



Monthly Status Report

Rpt. #4
April 2011



KVAssociates Inc.
Building Industry Consultants



Building Industry Consultants

KVAssociates Inc.

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May 13, 2011

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 #04 – April 2011

Dear Ms. Connarton:

Please find enclosed project status report #3 for period ending April, 2011. Updated items are in **bold typeface**.

Please feel free to contact myself or Michele Nice regarding the enclosed information.

Sincerely,
KVAssociates, Inc.

David Saindon
Project Director

cc: Jerry Wedge, CCHS BC Chair
John Flaherty, Concord-Carlisle, Deputy Superintendent of Finance and Operations
MSBA File – Project Status Reports



:\rv02\data\Project Files\Concord_Carlisle\MSBA Monthly Reports\Project Status Report #4_Apr_2011.docx

Concord-Carlisle High School Revitalization

Project Status Report

April 2011

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April 2011

1. Executive Summary

Project Milestones:

Milestone Activities	Planned Start	Planned Completion	Actual Start	Actual Completion	Notes
Designer is selected	02-15-11	02-15-11	02-15-11	02-15-11	Complete
OMR contract resolved	02-16-11	02-22-11	03-01-11	03-03-11	Complete
Feasibility Study	03-01-11	05-16-11			
Education Vision	02-16-11	02-16-11	02-17-11	04-01-11	Complete
Draft Ed Spec (Space Program)	02-16-11	03-31-11	02-17-11	04-01-11	Complete
Initial options developed	02-17-11	04-01-11	03-07-11	04-01-11	Complete
MSBA kick off meeting held	03-10-11	03-16-11		03-10-11	Complete
Preliminary Design Program issued	04-01-11	04-01-11		04-01-11, 04-07-11	Complete
Receive input from the MSBA	04-18-11	04-29-11	04-01-11		Pending
Preferred Schematic Report issued	05-26-11	05-26-11			
Receive input from the FAS	06-22-11	06-22-11			
Schematic Design	06-23-11	08-19-11			
Project Budget & Scope Approval	09-05-11	09-08-11			
MSBA Board Approval	09-28-11	09-28-11			
Town Vote	Nov 2011	Nov 2011			
Execute PFA	Dec 2011	Dec 2011			

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

Project Overview

Contracts

Recent contract/amendments during the month of April include, OMR Amendment #3 for initial geotechnical services/sustainability meeting attendance.

Financial

No concerns. Please see attached project budget dated 05-11-2011 for additional information.

Schedule

PDP was submitted on April 1st, with an amendment issued on April 7th which included a detailed cost comparison for 10 options. As of the issuance of this report the project team attended an FAS meeting on May 11th. The project team is awaiting a formal written response from the MSBA based on the submitted PDP. Based on feedback from the FAS meeting, the project team is focusing on the new construction option as well as continued analysis of the ED Spec program.

An updated schedule is attached in tab 2 of this report.

Submittals

Not applicable at this time.



April 2011

MA-CHPS

The project team is committed to meet and exceed the minimum MA-CHPS requirements. Additional information to follow as the project develops.

Commissioning

Not applicable at this time.

Safety

Not applicable at this time.

Construction mitigation

Not applicable at this time.

Community Issues

No issues to report.

MBE/WBE Status

Current status as of April 30, 2011

MBE – 9%

WBE – 4%

Designer Deliverables

See attached MSBA April progress report

Designer QA/QC

Not applicable at this time.

OPM Deliverables

See attached MSBA April progress report

CM/GC Deliverables

Not applicable at this time.

MSBA Deliverables

Awaiting comments from the PDP submission issued April 1 and April 7th.

District Name	Concord-Carlisle	MSBA ID	200906400505
School Name	Concord Carlisle High	Project Name	
OPM Firm Name	KV Associates, Inc.	School Building Committee Representative	Diana Rigby
OPM Contact Name	Vanzler, Frank	Total Project Budget (ProPay)	\$1,300,000
Designer Firm Name	OMR Architects, Inc.	Encumbered (Reporting Period)	\$93,755
Designer Contact Name		Encumbered (to Date)	\$143,255
General Contractor Firm Name		Total Project Invoices Received (to Date)	\$237,010
General Contractor Contact Name		Project Completion Percentage	30%

<u>Contract Summary</u>		<u>Payment Summary</u>	
Original Contract Amount	\$235,025	Total Contract Amount	\$235,025
Contract Amendments (to Date)	0	Invoices Paid (to Date)	\$71,130
Value of Contract Amendments (to Date)	\$0	Invoices Received (Reporting Period)	\$21,630
Total Contract Amount	\$235,025	Contract Amount Remaining	\$142,265
Contract Amendments as Percentage of Original Contract Amount	0.0%		
OPM Activities (Reporting Period)	Submission of PDP on April 1st, cost comparison analysis for 10 options which was submitted as a PDP amendment on April 7th. Attendance of various design and project meetings, Attendance at team/project sustainability meeting, project review and tracking of all project related costs, review and approval of misc additional service engineering proposals. Continued correspondence with the MSBA and all team members.		
Project Budget Status	No issues to report. See attached budget which will be submitted as an exhibit to this on-line report.		
Potential Issues	As of the issuance of this report and based on feedback from the May 11 FAS held, the project needs to come to resolution on the agreed upon square footage of the project and determine how the overage will be handled from an accounting end. This is scheduled to be discussed during the week of May 16th. It is the opinion of the May 11th FAS attendees that the direction from the FAS meeting was to continue to study the move forward with the new option scheme.		

