



**TOWN OF SOMERSET
MEETING NOTICE**

Received & Posted _____ Time: _____

Town Clerk

(PLEASE PRINT OR TYPE LEGIBLY)

Name of Board or Committee: Somerset School Committee - Somerset Middle School Building Committee

Date & Time of Meeting: Monday, October 4, 2021 at 6:00 pm

Location of Meeting: via Zoom: 929.205.6099 Meeting ID: 898 1004 4092 Passcode: 478533 OR:

<https://us02web.zoom.us/j/89810044092?pwd=YzNXc3VWQnB5U0JaOGZxcjZJeWovUT09>

Robin Vaccaro, Recording Secretary, September 29, 2021
Clerk/Board Member posting notice & date

Cancelled or postponed to:

(circle cancelled/postponed)

REVISED 10-1-2021 at 9:05 am

Clerk/Board Member cancelling/postponing meeting

AGENDA / LIST OF TOPICS

Somerset Middle School MSBA Building Committee Members: Victor Machado, Chair; Jeffrey Schoonover, Vice Chair; Richard Brown; Christopher Godet; Ronald Tarro; Elizabeth Haskell; Carlos Campos; Pauline Camara; Kathleen Byers; Cassey Monte; Dominic Raffa; Steven Medeiros; Robert Lima; Kevin Scanlon; Nicole Mello, Michael Botelho, Ira Schaefer, James Teixeira and Allen Smith
Also Present: Troy Randall (Ai3 Architects), Jonathan Quell (Ai3 Architects), Daniel Tavares (CGA Project Management), Marybeth Carney (CGA Project Management) and Shannon Khoury (CGA Project Management)

- I. Owner's Project Manager Report
- II. Architect's Presentation
 - A. Update: Onsite Cut/Fill
 - B. Update: Circulation including Bus/Parent Drop Off
 - C. Update: Geotechnical and Flow Test Reports
 - D. Update: Landscape – Playfields/Fitness Trails
 - E. Update: Performance Areas and Educational Spaces
- III. Approval of September 13, 2021 Minutes
- IV. Other Items
- V. Public Input



OPM Progress Report

Somerset Middle School Building Committee

10.04.2021

➤ PROJECT UPDATES & ACTION ITEMS:

○ **MSBA Updates:**

- **ProPay Reimbursement:** Total Project Budget was updated on MSBA's ProPay System. Reimbursement for past and current Payment Requests should be processed this month with payments expected in November. Moving forward, payments should be issued by the MSBA on a monthly basis.
- **Commissioning Agent (Cx):** BR+A will begin reviewing DD documents upon submission and will issue comments.
- **Design Development Submission:** Project Team continues to prepare and collect documentation for the MSBA DD Submission due on November 12th.

- **Financial Update:** The Board of Selectmen approved the sale of the \$6 million dollar BAN at their 9/29/21 meeting. Rate was locked-in at 1%. Funding proceeds are expected to be credited to the Town's account on October 7th.

- **Design Development Progress:** A/E Team have continued with the development of the design and ongoing site investigations. Working Group meetings have continued to occur on Thursday's at 7:30am to review progress of the building and site design development. A follow-up Kitchen design meeting is scheduled for October 5th at 2:45pm and a Mass Notification and security system meeting will be held on October 7th at 9am. Effort has continued with site exploration and development with regards to utilities, traffic analysis, cut/fill analysis, land survey, geoenvironmental, and geotechnical assessment. Cost Estimating will commence on October 6th with draft estimates due on October 22nd.

➤ INVOICE REVIEW:

- The Invoice Review Subcommittee continues to review invoices from Ai3 and CGA. Since the 9/13/21 SBC meeting, Ai3 issued the following September invoices for payment: 23B, in the amount of \$382,940.50 and 6R in the amount of \$1,320. CGA issued Invoice 30 in the amount of \$25,000 (see attached).

