on 04/02/12. Various meetings with town and neighborhood groups are being scheduled.

Please see the attached schedule dated **04-06-12** for additional detail.

MSBA/District schedule summary

Prior milestones listed in previous monthly reports

PFA executed by the District	December 1, 2011
DESE approval received	February 2012
PFA executed by the MSBA	February 7, 2012
Turner selected by Committee	February 15, 2012
DD drawings and specifications	March 26, 2012

30 day look ahead

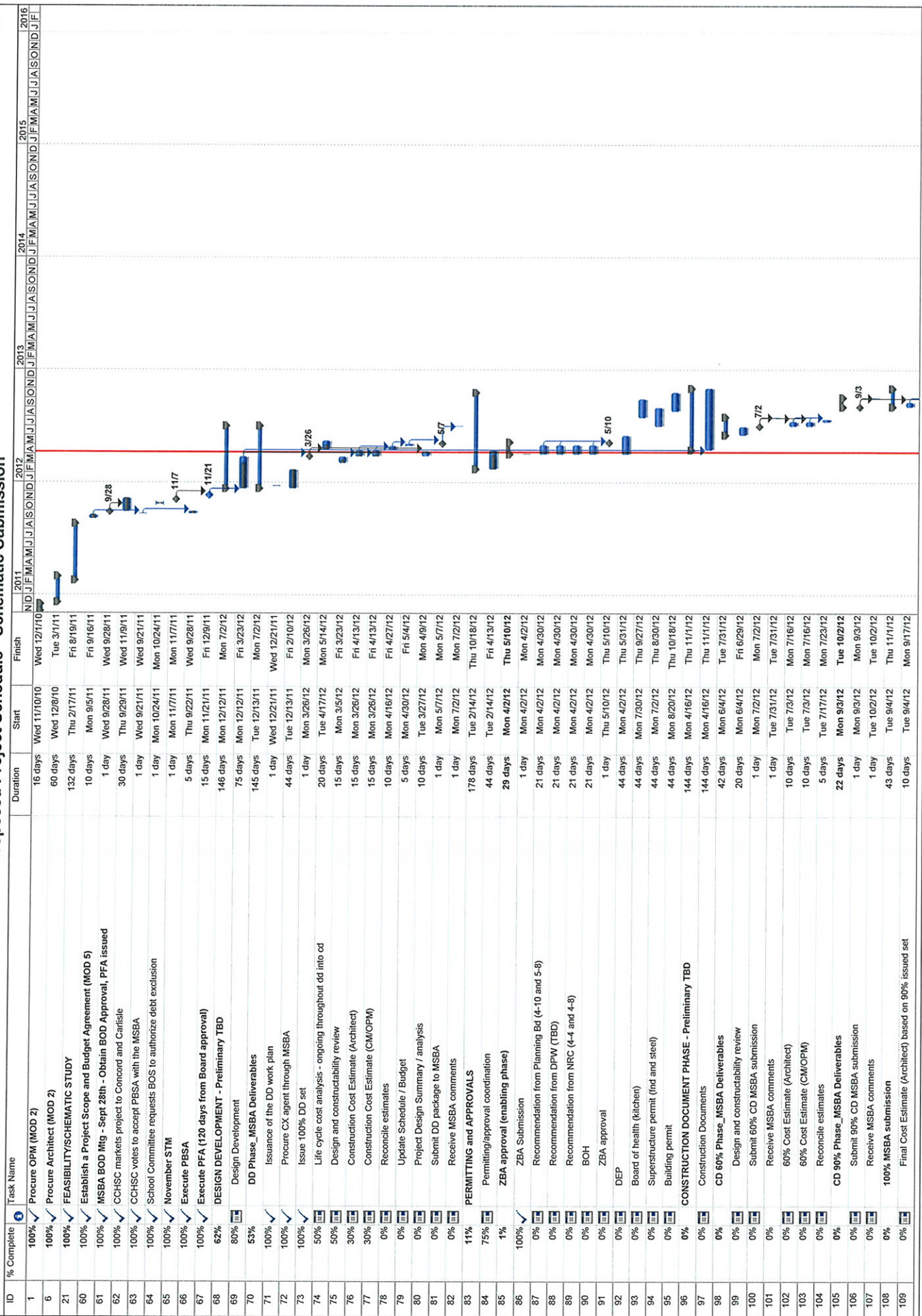
- Continue to refine project schedule **-Ongoing**
- Finalize Owner-CM agreement.....execute CM contract **-Ongoing**
- **Work with Estimator and CM to produce official DD estimates**
- **Identify and manage VE process to align DD estimates with PFA**
- Continue early permitting coordination with the Town **-Ongoing**
- Submit early site review package to the ZBA (April 2) for ZBA mtg on 5-10-12 - **Ongoing**

Schedule Impacts

As of the issuance of this report there are none.

