



Concord Carlisle Regional High School

Monthly Status Report

Rpt. #6

June 2011



KVAssociates Inc.
Building Industry Consultants



Building Industry Consultants

KVAssociates Inc.

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July 22, 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 #06 – June 2011

Dear Ms. Connarton:

Please find enclosed project status report #6 for period ending June, 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 #6_June_2011.docx

Concord-Carlisle High School Revitalization

Project Status Report

June 2011

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June 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	05-13-11	Complete
Preferred Schematic Report issued	06-17-11	06-17-11	04-01-11	06-17-11	Complete
Receive input from the FAS	06-22-11	06-22-11	06-22-11	06-22-11	Complete
Schematic Design	06-23-11	08-19-11	06-22-11		Ongoing
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

As of the issuance of this report the following additional services have been approved. Amendments to follow under separate cover.

- Amendment #4 Additional geotech services.**
- Amendment #5 Analysis of sound along rt 2.**
- Amendment #6 Building envelope analysis**
- Amendment #7 Hydrant flow test**

Financial

No concerns. Please see attached project budget dated 07-22-2011 for additional information.

Schedule

No concerns. A conference call was held July 20, 2011 to review an remaining items for the MSBA BOD vote on July 27 as well as the an



June 2011

update to the August 19 deadline for the MSBA BOD vote on September 28, 2011.

Submittals

Not applicable at this time.

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 June 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

As of the issuance of this report, the project team is waiting for direction and agreement on tracking the ineligible costs associated with the alternate gym. This scheduled to be resolved by the end of the July.

KV Associates, Inc.		Vanzler, Frank	Progress Report as of Date 6/30/2011	
District Name	Concord-Carlisle	MSBA ID	200906400505	
School Name	Concord Carlisle High	Project Name		
OPM Firm Name	KV Associates, Inc.	School Building Committee Representative		
OPM Contact Name	Vanzler, Frank	Total Project Budget (ProPay)	\$1,300,000	
Designer Firm Name	OMR Architects, Inc.	Encumbered (Reporting Period)	\$111,224	
Designer Contact Name		Encumbered (to Date)	\$258,953	
General Contractor Firm Name		Total Project Invoices Received (to Date)	\$370,177	
General Contractor Contact Name		Project Completion Percentage	50%	

OPM		KV Associates, Inc.	Progress Report as of Date 6/30/2011	
<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)	\$92,760	
Value of Contract Amendments (to Date)	\$0	Invoices Received (Reporting Period)	\$22,024	
Total Contract Amount	\$235,025	Contract Amount Remaining	\$120,241	
Contract Amendments as Percentage of Original Contract Amount	0.0%			
OPM Activities (Reporting Period)	Preparation and attendance to the June 15th FAS meeting. Attendance of various design and project meetings, 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. A budget will be submitted as an exhibit to this on-line report.			
Potential Issues	Based on the discussions held and feedback from the June 15th FAS meeting there are no major issues at this time.			

DESIGNER

OMR Architects, Inc.

Progress Report as of Date 6/30/2011

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)	\$144,250
Invoices Received (Reporting Period)	\$89,200
Contract Amount Remaining	\$709,775

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	Preferred Schematic	Phase Scheduled Completion Date	8/19/2011
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Designer Activities (Reporting Period)	Preparation and attendance to the June 15th FAS meeting. Attendance of various design and project meetings, continued refinement of the Ed Spec based on initial feedback from the MSBA. Commencement of early site analysis and geotechnical exploration. Continued refinement of various design options. Continued correspondence with all team members. Commencement of certain schematic design deliverables to maintain schedule.
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30 Day Look Ahead	Submit schematic design package to the MSBA for August 19th.
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Commissioning Agent	N/A
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Commissioning Agent Status	N/A
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GENERAL CONTRACTOR

Progress Report as of Date 6/30/2011

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

July 22, 2011 Date



June 2011

2. Project Schedule

General

The project is on schedule.

Currently the MSBA BOD schedule is as follows:

MSBA Preferred Schematic Approval	July 27 th MSBA BOD meeting
MSBA Schematic Design Approval	Sept 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 07-22-11 for additional information.

