

# 2 OPM DELIVERABLES

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## 2.1 OPM SUBMITTAL REVIEW & COORDINATION

### OPM's Designer Submission Review

Leftfield performed the following review after the 60% CD pricing drawings were released and prior to the final 60% CD submission to the MSBA. Leftfield is working with Studio G Architects, Gilbane, and NV5 [the Commissioning and Envelope Review consultant] to follow up on these items as the project

progresses into envelope trade bidding and the 90% CD phase. Please note that while most items are specific to the 60% CD documents, other comments originate from the general experience Leftfield has had on previous projects.

### OPM Approval of the 60% CD submission

Based on the review of the 60% CD drawings, specifications, and other associated 60% CD documents, Leftfield recommends approval of the 60% CD submission to the MSBA. Please note that the 60% submission is over budget. However, see Updated Project Budget within this section for additional information regarding a special town meeting requesting additional borrowing authorization from the Town.

#### Technical Accuracy, Coordination, & Clarity

The 60% CD drawings and specifications are of a level expected for technical accuracy, coordination, and clarity for an MSBA 60% CD phase submission. While this MSBA 60% CD submission is an MSBA submission, this 60% CD set is intended to have a complete and biddable set to award all envelope trades as well as general trades. Leftfield has communicated and will continue to share minor CD phase drawing and specification refinements with the design team. In addition, any MSBA 60% CD received comments will be reviewed and incorporated, as deemed appropriate, into the actual bid documents prior to trade contractor bidding. Upon receipt and review of the MSBA 60% CD comments, the 60% CD set is generally acceptable in terms of overall accuracy, coordination, and clarity to proceed with envelope scope bidding.

#### Efficiency & Cost Effectiveness

Upon receipt of the 60% CD estimates, it was apparent that due to the continued unprecedented rise in construction and material costs, the project is over budget. While the entire project team understood that no matter how much VE could be captured, it would minimally provide relief from the project's 9.5 million anticipated shortfall. However, in the spirit of continued efforts to offset the anticipated overage, a VE exercise was conducted to consider various VE opportunities. Careful VE consideration was analyzed based on

scope already awarded and the current progress of on-site construction. In general, minor exterior façade and interior material refinements were implemented. These refinements were reviewed with the District and staff and overwhelmingly accepted. As a result of the recommended VE refinements implemented, Leftfield performed an analysis based on a uniform elemental sort and can report that the forecasted envelope and exterior classifications of scope are forecasted to remain on budget based on the schematic control budget. That said, coupled with the project continually pivoting due to the current market conditions, the design is extremely lean and cost-effective.

#### Operability

The design/project team continues to review building systems with the District Facilities Director and staff with the goal of assuring the proposed systems are designed to allow ease of operation for the school facilities staff and that the staff has the necessary expertise to operate the building. The provisions for demonstration and training have been reviewed and confirmed with the Facilities Director. In addition, Leftfield will provide periodic MEP inspections throughout the course of construction, not only to ensure operability but also accessibility to all systems. Leftfield will also be closely involved in all MEP commissioning and training activities and will remain available to the facility staff on an as-needed basis post-occupancy.

#### Constructability

In regard to building design constructability, Leftfield and the project team [Studio G & Gilbane] have reviewed, and continue to review, the details of the project. Comments have been offered and implemented accordingly. Based on the above, Leftfield feels that the project design is consistent with industry standards of constructability [means and methods] for a project of this size.

### **Phasing**

Leftfield has reviewed the 60% CD set and confirms that the 60% CD set has continued to implement the project phasing approach as originally planned. The District is keenly aware of the project's phasing approach and student vehicular pickup and drop-off pathways as the phasing logistics are adjusted throughout the project.

### **Construction Utilization On An Occupied Site | Weekly Public Updates**

During the schematic design phase, the project team met with the School Department and Fire and Police Department representatives numerous times. Access during all construction phases was communicated and coordinated, forming the Gilbane construction site utilization plan. In addition, Gilbane has coordinated early AM and late PM deliveries for unique construction equipment such as earthwork equipment, concrete deliveries, and paving operations. During the past summer, the project team coordinated weekly with the District regarding major utility work associated with the project. In addition, the project provides weekly one-week-ahead updates every Friday for the succeeding week. To access this website, please click this link. <https://freschool.gilbaneco.com/>

### **Bid Ability**

The project team has continued to work in harmony to define early release scopes of work to accelerate the project in regard to construction activities. Leftfield has reviewed all early scope bid packages and found that the documents, specifications, and Gilbane defined scope of work clarifications, which augment the drawings and specifications, are very clear and concise in regard to bid-ability. MSBA 60% CD received comments will be reviewed and incorporated, as deemed appropriate, into the actual bid documents prior to envelope trade contractor bidding.

### **Site Access During Construction**

Leftfield has reviewed the 60% CD set and confirms that the 60% CD set continues to address site access during construction very well. Gilbane's site logistics plan proposed expanding the main entrance off Main Street to allow for separate construction access to the property; this has worked extremely well. To date, no major issues or complaints have been received regarding student vehicular drop-off or pick-up activities.

## **Commissioning Consultant's Review**

Leftfield received the 60% CD drawings and specifications on June 30, 2022, and forwarded the 60% CD set to the NV5 on July 1, 2022. NV5 provided their MEP and Envelope review to Leftfield on July 15 and July 18, 2022. On July 18, 2022, Leftfield delivered the NV5 review comments to the Studio G Architects. consultants have reviewed NV5's review comments and have provided return commentary. Studio G Architects and their consultants have

reviewed NV5's review comments and have provided return commentary. NV5 review comments, as deemed appropriate, will be incorporated into the future bid documents and the subsequent 90% CD documents. A copy of the NV5 and BEA 60% CD review comments and subsequent design team return comments can be found in Appendix 4 / Sections 2.1 Building Enclosure, Electrical, and Mechanical Commissioning Design Review Comments.

## **District Response to MSBA Comments**

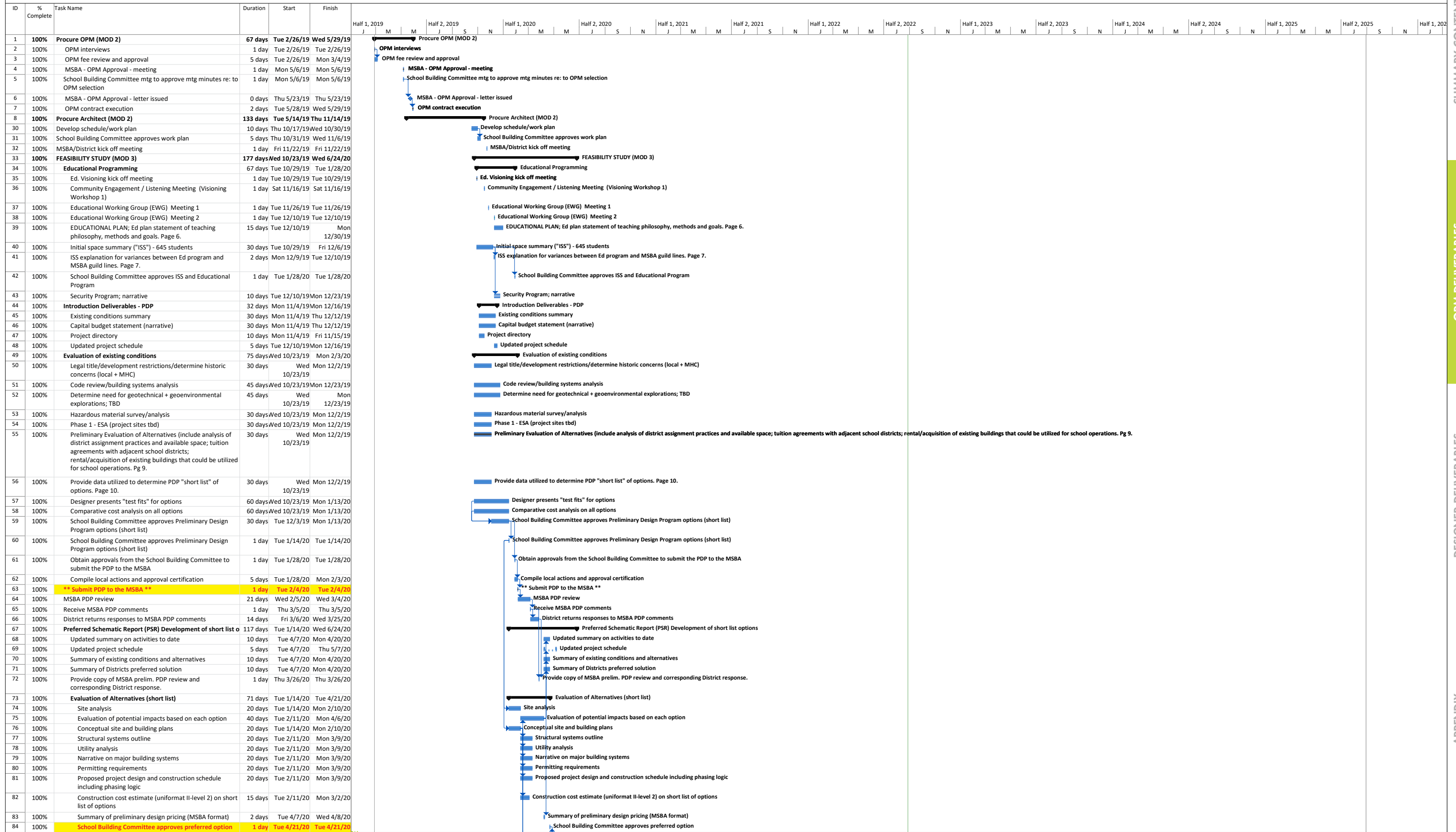
The MSBA Design Development review comments and District return comments can be found in Appendix 4/ Section 2.1 District Response to MSBA Comments. There is no outstanding documentation or comment resolution pertaining to the Design Development

Submission. DESE approval relating to the DD submission was received from the MSBA on July 11, 2022. A copy of this DESE approval letter can be found in Appendix 4/ Section 3.2 DESE Approval Letter dated July 11, 2022

# 2.2 PROJECT SCHEDULE

The Project Schedule has been updated according to drawing packages, anticipated trade awards, and all required items pertaining to the 60% CD submission.

