



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: Thursday, February 10, 2022 at 6:00 pm

Location of Meeting: via Zoom: 929.205.6099 Meeting ID: 857 7075 2627 Passcode: 491291 OR:

<https://us02web.zoom.us/j/85770752627?pwd=eTlwSk8vRHVHS1BUYmY1OHJqND FsZz09>

Robin Vaccaro, Recording Secretary, February 2, 2022
Clerk/Board Member posting notice & date

Cancelled or **postponed to:**
(circle cancelled/postponed)

Clerk/Board Member cancelling/postponing meeting

AGENDA / LIST OF TOPICS

Somerset Middle School MSBA Building Committee Members: Victor Machado, Chair; Jeffrey Schoonover, Vice Chair; Michael Gallagher; Christopher Godet; Ronald Tarro; Elizabeth Haskell; Manual Alves; Pauline Camara; Kathleen Byers; Cassey Monte; Dominic Raffa; Steven Medeiros; Robert Lima; Kevin Scanlon; Nicole Mello, Michael Botelho, Ira Schaefer, James Teixeira, Carlos Campos 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. Review and Approval of Budget Revision Request
- III. Contractor Prequalification Committee Update
- IV. Architect's Presentation
- V. Review and Approval of Value Engineering Items
- VI. Review and Approval of 60% Construction Documents Submission to the MSBA
- VII. Approval of January 3, 2022 Minutes
- VIII. Other Items
- IX. Public Input



OPM Progress Report

Somerset Middle School Building Committee

2.10.2022

➤ PROJECT UPDATES & ACTION ITEMS:

○ **MSBA Updates:**

- **Design Meeting:** The MSBA scheduled a virtual meeting on January 13th with the District and project team to review the progress of the design from schematic through design development phases as we lead into the construction document phase and project completion. Review of Module 6, and any variances of the budget, scope and schedule also occurred. MSBA appreciated the presentation.
- **Commissioning Agent (Cx):** A commissioning coordination meeting with the entire team occurred on January 18th. Reoccurring coordination meetings will continue through the CD development phase as needed. BR+A issued their review comments of the 60% Construction Documents for MSBA submission.
- **Other MSBA Construction Projects:** OPM contacted the MSBA to confirm the status of other projects planning to bid in 2022. Currently, we are tracking the following nine (9) projects that coincide with Somerset's anticipated bid schedule of 6/8/22: Westwood ES (5/12/22); Nauset RHS (5/12/22); Swampscott ES (6/1/22); Lawrence ES (6/9/22) and Randolph ES (7/29/22). There are several CMr projects that are also on a similar bid timeline, including Andover ES (6/15/22); Groton-Dunstable ES (7/12/22); Peabody ES (6/27/22) and Lawrence K-8 (7/22/22). Pending MSBA confirmations.

- **Owner-Contractor Contract:** OPM is reviewing the scope of the contract and will contact the Town's legal counsel in the next few weeks to finalize.
- **Contractor Prequalification:** The project team, committee held a kick-off meeting on January 25th to review the prequalification process, schedule, and drafts of the Request for Qualifications (RFQ) and Statement of Qualifications (SOQ). OPM updated these documents and will be scheduling the next meeting with the group on February 15th.
- **Budget Revision Request (BRR):** We need to realign the project budget with MSBA's ProPay accounting to avoid delays with reimbursement. Ai3's approved contract amendment #1 requires a total of \$284,192 to be reallocated from Owner's Contingency to Ai3's Basic Services accounting, and \$61,489 from Owner's Contingency to Ai3's Extra Services accounting (see *PFA BRR #1*). A future BRR will be issued to move unspent money from the Feasibility Study Agreement phases to Owner's Contingency once exact amount is confirmed, which should be in the \$40,000 range. **ACTION ITEM**
- **60% Construction Document (CD) Cost Estimates:** Ai3 released documents to the estimators on 1/21/22. Draft estimates were received on 2/4/22 and a reconciliation meeting was held on 2/7/22. Following the meeting, further reconciliation was needed on a few trades. Ai3's estimate prepared by PM&C came in approximately \$2.1M above the construction budget amount of \$68,956,365, with CGA's check estimate being approximately \$2.2M above the budget. Please reference the attached summary comparisons between the two estimators and with the DD estimate. The project team

met several times to identify value engineering items and presented this list to the Working Group this morning for their feedback. Bid Alternates will also be required.

