

Somerville High School Building Committee Info Session Notes

PROJECT: Somerville HS Project

MEETING DATE: November 05, 2018

LOCATION: Modular Trailer Complex, 81 Highland

ATTENDEES: (*Absent in Italics*)

- | | | | |
|------------------------|--|--|--|
| <u>Bldg. Cmte:</u> | <input type="checkbox"/> Mayor Curtatone (<i>JC</i>) | <input type="checkbox"/> Tony Pierantozzi (TP) | <input type="checkbox"/> Tony Ciccariello (<i>TC</i>) |
| | <input type="checkbox"/> Rob King (RK) | <input type="checkbox"/> Mary Skipper (MS) | <input type="checkbox"/> Stan Koty (SK) |
| | <input type="checkbox"/> Max Nadeau (<i>MN</i>) | <input type="checkbox"/> Ed Bean (EB) | <input type="checkbox"/> Alumdena Abeyta (<i>AA</i>) |
| | <input type="checkbox"/> Tom Bent (TB) | <input type="checkbox"/> Adda Santos (<i>AS</i>) | <input type="checkbox"/> Mary-Jo Rossetti (<i>MJR</i>) |
| | <input type="checkbox"/> Leo DeSimone (<i>LD</i>) | <input type="checkbox"/> Sebastian LaGambina (<i>SL</i>) | <input type="checkbox"/> Carrie Normand (<i>CN</i>) |
| | <input type="checkbox"/> Grace Torino (GT) | | |
| <u>PMA:</u> | <input type="checkbox"/> Anthony Lopresti | <input type="checkbox"/> Chad Crittenden | <input type="checkbox"/> Sean Burke |
| <u>SMMA:</u> | <input type="checkbox"/> Alex Pitkin | <input type="checkbox"/> Lorraine Finnegan | <input type="checkbox"/> Matt Rice |
| | <input type="checkbox"/> Tony Iacovino | <input type="checkbox"/> Peter Lukaic | <input type="checkbox"/> Walter Hartley |
| <u>Suffolk (SCCI):</u> | <input type="checkbox"/> Chris Walenton | <input type="checkbox"/> Doreen Crowley | <input type="checkbox"/> Denis Garriepy |
| <u>Others:</u> | <input type="checkbox"/> SEE ATTACHED SIGN-IN SHEET | | |

Meeting called to order by Chair Tony Pierantozzi at 4:31 PM.

Motion to approve minutes of the September 24, 2018 meeting **M:RK S:MS D:None V:9-0-1**

General

Item	Responsible	Due	Notes
9/09:01	SBC		<p>General Update: TP gave an overview of the meeting agenda.</p> <p>TP: Introduced a new member of the committee, Grace Torino and the Contract Administration Architect, Dave Fanuele.</p> <p>Rich Raiche will replace RK on the Committee. We will need an updated Committee form sent to the MSBA. MS will coordinate.</p>
9/09:01	SBC		<p>Design Update: FF&E – SMMA: None</p>
	SCCI		<p>Construction Update– SCCI: Hazmat: There has been unforeseen hazardous materials. There are three distinct area.</p> <ol style="list-style-type: none"> 1) Transite pipe – Transite pipe is non friable. It requires a 10 day DEP notification; 10 days after the notification is sent to the DEP the pipe can be removed. We will clear the 10 day period tomorrow and start removal on Thursday. 2) Asbestos Insulation 3) Steam tunnel asbestos <p>The asbestos insulation and steam tunnel asbestos both require approval, by the DEP, of a Non Traditional Work Plan (NTWP). The NTWP was submitted to the DEP. We are awaiting the approval from the DEP before we can start the removal of the asbestos insulation and the steam tunnel asbestos. DEP has asked follow-up questions, we have revised the NTWP per DEP comments.</p> <p>TP: Asked SCCI to clear up the misconception that there is no work is proceeding. SCCI: we have been working, just not at much production as we would like. We cannot move C wing soil until DEP authorizes us to do so.</p>

			<p>MS: What will the abatement look like? SCCI: Same setup as before, Tyvek suits, respirators, wheel wash, decontamination units. TP: everything we found are utilities abandoned in place from previous projects. We will NOT be continuing that practice. We will remove all found utilities or temporary utilities installed in support of the project. We will leave the site cleaner than when we started</p>
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Cost / Schedule