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

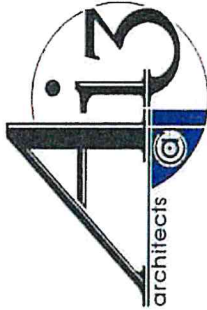
○ MSBA Payment Request & Reimbursement Status:

▪ Total Project Budget:	\$ 85,020,490
▪ Maximum Total Facilities Grant:	\$ 31,799,754
▪ Number of Payment Requests Issued to Date:	9
▪ Total Amount of Payment Requests Issued to Date:	\$ 751,718
▪ MSBA Payments to Date:	\$ 425,340
▪ Current Payment Request Amount:	\$ 0
▪ MSBA Payment Amount (Pending):	\$ 0
▪ Effective Percentage Rate (61.59%) of Reimbursement:	56.58%



OPM Progress Report

- **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)**
 - Working Group Meetings on Thursday's at 7:30AM
 - 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 (if needed)
 - 11/01/21: SBC Meeting (if needed to review/approve VM options)
 - 11/08/21: SBC Meeting to approve DD Submission to MSBA
 - 11/12/21: DD Submission to MSBA
 - **MODULE 7: CONSTRUCTION (8/01/22 – 6/30/25)**
 - New School Construction: 8/1/22 – 9/1/24
 - Demolition of Existing School & Remaining Site work: 7/1/24 – 6/30/25
 - **MODULE 8: COMPLETING THE PROJECT (7/01/25 – 12/31/25)**
- **NEXT SBC MEETING DATES:**
 - 11/1/21(if required to review/approve Value Management [VM] options)
 - 11/8/21



ARCHITECT / ENGINEER REQUEST FOR PAYMENT

Ai3 Architects LLC
 526 Boston Post Road
 Wayland, MA 01778

Somerset Public Schools / Somerset-Berkley Reg. HS
 ATTN: Ronald D. Tarro, Director of Business and Finance
 580 Whetstone Hill Road
 Somerset, MA 02726

Telephone: 508-358-0790
 Fax: 508-358-0791

Telephone:
 Fax:

MSBA ID:

Period Ending: **September 30, 2021**
BASIC SERVICES
Invoice 0023B-1901.00

Contract for: Somerset Middle School

Project Phase	Approved Budget	Percent of Total	Previously Approved Payments	Request This Period	Total Complete to Date	% Complete	Balance to Finish
Feasibility Study Phase	\$ 292,996.00		\$ 292,996.00	\$ -	\$ 292,996.00	100.00%	\$ -
Full Schematic Design Phase	\$ 242,379.00		\$ 242,379.00	\$ -	\$ 242,379.00	100.00%	\$ -
Design Development Phase	\$ 1,895,643.00		\$ 921,821.50	\$ 382,940.50	\$ 1,304,762.00	68.83%	\$ 590,881.00
Construction Documents Phase	\$ 2,874,208.00		\$ -	\$ -	\$ -		\$ 2,874,208.00
Early Bid Packages	N/A		\$ -	\$ -	\$ -		
Bidding Phase	\$ 159,090.00		\$ -	\$ -	\$ -		\$ 159,090.00
Construction Administration Phase	\$ 1,136,318.00		\$ -	\$ -	\$ -		\$ 1,136,318.00
Completion Phase	\$ 83,558.00		\$ -	\$ -	\$ -		\$ 83,558.00
Totals	\$ 6,684,192.00		\$ 1,457,196.50	\$ 382,940.50	\$ 1,840,137.00	27.53%	\$ 4,844,055.00

Architect:
 Firm: Ai3 Architects LLC
 By: [Signature]
 Date: 9-30-21

Reviewed: Project Manager
 Firm: CGA Project Management LLC
 By: _____
 Date: _____

Approved:
 LGU: Town of Somerset
 By: _____
 Date: _____



Invoice Statement

September 30, 2021

Mr. Ronald D. Tarro, Director of Business and Finance
Somerset Public Schools
580 Whetstone Hill Road
Somerset, MA 02726

Ai3 Architects Project No. 1901.00

Invoice No. **0006R-1901.00**
Reimbursable Expenses – **Somerset Middle School**

The following reimbursable expenses are submitted for payment as per the provisions of Article 9 of the Designer Services Contract.

For the LEED registration of Somerset Middle School with Green Business Certification, Inc. (GBCI).

GBCI

Invoice #91490671 – Somerset Middle School	\$ 1,200.00
SUBTOTAL	\$ 1,200.00

10% administrative markup as per Article 9.1 of the Designer Services Contract:	\$ 120.00
TOTAL	\$ 1,320.00

GRAND TOTAL THIS INVOICE \$ 1,320.00



1-800-795-1746
 202-828-1145
 www.gbci.org/contact

RECEIPT

Invoice # : 91490671
 Order # : 12657064
 Invoice Date : Sep 21, 2021

Paid By:
 Troy Randall
 526 Boston Post Road
 WAYLAND
 MA 01778 US
 randall@ai3architects.com

Paid To:
 Green Business Certification Inc.
 PO Box 822964
 Philadelphia, PA 19182-2964

Payment Method	Payment Date
Credit Card: XXXX XXXX XXXX2970	Sep 21, 2021

Project ID: 1000149559
 Project Name: Somerset Middle School
 USGBC Member Company : Ai3 Architects, LLC

Item Description	Quantity	List Price/Unit	Promo Code Discount	Amount
LEED-NC Registration	1	\$ 1,200.00	(\$ 0.00)	\$ 1,200.00
Shipping/Handling				\$ 0.00
Sales Tax				\$ 0.00
Total Paid				\$ 1,200.00

9/30/21
 0006R-1901.00

Thank you for your payment.
 Please keep this receipt for your records.



