



Monthly Status Report

Rpt. #7
July 2011



KVAssociates Inc.
Building Industry Consultants



Building Industry Consultants

KVAssociates Inc.

303 Congress Street

Boston, MA 02210

T 617.695.0856

F 617.426.1215

kvaboston.com

August 25, 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 #07 – July 2011

Dear Ms. Connarton:

Please find enclosed project status report #7 for period ending July, 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



isrv02\data\Project Files\Concord_Carlisle\MSBA Monthly Reports\Project Status Report #7_July_2011.docx

Concord-Carlisle High School Revitalization

Project Status Report

July 2011

Table of Contents

- 1. Executive Summary**
 - a. MSBA April Progress report**
- 2. Project Schedule**
- 3. Financial**
- 4. Construction Activities – N/A**



July 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	08-19-11	Complete
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

No change.

Financial

No concerns within the 1.3M feasibility/schematic phase budget. Please see attached project budget dated 08-25-2011 for additional information.

Schedule

No concerns. As of the issuance of this report, the District and project team has submitted the schematic design package (August 19, 2011) and the MSBA is currently conducting its review

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.**



July 2011

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 August, 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 MSBA is currently conducting its review of the schematic design package that was issued on August 19, 2011.

KV Associates, Inc.		Vanzler, Frank	Progress Report as of Date 7/31/2011	
District Name	Concord-Carlisle	MSBA ID	200906400505	
School Name	Concord Carlisle High	Project Name		
OPM Firm Name	KV Associates, Inc.	School Building Committee Representative	Diana Rigby	
Project Director	Vanzler, Frank	Total Project Budget (ProPay)	\$1,300,000	
Designer Firm Name	OMR Architects, Inc.	Encumbered (Reporting Period)	\$174,295	
Principal		Encumbered (to Date)	\$463,986	
General Contractor Firm Name		Total Project Invoices Received (to Date)	\$638,281	
General Contractor Contact Name		Project Completion Percentage	70%	

OPM KV Associates, Inc.		Progress Report as of Date 7/31/2011	
<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)	\$136,726
Value of Contract Amendments (to Date)	\$0	Invoices Received (Reporting Period)	\$20,220
Total Contract Amount	\$235,025	Contract Amount Remaining	\$78,079
Contract Amendments as Percentage of Original Contract Amount	0.0%		
OPM Activities (Reporting Period)	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 concordance with the MSBA and all team members.		
	Cost estimating services for the schematic design submission, preliminary development of the budget and project schedule.		
Project Budget Status	No issues to report. A budget will be submitted as an exhibit to this on-line report.		
Potential Issues	At this time there are no major issues to report.		

DESIGNER OMR Architects, Inc.		Progress Report as of Date 7/31/2011	
<u>Contract Summary</u>		<u>Payment Summary</u>	
Original Contract Amount	\$815,000	Total Contract Amount	\$969,075
Contract Amendments (to Date)	7	Invoices Paid (to Date)	\$342,519
Value of Contract Amendments (to Date)	\$154,075	Invoices Received (Reporting Period)	\$107,536
Total Contract Amount	\$969,075	Contract Amount Remaining	\$519,020
Contract Amendments as Percentage of Original Contract Amount	19.0%		
<u>MBE/WBE Requirements</u>			
MBE Requirement	8%		
MBE Actual	9%		
WBE Requirement	4%		
WBE Actual	4%		
<u>RFIs and Submittals</u>			
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

Designer Activities (Reporting Period)	Attendance of various design and project meetings, on going site analysis and geotechnical exploration. Continued correpondance with all team members. Continued completion of schematic design deliverables.
--	---

30 Day Look Ahead	Submission of the of the schematic design package and resolution of the project budget and scope agreement.
Commissioning Agent	n/a
Commissioning Agent Status	n/a

GENERAL CONTRACTOR

Progress Report as of Date 7/31/2011

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

_____ Print Name

_____ Signature

_____ Date



July 2011

2. Project Schedule

General

The project is on schedule.

Currently the MSBA BOD schedule is as follows:

MSBA Schematic Design Approval **Sept 28th MSBA BOD meeting**

Please see the attached project schedule dated 08-24-11 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 8 th
District response issued	July 20
Schematic Design packaged issued	August 19, 2011

90 day look ahead

- **Receive MSBA BOD approval on September 28, 2011 to proceed into Design Development.**
- **Community forums held throughout September and October.**
- **Project passes in Concord and Carlisle (mid November)**

Schedule Impacts

None at this time.