- **Value Engineering (VE):** Due to the 60% CD estimates being over the established construction budget, the project team has identified potential items for consideration and approval to bring the costs within or below the budget. Ai3 will present this list which will require SBC approval. **ACTION ITEM**
- **60% Construction Documents Submission to MSBA:** Project team is preparing documents for the submission of the 60% Construction Documents to the MSBA scheduled for Friday, February 18th. Pending the review and acceptance of tonight's presentation and approval of the VE items, we request that the SBC vote to approve the 60% Construction Documents and to authorize the Owner's Project Manager to submit the 60% Construction Documents to the MSBA for its consideration. **ACTION ITEM**

➤ INVOICE REVIEW:

- The following attached invoices were issued since the last SBC meeting:
 - **[Ai3]** January 2022_27B: \$434,276; and 10E: \$139,006
 - **[CGA]** January 2022_#34: \$25,000.

➤ 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:	12
▪ Total Amount of Payment Requests Issued to Date:	\$ 3,535,449
▪ MSBA Payments to Date:	\$ 1,748,077
▪ Current Payment Request Amount (PR-12):	\$ 465,276
▪ MSBA Eligible Grant Amount (Pending):	\$ 286,563
▪ Effective Percentage Rate (61.59%) of Reimbursement:	56.94%

➤ 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 & VE review
 - 11/01/21: SBC Meeting (Review/approve VE 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
- 01/21/22: 60% CD Documents issued to Cost Estimators
- 02/04/22: 60% CD Estimates Due
- 02/07/22: Cost Estimate Reconciliation Meeting
- **02/10/22: SBC Meeting to review VE Options (if needed)**
- **02/14/22: SBC Meeting to approve VE and 60% CD Submission to MSBA**
- **02/15/22: Contractor Prequalification Committee Meeting**
- **02/18/22: 60% CD Submission to MSBA**
- **02/23/22: Solicit Contractor/Subcontractor Qualifications (RFQ)**
- **03/09/22: Receive Contractor/Subcontractor Qualifications (SOQ)**
- **04/01/22: 90% CD Documents issued to Cost Estimators**
- **04/15/22: 90% CD Estimates Due**
- **04/19/22: Cost Estimate Reconciliation Meeting**
- **04/25/22: SBC Meeting to review VE Options; Approve Prequalified GC/FSB**
- **04/27/22: Issue Public Notice of Prequalified Contractors/Subcontractors**
- **05/02/22: SBC Meeting to approve VE and 90% CD Submission to MSBA**
- **05/06/22: 90% CD Submission to MSBA**
- **06/08/22: 100% CD Submission to MSBA; GC/FSB Bid Documents Available**
- **06/29/22: Filed Sub-Bid (FSB) Subcontractor Bids Due**
- **06/30/22: SBC Meeting to review FSB Bids**
- **07/13/22: General Contractor Bids Due**
- **07/18/22: SBC Meeting to review GC Bids and Award Contract**

○ **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 (subject to change):**

- **2/14/22 (if needed)**
- 3/07/22
- 4/04/22
- **4/25/22**
- **5/02/22**
- 6/06/22
- **6/30/22**
- **7/18/22**

TO: Director of Capital Planning

FROM: **Jeffrey Schoonover**
Superintendent of Schools
Somerset Middle School
MSBA Project ID Number: 201702730305

DATE: **February 10, 2022**

RE: Project Funding Agreement Budget Revision Request, NUMBER: 1

Pursuant to Section 3.6 of the Project Funding Agreement between the TOWN of SOMERSET (the “District”) and the MASSACHUSETTS SCHOOL BUILDING AUTHORITY (the “Authority”), the District hereby requests a revision to the Total Project Budget, Exhibit A, dated April 7, 2021, for the Somerset Middle School Project. As required, the District has provided the information outlined in the table below to indicate the Total Project Budget categories (line items) affected, the amounts needed and the reasons for the proposed revision.