CGA Project Management, LLC

P.O. Box 3147
Fall River, MA 02722

INVOICE

Somerset Public Schools
Ronald D. Tarro
Director of Business and Finance
580 Whetstone Hill Road
Somerset, MA 02726

SOMERSET MIDDLE SCHOOL
Invoice #: SMS-030
Invoice Date: 9/30/2021

Original Contract Amount:	\$ 150,000.00
Contract Amendment #1:	\$ 2,080,000.00
Contract Amendment #2:	\$ -
Contract Amendment #3:	\$ -
Total Contract Amount:	\$ 2,230,000.00

BASIC SERVICES

Description	Contract Amount	Previously Billed	Current Billing	Total Earned	% Complete
Feasibility Study/Schematic Design	\$ 150,000.00	\$ 150,000.00		\$ 150,000.00	100%
Design Development	\$ 125,000.00	\$ 75,000.00	\$ 25,000.00	\$ 100,000.00	80%
Construction Documents	\$ 200,000.00			\$ -	0%
Bidding	\$ 50,000.00			\$ -	0%
Construction	\$ 1,500,000.00			\$ -	0%
Closeout/Completion	\$ 125,000.00			\$ -	0%
Cost Estimates	\$ 75,000.00			\$ -	0%
Basic Services Summary	\$ 2,225,000.00	\$ 225,000.00	\$ 25,000.00	\$ 250,000.00	11%

EXTRA SERVICES & REIMBURSABLE EXPENSES

Description	Amount	Previously Billed	Current Billing	Total Earned	% Complete
Contract Amount as Amended	\$ 5,000.00				
Davol-Taunton Printing, Inc. (10 Banners)	\$ 1,420.00	\$ 1,420.00	\$ -	\$ 1,420.00	100%
Extra Services Summary	\$ 1,420.00	\$ 1,420.00	\$ -	\$ 1,420.00	0%

Balance of Unused Expenses \$ 3,580.00

TOTAL INVOICE SUMMARY	\$ 2,226,420.00	\$ 226,420.00	\$ 25,000.00	\$ 251,420.00	11%
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TOTAL DUE: \$ 25,000.00

Please remit payment to:
CGA Project Management, LLC
P.O. Box 3147
Fall River, MA 02722

