

LINCOLN PUBLIC SCHOOL

LINCOLN MA

SCHOOL BUILDING COMMITTEE MEETING

OCTOBER 16, 2019

PROGRESS REPORT



LINCOLN PUBLIC SCHOOL | **PROGRESS REPORT**

1. Progress Summary:

- **SMMA issued 90% construction documents to cost estimators on 10/14/19**
- **SMMA submitted a Notice of Intent to the Conservation Committee on September 5th. The School project was on Conservation Commissions meeting agenda for review on September 25th and again October 16th**
- **SMMA has been coordinating the design of the PV system with Sun Power. Latest design set was sent to Sun Power to review. A follow meeting will be scheduled in the coming weeks.**
- **SMMA, DPI, Consigli and representatives from Lincoln will continue to meet with various working groups, committees, school administrators and faculty members to review the project particulars.**
- **SMMA and their design team are continuing with the development of the Construction Documents.**

2. Upcoming Meetings

- **School Building Committee Meeting** October 16th, 2019 at 7:00 pm
- **Conservation Commission Meeting #2** October 16th, 2019 at 7:00 pm
- **Conservation Commission Meeting #3** November 6th, 2019 at 7:00 pm (TBD)
- **Planning Board Meeting #1** November 12th, 2019 at 7:00 pm
- **School Building Committee Meeting** November 14th, 2019 at 7:00 pm
- **Planning Board Meeting #2** November 26th, 2019 at 7:00 pm
- **School Building Committee Meeting** December 4th, 2019 at 7:00 pm

Construction Group has been meeting bi-weekly on Thursday morning.

Other meetings will be scheduled as necessary

3. Schedule and Milestones:

Modular Construction – Package #2

- Commence Modular construction and associated sitework July – December 2019 Ongoing

Design and Bidding:

- 90% Construction Documents September – December 2019 Ongoing
 - Prepare 90% CD estimates October 15th – November 13th Ongoing
 - Present 90% CD estimates to SBC November 14th
 - Complete 90% CD Phase November 15th
- Site Permitting (Con Comm & Site Plan Approval) September – December 2019 Ongoing
- Prequalification of Trade Sub Contractors October – December 2019 Ongoing
 - Issue Trade Contactors RFQ October 9th Ongoing
 - Receive Trade Contractors SOQ's October 31st
 - Pre Qual Committee reviews SoQ's November 1st – November 22nd

LINCOLN PUBLIC SCHOOL | **PROGRESS REPORT**

3. Schedule and Milestones:

- **Complete 100% Construction (Bid) Documents** **December 2019**
- **Bidding (Trade and Non Trade Contractors)** **January – February 2020**
- **Review and Approval GMP** **March 2020**
- **Notice to Proceed – Phase 1** **June 2020**
- **Notice to Proceed – Phase 2** **June 2021**

LINCOLN PUBLIC SCHOOL | **PROGRESS REPORT**

4. Project Budget

	Original Project Budget Approved Dec 2018	Current Project Budget Rev'd Jan 2019	Committed Amount (under contract)	Amount Paid to Date	Balance to Finish (Current Project Budget vs. Paid to Date)
ADMINISTRATION					
Legal Fees	\$40,000	\$40,000	\$0	\$0	\$40,000
Builders Risk Insurance	\$250,000	\$250,000	\$0	\$0	\$250,000
Printing & Advertising	\$4,000	\$4,000	\$0	\$0	\$4,000
Misc. and Other Project Costs	\$150,000	\$150,000	\$0	\$0	\$150,000
Finance/Bonding Costs	Excluded	Excluded	\$0	\$0	\$0
ADMINISTRATION TOTAL	\$444,000	\$444,000	\$0	\$0	\$444,000
OWNERS PROJECT MANAGER					
OPM Services	\$2,412,000	\$2,412,000	\$2,412,000	\$327,000	\$2,085,000
OWNERS PROJECT MANAGER TOTAL	\$2,412,000	\$2,412,000	\$2,412,000	\$192,000	\$2,085,000
ARCHITECTURE AND DESIGN					
Basic Design Services	\$7,465,198	\$7,465,198	\$7,465,198	\$3,254,827	\$4,210,371
Reimbursable/Additional Services (Amendments 9-15)	\$230,000	\$230,000	\$86,158	\$51,378	\$178,622
ARCHITECTURE AND DESIGN TOTAL	\$7,695,198	\$7,695,198	\$7,551,356	\$3,306,205	\$4,388,993
PRECONSTRUCTION AND CONSTRUCTION					
CMR Pre Construction Fee	\$243,984	\$243,984	\$243,984	\$99,803	\$144,181
Construction	\$76,009,573	\$75,975,365	\$4,582,318	\$547,249	\$75,428,116
DIRECT CONSTRUCTION TOTAL	\$76,253,557	\$76,219,349	\$4,826,302	\$647,052	\$75,572,297