The District acknowledges and agrees that it will not seek reimbursement from the Authority for any costs that exceed the already approved line item limits set forth in Exhibit A until after the Authority has accepted this Total Project Budget Revision Request, and the Authority’s ProPay system has been adjusted accordingly.

The District further acknowledges and agrees that in accordance with Sections 3.6 and 3.7 of the Project Funding Agreement, any revisions to the Total Project Budget will not result in an increase to the Total Facilities Grant amount set forth in Section 2.1 of the Project Funding Agreement.

The District further acknowledges and agrees that the need for these revisions to the Total Project Budget [have not/have] been identified in the OPM monthly report as required pursuant to the Contract for Owner’s Project Management Services between the District and the OPM.

The District further acknowledges and agrees that all of the information contained in this Total Project Budget Revision Request has been reviewed and approved by the TOWN of SOMERSET’s School Building Committee, and it further certifies and acknowledges that the funds to pay for the costs associated with these proposed revisions are available as indicated by the signatures noted below.

Table 1: Owner's Contingency Budget Revision

Use Table 1 below for identification of expenditures against the Owner's contingency. The Total Owner's Contingency in the Current Total Project Budget, Exhibit A of the PFA dated 04-07-2021 is \$1,000,000. (Please attach all supporting documentation, e.g., executed contracts, amendments and/or supporting invoices for reimbursable expenses)

							MSBA USE ONLY		
From Classifi- cation Code	From Classification Name	To Classifi- cation Code	To Classification Name	Budget Revision Amount	Reason for transfer	Amount Remaining in Owner's Contingency	Ineligible/Cost/Scope Items excluded from the Total Facilities Grant		
							New Scope Exclusion	Transfer Scope Exclusion	Note if any
0801-0000	Owner's Contingency	0201-0400	A&E Design Development	\$103,553.00	Ai3 Contract Amendment #1	\$896,447.00			
0801-0000	Owner's Contingency	0201-0500	A&E Construction Contract Documents	\$122,067.00	Ai3 Contract Amendment #1	\$774,380.00			
0801-0000	Owner's Contingency	0201-0600	A&E Bidding	\$70,760.00	Ai3 Contract Amendment #1	\$703,620.00			
0201-0700	A&E Construction Contract Administration	0801-000	Owener's Contingency	\$15,730.00	Ai3 Contract Amendment #1	\$719,350.00			
0801-0000	Owner's Contingency	0201-0800	A&E Closeout	\$3,542.00	Ai3 Contract Amendment #1	\$715,808.00			

Table 2: Construction Contingency Budget Revision

Use Table 2 below for identification of expenditures against the Construction Contingency. The Total Construction Contingency in the Current Total Project Budget, Exhibit A of the PFA dated XX-XX-XXXX is \$XXXXXX. (Please attach all supporting documentation, e.g., executed contracts, amendments and/or supporting invoices for reimbursable expenses)

[illegible]

Table 3: Budget Revisions not originally from Owner's or Construction Contingency

Use Table 3 below for identification of expenditures not originally from Owner's or Construction Contingency. The Current Total Project Budget, Exhibit A of the PFA dated XX-XX-XXXX is \$XXXXXX. (Please attach all supporting documentation, e.g., executed contracts, amendments and/or supporting invoices for reimbursable expenses)

From Classifi- cation Code	From Classification Name	To Classifi- cation Code	To Classification Name	Budget Revision Amount	Reason for transfer	Amount Remaining in Revised Budget Line	MSBA USE ONLY		
							Ineligible/Cost/Scope Items excluded from the Total Facilities Grant		
							New Scope Exclusion	Transfer Scope Exclusion	Note if any

Notes (applicable where marked in corresponding rows of tables above)