Contract Summary

Original Contract Amount	\$815,000
Contract Amendments (to Date)	3
Value of Contract Amendments (to Date)	\$128,225
Total Contract Amount	\$943,225
Contract Amendments as Percentage of Original Contract Amount	16.0%

Payment Summary

Total Contract Amount	\$943,225
Invoices Paid (to Date)	\$72,125
Invoices Received (Reporting Period)	\$72,125
Contract Amount Remaining	\$798,975

MBE/WBE Requirements

MBE Requirement	8%
MBE Actual	9%
WBE Requirement	4%
WBE Actual	4%

RFIs and Submittals

RFIs Issued (Reporting Period)	0
Total RFIs Issued (to Date)	0
Remaining Open RFIs – Past 30 Days	0
Notes	N/A
Remaining Open RFIs – Past 60 Days	0
Notes	N/A
Remaining Open RFIs – Past 90 Days	0
Notes	N/A
Submittals Received (Reporting Period)	0
Total Submittals Received (to Date)	0
Submittals Reviewed (Reporting Period)	0
Total Submittals Reviewed (to Date)	0
Comments (Remaining Open Submittals)	N/A

Phase	Feasibility Study	Phase Scheduled Completion Date	5/26/2011
Designer Activities (Reporting Period)	Submission of PDP on April 1st, with consultant cost comparison analysis for 10 options submitted as a PDP amendment on April 7th. Attendance of various design and project meetings, continued refinement of the Ed Spec based on initial feedback from the MSBA. Attendance at team/project sustainability meeting, commencement of early site analysis and geotechnical exploration. Continued refinement of various design options. Continued correspondence with all team members.		
30 Day Look Ahead	Resolve Ed Spec overage and continue with the preferred schematic phase. Obtain early analysis results on geotechnical borings/test pits		
Commissioning Agent	N/A		
Commissioning Agent Status	N/A		

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

Schedule Assessment

Notice to Proceed Date

1/1/0001

Physical Progress

Substantial Completion Date (Original)

Substantial Completion Date (Revised)

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

Payment Summary

Total Contract Amount

Invoices Paid (to Date)

Invoices Received (Reporting Period)

Contract Amount Remaining

MBE Requirement

MBE Actual

WBE Requirement

WBE Actual

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

_____ Print Name

_____ Signature

_____ Date



April 2011

2. Project Schedule

General

The project overall is tracking on schedule. The District, OMR and KVA met with the MSBA on March 10, 2011 to review the proposed schedule. A plan has been developed to maintain the current schedule of:

MSBA Preferred Schematic Approval	July 27 th MSBA BOD meeting
MSBA Schematic Design Approval	September 28 th MSBA BOD meeting

It is acknowledged that the above dates are subject to change based upon the development of the feasibility study and progress review provided by the MSBA.

Please see the attached project schedule dated 05-13-11 for additional information.

Awaiting formal written comments from the MSBA based on the PDP submission of April 1st and April 7th.

30 day look ahead

- **Receive PDP comments from the MSBA**
- **Continue development with the new construction option**
- **Resolution of the Ed Spec with the MSBA**
- **Start early PSR deliverables**
- **Obtain early geotechnical data regarding the location of the proposed new building.**

Schedule Impacts

Resolution of the Ed Spec/space program between the District and the MSBA.



April 2011

3. Financial

Budget

Current Project Budget. col [A] is: \$ 1,300,000

Committed Costs. col [D] is: \$ 1,178,250 (see attached budget)

Expended to date. col [E] is: \$ 237,010

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

<u>Type</u>	<u>Vendor</u>	<u>Value</u>	<u>Description</u>
Amendment #3	OMR	\$13,145	Geotech + Sustainability mtg

Please see the attached budget tracking sheet dated 05_11_11

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 \$1,300,000.