Payment Terms: Thirty (30) days

Total Project Budget: All costs associated with the project are subject to 963 CMR 2.16(5)	Estimated Budget	Scope Items Excluded from the Estimated Basis of Maximum Facilities Grant or Otherwise Ineligible	Estimated Basis of Maximum Total Facilities Grant ¹	Estimated Maximum Total Facilities Grant ¹
Feasibility Study Agreement				
OPM Feasibility Study	\$150,000	\$0	\$150,000	
A&E Feasibility Study	\$535,375	\$0	\$535,375	
Environmental & Site	\$64,625	\$0	\$64,625	
Other	\$50,000	\$0	\$50,000	
Feasibility Study Agreement Subtotal	\$800,000	\$0	\$800,000	\$492,720
Administration				
Legal Fees	\$25,000	\$25,000	\$0	\$0
Owner's Project Manager				
Design Development	\$125,000	\$0	\$125,000	
Construction Contract Documents	\$200,000	\$114,810	\$85,190	
Bidding	\$50,000	\$0	\$50,000	
Construction Contract Administration	\$1,500,000	\$0	\$1,500,000	
Closeout	\$125,000	\$0	\$125,000	
Extra Services	\$0	\$0	\$0	
Reimbursable & Other Services	\$5,000	\$0	\$5,000	
Cost Estimates	\$75,000	\$0	\$75,000	
Advertising	\$2,000	\$0	\$2,000	
Permitting	\$0	\$0	\$0	
Owner's Insurance	\$75,000	\$0	\$75,000	
Other Administrative Costs	\$0	\$0	\$0	
Administration Subtotal	\$2,182,000	\$139,810	\$2,042,190	\$1,257,785
Architecture and Engineering				
Basic Services				
Design Development	\$1,792,090	\$0	\$1,792,090	
Construction Contract Documents	\$2,752,141	\$341,760	\$2,410,381	
Bidding	\$88,330	\$0	\$88,330	
Construction Contract Administration	\$1,152,048	\$0	\$1,152,048	
Closeout	\$80,016	\$0	\$80,016	
Other Basic Services	\$0	\$0	\$0	
Basic Services Subtotal	\$5,864,625	\$341,760	\$5,522,865	
Reimbursable Services				
Construction Testing	\$0	\$0	\$0	
Printing (over minimum)	\$0	\$0	\$0	
Other Reimbursable Costs	\$133,000	\$0	\$133,000	
Hazardous Materials	\$103,000	\$0	\$103,000	
Geotechnical & Geo-Environmental	\$387,000	\$0	\$387,000	
Site Survey	\$29,500	\$0	\$29,500	
Wetlands	\$0	\$0	\$0	
Traffic Studies	\$13,000	\$0	\$13,000	
Architectural/Engineering Subtotal	\$6,530,125	\$341,760	\$6,188,365	\$3,811,414
CM at Risk Preconstruction Services				
Pre-Construction Services				
Site Acquisition	\$0	\$0	\$0	\$0
Land / Building Purchase	\$0	\$0	\$0	
Appraisal Fees	\$0	\$0	\$0	
Recording fees	\$0	\$0	\$0	
Site Acquisition Subtotal	\$0	\$0	\$0	\$0
Construction Costs				
SUBSTRUCTURE				
Foundations	\$3,449,176			
Basement Construction	\$0			
SHELL				
Super Structure	\$5,158,266			
Exterior Closure	\$0			
Exterior Walls	\$5,336,029			
Exterior Windows	\$2,068,560			
Exterior Doors	\$343,331			
Roofing	\$2,072,805			
INTERIORS				
Interior Construction	\$5,869,606			
Staircases	\$406,450			
Interior Finishes	\$3,527,062			
SERVICES				
Conveying Systems	\$224,000			
Plumbing	\$2,127,624			
HVAC	\$5,891,348			
Fire Protection	\$778,071			
Electrical	\$5,032,423			
EQUIPMENT & FURNISHINGS				
Equipment	\$1,310,165			
Furnishings	\$1,360,665			
SPECIAL CONSTRUCTION & DEMOLITION				
Special Construction	\$0			
Existing Building Demolition	\$749,400	\$0		
In-Building Hazardous Material Abatement	\$580,000	\$0		
Asbestos Containing Floor Material Abatement	\$238,000	\$238,000		
Other Hazardous Material Abatement	\$0	\$0		
BUILDING SITEWORK				
Site Preparation	\$2,213,242	\$0		
Site Improvements	\$4,698,695	\$0		
Site Civil / Mechanical Utilities	\$2,560,628	\$0		

Site Electrical Utilities	\$435,275	\$0		
Other Site Construction	\$0	\$0		
Site Cost over Allowance		\$6,311,394		
Construction Trades Subtotal	\$56,430,821	\$6,549,394		
Contingencies (Design and Pricing)	\$4,514,466	\$523,952		
Sub-Contractor Bonds	\$624,520	\$72,482		
D/B/B Insurance	\$780,650	\$90,603		
General Conditions	\$3,747,119	\$434,893		
D/B/B Overhead & Profit	\$1,352,086	\$156,924		
GMP Insurance	\$0	\$0		
GMP Fee	\$0	\$0		
GMP Contingency	\$0	\$0		
Escalation to Mid-Point of Construction	\$1,506,703	\$174,869		
Construction Cost over Funding Cap		\$21,718,753		
Construction Budget	\$68,956,365	\$29,721,869	\$39,234,496	\$24,164,526
Alternates				
Ineligible Work Included in the Base Project	\$0	\$0	\$0	
Alternates Included in the Total Project Budget	\$1,000,000	\$1,000,000	\$0	
Alternates Excluded from the Total Project Budget	\$0	\$0	\$0	
Subtotal to be Included in Total Project Budget	\$1,000,000	\$1,000,000	\$0	\$0
Miscellaneous Project Costs				
Utility Company Fees	\$75,000	\$0	\$75,000	
Testing Services	\$200,000	\$0	\$200,000	
Swing Space / Modularity	\$0	\$0	\$0	
Other Project Costs (Mailing & Moving)	\$125,000	\$125,000	\$0	
Misc. Project Costs Subtotal	\$400,000	\$125,000	\$275,000	\$169,373
Furnishings and Equipment				
Furniture, Fixtures, and Equipment	\$944,000	\$236,000	\$708,000	
Technology	\$708,000	\$0	\$708,000	
FF&E Subtotal	\$1,652,000	\$236,000	\$1,416,000	\$872,114
Soft Costs that exceed 20% of Construction Cost			\$0	
Project Budget	\$81,520,490	\$31,564,439	\$49,956,051	\$30,767,932

