



OPM Progress Report

Somerset Middle School Building Committee

11.01.2021

➤ PROJECT UPDATES & ACTION ITEMS:

○ **MSBA Updates:**

- **ProPay Reimbursement:** With the exception of a few reimbursable invoices, the ProPay submissions are current. Payment Request #10 was issued on 10/29/21 with an anticipated amount of \$866,882 to be reimbursed to the Town. MSBA released payment being withheld in the amount of \$35,872 until the PFA was fully executed and budget updated. Please reference details below.
- **Commissioning Agent (Cx):** BR+A will begin reviewing DD documents upon submission and will issue comments.
- **Design Development (DD) Submission:** Project Team continues to prepare and collect documentation for the MSBA DD Submission due on November 12th.

- **Design Development Progress:** A/E Team have continued with the development of the design documents for review and cost estimating process. Working Group meetings have continued to occur on Thursday's at 7:30am to review progress of the building and site design development.

- **Design Development Cost Estimates:** On October 6th, DD drawings, specifications and additional documents were sent to the independent cost estimators, PM&C (Ai3) and CHA, formerly Daedalus (OPM) for pricing. The estimators issued their draft estimates to the team on October 22nd, which were about \$4.4M apart with PM&C being approximately \$73.2M and CHA being approximately \$77.6M. A meeting was held on October 25th with the team and estimators to reconfirm the scope and reconcile the costs. Once reconciled, the costs were approximately \$2.3M apart with PM&C's estimate being approximately \$71.6M and CHA's estimate being approximately \$73.9M. Total estimated construction cost is approximately \$576/SF. Building only estimated construction cost is approximately \$388/SF. See attached Estimate Comparison.

- **Value Engineering (VE):** PM&C's reconciled estimate is approximately \$2.6M higher than the established construction budget, with CHA's estimate being nearly \$5M over the budget. There were several factors that caused the estimates to be higher, including a more defined scope, increase in material costs (concrete/copper/steel), labor costs, and current HVAC, plumbing and electrical systems. The project team developed cost reduction options as part of the VE process to get the estimated construction costs within budget. The intention of developing this list is to demonstrate the ability to be on budget. The VE process will continue with Owner input. Ai3 will provide more detail in their presentation for SBC consideration and approval.

➤ INVOICE REVIEW:

- Update to be provided at the November 8th SBC meeting.



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➤ **PROJECT BUDGET REPORT (reference attached Total Project Budget):**

○ **MSBA Payment Request & Reimbursement Status:**

▪ Total Project Budget:	\$ 85,020,490
▪ Maximum Total Facilities Grant:	\$ 31,799,754
▪ Number of Payment Requests Issued to Date:	10
▪ Total Amount of Payment Requests Issued to Date:	\$ 2,159,222
▪ MSBA Payments to Date:	\$ 425,340
▪ Current Payment Request Amount:	\$ 1,407,504
▪ MSBA Payment Amount (Pending):	\$ 866,882
▪ Effective Percentage Rate (61.59%) of Reimbursement:	19.70%

➤ **ANTICIPATED PROJECT SCHEDULE (subject to change):**

- **MODULE 1: ELIGIBILITY PERIOD (12/13/17 – 12/19/18)**
- **MODULE 2: FORMING THE PROJECT TEAM: (12/19/18 – 7/15/19)**
- **MODULE 3: FEASIBILITY STUDY (7/15/19 – 6/24/20)**
- **MODULE 4: SCHEMATIC DESIGN (6/01/20 – 4/14/21)**
- **MODULE 5: FUNDING THE PROJECT (4/14/21 – 5/22/2021)**
- **MODULE 6: DETAILED DESIGN [DD/CD/BID] (6/01/21 – 7/31/22)**
 - 10/06/21: DD Documents issued to Cost Estimators
 - 10/22/21: DD Estimates Due
 - 10/25/21–10/29/21: Cost Estimate Reconciliation & VM review
 - 11/01/21: SBC Meeting (Review/approve VM options)
 - 11/08/21: SBC Meeting to approve DD Submission to MSBA
 - **11/12/21: DD Submission to MSBA**
 - **02/18/22: 60% CD Submission to MSBA**
 - **04/29/22: 90% CD Submission to MSBA**
 - 04/29/22-06/03/22: 100% CD Development
 - **06/08/22: Construction Bid Documents Available**
 - **06/29/22: Filed Sub-Bid Subcontractor Bids Due**
 - **07/13/22: General Contractor Bids Due**
- **MODULE 7: CONSTRUCTION (8/01/22 – 6/30/25)**
 - **08/01/22-05/03/24: New School Construction**
 - 04/01/24-04/30/24: Punch Inspections/AHJ Inspections
 - **05/01/24: Substantial Completion (Building & Associated Site Work)**
 - 06/03/24-06/28/24: FF&E and Technology Installations
 - 06/24/24-06/28/24: Owner Move from Existing Middle School
 - **07/31/24: Final Completion (Building & Associated Site Work)**
 - 08/05/24-08/30/24: Owner Move into new Middle School/Initial Training
 - **09/03/24: Anticipated First Day of School**
 - 07/01/24-10/31/24: Abatement/Demolition of Existing School
 - 09/03/24-5/30/25: Develop Athletic Fields and Landscaping
- **MODULE 8: COMPLETING THE PROJECT (6/30/25 – 6/24/26)**