Florence Roche Elementary School Project - 60% CD Submission



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Florence Roche Elementary School Project - 60% CD Submission

ID	% Complete	Task Name	Duration	Start	Finish	Timeline
85	100%	Preferred Solution	97 days	Tue 2/11/20	Wed 6/24/20	Timeline: Updated educational program - address MSBA PDP comments
86	100%	Updated educational program - address MSBA PDP comm	5 days	Wed 4/22/20	Tue 4/28/20	Timeline: Summary of key components of the Districts Ed. Program
87	100%	Summary of key components of the Districts Ed. Program	5 days	Tue 3/24/20	Mon 3/30/20	Timeline: Updated space summary
88	100%	Updated space summary	5 days	Tue 3/24/20	Mon 3/30/20	Timeline: Updated space summary - describe variations from initial, MSBA review of PDP.
89	100%	Updated space summary - describe variations from initial, MSBA review of PDP.	5 days	Tue 3/31/20	Mon 4/6/20	Timeline: Sustainability acknowledgment letter
90	100%	Sustainability acknowledgment letter	1 day	Tue 3/24/20	Tue 3/24/20	Timeline: Building Plans
91	100%	Building Plans	30 days	Tue 2/11/20	Mon 3/23/20	Timeline: Site Plans
92	100%	Site Plans	25 days	Tue 2/11/20	Mon 3/16/20	Timeline: Estimate preferred solution construction cost
93	100%	Estimate preferred solution construction cost	15 days	Tue 3/24/20	Mon 4/13/20	Timeline: Estimated total project cost
94	100%	Estimated total project cost	5 days	Tue 4/14/20	Mon 4/20/20	Timeline: List of other municipal projects planned or in progress
95	100%	List of other municipal projects planned or in progress	1 day	Tue 4/14/20	Tue 4/14/20	Timeline: Town not-to-exceed total project budget
96	100%	Town not-to-exceed total project budget	1 day	Tue 4/14/20	Tue 4/14/20	Timeline: Description of local process for authorization and funding
97	100%	Description of local process for authorization and funding	5 days	Tue 4/14/20	Mon 4/20/20	Timeline: Estimated impact to local property tax
98	100%	Estimated impact to local property tax	5 days	Tue 4/14/20	Mon 4/20/20	Timeline: Complete capital budget statement (MSBA excel matrix)
99	100%	Complete capital budget statement (MSBA excel matrix)	5 days	Tue 4/14/20	Mon 4/20/20	Timeline: Updated project schedule (based on preferred option)
100	100%	Updated project schedule (based on preferred option)	5 days	Tue 4/14/20	Mon 4/20/20	Timeline: School Building Committee approves PSR submission to the MSBA
101	100%	School Building Committee approves PSR submission to the MSBA	1 day	Tue 4/28/20	Tue 4/28/20	Timeline: Submit local actions and approval certification to the MSBA
102	100%	Submit local actions and approval certification to the MSBA	5 days	Tue 4/28/20	Mon 5/4/20	Timeline: Submit PSR to the MSBA [due date is May 6th]
103	100%	Submit PSR to the MSBA [due date is May 6th]	1 day	Tue 5/5/20	Tue 5/5/20	Timeline: MSBA Facilities Assessment Committee (FAS) review
104	100%	MSBA Facilities Assessment Committee (FAS) review	1 day	Wed 6/3/20	Wed 6/3/20	Timeline: Received MSBA PSR review comments
105	100%	Received MSBA PSR review comments	1 day	Wed 5/27/20	Wed 5/27/20	Timeline: District issued returned responses to MSBA PSR comments
106	100%	District issued returned responses to MSBA PSR comments	10 days	Thu 5/28/20	Wed 6/10/20	Timeline: MSBA BOD Mtg - PSR - Proceed to Schematic
107	100%	MSBA BOD Mtg - PSR - Proceed to Schematic	1 day	Wed 6/24/20	Wed 6/24/20	Timeline: Schematic Design (MOD 4)
108	100%	Schematic Design (MOD 4)	267 days	Thu 6/4/20	Thu 6/10/21	Timeline: DESE submittal
109	100%	DESE submittal	84 days	Thu 10/8/20	Tue 2/2/21	Timeline: Cover letter
110	100%	Cover letter	3 days	Thu 11/12/20	Mon 11/16/20	Timeline: Special Ed methodology
111	100%	Special Ed methodology	20 days	Thu 10/15/20	Wed 11/11/20	Timeline: Special Ed space summary and narrative
112	100%	Special Ed space summary and narrative	20 days	Thu 10/15/20	Wed 11/11/20	Timeline: Floor plans
113	100%	Floor plans	5 days	Thu 10/8/20	Wed 10/14/20	Timeline: Adjacency table
114	100%	Adjacency table	10 days	Thu 10/15/20	Wed 10/28/20	Timeline: School Building Committee approves DESE submittal to the MSBA
115	100%	School Building Committee approves DESE submittal to the MSBA	1 day	Tue 12/15/20	Tue 12/15/20	Timeline: Submit DESE submittal to the MSBA
116	100%	Submit DESE submittal to the MSBA	1 day	Tue 12/22/20	Tue 12/22/20	Timeline: Receive approval from DESE [assume a 30-day duration]
117	100%	Receive approval from DESE [assume a 30-day duration]	30 days	Wed 12/23/20	Tue 2/2/21	Timeline: Schematic Design Submittal
118	100%	Schematic Design Submittal	144 days	Thu 6/4/20	Tue 12/22/20	Timeline: Introduction Deliverables - Schematic Design
119	100%	Introduction Deliverables - Schematic Design	10 days	Thu 10/8/20	Wed 10/21/20	Timeline: Final Schematic Design Program
126	100%	Final Schematic Design Program	91 days	Thu 6/4/20	Thu 10/8/20	Timeline: Project Estimates / Budget
147	100%	Project Estimates / Budget	22 days	Fri 10/9/20	Mon 11/9/20	Timeline: Updated project directory
152	100%	Updated project directory	2 days	Thu 10/8/20	Fri 10/9/20	Timeline: Communication and document control procedures
153	100%	Communication and document control procedures	2 days	Thu 10/8/20	Fri 10/9/20	Timeline: Designers work plan
154	100%	Designers work plan	2 days	Thu 10/8/20	Fri 10/9/20	Timeline: Project schedule
155	100%	Project schedule	2 days	Thu 10/8/20	Fri 10/9/20	Timeline: Local actions and approval certification
156	100%	Local actions and approval certification	3 days	Wed 11/25/20	Fri 11/27/20	Timeline: Submit schem design submittal notification to the MSBA
157	100%	Submit schem design submittal notification to the MSBA	16 days	Fri 11/6/20	Fri 11/27/20	Timeline: Designers estimate (raw, not reconciled)
158	100%	Designers estimate (raw, not reconciled)	1 day	Fri 11/6/20	Fri 11/6/20	Timeline: OPM's estimate (raw, not reconciled)
159	100%	OPM's estimate (raw, not reconciled)	1 day	Fri 11/6/20	Fri 11/6/20	Timeline: Estimated project cost
160	100%	Estimated project cost	1 day	Mon 11/9/20	Mon 11/9/20	Timeline: Confirmation letter for schematic delivery
161	100%	Confirmation letter for schematic delivery	1 day	Fri 11/27/20	Fri 11/27/20	Timeline: School Building Committee meetings to discuss VE/design elements
162	100%	School Building Committee meetings to discuss VE/design elements	1 day	Tue 11/10/20	Tue 11/10/20	Timeline: School Building Committee approves Schematic submission to the MSBA
163	100%	School Building Committee approves Schematic submission to the MSBA	1 day	Tue 12/15/20	Tue 12/15/20	Timeline: Schematic Submittal is delivered to the MSBA
164	100%	Schematic Submittal is delivered to the MSBA	1 day	Tue 12/22/20	Tue 12/22/20	Timeline: MSBA Facilities Assessment Committee (FAS) review
165	100%	MSBA Facilities Assessment Committee (FAS) review	1 day	Wed 1/13/21	Wed 1/13/21	Timeline: MSBA Project Scope and Budget meeting/conference call
166	100%	MSBA Project Scope and Budget meeting/conference call	1 day	Mon 1/11/21	Mon 1/11/21	Timeline: Vote Language submitted to the MSBA
167	100%	Vote Language submitted to the MSBA	5 days	Thu 1/14/21	Wed 1/20/21	Timeline: Vote Language approved by the MSBA
168	100%	Vote Language approved by the MSBA	5 days	Thu 1/21/21	Wed 1/27/21	Timeline: Letter(s) Of Intent for OPM and Designer for contract amendments issued to the MSBA
169	100%	Letter(s) Of Intent for OPM and Designer for contract amendments issued to the MSBA	1 day	Thu 1/14/21	Thu 1/14/21	Timeline: MSBA February 2021 BOD Meeting - Schematic
170	100%	MSBA February 2021 BOD Meeting - Schematic	1 day	Thu 2/11/21	Thu 2/11/21	Timeline: 120-day duration to secure funding authorization
171	100%	120-day duration to secure funding authorization	86 days	Fri 2/12/21	Thu 6/10/21	Timeline: MSBA issues board action letter   Project Scope and Budget Agreement ("PSBA")
172	100%	MSBA issues board action letter   Project Scope and Budget Agreement ("PSBA")	2 days	Fri 2/12/21	Mon 2/15/21	Timeline: District executes PSBA
173	100%	District executes PSBA	10 days	Tue 2/16/21	Mon 3/1/21	Timeline: Project outreach
174	100%	Project outreach	90 days	Mon 1/11/21	Thu 5/13/21	Timeline: May 1, 2021 Town Meeting
175	100%	May 1, 2021 Town Meeting	1 day	Sat 5/1/21	Sat 5/1/21	Timeline: May 25, 2021 Town Override Vote
176	100%	May 25, 2021 Town Override Vote	1 day	Tue 5/25/21	Tue 5/25/21	Timeline: Execute PFA
177	100%	Execute PFA	10 days	Wed 5/26/21	Tue 6/8/21	Timeline: CM PROCUREMENT
178	100%	CM PROCUREMENT	60.5 days	Tue 5/14/19	Fri 7/2/21	Timeline: School Building Committee discussions on CM @ Risk
179	100%	School Building Committee discussions on CM @ Risk	1 day	Tue 5/14/19	Tue 5/14/19	Timeline: School Building Committee votes to utilize CM-R methodology for construction
180	100%	School Building Committee votes to utilize CM-R methodology for construction	1 day	Tue 2/25/20	Tue 2/25/20	Timeline: Prequalification Committee is formed (PQC)
182	100%	Prequalification Committee is formed (PQC)	1 day	Tue 12/8/20	Tue 12/8/20	Timeline: Selection Committee is formed (SC)
183	100%	Selection Committee is formed (SC)	1 day	Tue 12/8/20	Tue 12/8/20	Timeline: IG Approval
184	100%	IG Approval	47 days	Wed 1/13/21	Thu 3/18/21	Timeline: Prepare IG "application to proceed"
185	100%	Prepare IG "application to proceed"	2 days	Wed 1/13/21	Thu 1/14/21	Timeline: Obtain local approval (certification) to proceed with CM @ Risk
186	100%	Obtain local approval (certification) to proceed with CM @ Risk	5 days	Wed 1/20/21	Tue 1/26/21	