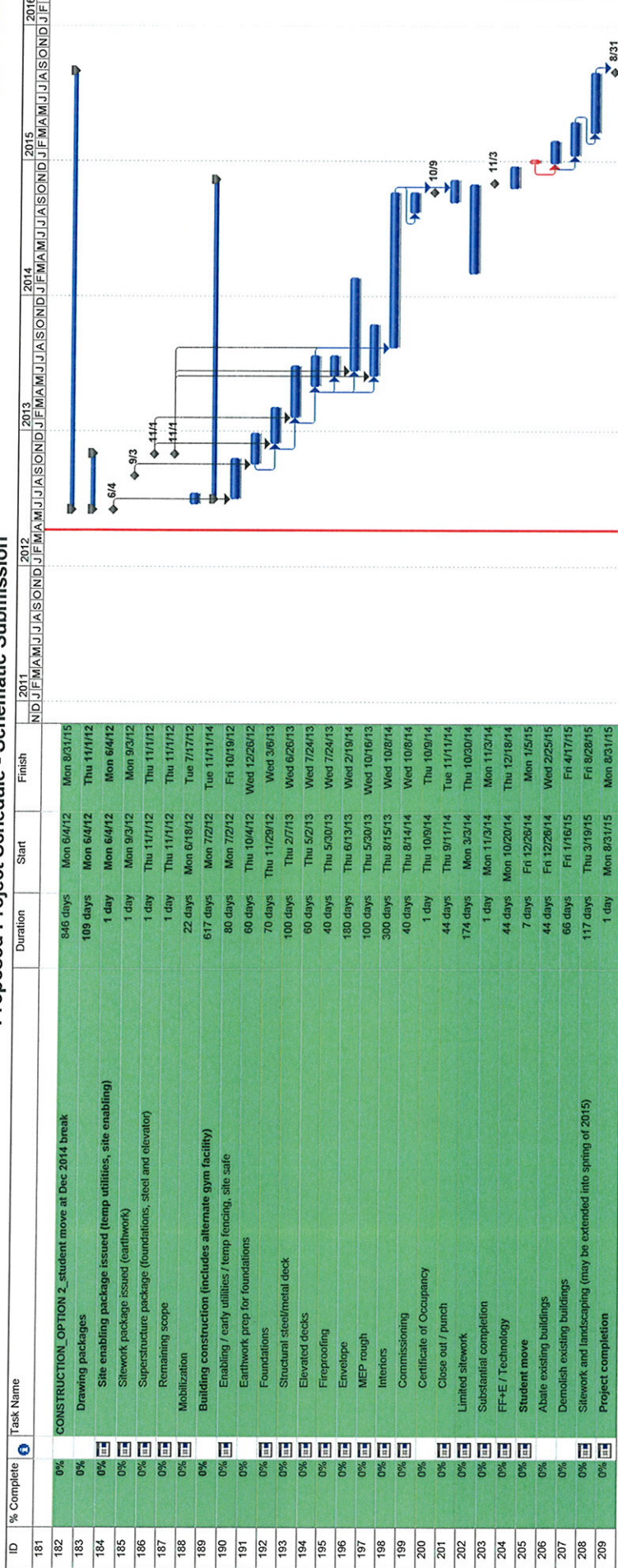


Concord - Carlisle High School Proposed Project Schedule - Schematic Submission





Concord - Carlisle High School Proposed Project Schedule - Schematic Submission





March 2012

3. **Financial**

Budget

Current Project Budget. col [A] is: \$ 92,578,524

Committed Costs. col [D] is: \$ 9,457,757 (see attached budget)

Expended to date. col [E] is: \$ 2,444,995 (subject to verification w/ District)

Recent Contracts/PO's/Change Orders/Amendments:

<u>Type</u>	<u>Vendor</u>	<u>Value</u>	<u>Description</u>
-----None this month-----			

Please see the attached budget tracking sheet dated **04-06-12** for additional detail.

Budget Impacts:

As of the issuance of this report, no budget impacts are present.