- 1.) This budget transfer has already been incorporated into the ProPay budget as accepted in PFA Bid Amendment. All items noted as N/A in exclusion columns; **no** budget revision request to be entered into ProPay.
- 2.) The exclusions noted in this BRR are not new exclusions, but rather maintain the overall amount of excluded costs in the Total Project Budget without increase. An exclusion amount equal to the amount of the buyout savings entered in GMP contingency will be reduced in the divisions of the construction budget, offsetting the buyout savings amount, in order that the total excluded amount does not increase as a result of the transfer of buyout savings.
- 3.) The exclusions noted in this BRR are not new exclusions, but rather maintain the overall amount of excluded costs in the Total Project Budget without increase. An exclusion amount equal to the amount of the exclusions shown in this BRR will be reduced from the Constructon Contingency line item, offsetting the amount being added to the Construction Change Order line item shown in this BRR, in order that the total excluded amount does not increase as a result of the budget transfers included in this BRR. Therefore the 1% or 2% potentially eligible Construction Contingency amount, whichever is applicable to this project, will not be reduced by this BRR.

By signing this Total Project Budget Revision Request, I hereby certify that I have read and understand the terms of this Request and further certify that the information supplied by the District in the tables is true, accurate and complete.

By (Please Print):

Title: Chief Executive Officer

Date:

By signing this Total Project Budget Revision Request, I hereby certify that I have read and understand the terms of this Request and further certify that the information supplied by the District in the tables is true, accurate and complete.

By (Please Print):

Title: Superintendent of Schools

Date:

By signing this Total Project Budget Revision Request, I hereby certify that I have read and understand the terms of this Request and further certify that the information supplied by the District in the tables is true, accurate and complete.

By (Please Print):

Title: Chair of the School Committee

Date:

MASSACHUSETTS SCHOOL BUILDING AUTHORITY

By (Please Print):

Date: _____

Title: Director of _____

Somerset Middle School

Reconciled 60% Cost Estimate Comparison (PM&C/CHA)

SECTION	ELEMENT	NEW CONSTRUCTION		
		PM&C	CHA	DIFFERENCE
A10	Foundations	\$ 4,543,720	\$ 4,710,003	\$ 166,283
B10	Superstructure	\$ 5,396,208	\$ 5,045,401	\$ (350,807)
B20	Exterior Enclosure	\$ 6,941,542	\$ 7,065,958	\$ 124,416
B30	Roofing	\$ 2,183,310	\$ 2,198,946	\$ 15,636
C10	Interior Construction	\$ 6,379,398	\$ 6,407,055	\$ 27,657
C20	Stairs	\$ 430,042	\$ 419,902	\$ (10,140)
C30	Interior Finishes	\$ 4,221,203	\$ 4,008,215	\$ (212,988)
D10	Conveying	\$ 224,000	\$ 196,820	\$ (27,180)
D20	Plumbing	\$ 2,306,539	\$ 2,326,225	\$ 19,686
D30	HVAC	\$ 6,763,191	\$ 6,742,806	\$ (20,385)
D40	Fire Protection	\$ 739,470	\$ 745,625	\$ 6,155
D50	Electrical	\$ 6,177,481	\$ 6,140,607	\$ (36,874)
E10	Equipment	\$ 1,897,663	\$ 1,895,365	\$ (2,298)
E20	Furnishings	\$ 1,481,930	\$ 1,389,565	\$ (92,365)
F20-10	Building Demolition	\$ 749,400	\$ 749,400	\$ -
F20-20	HAZMAT Abatement (Per UEC)	\$ 818,000	\$ 818,000	\$ -
G10	Site Preparation and Demolition	\$ 2,293,107	\$ 2,436,135	\$ 143,028
G20	Site Improvements	\$ 5,299,790	\$ 5,108,407	\$ (191,383)
G30	Civil Mechanical Utilities	\$ 2,874,871	\$ 2,959,328	\$ 84,457
G40	Electrical Utilities	\$ 920,850	\$ 925,253	\$ 4,403
DIRECT TRADE TOTAL		\$ 62,641,715	\$ 62,289,018	\$ (352,697)
Design & Pricing Contingency (1.5%)		\$ 939,626	\$ 935,000	\$ (4,626)
Escalation Allowance (2.00%)		\$ 783,021	\$ 1,396,180	\$ 613,159
SUBTOTAL W/CONTINGENCY		\$ 64,364,362	\$ 64,620,198	\$ 255,836
General Conditions (6%)		\$ 3,861,862	\$ 3,793,441	\$ (68,421)
Bond (1%)		\$ 643,644	\$ 632,250	\$ (11,394)
Insurances (1.25%)		\$ 804,555	\$ 790,310	\$ (14,245)
Overhead & Profit (2%)		\$ 1,393,488	\$ 1,368,810	\$ (24,678)
TOTAL ESTIMATED CONSTRUCTION COST		\$ 71,067,911	\$ 71,205,009	\$ 137,098
Cost per SF (124,200 SF)		\$ 572	\$ 573	0.2%