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ID	% Complete	Task Name	Duration	Start	Finish	Timeline
187	100%	Submit Application to Proceed to the IG	1 day	Thu 1/14/21	Thu 1/14/21	Submit Application to Proceed to the IG
188	100%	IG reviews application (60 days)	30 days	Fri 1/15/21	Thu 2/25/21	IG reviews application (60 days)
189	100%	Question and Answer follow up	5 days	Fri 2/26/21	Thu 3/4/21	Question and Answer follow up
190	100%	IG issues approval to proceed	1 day	Thu 3/18/21	Thu 3/18/21	IG issues approval to proceed
191	100%	RFQ (Request For Qualifications)	26 days	Fri 3/19/21	Fri 4/23/21	RFQ (Request For Qualifications)
192	100%	Prepare CM RFQ	8 days	Fri 3/19/21	Tue 3/30/21	Prepare CM RFQ
193	100%	Advertise RFQ	11 days	Wed 3/31/21	Wed 4/14/21	Advertise RFQ
194	100%	SOI's due	1 day	Thu 4/15/21	Thu 4/15/21	SOI's due
195	100%	RFQ's received and reviewed by PQC	5 days	Fri 4/16/21	Thu 4/22/21	RFQ's received and reviewed by PQC
196	100%	PQC Prequalifies CM's firms	1 day	Fri 4/23/21	Fri 4/23/21	PQC Prequalifies CM's firms
197	100%	RFP (Request For Proposal)	54.5 days	Tue 4/20/21	Fri 7/2/21	RFP (Request For Proposal)
198	100%	Prepare RFP	5 days	Tue 4/20/21	Wed 4/28/21	Prepare RFP
199	100%	RFP issued (include CM contract)	15 days	Wed 4/28/21	Tue 5/18/21	RFP issued (include CM contract)
200	100%	Proposals received	1 day	Tue 5/18/21	Wed 5/19/21	Proposals received
201	100%	CM's are evaluated / interviewed	10 days	Wed 5/19/21	Wed 6/2/21	CM's are evaluated / interviewed
202	100%	Selection Committee evaluates CM firms based on proposals and interviews	10 days	Wed 6/2/21	Wed 6/16/21	Selection Committee evaluates CM firms based on proposals and interviews
203	100%	School Building Committee approves selection	1 day	Wed 6/16/21	Thu 6/17/21	School Building Committee approves selection
204	100%	CM Agreement is executed	10 days	Thu 6/17/21	Thu 7/1/21	CM Agreement is executed
205	100%	Notice to proceed issued for pre-construction services	1 day	Thu 7/1/21	Fri 7/2/21	Notice to proceed issued for pre-construction services
206	100%	Design Development [Package 1]	251 days	Wed 5/26/21	Wed 5/11/22	Design Development [Package 1]
207	100%	Design Development	80 days	Wed 5/26/21	Tue 9/14/21	Design Development
208	100%	Study Alternate HVAC design	56 days	Tue 7/27/21	Tue 10/12/21	Study Alternate HVAC design
209	100%	Continued DD development [post HVAC alternate decision]	50 days	Wed 10/13/21	Tue 12/21/21	Continued DD development [post HVAC alternate decision]
210	100%	DD drawings issued	1 day	Wed 12/22/21	Wed 12/22/21	DD drawings issued
211	100%	Design and constructability review	20 days	Thu 12/23/21	Wed 1/19/22	Design and constructability review
212	100%	Design and constructability review (MSBA CX Agent)	20 days	Thu 12/23/21	Wed 1/19/22	Design and constructability review (MSBA CX Agent)
213	100%	Construction Cost Estimate (Architect)	20 days	Thu 12/23/21	Wed 1/19/22	Construction Cost Estimate (Architect)
214	100%	Construction Cost Estimate (Gilbane)	20 days	Thu 12/23/21	Wed 1/19/22	Construction Cost Estimate (Gilbane)
215	100%	Reconcile estimates	6 days	Thu 1/20/22	Thu 1/27/22	Reconcile estimates
216	100%	DD Value Engineering	14 days	Fri 1/28/22	Wed 2/16/22	DD Value Engineering
217	100%	DD VE approved by the Building Committee	1 day	Thu 2/17/22	Thu 2/17/22	DD VE approved by the Building Committee
218	100%	Project Design Summary / analysis	20 days	Thu 12/23/21	Wed 1/19/22	Project Design Summary / analysis
219	100%	School Building Committee mtg (DD check-in)	5 days	Thu 1/20/22	Wed 1/26/22	School Building Committee mtg (DD check-in)
220	100%	School Building Committee mtg (approve DD scope, sched and budget)	5 days	Thu 1/27/22	Wed 2/2/22	School Building Committee mtg (approve DD scope, sched and budget)
221	100%	School Building Committee mtg to approve DD package to the	1 day	Thu 3/10/22	Thu 3/10/22	School Building Committee mtg to approve DD package to the
222	100%	Finalize DD package	9 days	Fri 3/11/22	Wed 3/23/22	Finalize DD package
223	100%	Submit DD [Package 1] package to MSBA	1 day	Thu 3/24/22	Thu 3/24/22	Submit DD [Package 1] package to MSBA
224	100%	Receive formal MSBA comments	21 days	Thu 3/24/22	Thu 4/21/22	Receive formal MSBA comments
225	100%	District response period	14 days	Fri 4/22/22	Wed 5/11/22	District response period
226	100%	DESE DD submission review	16 days	Fri 3/25/22	Fri 4/15/22	DESE DD submission review
227	100%	DESE review period	15 days	Fri 3/25/22	Thu 4/14/22	DESE review period
228	100%	Receive DESE approval letter	1 day	Fri 4/15/22	Fri 4/15/22	Receive DESE approval letter
229	100%	Permitting	628 days	Mon 2/3/20	Tue 6/28/22	Permitting
230	100%	Massachusetts Historical Commission (MHC) notice of applicability to be issued.	1 day	Mon 2/3/20	Mon 2/3/20	Massachusetts Historical Commission (MHC) notice of applicability to be issued.
231	100%	Received confirmation that property/building is NOT included in the MHC inventory	1 day	Wed 3/4/20	Wed 3/4/20	Received confirmation that property/building is NOT included in the MHC inventory
232	100%	Meet with Land Use Director/Town Planner for consultation	5 days	Mon 6/15/20	Fri 6/19/20	Meet with Land Use Director/Town Planner for consultation
233	100%	Submit form of intent to Land Use Department	10 days	Mon 6/22/20	Fri 7/3/20	Submit form of intent to Land Use Department
234	100%	Initial Hydrant Flow Test [Water Department]	30 days	Thu 7/16/20	Wed 8/26/20	Initial Hydrant Flow Test [Water Department]
235	100%	Meet with Land Use Director/Town Planner for consultation again when project passes	1 day	Tue 6/1/21	Tue 6/1/21	Meet with Land Use Director/Town Planner for consultation again when project passes
236	100%	Submit form of intent to Land Use Department	10 days	Wed 6/2/21	Tue 6/15/21	Submit form of intent to Land Use Department
237	100%	Land Use Submission [pre-submission]	1 day	Fri 9/24/21	Fri 9/24/21	Land Use Submission [pre-submission]
238	100%	Land Use Submission? [Samiotes confirmed NOT required]	1 day	Fri 9/24/21	Fri 9/24/21	Land Use Submission? [Samiotes confirmed NOT required]
239	100%	ZBA [Confirm if any waivers are required]	1 day	Mon 2/3/20	Mon 2/3/20	ZBA [Confirm if any waivers are required]
240	100%	Conservation Commission [ANRAD] Wetland Flagging; determination of resource areas	11 days	Tue 9/28/21	Tue 10/12/21	Conservation Commission [ANRAD] Wetland Flagging; determination of resource areas
241	100%	Hearing #1	1 day	Tue 9/28/21	Tue 9/28/21	Hearing #1
242	100%	MASS DEP NOI File # issued	1 day	Tue 10/12/21	Tue 10/12/21	MASS DEP NOI File # issued
243	100%	Hearing #2 [hearing closed]	1 day	Tue 10/12/21	Tue 10/12/21	Hearing #2 [hearing closed]
244	100%	Stormwater Advisory Committee	36 days	Tue 1/4/22	Tue 2/22/22	Stormwater Advisory Committee
245	100%	Submission	1 day	Tue 1/4/22	Tue 1/4/22	Submission
246	100%	Nitsch peer review [completed]	11 days	Tue 1/4/22	Tue 1/18/22	Nitsch peer review [completed]
247	100%	Hearing #1	1 day	Tue 1/18/22	Tue 1/18/22	Hearing #1
248	100%	Hearing #2 [Anticipated Approval]	1 day	Tue 2/15/22	Tue 2/15/22	Hearing #2 [Anticipated Approval]
249	100%	Conditions issued	1 day	Wed 2/16/22	Wed 2/16/22	Conditions issued
250	100%	Recommendation letter issued to Con-Com	5 days	Wed 2/16/22	Tue 2/22/22	Recommendation letter issued to Con-Com
251	100%	Conservation Commission	50 days	Tue 1/18/22	Mon 3/28/22	Conservation Commission
252	100%	NOI Submission	1 day	Tue 1/18/22	Tue 1/18/22	NOI Submission
253	100%	Hearing #1	1 day	Tue 1/25/22	Tue 1/25/22	Hearing #1
254	100%	Hearing #2	1 day	Tue 2/8/22	Tue 2/8/22	Hearing #2
255	100%	Develop conservation restriction on rear parcel behind track [xcountry area] property ID 111-34	16 days	Wed 2/9/22	Wed 3/2/22	Develop conservation restriction on rear parcel behind track [xcountry area] property ID 111-34
256	100%	GDRSD committee meeting. GDRSD approves CR in conce	1 day	Wed 2/9/22	Wed 2/9/22	GDRSD committee meeting. GDRSD approves CR in conce
257	100%	Work with Con-Com agent and District to develop conserv	15 days	Thu 2/10/22	Wed 3/2/22	Work with Con-Com agent and District to develop conserv
258	100%	Hearing #3 - public hearing closed	1 day	Tue 2/22/22	Tue 2/22/22	Hearing #3 - public hearing closed
259	100%	School District accepts revised CR	8 days	Wed 2/23/22	Fri 3/4/22	School District accepts revised CR