Any budget impacts will be managed within the total project budget of \$92,578,524.00

CONCORD-CARLISLE HIGH SCHOOL - BUDGET TRACKING

MSBA ID: W200906400505

Concord-Carlisle Regional High School
Project Director: KVA, David Saindon

Period Ending: 3/31/2012
MSBA Reimbursement Package: N/A
Includes GC/CM Requisition: N/A

Current Budget



	PFA Budget [A]	Budget Changes [B]	Rev. PFA Budget [C]	Committed Costs [D]	Expended [E]	Unspent [F]=D-E	Remaining Budget [G]=C-D	% Complete [H]=E/J [J]	CTC [K]=G-I	Anticipated C @ C [L]=D+I	Variance Under / (Over) [M]=C-L
0000 0000 FEASIBILITY STUDY AGREEMENT	\$1,300,000	\$0	\$1,300,000	\$1,225,820	\$1,213,001	\$12,819	\$74,180	\$3	(\$4,796)	\$1,221,024	\$78,976
0001 0000 OPM Feasibility Study	\$120,000	\$115,025	\$235,025	\$235,025	\$235,025	\$0	\$0	100%	\$0	\$235,025	\$0
0002 0000 A&E Feasibility Study	\$1,000,000	(\$111,500)	\$888,500	\$888,500	\$888,500	\$0	\$0	100%	\$0	\$888,500	\$0
0003 0000 Environmental & Site	\$50,000	\$43,885	\$93,885	\$93,885	\$93,885	\$0	\$0	95%	(\$4,796)	\$89,089	\$4,796
0004 0000 Other	\$130,000	(\$47,410)	\$82,590	\$8,410	\$387	\$8,023	\$74,180		\$0	\$8,410	\$74,180
0100 0000 ADMINISTRATION	\$2,150,000	\$0	\$2,150,000	\$2,100,000	\$90,363	\$2,009,638	\$50,000		\$50,000	\$2,150,000	\$0
0100 9999 Adjustment	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$0
0101 0000 Legal Fees	\$25,000	\$0	\$25,000	\$0	\$0	\$0	\$25,000	#DIV/0!	\$25,000	\$25,000	\$0
0102 0000 Owner's Project Manager	\$215,000	\$0	\$215,000	\$215,000	\$90,363	\$124,638	\$0	42%	\$0	\$215,000	\$0
0102 0500 Construction Contract Docs	\$215,000	\$0	\$215,000	\$215,000	\$0	\$215,000	\$0	0%	\$0	\$215,000	\$0
0102 0600 Bidding	\$77,000	\$0	\$77,000	\$77,000	\$0	\$77,000	\$0	0%	\$0	\$77,000	\$0
0102 0700 Construction Contract Administration	\$1,510,000	\$0	\$1,510,000	\$1,510,000	\$0	\$1,510,000	\$0	0%	\$0	\$1,510,000	\$0
0102 0800 Closeout	\$83,000	\$0	\$83,000	\$83,000	\$0	\$83,000	\$0	0%	\$0	\$83,000	\$0
0102 9900 Extra Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$0
0102 1000 Reimbursable & Other Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$0
0102 1100 Cost Estimates	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$0
0102 9900 Other Project Manager Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$0
0103 0000 Advertising	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$0
0104 0000 Permitting Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$0
0105 0000 Owner's Insurance	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$0
0199 0000 Other Administrative Costs (Peer Reviews, CORI)	\$25,000	\$0	\$25,000	\$0	\$0	\$0	\$25,000	#DIV/0!	\$25,000	\$25,000	\$0