Item	Responsible	Due	Notes
09:11	PMA		<p>Project Schedule: – MJR: Are additional questions from DEP normal? How long has the project been delayed. SCCI: Additional questions from DEP are normal. We are reviewing the schedule, analyzing the delay to ascertain how much we have been delayed and working on a plan to recover. TP: Opening of the school is a hard date. PMA, SCCI and SMMA will be working through an acceleration plan. The team will provide a revised schedule for the committee.</p> <p>TB: Is there any “fluff” in the original schedule? Any built in anticipation of this types of delays? SCCI: It is a very tight schedule. TP: What is the time lost to day. SCCI: It could be upwards of 6 weeks. We will aim to recover using weekend work and second shifts.</p> <p>MJR: wanted to echo TB’s comments, if finding these types of materials in not unusual, why was there nothing in the schedule to account for this. SCCI: We can’t quantify the unknowns. PMA: work requiring 10 day notifications can be more easily dealt with than item requiring a non-traditional work plan.</p>
2/15:01	TC		<p>Plaques and Memorials – TC: no update</p>
2/15:02	City		<p>Community Meeting/Outreach: MS: We are working with city legal on reports on Indoor Air Quality (IAQ), PMA is providing information to city law department, Suzanna and LD are updating the school.</p> <p>RK: All public records request should go through the city law department so they can be routed to the correct person to pull the document. We would like to avoid having multiple people working on the same task. City Law will review the documents and transmit to the requester.</p>
3/26:02	ALL		<p>GLX: RK: The project team continues to meet with GLX and coordinate our designs</p>
10/22:1			<p>GMP Discussion: TP: The committee received a confidential draft of the GMP 2 weeks ago, and updated GMP draft on Friday and an updated version at the meeting tonight. We have a \$2.35MM decrease from the GMP sent out 2 weeks ago. We have an approximately \$4MM variance to the 90% estimate. The GMP values have been negotiated. SCCI: (Noted that the variance column has a math issue) The trades in RED are bought out and contracts are finalized. This is not a line by line comparison to the 90% estimate, contingencies have been spread throughout the trades to cover completion of drawings. TP: Are contingencies ok, sufficient. PMA: we are carrying 6% contingency, based on industry standards, 6% is appropriate.</p> <p>MRJ: why are we carrying a cost for Auditorium seats? SCCI: The budget assumes new seats. PMA: We have saved auditorium seats, we are investigating if it is more economical to replace or reuse the seats. The low bidder actually carried all new seats.</p>

		<p>MJR: Can the soils management go up in cost? PMA: yes, Soils management is an allowance. We have based the allowance on SMMA estimated soils quantities.</p> <p>SCCI: general cleaning has been reduced by \$900k. We moved costs from inside the trades to a general cleaning line item.</p> <p>MJR: What is the increase in landscaping from 90% estimate to current? PMA: There were several factors causing the increased cost. The largest cost was that planting costs varied drastically from 90% to bid time.</p> <p>TB: Who owns fire stopping SCCI: Each trade owns their own fire stopping. PMA: we have 3rd party inspection who will review mockups of fire stopping prior to installation to make sure it only needs to be done once.</p> <p>MJR: What are the Amendment 1 & 2 line items? SCCI: Those line move money to the appropriate locations in the GMP so that there is no double dipping on those costs.</p> <p>MJR: Overtime was 233K, now \$0. SCCI: To make the 8/29 date, SCCI will absorb OT in their contingency, exclusive of the unforeseen hazardous material issues. MJR: Now that hazmat pipes have been found, are you coming to the owner for OT costs. PMA: Yes, PMA is analyzing what we own, what we assumed, and what we will need budget for the recovery effort.</p> <p>PMA: Bond cost dropped \$500k. We had 2 options for bond; Payment and Performance bonds or Subguard. Subguard provided additional coverage but comes at a premium cost. All of the subtrades are on P&P bonds, so they would not be included in the Subgurard plan, regardless.</p> <p>MJR: Winter conditions is now \$0? PMA: Winter Conditions are included in the GR/GCs as an allowance.</p> <p>TP: asked for any additional comments, seeing none will entertain a montion to approve a GMP.</p> <p>M:TB S:RK – Motion to approve GMP as a not to exceed value of \$206,383,977. D: TB: could this come down further with VE? PMA: yes, PMA is also negotiating with Suffolk on some items, mainly labor rates. We do not agree with rates from one of Suffolk’s subcontractors. TB: Which subcontractor PMA/SCCI: Liberty MJR: What is the likelihood that any of the unbought scope comes in lower than budgeted? Where does the money go? SCCI: Money goes back into SCCI contingency. Any unspent contingency money goes back to the owner at the end of the project. MJR: Asked if Ed Bean was comfortable: EB: Yes.</p> <p>VOTE: 10-0-0</p>
10/22:2		
2/15:03	ALL	Public Comment: None
		Upcoming Meetings : ALL meetings at 4:30PM unless otherwise noted NEW : 12/10 – HS Mods

			01/07 - HS Mods – 5:00PM 01/28 – HS Mods 02/11 – HS Mods 03/04 – HS Mods 03/25 - HS Mods 04/08 – HS Mods 04/29 – HS Mods 05/20 – HS Mods 06/17 – HS Mods 07/15 – HS Mods 08/12 – HS Mods
			New Business:

Meeting Adjourned: Motion to Adjourn M:TB; S:MJR 9-0-1 6:01 PM

The author of these minutes assumes, to the best of his or her knowledge, that the above content of these Meeting Minutes depict all that transpired during this Project meeting. All attendees are required to address by memo or via e-mail, any omissions, errors or inconsistencies in the reporting of these Meeting Minutes, to the writer, within two (2) business days of receipt of these Meeting Minutes.