Board Authorization	
Design Enrollment	590
Total Building Gross Floor Area (GSF)	124,200
Total Project Budget (excluding Contingencies)	\$81,520,490
Scope Items Excluded or Otherwise Ineligible	- \$31,564,439
Third Party Funding (Ineligible)	- \$0
Estimated Basis of Maximum Total Facilities Grant ¹	\$49,956,051
Reimbursement Rate ³	61.59%
Est. Max. Total Facilities Grant (before recovery) ¹	\$30,767,932
Cost Recovery ⁴	- \$8,780
Estimated Maximum Total Facilities Grant ¹	\$30,759,152

58.37 Reimbursement Rate Before Incentive Points
3.22 Total Incentive Points³
61.59% MSBA Reimbursement Rate

NOTES
This document was prepared by the MSBA based on a preliminary review of information and estimates provided by the Town of Somerset for the Somerset Middle School project. Based on this preliminary review, certain budget, cost and scope items have been determined to be ineligible for reimbursement, however, this document does not contain a final, exhaustive list of all budget, cost and scope items which may be ineligible for reimbursement by the MSBA. Nor is it intended to be a final determination of which budget, cost and scope items may be eligible for reimbursement by the MSBA. All project budget, cost and scope items shall be subject to review and audit by the Authority, and the Authority shall determine, in its sole discretion whether any such budget, cost and scope items are eligible for reimbursement. The MSBA may determine that certain additional budget, cost and scope items are ineligible for reimbursement.

- 1 - The Estimated Basis of Total Facilities Grant and Estimated Maximum Facilities Grant amounts do not include any potentially eligible contingency funds and are subject to review and audit by the MSBA.
- 2 - Pursuant to Section 3.21 of the Project Funding Agreement and the applicable policies and guidelines of the Authority, any project costs associated with the reallocation or transfer of funds from either the Owner's contingency or the Construction contingency to other budget line items shall be subject to review by the Authority to determine whether any such costs are eligible for reimbursement by the Authority. All costs are subject to review and audit by the MSBA.
- 3 - The MSBA has provisionally included two (2) incentive points for energy efficiency, subject to the District meeting certain sustainability requirements for the project. If the District does not meet the requirements for the energy efficiency, the District will not qualify for these incentive points and the MSBA will adjust the reimbursement rate accordingly.
- 4 - Costs associated with the commissioning of ineligible square footage will result in the recovery of a portion of the overall commissioning cost. The MSBA has calculated this recovery of funds to be \$8,780 and this amount has been deducted from the Estimated Total Facilities Grant and the Maximum Total Facilities Grant.

Construction Contingency ²	\$2,500,000
Ineligible Construction Contingency ²	\$1,810,436
"Potentially Eligible" Construction Contingency ²	\$689,564
Owner's Contingency ²	\$1,000,000
Ineligible Owner's Contingency ²	\$0
"Potentially Eligible" Owner's Contingency ²	\$1,000,000
Total Potentially Eligible Contingency ²	\$1,689,564
Reimbursement Rate ³	61.59%
Potential Additional Contingency Grant Funds ²	\$1,040,602
Maximum Total Facilities Grant	\$31,799,754
Total Project Budget	\$85,020,490

By signing this Total Project Budget, I hereby certify that I have read and understand the form and further certify, to the best of my knowledge and belief, that the information supplied by the District in the table above is true, accurate, and complete.

By signing this Total Project Budget, I hereby certify that I have read and understand the form and further certify, to the best of my knowledge and belief, that the information supplied by the District in the table above is true, accurate, and complete.

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By signing this Total Project Budget, I hereby certify that I have read and understand the form and further certify, to the best of my knowledge and belief, that the information supplied by the District in the table above is true, accurate, and complete.

By:
Title: Chair of School Building Committee

By:
Title: Chief Executive Officer

By:
Title: Superintendent of Schools

By:
Title: Chair of the School Committee

Date: _____

Date: _____

Date: _____

Date: _____