LINCOLN PUBLIC SCHOOL | **PROGRESS REPORT**

4. Project Budget

MISCELLANEOUS PROJECT COSTS					
Utility Company Charges	\$150,000	\$150,000	\$55,534	\$0	\$150,000
Moving cost (to temp swing space/new building)	\$100,000	\$100,000	\$0	\$0	\$100,000
Permitting	\$50,000	\$50,000	\$16,000	\$0	\$50,000
Construction Inspections Testing	\$125,000	\$125,000	\$12,456	\$0	\$125,000
Independent Third Party Envelope/MEP Consulting & Commissioning	\$175,000	\$175,000	\$122,250	\$4,500	\$170,500
MISCELLANEOUS PROJECT COSTS TOTAL	\$600,000	\$600,000	\$206,240	\$78,534	\$521,466
FURNITURE FIXTURES AND EQUIPMENT					
Furnishings, Misc. Equipment and Other	\$1,112,000	\$1,112,000	\$0	\$0	\$1,112,000
Technology, Phones, Computers and Misc. Office Equipment	\$1,000,000	\$1,000,000	\$0	\$0	\$1,000,000
FURNITURE FIXTURES AND EQUIPMENT TOTAL	\$2,112,000	\$2,112,000	\$0	\$0	\$2,112,000
CONTINGENCY					
Project and Soft Cost Contingency	\$400,000	\$400,000	\$0	\$0	\$400,000
Construction Contingency	\$3,983,245	\$4,017,453	\$0	\$0	\$4,017,453
CONTINGENCY TOTAL	\$4,383,245	\$4,417,453	\$0	\$0	\$4,417,453
TOTAL PROJECT BUDGET	\$93,900,000	\$93,900,000	\$14,995,898	\$4,358,791	\$89,541,209

5. Trade Contractor Pre Qualification

Under M.G.L. c. 149A CM at-risk projects trade contractors are required in the following trades:

Masonry	Miscellaneous Metals	Waterproofing, Damp-Proofing & Caulking
Roofing & Flashing	Glass & Glazing	Metal Windows
Acoustical Tile	Resilient Floors	Lathing & Plastering
Terrazzo	Marble	Tile
Painting	Elevators	Fire Protection
Plumbing	HVAC	Electrical

A two step process must be utilized for the pre qualification and selection of trade contractors.

Step 1

- A. Establish a trade contractor prequalification committee
 - The prequalification committee must be comprised of a representative of the designer, a representative of the CM at-risk firm and two representatives the Awarding Authority
- B. Prepare and advertise the request for qualifications (RFQ) for trade contractors
 - The RFQ must contain detailed provisions governing the RFQ evaluation criteria, information requirements and point rating system to be used in prequalifying trade contractors
 - Notice of the RFQ must be advertised in a local newspaper, in the Central Register and on COMMBUYS

5. Trade Contractor Pre Qualification

- C. Receive Statements of Qualification, evaluate and prequalify trade contractors
 - The prequalification committee will review and elevate the information in each trade contractors SOQ based on the criteria and point rating system set out in the RFQ
 - Only those trade contractors receiving a point score of 70 or higher will be deemed prequalified and invited to participate in Step 2.

Step 2:

- D. Prepare the request for bids (RFB) and distribute it to prequalified trade contractors.
 - Each prequalified trade contractor is sent the RFB which includes detailed drawings and specifications
- E. Receive, open and review trade contract bids
 - Pre-qualified trade contractors submit a lump sum bid
 - Bids must be opened publicly
- F. The CM at-risk firm executes the trade contractor agreement
 - Each trade contract must be awarded to the lowest prequalified bidder
 - The selected trade contractor must return the signed trade contractor agreement to the CM at-risk firm within ten business days

6. Bid Alternates

- Alternates are options for which the bidders must submit separate prices from the base bid.
- Under 149A you may include add or deduct alternates in the bid package ranked numerically in order of priority
- The awarding authority reserves the right to select or reject the alternate work
- After evaluating the bids, if alternates are accepted they must be accepted in the order of priority

It is recommended that **add alternates** be included in the Lincoln School project to serve as “bid protection” against bid overages. The following add alternates are recommend:

- Base Scope VCT flooring. Add Alternate Linoleum (\$249,572)
- Base Scope Acoustic Ceiling Tile in Learning Commons. Add Alternate Wood Ceiling (\$134,702)
- Base Scope No Sun Shades at PK/1st; 7th; 8th and Dining Commons. Add Alternate to Sun Shades (\$310,189)
- Base Scope No upgrade to Theatre Rigging. Add Alternate add new Theatre Rigging (\$95,009)

The order of add alternates needs to be determined