



OPM Progress Report

Somerset Middle School Building Committee

11.08.2021

➤ PROJECT UPDATES & ACTION ITEMS:

○ **MSBA Updates:**

- **ProPay Reimbursement:** No updates since the 11/1/21 SBC meeting.
- **Commissioning Agent (Cx):** BR+A issued review comments to be included in the DD documents submission. Waiting on a few more documents.

- **Design Development (DD) Submission:** Project Team continues to finalize the documents for the MSBA DD submission being issued on November 12th.

- **ACTION ITEMS:** Following tonight's presentation, the Project Team will be requesting the following SBC votes:

- **DD Submission:** Vote to approve 100% Design Development and to authorize the Owner's Project Manager to submit the 100% Design Development documentation and submittal to the MSBA for its consideration.
- **Value Engineering Options:** Based on the 11/4/21 Working Group meeting, Ai3 will present updates on the Value Engineering (VE) options to bring the construction cost estimate within the project budget. The VE process will continue through the Construction Document phase.
- **Proprietary Items:** Ai3 will present the list of proprietary items to be included in the DD submission. This list will continue to be updated through the next phase.

➤ INVOICE REVIEW:

- The Invoice Review Subcommittee continues to review and process invoices from Ai3 and CGA. Since the 10/4/21 SBC meeting, Ai3 issued the following invoices for services rendered through October 2021: 24B, in the amount of \$382,940.50 and 8E in the amount of \$14,997.40 for services related to the Traffic Study and Existing PV Array System. CGA issued Invoice 31 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:	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%



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)**
 - 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 VE and DD Submission to MSBA
 - **11/12/21: DD Submission to MSBA**
 - **12/06/21: SBC Meeting (Kick-Off CD Phase)**
 - **01/10/22: Start Contractor Prequalification**
 - **02/18/22: 60% CD Submission to MSBA**
 - **04/29/22: 90% CD Submission to MSBA**
 - **06/03/22: 100% CD Submission to MSBA**
 - **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: 12/6/21**



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:
 Contract for: Somerset Middle School

Period Ending: **October 31, 2021**
BASIC SERVICES
Invoice 0024B-1901.00

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		\$ 1,304,762.00	\$ 382,940.50	\$ 1,687,702.50	89.03%	\$ 207,940.50
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		\$ 1,840,137.00	\$ 382,940.50	\$ 2,223,077.50	33.26%	\$ 4,461,114.50

Architect:
 Firm: **Ai3 Architects LLC**

Reviewed: Project Manager
 Firm: **CGA Project Management LLC**

Approved:
 LGU: **Town of Somerset**

By: _____

By: *[Signature]*

By: _____

Date: 11-1-21

Date: 11/3/21

Date: _____

MSBA Form 3012





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:
Contract for: Somerset Middle School

Period Ending: **October 31, 2021**
EXTRA SERVICES
Invoice 0008E-1901.00


Project Phase	MSBA Cost Codes	Approved Budget	Percent of Total	Previously Approved Payments	Request This Period	Total Complete to Date	% Complete	Balance to Finish
Phase 1: Site Surveyor - Topographical & Boundary Survey		\$ 27,500.00		\$ 27,500.00	\$ -	\$ 27,500.00	100.00%	\$ -
Phase 1: Preliminary Geotechnical Evaluation of Proposed Site Area		\$ 16,500.00		\$ 16,500.00	\$ -	\$ 16,500.00	100.00%	\$ -
Phase 1: Hazardous Materials Inspection Services		\$ 2,200.00		\$ 2,200.00	\$ -	\$ 2,200.00	100.00%	\$ -
Phase 1: Traffic Study		\$ 11,275.00		\$ 11,275.00	\$ -	\$ 11,275.00	100.00%	\$ -
Phase 1: Environmental Site Assessment		\$ 4,400.00		\$ 4,400.00	\$ -	\$ 4,400.00	100.00%	\$ -
Phase 1: Wetland Delineations		\$ 2,750.00		\$ 2,750.00	\$ -	\$ 2,750.00	100.00%	\$ -
Phase 2: Site Surveyor		\$ 34,639.00		\$ -	\$ -	\$ -		\$ 34,639.00
Phase 2: Traffic Study		\$ 12,320.00		\$ -	\$ 3,942.40	\$ 3,942.40	32.00%	\$ 8,377.60
Phase 2: Geotechnical Evaluation		\$ 86,680.00		\$ -	\$ -	\$ -		\$ 86,680.00
Phase 2: On-Site Geotechnical Engineer During Site Excavation/Compaction (Construction Phase)		\$ 41,448.00		\$ -	\$ -	\$ -		\$ 41,448.00
Phase 2: Hazardous Materials Investigation		\$ 12,650.00		\$ -	\$ -	\$ -		\$ 12,650.00
Phase 2: Hazardous Materials Surveys, Monitoring, Testing and Inspections (Construction Phase)		\$ 121,000.00		\$ -	\$ -	\$ -		\$ 121,000.00
Phase 2: Site Permitting, Zoning, Regulatory Variances, Submittals, and Approvals Planning Board		\$ 37,840.00		\$ -	\$ -	\$ -		\$ 37,840.00
Phase 2: Hydrant Flow Testing		\$ 3,300.00		\$ -	\$ -	\$ -		\$ 3,300.00
Phase 2: Soil Characterization		\$ 41,580.00		\$ -	\$ -	\$ -		\$ 41,580.00
Phase 2: Soil Characterization Field Observation During Fill Transportation		\$ 18,920.00		\$ -	\$ -	\$ -		\$ 18,920.00
Phase 2: Installation Management of FF&E		\$ 22,000.00		\$ -	\$ -	\$ -		\$ 22,000.00
Phase 2: Environmental Permitting Conservation Commission		\$ 3,300.00		\$ -	\$ -	\$ -		\$ 3,300.00
Phase 2: Wetlands Delineation		\$ 2,112.00		\$ -	\$ -	\$ -		\$ 2,112.00
Phase 2: National Pollutant Discharge Elimination System (NPDES)		\$ 2,200.00		\$ -	\$ -	\$ -		\$ 2,200.00
Phase 2: MAAB Variance Application		\$ 4,000.00		\$ -	\$ -	\$ -		\$ 4,000.00
Phase 2: LEED / Sustainability / Existing PV Array		\$ 150,000.00		\$ 4,880.00	\$ 11,055.00	\$ 15,935.00	10.62%	\$ 134,065.00
Phase 2: Design, Specifications, and Procurement of Technology Equipment which is not part of the Building Infrastructure and/or Building Construction Contract Documents								
		By Owner		\$ -	\$ -	\$ -		
Totals		\$ 658,614.00		\$ 64,625.00	\$ 14,997.40	\$ 64,625.00	9.81%	\$ -