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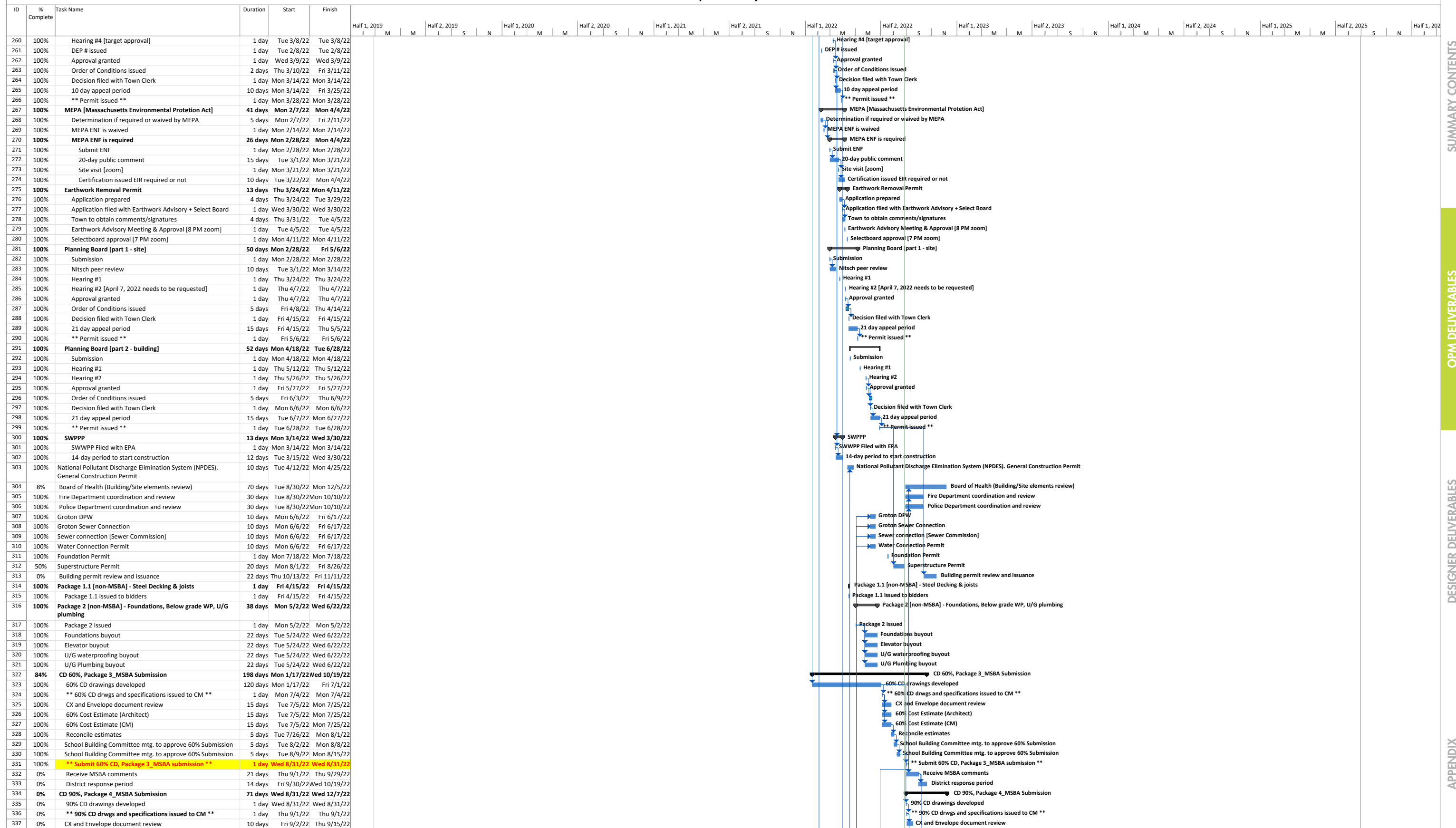
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### Florence Roche Elementary School Project - 60% CD Submission