MSBA/District schedule summary

PDP submission on the 7 th)	April 1 and 7 th (cost data provided)
Attended FAS meeting	May 11 th
MSBA Ed Spec comments received	May 13 th
District response issued	May 18 th
Conference call held	May 20 th
Conference call held	May 25 th
Additional options issued to MSBA	June 2 nd
MSBA questions issued	June 7 th
District response issued	June 8 th
Conference call held	June 9 th (verbal direction for options rec'd)
District / MSBA meeting held	June 22 (commence schematic work)
MSBA letter issued re the PSR	July 8th
District response issued	July 20

30 day look ahead

- **Receive MSBA BOD approval on July 27, 2011 to proceed into Schematic design**
- **Issue Schematic submission for August 19**
- **Issue DESE report for August 19**

Schedule Impacts

None at this time.



Concord - Carlisle High School Proposed Project Schedule - Schematic Submission



ID	% Complete	Task Name	Duration	Start	2011				2012				2013				2014				2015				2016																				
					N	D	J	F	M	A	M	J	J	J	A	S	O	N	D	J	F	M	A	M		J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J
116	0%	Award	1 day	Fri 2/15/13									2/15																																
117	0%	Submit MSBA cost comparison spreadsheet	1 day	Mon 2/18/13																																									
118	0%	MSBA reviews final GMP/Bid cost comparison spreadsheet	10 days	Tue 2/19/13																																									
119	0%	MSBA amends PFA (if applicable)	22 days	Tue 3/5/13																																									
120	0%	CONSTRUCTION - OPTION 14C	727 days	Mon 2/18/13																																									
121	0%	Mobilization	22 days	Mon 2/18/13																																									
122	0%	Building construction (includes alternate gym facility)	554 days	Mon 2/18/13																																									
123	0%	Enabling / early utilities	44 days	Mon 2/18/13																																									
124	0%	Foundations / superstructure	170 days	Wed 3/20/13																																									
125	0%	Envelope	230 days	Mon 10/14/13																																									
126	0%	MEP rough	180 days	Thu 9/12/13																																									
127	0%	Finishes	280 days	Mon 1/13/14																																									
128	0%	Commissioning	66 days	Mon 12/15/14																																									
129	0%	Close out / punch	44 days	Mon 2/2/15																																									
130	0%	Limited sitework	80 days	Mon 7/7/14																																									
131	0%	Substantial completion	1 day	Mon 2/9/15																																									
132	0%	FF+E / Technology	44 days	Tue 2/10/15																																									
133	0%	Certificate of Occupancy	1 day	Mon 4/13/15																																									
134	0%	Student move (may be adjusted to mid year move...TBD)	52 days	Fri 6/26/15																																									
135	0%	Abate existing buildings (may be adjusted to spring 2015)	22 days	Fri 6/26/15																																									
136	0%	Demolish existing buildings (may be adjusted to spring/summer of 2015)	40 days	Fri 7/17/15																																									
137	0%	Sitework and landscaping (may be adjusted to summer of 2015)	80 days	Wed 8/12/15																																									
170	0%	Project completion	1 day	Wed 12/2/15																																									



June 2011

3. Financial

Budget

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

Committed Costs. col [D] is: \$ 1,284,675 (see attached budget)

Expended to date. col [E] is: \$ 463,986 (subject to verification)

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

<u>Type</u>	<u>Vendor</u>	<u>Value</u>	<u>Description</u>
Amend 4	OMR/Nobis	\$6,600	Geotech services
Amend 5	OMR/Accentec	\$5,500	Sound analysis
Amend 6	OMR/WJE	\$12,100	Envelope studies
Amend 7	OMR/Nitsch	\$1,650	Hydrant flow test

Please see the attached budget tracking sheet dated 07_21_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.