PROPOSED ALTERNATES

Alternate 1: Reinstall Existing PV Array System	\$ 500,000	\$ 589,500	\$ 89,500
Alternate 2: Irrigation Well	\$ 84,750	\$ 96,678	\$ 11,928

Delta with Construction Budget (\$68,956,365) \$ 2,111,546 \$ 2,248,644



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-034
Invoice Date: 1/31/2022

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	\$ 125,000.00		\$ 125,000.00	100%
Construction Documents	\$ 200,000.00	\$ 50,000.00	\$ 25,000.00	\$ 75,000.00	38%
Bidding	\$ 50,000.00			\$ -	0%
Construction	\$ 1,500,000.00			\$ -	0%
Closeout/Completion	\$ 125,000.00			\$ -	0%
Cost Estimates	\$ 75,000.00	\$ 25,000.00	\$ -	\$ 25,000.00	33%
Basic Services Summary	\$ 2,225,000.00	\$ 350,000.00	\$ 25,000.00	\$ 375,000.00	17%

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	\$ 351,420.00	\$ 25,000.00	\$ 376,420.00	17%
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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



ARCHITECT / ENGINEER REQUEST FOR PAYMENT

Ai3 Architects LLC
526 Boston Post Road
Wayland, MA 01778

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

MSBA ID:

Contract for: Somerset Middle School

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

Telephone:
Fax:

Period Ending: **January 31, 2022**
BASIC SERVICES
Invoice 0027B-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		\$ 1,895,643.00	\$ -	\$ 1,895,643.00	100.00%	\$ -
Construction Documents Phase	\$ 2,874,208.00		\$ 643,552.00	\$ 434,276.00	\$ 1,077,828.00	37.50%	\$ 1,796,380.00
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		\$ 3,074,570.00	\$ 434,276.00	\$ 3,508,846.00	52.49%	\$ 3,175,346.00

Architect:
Firm: Ai3 Architects LLC

By: 

Date: 1-31-22

Reviewed: Project Manager
Firm: CGA Project Management LLC

By: 

Date: 1/31/2022

Approved:
LGU: Town of Somerset

By: _____

Date: _____

MSBA Form 3012

526 Boston Post Road Wayland, MA 01778



P 508.358.0790

F 508.358.0791

www.ai3architects.com



Ai3 Architects LLC
526 Boston Post Road
Wayland, MA 01778

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

MSBA ID:
Contract for: Somerset Middle School


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

Telephone:
Fax:

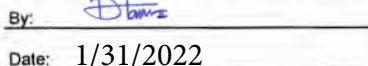
Period Ending: **January 31, 2022**
EXTRA SERVICES
Invoice 0011E-1901.00

