



**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, April 28, 2022 at 6:00 pm

Location of Meeting: via Zoom: 929.205.6099 Meeting ID: 813 2284 6267 Passcode: 070160 OR:

<https://us02web.zoom.us/j/81322846267?pwd=cVBFZ0RTZTNuQVF1TVIHTytxVjFsdz09>

Robin Vaccaro, Recording Secretary, April 25, 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 Bid Alternates
- VII. Review and Approval of Proprietary Items
- VIII. Approval of April 4, 2022 Minutes
- IX. Other Items
- X. Public Input

MSBA: Massachusetts School Building Authority



OPM Progress Report

Somerset Middle School Building Committee

4.28.2022

➤ PROJECT UPDATES & ACTION ITEMS:

- **MSBA:**
 - **Budget Revision Request #01:** BRR #01 was issued to the MSBA on 2/11/22. MSBA requested additional information, which was provided on 3/28/22. Pending final approval.
 - **Commissioning (Cx):** 90% CD's was issued to the Cx on 4/8/22. Pending comments.
- **Contractor Prequalification:** Request for Qualifications (RFQ) were issued on February 23rd and Statement of Qualifications (SOQ) were received on March 16th. In summary, (6) General Contractors and (95) Filed Sub-Bid Subcontractors submitted SOQs. Only (1) Elevator Subcontractor submitted, so this category was re-advertised with new SOQ's due on May 4th. A meeting was held today to review status. Final results will be presented at the May 16th SBC meeting for approval.
- **FF&E/Programming Meetings:** Ai3 continued to conduct FF&E/Programming meetings to finalize room layouts and infrastructure requirements.
- **90% Construction Document (CD) Cost Estimates:** Ai3 released documents to the estimators on 4/8/22. Draft estimates were issued on 4/22/22 with the cost reconciliation meeting occurring on 4/26/22. PM&C (Ai3) reconciled cost estimate is \$71,410,212, which is over budget by \$2,453,847. CHA (OPM) reconciled cost estimate is \$73,866,435, which is over budget by \$4,910,070. Estimates have reacted to current and unprecedented market rates. Another round of Value Engineering is necessary.
- **Bid Alternates:** Given the current and anticipated construction climate, Bid Alternates are needed to provide flexibility on bid day to award the project.
- **Owner-Contractor Contract:** Draft contract was issued for legal counsel review. Recommendation is to use AIA Contract in lieu of the one presented. OPM is gathering additional documents for the contract including WBE/MBE requirements, local certifications, and prevailing wages.
- **Budget Revision Request #02 (BRR):** CGA issued draft BRR-02 to MSBA for review and comment. Ongoing.
- **Financing Meeting:** CGA met and Victor Machado met with the Town Treasurer to review cash flow and future borrowing needs. Next step is to meet with the Financial Advisor when construction bids are issued.
- **Testing & Inspection Services:** The project will need quality assurance testing and inspection services from a 3rd party company during construction. These service include testing and inspections for soil, soil compaction, geotech, paving, concrete, steel, masonry, building envelope and other related services as needed. There is \$200,000 in the project budget for these services. CGA will begin solicitation process for approval.
- **On-Line Bidding Services:** Public procurement for construction contractors are typically held through on-line electronic bidding and printing services. Most contractors will download the documents, but a percentage will request printed sets. Estimated cost



OPM Progress Report

for project hosting and E-Bidding services should be in the \$1,000-\$1,500 range. Printing services could be in the \$10,000-\$15,000 range. CGA will coordinate this effort with Ai3 and present more information at a future meeting.

- **Structural Peer Review:** The Massachusetts State Building Code requires independent structural peer reviews performed on projects of this nature. CGA solicited quotes from three engineering companies that typically perform these services: DM Berg Consultants (declined), Flood Consulting (\$3,500), and RSV Associates (\$1,800). Solicitation for these services falls within using “best practices” under MGL procurement requirements, since fees are under \$10,000. CGA recommends approval of RSV Associates in the amount of \$1,800 to perform these services. See attached. **ACTION ITEM**

➤ **INVOICE REVIEW:**

- There were no invoices issued since the last SBC meeting.