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	6/30/2011 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	\$136,726	\$98,299	\$0	\$0	\$235,025	\$0		
	Owner's Project Manager												
0001 0000	Feasibility Study (KVA)	\$120,000	\$115,025	\$235,025	\$235,025	\$136,726	\$98,299	\$0	58%	\$0	\$235,025	\$0	
0200 0000	ARCHITECTURE & ENGINEERING	\$1,000,000	(\$111,500)	\$888,500	\$1,049,650	\$288,500	\$600,000	\$18,850	\$0	\$888,500	\$0		
	Basic Services												
0002 0000	Feasibility Study (OMR)	\$1,000,000	(\$185,000)	\$815,000	\$815,000	\$265,000	\$550,000	\$0	33%	\$0	\$815,000	\$0	
0002 0000	Amendment #1 (Add'l SF)	\$0	\$73,500	\$73,500	\$73,500	\$23,500	\$50,000	\$0	32%	\$0	\$73,500	\$0	
0300 0000	SUBCONSULTANTS	\$50,000	\$40,000	\$90,000	\$80,575	\$38,760	\$41,815	\$9,425	\$4,750	\$85,325	\$4,675		
0003 0000	Environmental & Site Feasibility Study	\$50,000	(\$40,575)	\$9,425	\$0	\$0	\$9,425	\$4,750	\$4,750	\$4,750	\$4,675		
0003 0000	Phase I Preliminary ESA (CDW)	\$0	\$3,850	\$3,850	\$3,850	\$3,575	\$275	\$0	93%	\$0	\$3,850	\$0	
0003 0000	Initial Site Survey (Nitsch)	\$0	\$19,800	\$19,800	\$19,800	\$16,767	\$3,033	\$0	85%	\$0	\$19,800	\$0	
0003 0000	Hydrant Flow Test (Nitsch)	\$0	\$1,650	\$1,650	\$1,650.00	\$-	\$1,650	\$0	0%	\$0	\$1,650	\$0	
0003 0000	Preliminary Hazmat Survey (CDW)	\$0	\$17,930	\$17,930	\$17,930	\$15,833	\$2,097	\$0	88%	\$0	\$17,930	\$0	
0003 0000	Attend Sustainability Meeting (WJE)	\$0	\$2,585	\$2,585	\$2,585	\$2,585	\$0	\$0	100%	\$0	\$2,585	\$0	
0000 0000	Building Envelope Services (WJE)	\$0	\$12,100	\$12,100	\$12,100.00	\$-	\$12,100	\$0	0%	\$0	\$12,100	\$0	
0003 0000	Preliminary Geotech Eng. (Nobis)	\$0	\$17,160	\$17,160	\$17,160	\$0	\$17,160	\$0	0%	\$0	\$17,160	\$0	
0003 0000	Site Noise Survey & Analysis (Acentech)	\$0	\$5,500	\$5,500	\$5,500.00	\$0	\$5,500	\$0	0%	\$0	\$5,500	\$0	
0800 0000	OWNER'S CONTINGENCY	\$130,000	(\$43,525)	\$86,475	\$0	\$0	\$86,475	\$0	\$0	\$0	\$86,475		
0800 9999	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	\$1,284,675	\$463,986	\$740,114	\$105,325	\$4,750	\$1,208,850	\$91,150		
PROJECT TOTALS		\$1,300,000	\$0	\$1,300,000	\$1,284,675	\$463,986	\$740,114	\$105,325	\$4,750	\$1,208,850	\$91,150		



June 2011

Projected Cashflow

Date	Reimb. No.	Forecasted Value	Submitted Value	Balance
				\$ 1,300,000
Apr-11	1	\$ 40,000	\$ 143,255	\$ 1,156,745
May-11	2	\$ 86,307	\$ 100,048	\$ 1,056,697
Jun-11	3	\$ 89,440	\$ 116,937	\$ 939,760
Jul-11	4	\$ 86,571	\$ -	\$ 853,189
Aug-11	5	\$ 96,878	\$ -	\$ 756,311
Sep-11	6	\$ 97,179	\$ -	\$ 659,132
Oct-11	7	\$ 97,380	\$ -	\$ 561,752
Nov-11	8	\$ 107,366	\$ -	\$ 454,386
Dec-11	9	\$ 114,377	\$ -	\$ 340,009
Jan-12	10	\$ 120,374	\$ -	\$ 219,635
Feb-12	11	\$ 122,134	\$ -	\$ 97,501
Mar-12	12	\$ 97,501	\$ -	\$ -

\$ 939,760	\$ 360,240	\$ 1,300,000
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**Remaining To
Be Submitted**

**Submitted To
Date Value**

Project Value



June 2011

4. **Construction Activities**

Not applicable at this time.