➤ **NEXT SBC MEETING DATES: 11/8/21, 12/6/21**

Somerset Middle School

Reconciled Design Development Cost Estimate Comparison (PM&C/CHA)

SECTION	ELEMENT	NEW CONSTRUCTION		
		PM&C	CHA	DIFFERENCE
A10	Foundations	\$ 4,363,293	\$ 4,419,789	\$ 56,496
B10	Superstructure	\$ 5,803,430	\$ 5,858,750	\$ 55,320
B20	Exterior Enclosure	\$ 7,434,723	\$ 7,621,665	\$ 186,942
B30	Roofing	\$ 2,088,220	\$ 2,214,829	\$ 126,609
C10	Interior Construction	\$ 6,639,535	\$ 6,727,497	\$ 87,962
C20	Stairs	\$ 411,042	\$ 420,022	\$ 8,980
C30	Interior Finishes	\$ 3,496,393	\$ 3,735,806	\$ 239,413
D10	Conveying	\$ 224,000	\$ 195,000	\$ (29,000)
D20	Plumbing	\$ 2,238,425	\$ 2,367,125	\$ 128,700
D30	HVAC	\$ 6,215,010	\$ 6,315,381	\$ 100,371
D40	Fire Protection	\$ 743,160	\$ 800,870	\$ 57,710
D50	Electrical	\$ 5,745,187	\$ 6,182,104	\$ 436,917
E10	Equipment	\$ 1,459,505	\$ 1,318,105	\$ (141,400)
E20	Furnishings	\$ 1,350,324	\$ 1,389,565	\$ 39,241
F20-10	Building Demolition	\$ 749,400	\$ 799,086	\$ 49,686
F20-20	HAZMAT Abatement (Per UEC)	\$ 818,000	\$ 818,000	\$ -
G10	Site Preparation and Demolition	\$ 2,077,438	\$ 2,284,211	\$ 206,773
G20	Site Improvements	\$ 5,486,459	\$ 5,122,646	\$ (363,813)
G30	Civil Mechanical Utilities	\$ 2,823,328	\$ 2,896,100	\$ 72,772
G40	Electrical Utilities	\$ 862,900	\$ 1,242,209	\$ 379,309
DIRECT TRADE TOTAL		\$ 61,029,772	\$ 62,728,759	\$ 1,698,987
Design & Pricing Contingency (4%)		\$ 2,441,191	\$ 2,510,000	\$ 68,809
Escalation Allowance (2.25%/2.5%)		\$ 1,373,170	\$ 1,803,340	\$ 430,170
SUBTOTAL W/CONTINGENCY		\$ 64,844,133	\$ 67,042,099	\$ 2,197,966
General Conditions/GR's (6%)		\$ 3,890,648	\$ 3,914,326	\$ 23,678
Bond (1%)		\$ 648,441	\$ 652,390	\$ 3,949
Insurances (1.25%/1.4%)		\$ 810,552	\$ 913,350	\$ 102,798
Overhead & Profit (2%)		\$ 1,403,875	\$ 1,414,380	\$ 10,505
TOTAL ESTIMATED CONSTRUCTION COST		\$ 71,597,649	\$ 73,936,546	\$ 2,338,897
Cost per SF (124,200 SF)		\$ 576	\$ 595	3.3%

PROPOSED ALTERNATES

Alternate 1: Reinstall Existing PV Array System	\$ 500,000	\$ 589,500	\$ 89,500
Total Estimated Construction Cost (w/ALT #1)	\$ 72,097,649	\$ 74,526,046	\$ 2,428,397
Alternate 2: Irrigation Well (Or ALT #3)	\$ 75,000	\$ 96,678	\$ 21,678
Alternate 3: Water Harvesting for Playfields	\$ 195,000	\$ 146,196	\$ (48,804)
Alternate 4: Reconfigure Waterline on Brayton Ave.	\$ 854,329	\$ 571,847	\$ (282,482)
Alternate 5: Add Roof Screens at HVAC Equipment	\$ 189,250	\$ 288,543	\$ 99,293