Sun 8/28/22  
Page 1 of 1





Florence Roche Elementary School Project - 60% CD Submission

ID	% Complete	Task Name	Duration	Start	Finish	Timeline (Half 1, 2019 to Half 1, 2022)																											
338	0%	90% Cost Estimate (Architect)	10 days	Fri 9/2/22	Thu 9/15/22	[Timeline bars for 90% Cost Estimate (Architect)]																											
339	0%	90% Cost Estimate (CM)	10 days	Fri 9/2/22	Thu 9/15/22	[Timeline bars for 90% Cost Estimate (CM)]																											
340	0%	Reconcile estimates	5 days	Fri 9/16/22	Thu 9/22/22	[Timeline bars for Reconcile estimates]																											
341	0%	School Building Committee mtg. to approve 60% Submission	5 days	Fri 9/23/22	Thu 9/29/22	[Timeline bars for School Building Committee mtg. to approve 60% Submission]																											
342	0%	School Building Committee mtg. to approve 60% Submission	5 days	Fri 9/30/22	Thu 10/6/22	[Timeline bars for School Building Committee mtg. to approve 60% Submission]																											
343	0%	<b>** Submit 90% CD, Package 4_MSBA submission **</b>	5 days	Thu 10/13/22	Wed 10/19/22	[Timeline bars for Submit 90% CD, Package 4_MSBA submission **]																											
344	0%	Receive MSBA comments	21 days	Thu 10/20/22	Thu 11/17/22	[Timeline bars for Receive MSBA comments]																											
345	0%	District response issued	14 days	Fri 11/18/22	Wed 12/7/22	[Timeline bars for District response issued]																											
346	0%	<b>Final 100% CD, Package 5_MSBA submission - for record only</b>	77 days	Fri 9/2/22	Mon 12/19/22	[Timeline bars for Final 100% CD, Package 5_MSBA submission - for record only]																											
347	0%	100% CD drawings developed	60 days	Fri 9/2/22	Thu 11/24/22	[Timeline bars for 100% CD drawings developed]																											
348	0%	<b>** 100% CD Set issued to CM **</b>	1 day	Fri 11/25/22	Fri 11/25/22	[Timeline bars for 100% CD Set issued to CM **]																											
349	0%	<b>** Submit 100% CD (Bid) drawings/specs/GMP to MSBA ** FOR RECORD</b>	1 day	Mon 12/19/22	Mon 12/19/22	[Timeline bars for Submit 100% CD (Bid) drawings/specs/GMP to MSBA ** FOR RECORD]																											
350	39%	<b>Interim CM Agreements and GMP</b>	337 days	Thu 12/16/21	Fri 3/31/23	[Timeline bars for Interim CM Agreements and GMP]																											
351	100%	CM Interim amendment #1 - CCIP Insurance	1 day	Thu 12/16/21	Thu 12/16/21	[Timeline bars for CM Interim amendment #1 - CCIP Insurance]																											
352	100%	CM interim amendment #2 - Earthwork & Track	5 days	Mon 4/25/22	Fri 4/29/22	[Timeline bars for CM interim amendment #2 - Earthwork & Track]																											
353	100%	CM interim amendment #3 - Structural steel decking & joists	5 days	Tue 6/28/22	Mon 7/4/22	[Timeline bars for CM interim amendment #3 - Structural steel decking & joists]																											
354	100%	CM interim amendment #4 - Foundations	5 days	Mon 7/4/22	Fri 7/8/22	[Timeline bars for CM interim amendment #4 - Foundations]																											
355	100%	CM interim amendment #5 - U/G plumbing & electrical, Elevator	5 days	Mon 7/11/22	Fri 7/15/22	[Timeline bars for CM interim amendment #5 - U/G plumbing & electrical, Elevator]																											
356	100%	CM interim amendment #6 - Structural Steel	5 days	Thu 8/25/22	Mon 9/5/22	[Timeline bars for CM interim amendment #6 - Structural Steel]																											
357	0%	CM amendment #7 - Envelope trades & general trades	5 days	Mon 11/21/22	Fri 11/25/22	[Timeline bars for CM amendment #7 - Envelope trades & general trades]																											
358	0%	CM amendment #8 - MEP Trades	5 days	Mon 1/9/23	Fri 1/13/23	[Timeline bars for CM amendment #8 - MEP Trades]																											
359	0%	CM amendment #7/GMP - Interior finishes, and all remaining Scope	5 days	Mon 2/20/23	Fri 2/24/23	[Timeline bars for CM amendment #7/GMP - Interior finishes, and all remaining Scope]																											
360	0%	<b>GMP &amp; PFA amendment</b>	25 days	Mon 2/27/23	Fri 3/31/23	[Timeline bars for GMP & PFA amendment]																											
361	0%	GMP Executed by the Town	1 day	Mon 2/27/23	Mon 2/27/23	[Timeline bars for GMP Executed by the Town]																											
362	0%	Leftfield notifies MSBA that the GMP was approved by the Committee	1 day	Tue 2/28/23	Tue 2/28/23	[Timeline bars for Leftfield notifies MSBA that the GMP was approved by the Committee]																											
363	0%	MSBA issues required SOV forms to be completed by Leftfield	3 days	Wed 3/1/23	Fri 3/3/23	[Timeline bars for MSBA issues required SOV forms to be completed by Leftfield]																											
364	0%	Leftfield issues completed GMP SOV forms to the MSBA	4 days	Mon 3/6/23	Thu 3/9/23	[Timeline bars for Leftfield issues completed GMP SOV forms to the MSBA]																											
365	0%	MSBA reviews GMP SOV forms and issues amended PFA Agreement	5 days	Fri 3/10/23	Thu 3/16/23	[Timeline bars for MSBA reviews GMP SOV forms and issues amended PFA Agreement]																											
366	0%	Leftfield reviews PFA Amendment	5 days	Fri 3/17/23	Thu 3/23/23	[Timeline bars for Leftfield reviews PFA Amendment]																											
367	0%	School Building Committee Approves PFA amendment	1 day	Fri 3/24/23	Fri 3/24/23	[Timeline bars for School Building Committee Approves PFA amendment]																											
368	0%	Town executes PFA Amendment	4 days	Mon 3/27/23	Thu 3/30/23	[Timeline bars for Town executes PFA Amendment]																											
369	0%	<b>Executed PFA amendment issued to the MSBA</b>	1 day	Fri 3/31/23	Fri 3/31/23	[Timeline bars for Executed PFA amendment issued to the MSBA]																											
370	100%	<b>TRADE PREQUALIFICATION</b>	96 days	Fri 1/28/22	Fri 6/10/22	[Timeline bars for TRADE PREQUALIFICATION]																											
371	100%	Prepare Trade Bid Pre Qualification Package	20 days	Fri 1/28/22	Thu 2/24/22	[Timeline bars for Prepare Trade Bid Pre Qualification Package]																											
372	100%	Advertise	15 days	Fri 2/25/22	Thu 3/17/22	[Timeline bars for Advertise]																											
373	100%	SOQ's received	1 day	Fri 3/18/22	Fri 3/18/22	[Timeline bars for SOQ's received]																											
374	100%	TPQC Prequalifies trade vendors	60 days	Mon 3/21/22	Fri 6/10/22	[Timeline bars for TPQC Prequalifies trade vendors]																											
375	0%	<b>Envelope Trade Bidding [Predecessor is receipt of MSBA 60% CD review comments]</b>	20 days	Fri 10/7/22	Thu 11/3/22	[Timeline bars for Envelope Trade Bidding [Predecessor is receipt of MSBA 60% CD review comments]]																											
376	0%	<b>MEP/Finish Trade Bidding [Predecessor is receipt of MSBA 90% CD review comments]</b>	20 days	Fri 11/25/22	Thu 12/22/22	[Timeline bars for MEP/Finish Trade Bidding [Predecessor is receipt of MSBA 90% CD review comments]]																											
377	0%	<b>Subcontractor buy out</b>	230 days	Tue 3/1/22	Mon 1/16/23	[Timeline bars for Subcontractor buy out]																											
378	60%	<b>Drawing BID packages issued to CM</b>	167 days	Fri 3/25/22	Mon 11/14/22	[Timeline bars for Drawing BID packages issued to CM]																											
379	100%	Package 1 - MSBA DD submission; Earthwork, Track, u/g Electrical (utilities, temp electric)	1 day	Fri 3/25/22	Fri 3/25/22	[Timeline bars for Package 1 - MSBA DD submission; Earthwork, Track, u/g Electrical (utilities, temp electric)]																											
380	100%	Package 2 (not an MSBA package) - Foundations, below-grade waterproofing, elevator, and u/g plumbing	1 day	Mon 5/2/22	Mon 5/2/22	[Timeline bars for Package 2 (not an MSBA package) - Foundations, below-grade waterproofing, elevator, and u/g plumbing]																											
381	100%	Package 3 - combined with MSBA 60%; structural steel, 100% envelope	1 day	Mon 7/11/22	Mon 7/11/22	[Timeline bars for Package 3 - combined with MSBA 60%; structural steel, 100% envelope]																											
382	0%	Package 4 (Combined with MSBA 90%) - MEPs, major interior file trades	1 day	Thu 9/1/22	Thu 9/1/22	[Timeline bars for Package 4 (Combined with MSBA 90%) - MEPs, major interior file trades]																											
383	0%	Package 5 (Combined with 100% Record) - All remaining scope/trades	1 day	Mon 11/14/22	Mon 11/14/22	[Timeline bars for Package 5 (Combined with 100% Record) - All remaining scope/trades]																											
384	46%	<b>Trade/Subcontractor Bidding and Award</b>	216 days	Mon 3/28/22	Mon 1/23/23	[Timeline bars for Trade/Subcontractor Bidding and Award]																											
385	100%	Package 1 - MSBA DD submission; Earthwork, Track, (utilities, temp electric)	20 days	Mon 3/28/22	Fri 4/22/22	[Timeline bars for Package 1 - MSBA DD submission; Earthwork, Track, (utilities, temp electric)]																											
386	100%	Package 2 (not an MSBA package) - Foundations, below-grade waterproofing, elevator, and u/g plumbing & electrical	40 days	Tue 5/3/22	Mon 6/27/22	[Timeline bars for Package 2 (not an MSBA package) - Foundations, below-grade waterproofing, elevator, and u/g plumbing & electrical]																											
387	0%	<b>Package 3 - combined with MSBA 60%; structural steel, 100% envelope</b>	15 days	Fri 9/30/22	Thu 10/20/22	[Timeline bars for Package 3 - combined with MSBA 60%; structural steel, 100% envelope]																											
388	0%	Subfiled trade bidders associated with envelope [masonry, roofing, metal windows, above-grade waterproofing]	15 days	Fri 9/30/22	Thu 10/20/22	[Timeline bars for Subfiled trade bidders associated with envelope [masonry, roofing, metal windows, above-grade waterproofing]]																											
389	0%	<b>Package 4 (Combined with MSBA 90%) - MEPs, major interior file trades</b>	15 days	Fri 11/18/22	Thu 12/8/22	[Timeline bars for Package 4 (Combined with MSBA 90%) - MEPs, major interior file trades]																											
390	0%	Subfiled trade bidders associated MEP's and Interior Finishes [misc metals, glass, glazing, tile, acoustical ceilings, res flooring, painting, fire suppression, plumbing, HVAC, electrical]	15 days	Fri 11/18/22	Thu 12/8/22	[Timeline bars for Subfiled trade bidders associated MEP's and Interior Finishes [misc metals, glass, glazing, tile, acoustical ceilings, res flooring, painting, fire suppression, plumbing, HVAC, electrical]]																											
391	0%	Package 5 (Combined with 100% Record) - All remaining scope/trades	40 days	Tue 11/29/22	Mon 1/23/23	[Timeline bars for Package 5 (Combined with 100% Record) - All remaining scope/trades]																											
392	19%	<b>Building Construction</b>	627 days	Mon 4/11/22	Tue 9/3/24	[Timeline bars for Building Construction]																											
393	100%	<b>Notice to proceed issued for construction</b>	1 day	Mon 4/11/22	Mon 4/11/22	[Timeline bars for Notice to proceed issued for construction]																											
394	100%	Enabling, temp fencing, site safe, temp electric (soft mobilization)	20 days	Mon 4/11/22	Fri 5/6/22	[Timeline bars for Enabling, temp fencing, site safe, temp electric (soft mobilization)]																											
395	50%	Utilities	245 days	Mon 5/9/22	Fri 8/18/23	[Timeline bars for Utilities]																											
396	90%	Earthwork prep for foundations	80 days	Mon 5/9/22	Fri 8/26/22	[Timeline bars for Earthwork prep for foundations]																											
397	20%	Foundations	80 days	Wed 8/31/22	Tue 12/20/22	[Timeline bars for Foundations]																											
398	5%	Structural steel/metal deck	70 days	Mon 1/2/23	Fri 4/7/23	[Timeline bars for Structural steel/metal deck]																											
399	0%	Elevated decks - SOD	60 days	Mon 3/27/23	Fri 6/16/23	[Timeline bars for Elevated decks - SOD]																											