0200 0000 ARCHITECTURE & ENGINEERING	\$6,646,895	\$0	\$6,646,896	\$6,131,937	\$1,141,631	\$4,990,306	\$514,959		\$514,958	\$6,646,895	\$1
0200 9999 Adjustment	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$0
0201 0000 Basic Services	\$1,775,000	\$0	\$1,775,000	\$1,775,000	\$1,064,998	\$710,002	\$0	60%	\$0	\$1,775,000	\$0
0201 0500 Design Development	\$1,940,000	\$150,000	\$2,090,000	\$2,090,000	\$0	\$2,090,000	\$0	0%	\$0	\$2,090,000	\$0
0201 0600 Construction Contract Documents	\$185,000	\$0	\$185,000	\$185,000	\$0	\$185,000	\$0	0%	\$0	\$185,000	\$0
0201 0700 Construction Contract Administration	\$1,775,000	\$0	\$1,775,000	\$1,775,000	\$0	\$1,775,000	\$0	0%	\$0	\$1,775,000	\$0
0201 0800 Closeout	\$150,000	\$0	\$150,000	\$150,000	\$0	\$150,000	\$0	0%	\$0	\$150,000	\$0
0201 9900 Other Basic Services	\$150,000	(\$150,000)	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$0
0203 0000 Reimbursables and Other Services	\$100,000	\$0	\$100,000	\$0	\$0	\$0	\$100,000	#DIV/0!	\$100,000	\$100,000	\$0
0203 0100 Construction Testing (Forensics)	\$75,000	\$0	\$75,000	\$0	\$0	\$0	\$75,000	#DIV/0!	\$75,000	\$75,000	\$0
0203 0200 Printing (over minimum)	\$100,000	(\$72,854)	\$27,147	\$990	\$0	\$0	\$27,147	#DIV/0!	\$27,146	\$27,146	\$1
0203 9900 Other Reimbursable Costs	\$0	\$990	\$990	\$990	\$0	\$0	\$0		\$0	\$0	\$0
0203 9900 MA CHPS Registration fee	\$0	\$5,000	\$5,000	\$0	\$0	\$0	\$5,000		\$5,000	\$5,000	\$0
0203 9900 MA CHPS Design review	\$0	\$12,524	\$12,524	\$0	\$0	\$0	\$12,524		\$12,524	\$12,524	\$0
0203 9900 Soil testing (Pine and Swallow)	\$0	\$3,300	\$3,300	\$3,300	\$1,650	\$1,650	\$0		\$0	\$3,300	\$0
0203 9900 Building Envelope Consultant (WJE)	\$0	\$51,040	\$51,040	\$0	\$0	\$0	\$51,040		\$51,040	\$51,040	\$0
0204 0000 Sub-Consultants	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$0
0204 0200 Hazardous Materials (building)	\$115,995	\$0	\$115,995	\$0	\$0	\$0	\$115,995	#DIV/0!	\$115,995	\$115,995	\$0
0204 0300 Geotech & GeoEnv Environment	\$158,500	(\$104,797)	\$53,703	\$0	\$0	\$0	\$53,703	#DIV/0!	\$43,703	\$43,703	\$10,000
0204 0300 Ph II Env site assessment (CDW)	\$0	\$17,457	\$17,457	\$17,457	\$0	\$17,457	\$0	0%	\$10,000	\$27,457	(\$10,000)
0204 0300 Design Ph Geotech services (Nobis)	\$87,340	\$0	\$87,340	\$87,340	\$0	\$87,340	\$0	59%	\$0	\$87,340	\$0
0204 0400 Site Survey	\$92,400	(\$47,850)	\$44,550	\$0	\$0	\$0	\$44,550	#DIV/0!	\$29,550	\$29,550	\$15,000
0204 0400 Land surveying services (Nilsch)	\$0	\$47,850	\$47,850	\$47,850	\$22,458	\$25,392	\$0	47%	\$15,000	\$62,850	(\$15,000)
0204 0500 Wetlands	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$0
0204 1200 Traffic Studies	\$30,000	\$0	\$30,000	\$0	\$0	\$0	\$30,000	#DIV/0!	\$30,000	\$30,000	\$0