April 2011

Projected Cashflow

Date	Reimb. No.	Forecasted Value	Submitted Value	Balance
				\$ 1,300,000
Mar-11	1	\$ 143,255	\$ 143,255	\$ 1,156,745
Apr-11	2	\$ 86,307	\$ -	\$ 1,070,438
May-11	3	\$ 90,810	\$ -	\$ 979,628
Jun-11	4	\$ 91,000	\$ -	\$ 888,628
Jul-11	5	\$ 101,307	\$ -	\$ 787,321
Aug-11	6	\$ 101,607	\$ -	\$ 685,714
Sep-11	7	\$ 101,810	\$ -	\$ 583,904
Oct-11	8	\$ 111,795	\$ -	\$ 472,109
Nov-11	9	\$ 118,807	\$ -	\$ 353,302
Dec-11	10	\$ 124,805	\$ -	\$ 228,497
Jan-12	11	\$ 126,565	\$ -	\$ 101,932
Feb-12	12	\$ 101,932	\$ -	\$ -

\$ 1,300,000	\$ 143,255	\$ 1,156,745
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**Remaining To
Be Submitted**

**Submitted To
Date Value**

Project Value

CONCORD-CARLISLE HIGH SCHOOL - BUDGET TRACKING

MSBA ID: W200906400505
 Concord-Carlisle Regional High School
 Project Director: KVA, David Saindon

		Period Ending MSBA Reimbursement Package Includes GC/CM Requisition	4/30/2011 N/A N/A	Current Budget 									
	<u>FSA Budget</u>	<u>Budget Changes</u>	<u>Rev. FSA Budget</u>	<u>Committed Costs</u>	<u>Expended</u>	<u>Unspent</u>	<u>Remaining Budget</u>	<u>% Complete</u> <small>(against commit'd)</small>	<u>CTC</u> <small>(beyond committed)</small>	<u>Anticipated C @ C</u>	<u>Variance</u> <small>Under / (Over)</small>		
	[A]	[B]	[C]	[D]	[E]	[F]=[D]-[E]	[G]=[C]-[D]	[H]=[E]/[J]	[I]	[J]=[D]+[I]	[K]=[C]-[J]		
0100 0000	ADMINISTRATION	\$120,000	\$115,025	\$235,025	\$235,025	\$92,760	\$142,265	\$0	\$0	\$235,025	\$0		
	Owner's Project Manager												
0001 0000	Feasibility Study (KVA)	\$120,000	\$115,025	\$235,025	\$235,025	\$92,760	\$142,265	\$0	39%	\$0	\$235,025	\$0	
0200 0000	ARCHITECTURE & ENGINEERING	\$1,050,000	(\$71,500)	\$978,500	\$943,225	\$144,250	\$798,975	\$35,275	\$28,000	\$971,225	\$7,275		
	Basic Services												
0002 0000	Feasibility Study (OMR)	\$1,000,000	(\$185,000)	\$815,000	\$815,000	\$132,500	\$682,500	\$0	16%	\$0	\$815,000	\$0	
0002 0000	Amendment #1 (Add'l SF)	\$0	\$73,500	\$73,500	\$73,500	\$11,750	\$61,750	\$0	16%	\$0	\$73,500	\$0	
	Subconsultants												
0003 0000	Environmental & Site Feasibility Study	\$50,000	(\$14,725)	\$35,275	\$0	\$0	\$35,275	\$28,000	\$28,000	\$28,000	\$7,275		
0003 0000	Phase I Preliminary ESA (CDW)	\$0	\$3,850	\$3,850	\$3,850	\$0	\$3,850	\$0	0%	\$0	\$3,850	\$0	
0003 0000	Initial Site Survey (Nitsch)	\$0	\$19,800	\$19,800	\$19,800	\$0	\$19,800	\$0	0%	\$0	\$19,800	\$0	
0003 0000	Preliminary Hazmat Survey (CDW)	\$0	\$17,930	\$17,930	\$17,930	\$0	\$17,930	\$0	0%	\$0	\$17,930	\$0	
0003 0000	Attend Sustainability Meeting (WJE)	\$0	\$2,585	\$2,585	\$2,585	\$0	\$2,585	\$0	0%	\$0	\$2,585	\$0	
0003 0000	Preliminary Geotech Eng. (Nobis)	\$0	\$10,560	\$10,560	\$10,560	\$0	\$10,560	\$0	0%	\$0	\$10,560	\$0	
0800 0000	OWNER'S CONTINGENCY	\$130,000	(\$43,525)	\$86,475	\$0	\$0	\$86,475	\$0	\$0	\$0	\$86,475		
	Adjustment												
0004 0000	Owner's Contingency/Other	\$130,000	(\$43,525)	\$86,475	\$0	\$0	\$86,475	\$0	\$0	\$0	\$86,475		
SUBTOTALS		\$1,300,000	\$0	\$1,300,000	\$1,178,250	\$237,010	\$941,240	\$121,750	\$28,000	\$1,206,250	\$93,750		
PROJECT TOTALS		\$1,300,000	\$0	\$1,300,000	\$1,178,250	\$237,010	\$941,240	\$121,750	\$28,000	\$1,206,250	\$93,750		



April 2011

4. **Construction Activities**

Not applicable at this time.