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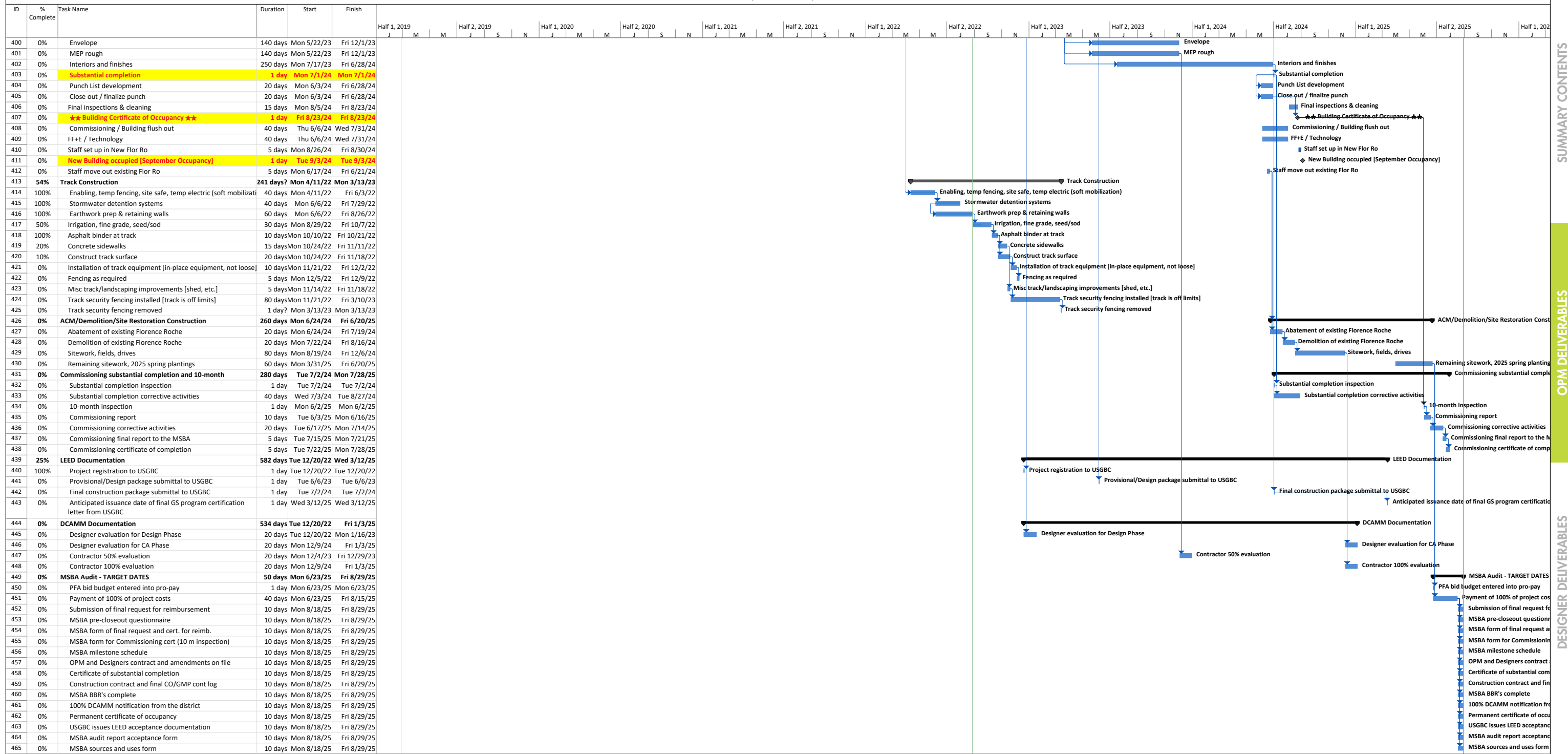
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Florence Roche Elementary School Project - 60% CD Submission



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# Project Approvals

Pursuant to the MSBA 60% CD review template regarding various approvals and permitting, please note the following:

MSBA DESIGNATED 60% CD ITEM	PROJECT RESPONSE
DESE - Special Education approval by Department of Elementary and Secondary Education	The project has obtained DESE Approval, please see DESE letter dated July 11, 2022, included in Appendix 4/ Section 3.2 DESE Approval Letter.
MHC – Project Notification Form and approvals by MA Historical Commission	The project has obtained MHC review and confirmation that the project is not within its jurisdiction. No further action is required.
OIG - Construction Manager at Risk approval by the Office of Inspector General	All OIG approvals for CM-R have been obtained. No further action is required.
Executive Office of Energy and Environmental Affairs/ EEA:	No further action is required. Please see below.
MEPA - MA Environmental Policy Act by Energy & Environmental Affairs	All MEPA approvals have been obtained. No further action is required.
ENF - Environmental Notification Form	All ENF approvals have been obtained. The signed Certificate of the Secretary of Energy and Environmental Affairs on the Environmental Notification Form was issued by MEPA on April 8, 2022. No further action is required.
EIR - Environmental Impact Report	MEPA EIR permitting will not be required, due to fact that the proposed option does not trigger the current thresholds per 301 CMR 11.03. No further action is required.
Article 97 Land Disposition Policy approval by Energy & Environmental Affairs	The Campus is not Article 97 Land. No further action is required.
MA DEP - Massachusetts Department of Environmental Protection	Groton Conservation Commission & DEP - The Order of Conditions for the Florence Roche Elementary School Project was issued on March 8, 2022. MassDEP UIC Application was submitted on July 21, 2022. The project will submit a NTWP [non-traditional work plan] for the removal of ACM during the summer of 2024. No further action is required.
MA DOT - Massachusetts Department of Transportation	MA DOT permitting is not required. No further action is required.
MA DPH - Massachusetts Department of Public Health	MA DPH is not required
EPA – NPDES National Pollutant Discharge Elimination System Notice of Intent approval by the US Environmental Protection Agency	NPDES and SWPPP were submitted/ENOI filed by the site operator on April 1, 2022. No further action is required.
MAAB - Accessibility variances by MA Architectural Access Board	Please note that there are no MAAB variances required for this project.