CONCORD-CARLISLE HIGH SCHOOL - BUDGET TRACKING

MSBA ID: W200906400505

Concord-Carlisle Regional High School
Project Director: KVA, David Saindon

Period Ending 3/31/2012
MSBA Reimbursement Package N/A
Includes GC/CM Requisition N/A

Current Budget



	PFA Budget [A]	Budget Changes [B]	Rev. PFA Budget [C]	Committed Costs [D]	Expended [E]	Unspent [F]=[D]-[E]	Remaining Budget [G]=[C]-[D]	% Complete [H]=[E]/[J]	CTC [I]	Anticipated C @ C [J]=[D]+[I]	Variance Under / (Over) [K]=[C]-[J]
0300 0000 SITE ACQUISITION											
0300 9999 Adjustment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
0301 0000 Land/Building Purchase	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
0302 0000 Appraisal Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
0303 0000 Recording Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
0500 0000 CONSTRUCTION CONTRACT											
0500 9999 Adjustment	\$78,891,629	\$0	\$78,891,629	\$0	\$0	\$0	\$78,891,629	\$78,891,629	\$78,891,629	\$78,891,629	\$0
0501 0000 Pre-Construction Services	\$200,000	\$0	\$200,000	\$0	\$0	\$0	\$200,000	#DIV/0!	\$200,000	\$200,000	\$0
0502 0000 Construction											
0502 0001 Construction Budget	\$71,365,015	\$0	\$71,365,015	\$0	\$0	\$0	\$71,365,015	#DIV/0!	\$71,365,015	\$71,365,015	\$0
0506 0000 Alternates	\$3,626,614	\$0	\$3,626,614	\$0	\$0	\$0	\$3,626,614	#DIV/0!	\$3,626,614	\$3,626,614	\$0
0507 0000 Owner's Construction Contingency	\$3,700,000	\$0	\$3,700,000	\$0	\$0	\$0	\$3,700,000	#DIV/0!	\$3,700,000	\$3,700,000	\$0
0508 0000 Change Orders	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
0600 0000 MISCELLANEOUS PROJECT COSTS											
0600 9999 Adjustment	\$125,000	\$0	\$125,000	\$0	\$0	\$0	\$125,000	\$125,000	\$125,000	\$125,000	\$0
0601 0000 Utility Company Fees	\$50,000	\$0	\$50,000	\$0	\$0	\$0	\$50,000	#DIV/0!	\$50,000	\$50,000	\$0
0602 0000 Testing Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
0603 0000 Swing Space/Modulars	\$25,000	\$0	\$25,000	\$0	\$0	\$0	\$25,000	#DIV/0!	\$25,000	\$25,000	\$0
0699 0000 Other Project Costs	\$50,000	\$0	\$50,000	\$0	\$0	\$0	\$50,000	#DIV/0!	\$50,000	\$50,000	\$0
0700 0000 FURNISHINGS & EQUIPMENT											
0700 9999 Adjustment	\$2,940,000	\$0	\$2,940,000	\$0	\$0	\$0	\$2,940,000	\$2,940,000	\$2,940,000	\$2,940,000	\$0
0701 0000 Furnishings & Equipment (FF+E)	\$1,470,000	\$0	\$1,470,000	\$0	\$0	\$0	\$1,470,000	#DIV/0!	\$1,470,000	\$1,470,000	\$0
0702 0000 Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
0703 0000 Computer Equipment	\$1,470,000	\$0	\$1,470,000	\$0	\$0	\$0	\$1,470,000	#DIV/0!	\$1,470,000	\$1,470,000	\$0
0799 0000 Other Furnishings & Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
0800 0000 OWNER'S CONTINGENCY											
0800 9999 Adjustment	\$525,000	\$0	\$525,000	\$0	\$0	\$0	\$525,000	\$525,000	\$525,000	\$525,000	\$0
0801 0000 Owner's Contingency	\$525,000	\$0	\$525,000	\$0	\$0	\$0	\$525,000	#DIV/0!	\$525,000	\$525,000	\$0
PROJECT TOTALS	\$92,578,524	\$0	\$92,578,525	\$9,457,757	\$2,444,995	\$7,012,762	\$83,120,768		\$83,041,791	\$92,499,547	\$78,977



March 2012

Projected Cashflow

Date	Reimb. No.	Forecasted Value	Submitted Value	Balance
				\$ 92,578,524
Apr-11	1	\$ 40,000	\$ 143,255	\$ 92,435,269
May-11	2	\$ 86,307	\$ 93,755	\$ 92,341,514
Jun-11	3	\$ 89,440	\$ 111,143	\$ 92,230,372
Jul-11	4	\$ 115,834	\$ 115,834	\$ 92,114,538
Aug-11	5	\$ 92,471	\$ 127,756	\$ 91,986,782
Sep-11	6	\$ 86,832	\$ 33,823	\$ 91,952,959
Oct-11	7	\$ 94,768	\$ 117,181	\$ 91,835,778
Nov-11	8	\$ 219,475	\$ 446,669	\$ 91,389,109
Dec-11	9	\$ 128,334	\$ 11,463	\$ 91,377,646
Jan-12	No Reimb. Input	\$ 347,174	\$ -	\$ 91,377,646
Feb-12	10	\$ 363,172	\$ 805,161	\$ 90,572,485
Mar-12	11	\$ 378,172	\$ 401,870	\$ 90,170,615
Apr-12	12	\$ 365,412	\$ -	\$ 89,805,203
May-12	13	\$ 368,449	\$ -	\$ 89,436,754
Jun-12	14	\$ 420,949	\$ -	\$ 89,015,805
Jul-12	15	\$ 626,392	\$ -	\$ 88,389,413
Aug-12	16	\$ 761,392	\$ -	\$ 87,628,021
Sep-12	17	\$ 986,392	\$ -	\$ 86,641,629
Oct-12	18	\$ 1,226,392	\$ -	\$ 85,415,237
Nov-12	19	\$ 1,326,392	\$ -	\$ 84,088,845
Dec-12	20	\$ 1,598,059	\$ -	\$ 82,490,786
Jan-13 - Jul-15	21-51	\$ 82,490,786	\$ -	\$ (0)
		\$ 90,170,615	\$ 2,407,909	\$ 92,578,524
		Remaining To Be Submitted	Submitted To Date Value	Project Value



March 2012

4. Construction Activities

Not applicable at this time.