➤ **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:	13
▪ Total Amount of Payment Requests Issued to Date:	\$ 4,624,755
▪ MSBA Payments to Date:	\$ 2,070,408
▪ Current Payment Request Amount (PR-13):	\$ 1,089,306
▪ MSBA Eligible Grant Amount (Pending):	\$ 658,617
▪ Effective Percentage Rate (61.59%) of Reimbursement:	59.00%

➤ **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



OPM Progress Report

- 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)
 - 04/04/22: SBC Meeting
 - 04/08/22: 90% CD Documents issued to Cost Estimators
 - 04/12/22: Prequalification Committee Meeting (Finalize/Sign Evaluations)
 - 04/21/22: Submit Notice for Elevator Subcontractor Category
 - 04/27/22: Notice Appears in Central Register for Elevators
 - 04/22/22: 90% CD Estimates Due
 - 04/26/22: Cost Estimate Reconciliation Meeting
 - **04/28/22: SBC Meeting to review VE Options and Bid Alternates**
 - **05/02/22: SBC Meeting to approve VE and 90% CD Submission to MSBA**
 - **05/04/22: Receive Elevator Statement of Qualifications (SOQ)**
 - **05/06/22: 90% CD Submission to MSBA**
 - **05/16/22: SBC Meeting to Approve Prequalified Contractors**
 - **05/25/22: Issue Public Notice of Prequalified Contractors/Subcontractors**
 - **06/02/22: Submit Notice for Contractor Bids**
 - **06/08/22: GC/FSB Bid Documents Available; 100% MSBA CD Submission**
 - **07/06/22: Filed Sub-Bid (FSB) Subcontractor Bids Due**
 - **06/30/22: SBC Meeting to review FSB Bids**
 - **07/20/22: General Contractor Bids Due**
 - **07/21/22: 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
 - 09/03/24-6/30/25: Develop Athletic Fields and Landscaping
 - **07/01/25-8/31/25: Final Completion (Project)**
 - **MODULE 8: COMPLETING THE PROJECT (9/01/25 – 8/31/26)**
- **NEXT SBC MEETING DATES (subject to change):**
 - **5/02/22**
 - **5/16/22**
 - **6/06/22**
 - **6/30/22**
 - **7/21/22 (Review Bid Results/Award Contract)**

FLOOD CONSULTING

Structural Engineering

April 27, 2022

Mr. Daniel Tavares, AIA
CGA Project Management, LLC
187 Plymouth Avenue
Fall River, MA 02722

**Re: Somerset Middle School
Somerset, MA
Independent Structural Engineering Peer Review
FC Project No. 2232**

Dear Daniel:

Thank you for considering us as the independent structural reviewing engineer on the above-referenced project. This project is to consist of an engineering review of the new 124,200 square foot middle school building. The three-story structure will be steel framed structure with light gauge metal framing as the exterior wall system. The structure shall be founded on a conventional spread footing foundation system. This school building will be constructed in the town of Somerset, Massachusetts. The review will be based upon architectural and structural drawings to be made available to Flood Consulting. The peer review documents will be available on April 28, 2022.

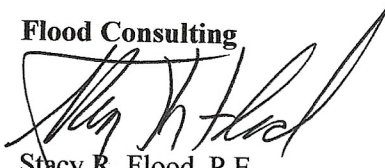
I propose that the structural review will be in accordance with the Commonwealth of Massachusetts State Building Code, Ninth Edition, 780 CMR and in compliance with Section 110.11, Section 125.0 and Appendix U of 780 CMR 120.U. Per 780 CMR, the structural engineer of record shall retain sole responsibility and liability for the structural design, and the activities and reports of Flood Consulting shall not relieve the structural engineer of record of this responsibility. A final review letter will be provided within one week of receiving the construction documents.

I further propose that the fee for this work will be billed on a lump sum basis in the amount of Three Thousand Five Hundred and 00/100 Dollars (\$3,500.00). An invoice for services will be sent upon project completion. Payment of the same is due 14 days from receipt thereof.

Your signature on the space provided shall serve as the CGA Project Management, LLC's authorization to Flood Consulting to complete the work and acceptance of the payment terms as stated.