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	\$ 34,639.00	100.00%	\$ -
Phase 2: Traffic Study		\$ 12,320.00		\$ 3,942.40	\$ 7,420.60	\$ 11,363.00	92.23%	\$ 957.00
Phase 2: Geotechnical Evaluation		\$ 86,680.00		\$ -	\$ 84,946.40	\$ 84,946.40	98.00%	\$ 1,733.60
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		\$ 40,060.00	\$ 12,000.00	\$ 52,060.00	34.71%	\$ 97,940.00
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	\$ 139,066.00	\$ 64,625.00	9.81%	\$ -

Architect:
Firm: **Ai3 Architects LLC**

By: 
Date: **1-31-22**

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

By: 
Date: **1/31/2022**

Approved:
LGU: Town of Somerset

By: _____
Date: _____

MSBA Form 3012

526 Boston Post Road Wayland, MA 01778



P 508.358.0790 F 508.358.0791 www.ai3architects.com



January 31, 2022

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: Site Surveyor" item for Somerset Middle School:

VERTEX	
01/11/22 Invoice #0164481 – Somerset Middle School	\$ 31,490.00
SUBTOTAL	\$ 31,490.00
10% Administrative Mark-Up as per Article 9.1 of the Contract for Designer Services:	\$ 3,149.00

This GRAND TOTAL amount of **\$34,639.00** is shown in our Architect / Engineer Request For Payment 0011E-1901.00 for the period ending January 31, 2022 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', is 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

January 11, 2022

Project No: 58759.10.00

Invoice No: 0164481

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

Project 58759.10.00 LS.Somerset.MA-1141 Brayton-Survey II
Civil Engineering
Somerset - Middle School Survey II - MA
baker@ai-3.com

Professional Services from November 28, 2021 to December 25, 2021

Phase	00001	LS. Survey	
Fee			
Total Fee		31,490.00	
Percent Complete	100.00	Total Earned	31,490.00
		Previous Fee Billing	0.00
		Current Fee Billing	31,490.00
		Total Fee	31,490.00
Total this Phase			\$31,490.00

Phase	00003	TM. Reimbursables	
Consultants			
Other Subcontractor Services			
12/27/2021	Welch Associates Land Surveyors Inc.	473.60	
	Total Consultants	473.60	473.60
Total this Phase			\$473.60
Total this Invoice			\$31,963.60

1/31/22
00116-
1901.00

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.



January 31, 2022

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	
11/12/21 Invoice #0160823 – Somerset Middle School	\$ 5,376.00
01/13/22 Invoice #0164533 – Somerset Middle School	\$ 1,370.00
SUBTOTAL	\$ 6,746.00
10% Administrative Mark-Up as per Article 9.1 of the Contract for Designer Services:	\$ 674.60

This GRAND TOTAL amount of **\$7,420.60** is shown in our Architect / Engineer Request For Payment 0011E-1901.00 for the period ending January 31, 2022 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', is 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

January 13, 2022

Project No: 58759.07.00

Invoice No: 0164533

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 November 28, 2021 to December 25, 2021

Fee

Total Fee	11,200.00		
Percent Complete	92.2321	Total Earned	10,330.00
		Previous Fee Billing	8,960.00
		Current Fee Billing	1,370.00
		Total Fee	1,370.00

Total this Invoice \$1,370.00

Outstanding Invoices

Number	Date	Balance
0160823	11/12/2021	5,376.00
Total		5,376.00

1/31/22
00116-1901.00

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.



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

November 12, 2021

Project No: 58759.07.00

Invoice No: 0160823

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 September 26, 2021 to October 30, 2021

Fee

Total Fee	11,200.00		
Percent Complete	80.00	Total Earned	8,960.00
		Previous Fee Billing	3,584.00
		Current Fee Billing	5,376.00
		Total Fee	5,376.00

Total this Invoice \$5,376.00

Outstanding Invoices

Number	Date	Balance
0158815	10/8/2021	3,584.00
Total		3,584.00

1/31/22
00116-1901.00

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.