Architect:
Firm: **Ai3 Architects LLC**

Reviewed: Project Manager
Firm: **CGA Project Management LLC**

Approved:
LGU: Town of Somerset

By: 
Date: 11.1.21

By: 
Date: 11/3/21

By: _____
Date: _____

MSBA Form 3012





October 31, 2021

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

Dear Ron,

The following invoice is for The Vertex Companies, Inc.'s ("VERTEX") time spent-to-date on the "Phase 2: Traffic Study" item for Somerset Middle School:

VERTEX	
10/08/21 Invoice #0158815 – Somerset Middle School	\$ 3,584.00
<u>SUBTOTAL</u>	<u>\$ 3,584.00</u>

10% Administrative Mark-Up as per Article 9.1 of the Contract for Designer Services:	\$ 358.40
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This GRAND TOTAL amount of **\$3,942.40** is shown in our Architect / Engineer Request For Payment 0008E-1901.00 for the period ending October 31, 2021 for EXTRA Services.

If you have any questions please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kristen Baker', written over a horizontal line.

Kristen Baker, Associate | Office Manager
Ai3 Architects LLC





The Vertex Companies, Inc.
 400 Libbey Parkway
 Weymouth, MA 02189
 781-952-6000

October 08, 2021
 Project No: 58759.07.00
 Invoice No: 0158815

Scott Dunlap
 Ai3 Architects
 526 Boston Post Road
 Wayland, MA 01778

Project 58759.07.00 LS.Somerset.MA - 1141 Brayton Avenue
 Civil Engineering
 Somerset - Middle School Traffic - MA
 baker@ai-3.com

Professional Services from August 29, 2021 to September 25, 2021

Fee

Total Fee	11,200.00		
Percent Complete	32.00	Total Earned	3,584.00
		Previous Fee Billing	0.00
		Current Fee Billing	3,584.00
		Total Fee	3,584.00

Total this Invoice \$3,584.00

Payments can be submitted by Check/Money Order made payable to The Vertex Companies, Inc. PO BOX 6247 Carol Stream, IL 60197-6247 or by calling 781-952-6000 Accounts Receivable Dept. (accountsreceivable@vertexeng.com) for Credit Card, ACH/Wiring Instructions. Federal ID #20-3724403 Please reference the project number/invoice in order to facilitate proper processing.

10/31/21
 0008E -
 1901.00

*women/minority
 workforce participation
 report received.*



October 31, 2021

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

Dear Ron,

The following is a list of services provided as part of this month's \$11,055.00 "Phase 2: LEED / Sustainability / Existing PV Array" billing for Somerset Middle School:

- Consulting services, including site visits and schematic layouts, provided by Solar Design Associates, Inc. related to the design and engineering of a rooftop-mounted solar electric system to power the new school building
- Consulting services provided by Thornton Tomasetti related to LEED design development
- Design, investigation, documentation, submittals, correspondence, and collaboration services by Ai3 required to pursue LEED Silver certification
- Design, investigation, documentation, submittals, correspondence, and collaboration services by Ai3 required to move the existing 285kW PV array from the roof of the existing building to the roof of the proposed new building

This **\$11,055.00** total billing is shown in our Architect / Engineer Request For Payment 0008E-1901.00 for the period ending October 31, 2021 for EXTRA Services.

If you have any questions please feel free to contact me.

Sincerely,

A handwritten signature in black ink that reads 'Kristen Baker'.

Kristen Baker, Associate | Office Manager
Ai3 Architects LLC





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-031
Invoice Date: 10/30/2021

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	\$ 100,000.00	\$ 25,000.00	\$ 125,000.00	100%
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	\$ 250,000.00	\$ 25,000.00	\$ 275,000.00	12%

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	\$ 251,420.00	\$ 25,000.00	\$ 276,420.00	12%
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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