Very truly yours,

Flood Consulting



Stacy R. Flood, P.E.
Principal

Accepted by,

CGA Project Management, LLC

Authorized Signature

List of School Peer Review Projects in Massachusetts

Northeast Elementary School, Waltham, MA

East Elementary School, Sharon, MA

Kennedy Middle School, Waltham, MA

Avon Middle School, Avon, MA

Dedham Middle School, Dedham, MA

Webster Middle School, Webster, MA

Littleton Middle School, Littleton, MA

King Philip High School, Wrentham, MA

Plymouth North High School, Plymouth, MA

Uxbridge High School, Uxbridge, MA

Maynard High School, Maynard, MA

Stoneham Middle School, Stoneham, MA

Angier Elementary School, Newton, MA

Woodland Elementary School, Milford, MA

Zervas Elementary School, Newton, MA

RSV ASSOCIATES
CONSULTING ENGINEERS

10 MAZZEO DRIVE, SUITE 201-G, RANDOLPH, MA 02368 *PHONE (781)963-5786

April 26, 2022

Daniel Tavares II, AIA, LEED - AP
Principal
CGA Project Management , LLC
P.O. Box 3147
187 Plymouth Avenue
Fall River, MA 02722

RE : New Somerset Middle School
Somerset, MA

Dear Daniel :

Attached please find a copy of proposal for performing structural peer review services for the above referenced project, copy of qualifications, partial list of similar projects for which structural peer review services were provided. and professional reference.

Please call if you have any questions.

Yours truly,

Victor Verma, P.E., Principal
RSV ASSOCIATES

CC: VV/DW

RSV ASSOCIATES
CONSULTING ENGINEERS

10 MAZZEO DRIVE, SUITE 201-G,RANDOLPH,MA02368*PHONE (781)963-5786

April 26, 2022

Page: 1 of 2

Daniel Tavares II, AIA, Lead - AP
Principal
CGA Project Management , LLC
P.O. Box 3147
187 Plymouth Avenue
Fall River, MA 02722

RE : New Somerset Middle School
Somerset, MA

Dear Daniel :

We are pleased to provide the following proposal for structural peer review services for the above referenced project. We understand the scope of work to include the following:

1. Review all structural related specifications.
2. Review design criteria and assumptions used in design.
3. Review whether the Design Loads (Gravity and Lateral) used are in agreement with Governing Building Code.
4. Check if the organization of the structure is conceptually correct including structural load path.
5. Review Geotechnical report and its implementations in foundation design.
6. Review basic assumptions used for distributing the Lateral loads to main Lateral Resistance Systems.
7. Perform independent calculations for a typical bay, to investigate beams, columns, reinforced concrete walls, braced frames foundations design and other major structural members.
8. Meet with the structural Engineer of Record, as may be required in performance of the review.

RSV ASSOCIATES
CONSULTING ENGINEERS

10 MAZZEO DRIVE, SUITE 201-G,RANDOLPH,MA02368*PHONE (781)963-5786

Page : 2 of 2

Our fee for the scope described in items 1 thru 8 (page 1), shall be a lump sum of \$1,800.00 Included in the lump sum resolving all the issues with structural engineer of record and writing a detail report after per overview is completed.

Should the term of this be acceptable, to you please return a signed copy formally authorizing to proceed with the work.

Yours truly,

Victor Verma, P.E., Principal
RSV ASSOCIATES

CGA Project Management LLC

CC : VV/DW

RSV ASSOCIATES

CONSULTING ENGINEERS

10 MAZZEO DRIVE, SUITE 201-G,RANDOLPH,MA02368*PHONE (781)963-5786*FAX (781)843-3752

Victor Verma

Page : 1 of 2

Professional
Education

B.S.C.E
M.S.C.E.

Kansas State University
University of Michigan

Professional
Registration

Massachusetts
New York

Professional
Membership

American Institute of Steel Construction
Boston Society of Civil Engineers

Professional
Experience

July 1996 to Present
RSV Associates.
Randolph, MA.

Working as structural consultant on new and renovation projects, office buildings, schools, condos, feasibility studies, field evaluation, reports, value engineering.

March 1995 to July 1996
Summer Schein Arch. / Engineers
Cambridge, MA.

