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1.1 BASIC PROJECT INFORMATION

DESIGN ENROLLMENT	645 students in Kindergarten through Grade Four
GROSS SQUARE FEET AREA	109,855 GSF proposed in accordance with the Project Funding Agreement
PROJECT TYPE	All new construction
DELIVERY METHOD	Construction Management at-Risk under MGL c. 149A

1.2 CMR CONTRACT STATUS

The project received approval/notice to proceed utilizing Ch. 149A procurement from the Office of the Inspector General [OIG], on February 4, 2021. In early April 2021, the CM-R Request for Qualifications was issued/advertised. Statement of Qualifications was received from twelve CM firms. All twelve CM firms were approved to submit proposals. In early May 2021, a Request for Proposal was issued, and proposals were received from nine pre-qualified CM firms.

Throughout June 2021, the CM firms were evaluated by the CM selection subcommittee. In mid-July 2021, the CM selection subcommittee recommended Gilbane Building Company as the top-ranked CM

firm to the Building Committee. The School Building Committee approved this selection, minor contractual negotiations followed, and an executed contract was secured on August 24, 2021. On August 25, 2021, a letter to proceed was issued to Gilbane Construction Company.

As of this 60% CD submission issuance, the following CM Agreement & Amendments have been issued to Gilbane. The GMP is anticipated to be finalized in January 2023, if not sooner. As delineated below, early release scope has been awarded, identified with the associated drawing package.

CM Services Categories	CM Agreement	AMENDMENT #1	AMENDMENT #2	AMENDMENT #3	AMENDMENT #4	AMENDMENT #5	AMENDMENT #6	Revised Contract
		CCIP	Earthwork + Track	Pre-Purchase Decking/ Steel Joists [Decommitted in Amend #6]	Concrete	Elevator, UG Plumbing, UG Electrical	Structural Steel includes de-commitment of Amend #3	
			Drawing Package 1	Drawing Package 1.1	Drawing Package 2.1	Drawing Package 2.2	Drawing Package 3.1	
Preconstruction Services	\$135,000	\$0	\$0	\$0	\$0	\$0	\$0	\$135,000
Fee	\$1,177,409	\$0	\$0	\$0	\$0	\$0	\$0	\$1,177,409
General Conditions	\$4,449,034	\$0	\$0	\$0	\$0	\$0	\$0	\$4,449,034
Project Requirements	\$0	\$0	\$120,864	\$12,480	\$44,336	\$0	\$47,970	\$225,650
Trade Contracts	\$0	\$0	\$10,072,000	\$960,000	\$3,410,460	\$994,000	\$3,690,000	\$19,126,460
CM Contingency [pro-rated at 2.5%]	\$0	\$0	\$251,800	\$24,000	\$85,262	\$24,850	\$92,250	\$478,162
Owner - CM allowances	\$0	\$0	\$766,005	\$0	\$71,337	\$0	\$0	\$837,342
Totals	\$5,761,443	\$0	\$11,210,669	\$996,480	\$3,611,395	\$1,018,850	\$3,830,220	\$26,429,057