January 31, 2022

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: Geotechnical Evaluation" item for Somerset Middle School:

VERTEX	
11/12/21 Invoice #0160824 – Somerset Middle School	\$ 77,224.00
SUBTOTAL	\$ 77,224.00
10% Administrative Mark-Up as per Article 9.1 of the Contract for Designer Services:	\$ 7,722.40

This GRAND TOTAL amount of **\$84,946.40** is shown in our Architect / Engineer Request For Payment 0011E-1901.00 for the period ending January 31, 2022 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', is 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

November 12, 2021

Project No: 58759.09.00

Invoice No: 0160824

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

Project 58759.09.00 LS.Somerset.MA - 1141 Brayton Avenue
Civil Engineering
Somerset - Middle School Geotech II - MA
baker@ai-3.com

Professional Services from September 26, 2021 to October 30, 2021

Fee

Total Fee 78,800.00

Percent Complete

98.00 Total Earned 77,224.00

Previous Fee Billing 0.00

Current Fee Billing 77,224.00

Total Fee

77,224.00

Total this Invoice

\$77,224.00

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.

1/31/22
00116-
1901.00

Thornton Tomasetti

SEND PAYMENT & REMITTANCE ADVICE TO:

Thornton Tomasetti, Inc. | P.O. Box 781187 | Philadelphia, PA 19178 - 1187
PAYMENT TERMS: NET 20 DAYS
EIN 13-1251070

WELLS FARGO
420 MONTGOMERY STREET
SAN FRANCISCO, CA 94104

Bank Routing or ABA# 121000248
Account# 2000039485775
Account Name: Thornton Tomasetti, Inc

January 12, 2022

Invoice No: P21603.00 - 4

Tony Randall
Ai3 Architects
526 Boston Post Rd
Wayland, MA

Email: randall@ai3architects.com; baker@ai3architects.com

Somerset Middle School

For Services rendered on the above referenced project through December 31, 2021

Phase 2100 LEED - DD

<u>PHASE</u>	<u>FEE</u>	<u>% COMPLETE</u>	<u>PREVIOUSLY BILLED</u>	<u>CURRENT BILLING</u>
LEED Design Developemnt	22,500.00	100.00	22,500.00	0.00
Total Fee	22,500.00		22,500.00	0.00
TOTAL FEE				0.00
Total this Phase				0.00

Phase 2200 LEED - CD

<u>PHASE</u>	<u>FEE</u>	<u>% COMPLETE</u>	<u>PREVIOUSLY BILLED</u>	<u>CURRENT BILLING</u>
LEED Construction Documents	30,000.00	40.00	0.00	12,000.00
Total Fee	30,000.00		0.00	12,000.00
TOTAL FEE				12,000.00
Total this Phase				\$12,000.00

Phase 2300 LEED - CA

<u>PHASE</u>	<u>FEE</u>	<u>% COMPLETE</u>	<u>PREVIOUSLY BILLED</u>	<u>CURRENT BILLING</u>
LEED Construction Administration	22,500.00	0.00	0.00	0.00
Total Fee	22,500.00		0.00	0.00

Please direct all correspondence to:

14 York Street, Suite 201, Portland, ME 04101

If no errors are reported in 10 days this invoice will be considered correct.

Please do not accept any changes to TT's banking information from emails from ThorntonTomasetti.us which is a fraudulent domain. Our banking information has not changed. If our banking information were to change, it would be preceded by advance notice and will accompany your invoice or contract.