Job Title : Structural Engineer

Responsibilities involve conceptual design, final design of retail shopping center, schools & retail stores modification of existing foundation for additional loads, coordinated all work with architect's, checked structural shop drawings, cooling tower support, written field inspection report.

April 1993 to March 1995

Worked as independent structural consultants on Retail stores, schools, commercial buildings, design framing & foundation, peer review , taken field inspection trips, designed single span bridges, foundation for signs, sheet piling design, renovation of existing building.

Nov 1989 to Jan. 1993

Badgers Engineers

Cambridge, MA.

Job Title: Structural Engineer

Responsibilities involve design of industrial buildings, building & water treatment plants, mat design on piles, moment & braced frames analysis & design, structural framing, machine foundation design, checked design & shop drawings.

April 1984 to Nov. 1989

Macdonald Assoc.

Braintree, MA.

Job Title : Structural Engineer

Responsibilities include conceptual design, final design for mid high rise commercial buildings, schools, apartments ,masonry walls design for lateral loads, flat slab analysis & design, composite beams design, resolved all field related problems.

June 1975 to April 1984.

Stone & Webster Engineering Corp.

Boston, MA.

Job Title : Structural Engineer

Responsibilities involve design of structural framing for various buildings in nuclear power Plants, checked steel & concrete shop drawings, truss bracing design, column base plates design, resolved field related problems.

PARTIAL LIST OF PROJECTS FOR WHICH STRUCTURAL PEER REVIEW SERVICES WERE PROVIDED

1. Pawtucket Regional School, West Newbury, MA
2. South High Community School , Worcester, MA
3. Hildreth Elementary School, Harvard, MA
4. Minutemen Regional Voc Tech School, Lexington, MA
5. Hingham Middle School, Hingham, MA
6. Wahconah Regional High School, Dalton, MA

Professional References

1. David J. Odeh, P.E.
Principal
Odeh Engineers, Inc.
(P) (401) 724 -1771
2. Mahuel, Drew, P.E.
Principal
Engineer Design Group
(P) (781) 369 – 9007
3. Daniel J Platcow. P.E.
Principial
Boston Building Consultants
(C) (617) 650 - 4932

Total Project Budget

Town of Somerset
Somerset Middle School

March 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	\$64,625	\$59,340
<i>Other</i>	\$50,000	\$50,000	\$7,762
Feasibility Study Agreement Subtotal	\$800,000	\$800,000	\$752,477
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	\$100,000
<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	\$50,000
Advertising	\$2,000		\$0
Permitting			
Owner's Insurance	\$75,000		
Other Administrative Costs			\$0
Administration Subtotal	\$2,182,000	\$2,080,000	\$276,795
Architecture and Engineering			
Basic Services			
<i>Design Development</i>	\$1,792,090	\$1,792,090	\$1,895,643
<i>Construction Contract Documents</i>	\$2,752,141	\$2,752,141	\$1,512,104
<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	\$3,407,747
Reimbursable Services			
<i>Construction testing</i>			\$0
<i>Printing (over minimum)</i>			\$0
<i>Other Reimbursable Costs</i>	\$133,000	\$133,000	\$56,851
<i>Hazardous Materials</i>	\$103,000	\$103,000	\$0
<i>Geotech & Geo-Env.</i>	\$387,000	\$387,000	\$85,639
<i>Site Survey</i>	\$29,500	\$29,500	\$34,639
<i>Wetlands</i>			\$0
<i>Traffic Studies</i>	\$13,000	\$13,000	\$11,363
Architectural/Engineering Subtotal	\$6,530,125	\$6,530,125	\$3,596,239
CM & Risk Preconstruction Services			
Pre-Construction Services			
Site Acquisition			
Land/Building Purchase			
Appraisal Fees			
Recording fees			
Site Acquisition Subtotal	\$0	\$0	\$0
Construction Costs			
Main Project	\$68,956,365		\$0

Total Project Budget

**Town of Somerset
Somerset Middle School**

March 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	\$9,410,125	\$4,625,510
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	\$9,410,125	
Reimbursement Rate	61.59%	61.59%	
Maximum Total Grant	\$31,799,754	\$31,799,754	
Town Share	\$53,220,736	-\$22,389,629	