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MSBA DESIGNATED 60% CD ITEM	PROJECT RESPONSE
<p>Indicate all required state reviews or permits on the milestone schedule including actual or planned approval dates which are required in order to maintain the planned bidding and construction schedule and milestones indicated therein. For required state reviews or permit approvals which have not been obtained on schedule, provide a separate (sub network) schedule depicting recovery actions to obtain required approvals in order to maintain the bidding and construction schedule.</p>	<p><b>As noted above, all state reviews have been obtained. No further action is required.</b></p>
<p>A letter on District letterhead confirming that the Project has undergone review and obtained all necessary state reviews and approvals by any departments or Commonwealth agencies required by law to review the Project, including but not limited to the approvals listed above. Attach such documentation letter evidencing such state reviews and approvals.</p>	<p><b>On behalf of the District, please find enclosed letter pertaining to this request in Appendix 4/ Section 2.2 Project Schedule.</b></p>
<p>Identify any state reviews or permits for which approval has not been obtained as of the 60% Construction Documents submission date, and include in the District letter a status update including actions taken to date and actions planned to obtain the required approval(s) in order to comply with Project Funding Agreement (the "PFA") Section 4.12. and maintain the projected schedule milestones listed in OPM Deliverables.</p>	<p><b>As noted above, all state reviews have been obtained. No further action is required.</b></p>
<p>PFA Section 4.12, executed between the District and the MSBA, requires that each project successfully undergo review and obtain all necessary approvals "prior to the solicitation of construction bids, by any departments or agencies of the Commonwealth required by law to review such projects..." In response to these 60% CD submission review comments, MSBA requires documentation that the District complies with this PFA requirement.</p>	<p><b>All state approvals related to the Project have been received. Local review &amp; approvals continue based upon the project's sequence of activities, i.e., the project has received local building department approval for foundation work. However, local building department approval for structural steel erection has not been received and is pending. Structural steel erection is scheduled for early January 2023. The District and Project will comply with the PFA requirement.</b></p>
<p>Local Town of Groton governance approvals</p>	<p><b>Groton Earth Removal Stormwater Advisory Committee -The Full Stormwater Management Permit was issued on February 15, 2022. A memorandum documenting the unanimous vote to recommend the Select Board grant the Earth Removal Exemption for the Florence Roche Elementary School Project was issued on April 6, 2022. Groton Planning Board (Department of Public Works Review, Site Plan Review, Special Permit, Sign Permit as part of Special Permit)- The Site Plan Review Permit for Phase 1 of the Florence Roche Elementary School Project was issued on April 20, 2022. The Site Plan Review Permit for Phase 2 of the Florence Roche Elementary School Project was issued on June 22, 2022. No other local governing departments or commission approvals are required.</b></p>

MSBA DESIGNATED 60% CD ITEM	PROJECT RESPONSE
<p>The schedule is to be updated and submitted to MSBA as often as is required to reflect any changes, including any changes to milestone dates, but must be submitted with each design submittal (DD, 60% CD, 90% CD).</p>	<p><b>The Project Schedule can be found in OPM Deliverables 2/ Section 2.2 in this section.</b></p>
<p>Indicate the date for the 60% Construction Documents and proposed 90% Construction Documents submission dates. The schedule is to incorporate 21 calendar day required duration for each MSBA submission review, and a minimum 14 calendar days for project team incorporation of MSBA review comments as well as all others into the project documents prior to the next submission due date or finalizing project documents to make available to bidders. 35 calendar days between each MSBA design submission (DD, 60%, 90%) is the minimum acceptable duration; if the project team believes additional time is required for any or all the submissions the durations for these activities are to be increased accordingly.</p>	<p><b>All requested items have been incorporated. Please see the above note.</b></p>



# Permitting and Approvals Letter



August 27, 2022

Massachusetts School Building Authority  
40 Broad Street; Suite 500  
Boston, MA 02109

RE: Florence Roche Elementary School – 60% CD submittal  
**Permitting and Approvals Update pursuant to the 60% submittal requirements**

To whom it may concern:

On behalf of the Groton-Dunstable Regional School District, the Town of Groton, and the Florence Roche Elementary School Building Committee, this letter serves as confirmation, to the best of our knowledge and belief, that the Project has undergone review and obtained all necessary state reviews and approvals by any departments or Commonwealth agencies required by law to review said Project.

Remaining Permits and Approvals to obtain:

- 1- PERMIT - Issuance of an unrestricted building permit from the Town Building Commissioner.  
*Please note that interim building permits have been obtained, such as a foundation permit.*
- 2- All project-related locally issued plumbing, electrical, etc. permits have been or will be obtained as respective subcontractors are awarded their scopes and mobilized.

Utility Coordination:

Regarding Utility entities being contacted by the Designer, or by other Project Team Members. Please note that all utility entities have been contacted throughout the course of the project.

Please feel free to contact me with any questions regarding the above.

Sincerely,  
**Leftfield, LLC**

David Saindon  
Project Director

Attachments: none

cc: File

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main: 617-737-6400  
fax: 617-217-2001  
audits 225 franklin street, 26<sup>th</sup> floor, boston, ma 02110  
budgeting

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owner project manager  
owner representative construction  
cost forecasting capital

## 2.3 PROJECT SCOPE AND BUDGET

The 60% CD estimates have been reconciled within .5% of each other; please see the chart below.

60 % CD ESTIMATE RECONCILIATION (NO VE)		
Gilbane Building Company	PM&C	% Delta
\$71,279,796	\$70,959,006	0.45%

As of the issuance of this submission, a VE list has been developed and thoroughly reviewed, and approved by the District. All items have been accepted by the District and incorporated into the design. The District approved VE is pending Building Committee approval, which will occur in early September. The pricing/estimated VE savings is pending.

supplemental submission will follow, which will include estimates inclusive of the 60% CD VE savings.

Please note that the estimates, reconciliation, and estimate comparison does not include 60% CD VE values. Estimate updates, inclusive of VE will follow pending approval from the Building Committee.

Pending the outcome of the September 12, 2022, Special Town Meeting for additional funding, a

### CM Construction Cost Estimate - Unifomat II [NO VE INCLUDED]

Gilbane construction cost estimate; Unifomat II, level 3 dated 08/23/2022, Rev.2, can be found in Appendix 4 / 2.3 – CM Construction Cost Estimate - Unifomat II

### CM Construction Cost Estimate - CSI MasterFormat/Bid Package [NO VE INCLUDED]

Gilbane construction cost estimate; CSI MasterFormat dated 08/23/2022, Rev.2, can be found in Appendix 4 / Section 2.3 – CM Construction Cost Estimate - CSI Master Format/Bid Package

### OPM Cost Estimate Reconciliation [NO VE INCLUDED]

Leftfield OPM reconciliation of the CMR and Designer construction cost estimates form can be found in Appendix 4 / 2.3 – OPM Cost Estimate Reconciliation.

### Cost Estimate Comparison Form [NO VE INCLUDED]

Leftfield updated cost estimate comparison form can be found in Appendix 4 / 2.3 – Cost Estimate Comparison Form.

## Updated Project Budget

As discussed with the MSBA on August 11, 2022, Leftfield disclosed the substantial forecasted overrun expected on the project, which was roughly \$9 million at that time. On this call, Leftfield mentioned various meetings that have occurred with Town leadership to discuss options related to the projected overrun and the Town's intent to schedule a special town

meeting. On August 22, 2022, Leftfield provided the MSBA with an update regarding the anticipated project overrun [now \$9.5 million] and confirmed that the Town has scheduled a Special Town Meeting to request additional borrowing for the project to cover the projected overrun due to the historic rise in construction costs. That said, please note the following:

TIMEFRAME/ DATE	ACTIVITY UPDATE
7/29/2022	Estimates received from Gilbane and PM&C [SGA's consultant]
8/2/2022	Full day of estimate reconciliation with Gilbane, SGA, PM&C, Leftfield, and SGA's consultants.
8/5/2022	Based on the 8-2 reconciliation, Gilbane and PM&C Estimators resent their reconciled estimates. The 2 independent estimates were within 1% of each other, and both indicated the construction control budget was \$9.5M over budget.
Week of 8/8/2022	Leftfield, SGA, and Gilbane met with SBC Leadership to review options moving forward.
8/11/2022	Leftfield sent out an update to the SBC.
8/11/2022	Leftfield conducts a phone call with MSBA and corresponds with email regarding the status of the project and the Select Boards indent to have a Special Town Meeting requesting additional borrowing for the project.
8/12/2022	The Select Board held a meeting to discuss the project and anticipated overrun. The Select Board approved Mr. Haddad to submit a Request for Determination of Borrowing as defined by Informational Guideline Release [IGR], No. 22-14. This IGR release is an informational document recently issued to Towns and Cities due to the recent unprecedented rise in the construction market over the past two years. The Select Board also approved a Special Town Meeting on 9/12/2022 at 7 PM.
8/14 - 8/16/2022	Leftfield prepared a report to accompany the Town/District request for determination to the Department Of Revenue [DOR].
8/16/2022	Mr. Haddad submitted the DOR IGR application.
8/22/2022	Leftfield and the MSBA conducted a phone call to update each other on the project. Leftfield followed up with the MSBA via email correspondence and provided the MSBA with a copy of the DOR IGR application.
8/23/2022	Mr. Haddad received the approved DOR IGR request.
8/25/2022	Regularly scheduled SBC meeting where Leftfield provided the building committee and public an update on the project.
9/8/2022	Upcoming SBC meeting and community forum to review the content for the September 12, 2022, Special Town Meeting.
9/12/2022	Special Town Meeting scheduled for 7 PM in the Groton-Dunstable Middle School Auditorium located at 344 Main Street in Groton.