July 2011

3. Financial

Budget

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

Committed Costs. col [D] is: \$ 1,204,100 (see attached budget)

Expended to date. col [E] is: \$ 591,742 (subject to verification)

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 08_25_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	7/31/2011	Current Budget											
		MSBA Reimbursement Package	N/A												
		Includes GC/CM Requisition	N/A		<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>	<u>CTC</u>	<u>Anticipated</u>	<u>Variance</u>
					[A]	[B]	[C]	[D]	[E]	[F]=[D]-[E]	[G]=[C]-[D]	(against commit'd) [H]=[E]/[J]	(beyond committed) [I]	[J]=[D]+[I]	Under / (Over) [K]=[C]-[J]
0100 0000	ADMINISTRATION			\$120,000	\$115,025	\$235,025	\$235,025	\$156,946	\$78,079	\$0		\$0	\$235,025	\$0	
	Owner's Project Manager														
0001 0000	Feasibility Study (KVA)			\$120,000	\$115,025	\$235,025	\$235,025	\$156,946	\$78,079	\$0	67%	\$0	\$235,025	\$0	
0200 0000	ARCHITECTURE & ENGINEERING			\$1,000,000	(\$111,500)	\$888,500	\$888,500	\$378,500	\$510,000	\$0		\$0	\$888,500	\$0	
	Basic Services														
0002 0000	Feasibility Study (OMR)			\$1,000,000	(\$185,000)	\$815,000	\$815,000	\$347,500	\$467,500	\$0	43%	\$0	\$815,000	\$0	
0002 0000	Amendment #1 (Add'l SF)			\$0	\$73,500	\$73,500	\$73,500	\$31,000	\$42,500	\$0	42%	\$0	\$73,500	\$0	
0300 0000	SUBCONSULTANTS			\$50,000	\$40,000	\$90,000	\$80,575	\$56,296	\$24,279	\$9,425		\$0	\$80,575	\$9,425	
0003 0000	Environmental & Site Feasibility Study			\$50,000	(\$40,575)	\$9,425	\$0	\$0	\$0	\$9,425		\$0	\$0	\$9,425	
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	\$17,143	\$2,657	\$0	87%	\$0	\$19,800	\$0	
0003 0000	Hydrant Flow Test (Nitsch)			\$0	\$1,650	\$1,650	\$1,650	\$0	\$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	\$0	\$12,100	\$0	0%	\$0	\$12,100	\$0	
0003 0000	Preliminary Geotech Eng. (Nobis)			\$0	\$17,160	\$17,160	\$17,160	\$17,160	\$0	\$0	100%	\$0	\$17,160	\$0	
0003 0000	Site Noise Survey & Analysis (Acentech)			\$0	\$5,500	\$5,500	\$5,500	\$0	\$5,500	\$0	0%	\$0	\$5,500	\$0	
0800 0000	OWNER'S CONTINGENCY			\$130,000	(\$43,525)	\$86,475	\$0	\$0	\$0	\$86,475		\$0	\$0	\$86,475	
0800 9999	Adjustment														
0004 0000	Owner's Contingency/Other			\$130,000	(\$43,525)	\$86,475	\$0	\$0	\$0	\$86,475		\$0	\$0	\$86,475	
SUBTOTALS				\$1,300,000	\$0	\$1,300,000	\$1,204,100	\$591,742	\$612,358	\$95,900		\$0	\$1,204,100	\$95,900	
PROJECT TOTALS				\$1,300,000	\$0	\$1,300,000	\$1,204,100	\$591,742	\$612,358	\$95,900		\$0	\$1,204,100	\$95,900	



July 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	\$ 121,828	\$ 121,827	\$ 817,933
Aug-11	5	\$ 92,471	\$ -	\$ 725,462
Sep-11	6	\$ 92,772	\$ -	\$ 632,690
Oct-11	7	\$ 92,973	\$ -	\$ 539,717
Nov-11	8	\$ 102,959	\$ -	\$ 436,758
Dec-11	9	\$ 109,970	\$ -	\$ 326,788
Jan-12	10	\$ 115,967	\$ -	\$ 210,821
Feb-12	11	\$ 117,727	\$ -	\$ 93,094
Mar-12	12	\$ 93,094	\$ -	\$ (0)

\$ 817,933	\$ 482,067	\$ 1,300,000
-------------------	-------------------	---------------------

Remaining To Be Submitted

Submitted To Date Value

Project Value



July 2011

4. **Construction Activities**

Not applicable at this time.