Total Project Budget

**Town of Somerset
Somerset Middle School**

January 31, 2022

Total Project Budget: All costs associated with the project are subject to 963 CMR 2.16(5)	PFA Budget	Projected	Spent to Date
Feasibility Study Agreement			
<i>OPM Feasibility Study</i>	\$150,000	\$150,000	\$150,000
<i>A&E Feasibility Study</i>	\$535,375	\$535,375	\$535,375
<i>Env. & Site</i>	\$64,625	\$59,340	\$64,625
<i>Other</i>	\$50,000	\$1,723	\$9,120
Feasibility Study Agreement Subtotal	\$800,000	\$746,438	\$759,120
Administration			
Legal Fees	\$25,000		\$375
Owner's Project Manager			
<i>Design Development</i>	\$125,000	\$125,000	\$125,000
<i>Construction Contract Documents</i>	\$200,000	\$200,000	\$50,000
<i>Bidding</i>	\$50,000	\$50,000	\$0
<i>Construction Contract Administration</i>	\$1,500,000	\$1,500,000	\$0
<i>Closeout</i>	\$125,000	\$125,000	
<i>Extra Services</i>			
<i>Reimbursable & Other Services</i>	\$5,000	\$5,000	\$1,420
<i>Cost Estimates</i>	\$75,000	\$75,000	\$25,000
Advertising	\$2,000		\$0
Permitting			
Owner's Insurance	\$75,000		
Other Administrative Costs			\$0
Administration Subtotal	\$2,182,000	\$2,080,000	\$201,795
Architecture and Engineering			
Basic Services			
<i>Design Development</i>	\$1,792,090	\$1,792,090	\$1,895,646
<i>Construction Contract Documents</i>	\$2,752,141	\$2,752,141	\$643,552
<i>Bidding</i>	\$88,330	\$88,330	\$0
<i>Construction Contract Administration</i>	\$1,152,048	\$1,152,048	\$0
<i>Closeout</i>	\$80,016	\$80,016	
<i>Other Basic Services</i>			\$0
Basic Services Subtotal	\$5,864,625	\$5,864,625	\$2,539,198
Reimbursable Services			
<i>Construction testing</i>			\$0
<i>Printing (over minimum)</i>			\$0
<i>Other Reimbursable Costs</i>	\$133,000	\$133,000	\$38,796
<i>Hazardous Materials</i>	\$103,000	\$103,000	\$0
<i>Geotech & Geo-Env.</i>	\$387,000	\$387,000	\$0
<i>Site Survey</i>	\$29,500	\$29,500	\$0
<i>Wetlands</i>			\$0
<i>Traffic Studies</i>	\$13,000	\$13,000	\$3,942
Architectural/Engineering Subtotal	\$6,530,125	\$6,530,125	\$2,581,936
CM & Risk Preconstruction Services			
Pre-Construction Services			
<i>Site Acquisition</i>			
<i>Land/Building Purchase</i>			
<i>Appraisal Fees</i>			
<i>Recording fees</i>			
Site Acquisition Subtotal	\$0	\$0	\$0
Construction Costs			
Main Project	\$68,956,365		\$0

Total Project Budget

Town of Somerset
Somerset Middle School

January 31, 2022

Total Project Budget: All costs associated with the project are subject to 963 CMR 2.16(5)	PFA Budget	Projected	Spent to Date
<i>Change Orders -ESP</i>			
<i>Change Orders -Main Project</i>			
<i>Anticipated COs</i>			
Construction Budget	\$68,956,365	\$0	\$0
Alternates			
Alternates	\$1,000,000		
Alternates Subtotal	\$1,000,000		\$0
Miscellaneous Project Costs			
<i>Utility company Fees</i>	\$75,000		\$0
<i>Testing Services</i>	\$200,000		
<i>Swing Space/Modulars</i>	\$0		
<i>Other Project Costs (Mailing & Moving)</i>	\$125,000		\$0
Misc. Project Costs Subtotal	\$400,000	\$0	\$0
<i>Furnishings and Equipment</i>			
<i>Furnishings, Fixtures & Equipment</i>	\$944,000		
<i>Technology</i>	\$708,000		\$0
FF&E Subtotal	\$1,652,000	\$0	\$0
Soft Costs that exceed 20% of Const'n Cost			
Project Budget	\$81,520,490	\$9,356,563	\$3,542,851
Construction Contingency	\$2,500,000		
Owner's Contingency	\$1,000,000		
Total Potentially Eligible Contingency ²	\$3,500,000	\$0	
Total Project Budget	\$85,020,490	\$9,356,563	
Reimbursement Rate	61.59%	61.59%	
Maximum Total Grant	\$31,799,754	\$31,799,754	
Town Share	\$53,220,736	-\$22,443,191	