An updated project budget can be found in Appendix 4 /Section 2.3 Updated Project Budget reflective of the \$9.5 million projected overrun.

The following documents can be found in Appendix 4/ Section 2.3 Project Scope and Budget:

- 2022 Special Town Meeting Warrant
- Town of Groton Request for Determination for Borrowing 08-16-22
- Groton DE-2 Determination from the DOR

# Early Bid Packages

As presented as part of the schematic design submission, design development submission and subsequently updated, presented, and discussed with the MSBA on December 7, 2021, and on July 18, 2022, early release packages are identified within the

Florence Roche Elementary School Project.

Please note that to date, the following bid packages have been awarded/executed as of the 60% Construction Documents Submission issuance.

<u>Scope</u>	<u>Drawing package</u>	<u>Awarded Subcontractor</u>	<u>Awarded Amount *</u>
Site Enabling, Earthwork, Site Utilities and Track Complete	Package 1	Ernest Guilgi & Sons	\$10,958,869
Concrete	Package 2.1	Marguerite Concrete	\$3,526,133
Steel	Package 3.1	Norgate Metal	\$4,710,450
Elevator	Package 2.2	Delta Beckwith	\$232,000
Underground Plumbing	Package 2.2	KMD Mechanical	\$455,000
Underground Electrical	Package 2.2	Griffin Electric	\$307,000

Please note the awarded amounts indicated are comprised of the base bid, Subcontractor Default Insurance, and Owner Allowances [if applicable].

# Bid Tables For Awarded Scope

Please note the bid values listed below are bid values only; they do not include Subcontractor Default Insurance or Owner Allowances [if applicable]. Highlighted cells represent the awarded low Sub/Trade Contractor.

## Florence Roche Elementary School Bid Tabulation\*

### 03A Concrete - Drawing Package 2.1

Sub Contractor	Base Bid
JL Marshall and Son, Inc.	\$ 3,789,000
<b>Marguerite Concrete, Inc.**</b>	<b>\$ 3,410,460</b>
Capasso Enterprises, Inc.	\$ 4,314,000
Prime Concrete & Sitework, LLC	\$ 6,977,726

### 05A Structural Steel - Drawing Package 3.1

Subcontractor	Base Bid
Norgate**	\$ 4,650,000
<b>Sturo</b>	<b>\$ 4,679,000</b>
Beauce Atlas	\$ 6,250,000

### 31A Site Enable - Drawing Package 1

Subcontractor	Base Bid
Ernest Guigli & Sons, Inc.**	\$ 10,072,000
<b>Marois Brothers, Inc.</b>	<b>\$ 10,601,000</b>
WL French Excavating Corporation	\$ 10,892,000
<b>United Civil, Inc.</b>	<b>\$ 12,956,238.00</b>

### Elevator - Drawing Package 2.2

Trade Contractor	Base Bid
<b>Delta Beckwith Elevator Company**</b>	<b>\$ 232,000</b>

### UG Plumbing - Drawing Package 2.2

Trade Contractor	Base Bid
<b>KMD Mechanical Corp.**</b>	<b>\$ 455,000</b>
William F Lynch	\$ 470,000
PJ Dionne Company, Inc.	\$ 509,900
NB Kenney Company, Inc.	\$ 549,000
Charles M. Moran Plumbing & Heating, Inc.	\$ 597,000
Araujo Bros. Plumbing, Inc.	\$ 644,000
Harold Brothers Mechanical	\$ 666,000

### UG Electrical - Drawing Package 2.2

Trade Contractor	Base Bid
<b>Wayne J. Griffin Electric, Inc.**</b>	<b>\$ 307,000</b>

\*Please note these are the bid numbers only, these numbers do not include Subcontractor Default Insurance, Owner Allowances

\*\*Awarded Sub/ Trade Contractor



# Drawing Package | MSBA Submission | Scope Award/Bid Chart

A chart outlining the early bid packages, estimating, MSBA submission, MSBA review, and scope award can be found in Appendix 4/ Section 2.3 Updated Project Scope and Budget - Drawing Package | MSBA Submission | Scope Award/Bid Chart.

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# Value Engineering

As a result of the reconciled estimates, the project team has developed a VE opportunity list, which has been thoroughly reviewed and approved by the District. All items have been accepted by the District and incorporated into the design. The District approved VE is pending Building Committee approval, which will occur in mid-September. The pricing/estimated VE savings is pending. Pending the outcome of the September 12, 2022, Special Town Meeting for additional funding, a supplemental submission will

follow, which will include an updated VE list with anticipated savings.

The newly issued MSBA VE Efforts Template has been forwarded via email as part of this 60% CD submission due to the unique landscape format of the excel document.

A copy of the building committee's 60% CD VE approval will follow, pending their approval, which is scheduled for mid-September.

<u>Item #</u>	<u>Category</u>	<u>VE Item</u>	<u>OOM Value</u>
1	Exterior	Change TPO roofing to EPDM roofing	TBD
2	Exterior	Delete soffit ceiling of cafeteria canopy, painted metal deck and steel structure.	TBD
3	Interior	Remove benches from Project Area wedges	TBD
4	Interior	Replace colored vertical full height accent wall tiles in corridors with painted gypsum wall board with wainscot and include steel radiused corner beads mechanically attached.	TBD
5	Interior	Change glass stair railings to metal mesh panels (Stair B) and steel balusters at Stairs A, C, D	TBD
6	Interior	Remove display case in lobby at gym wall	TBD
7	Interior	Replace tile in lobby with Linoleum (keep Porcelain tile in Cafe), Rubber stair treads at main stair instead of porcelain tile	TBD
8	Interior	Delete Admin area kitchenette, replace with empty generic storage room	TBD
9	Interior	Delete all casework, sinks, and associated plumbing from Storeroom 142	TBD
10	Interior	Reduce corridor wainscot by 1 tile course (25% reduction overall)	TBD
11	Interior	Delete STEM room platform, replace with level linoleum floor	TBD
12	Interior	Delete 50% of sliding glass partition at welcome desk (replace with fixed glass)	TBD
13	Interior	Delete curved ceiling panels in project areas	TBD
14	Interior	Replace premium perforated wood curved panels at Cafe ceiling with solid color panels	TBD
15	Interior	Delete classroom soffits above casework	TBD
16	Interior	Replace engineered stone window sills with solid surface	TBD
17	Interior	Delete all door transoms (keep sidelight only) and transom music room and art rooms	TBD
18	Interior	Delete theatrical lighting, replace with dimmable track light system	TBD
19	Interior	Reduce acoustic panels by 30% (none in corridors, reduce Gym by 50%, delete ceiling pyramids from Music (replace with typ ACT), reduce lobby by 50%, reduce Cafe by 40%)	TBD
20	Interior	Delete millwork proscenium, replace with 12x24 tile at left and right jambs opening, GWB at opening head	TBD
21	Interior	Delete 50% of corridor tack surface above cubbies	TBD
22	Interior	Delete all 75% tack rail from corridors	TBD
23	Interior	Delete acoustic panels wrapped with perforated printed vinyl at lobby, replace with printed vinyl applied directly to wall	TBD
24	Interior	Delete Lactation room, replace with empty generic storage room (can still be used for lactation room, just not all decked out)	TBD
25	Site	Eliminate boulders from Outdoor Learning Lab - just concrete slab. let definition come from furnishings.	TBD
26	Site	Reduce plant material at main entry, target 50%	TBD
27	Site	Reduce plant material at Outdoor Learning Lab target 50%	TBD
28	Plumb	DELETE Heat trace and insulation on below slab plumbing. RWS notes other districts accept this VE item in the past.	TBD
29	Mech	RTUs - relax specs if possible to increase bid competition- get list from interested manufacturers	TBD
30	AV, IT	AV conduit simplify - only stub above ceilings - minimize - internal	TBD
31	AV, IT	Reduce ethernet jacks per meeting with the District on 06/15/2022	TBD
32	AV, IT	Install cable tray only at closets - rest J hooks - internal	TBD