Prepared By: Sean Burke, PMA Consultants

Signed: Sean Burke

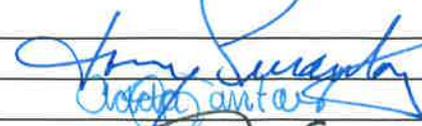
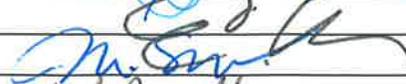
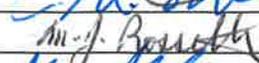
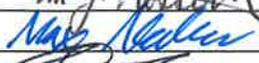
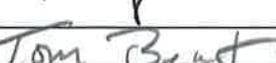
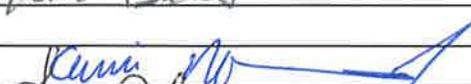
Date: 10/01/18;

Somerville High School Building Committee

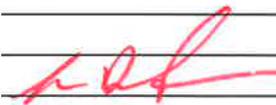
Meeting Sign in Sheet

PROJECT: Somerville HS
LOCATION: Somerville HS
MEETING DATE: October 22, 2018

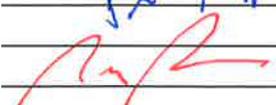
Building Committee

	Signature
Mayor J. Curtatone	
Chair T. Pierantozzi	
Adda Santos	
Ed Bean	
Mary Skipper	
Mary-Jo Rossetti	
Max Nadeau	
Rob King	
Stan Koty	
Tom Bent	
Tony Ciccariello	
Carrie Normand	
Leo DeSimone	
Sebastian Lagambina	
Almudena Abeyta	
Grace Torino	

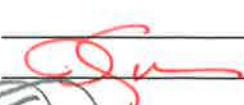
OPM: PMA Consultants

Chris Carroll	
Chad Crittenden	
Sean Burke	
Walter Hartley	
Anthony Lopresti	

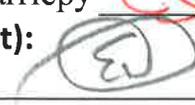
Architect: SMMA

Alex Pitkin	
Lorraine Finnegan	
Matt Rice	
Erin Prestileo	

CM: Suffolk

Chris Walenten	
Doreen Crowley	
Denis Garriepy	

Guests (please print):

Ed Nuzzo	

City of Somerville
Somerville High School
 PR's, RFI's, Tickets

Date Updated ----- 10/31/2018

EXTERNAL PCO's (OOS)

TYPE	SUB	DESCRIPTION	AMOUNT	APPROVED	PENDING	TO BE SUBMITTED	NOTES
				STATUS	STATUS	STATUS	
PCO	WJGEI	PCO #01 - Electrical Work in Mods	\$ 12,983.21	\$ 12,983.21			
PCO	WJGEI	PCO #02 - Electrical Service Adds and Deducts @ Mods	\$ 11,520.84	\$ 11,520.84			
PCO	Triumph	PCO #03 - Triumph Changes in Mods	\$ 34,347.50		\$ 34,347.50		Pending review by Owner
PCO	Capital Carpet	PCO #04 - Athletic Flooring for Temp Weight Room	\$ 11,610.00	\$ 11,610.00			Approved, Owner Contingency (marked by S. Burke)
PCO	Derenzo	PCO #06 - Handicap Parking Changes at Concourse	\$ 29,020.00	\$ 29,020.00			Approved, Owner Contingency (marked by S. Burke)
PCO	Derenzo	PCO #07 - Form, Reinf. & Pour Concourse Sidewalks and Handicap Parking	\$ 10,343.00	\$ 10,343.00			Approved, Owner Contingency (marked by S. Burke)
PCO	Derenzo	PCO #08 - Credit for Sand Bedding not Installed	\$ (3,200.00)	\$ (3,200.00)			
PCO	Derenzo	PCO #09 - Credit for Telecom Trenching not performed	\$ (9,500.00)	\$ (9,500.00)			
PCO	WJGEI	PCO #10 - Additional Grounding Required in Mods per AHJ	\$ 4,312.32	\$ 4,312.32			
PCO	JDC Demo	PCO #11 - PR-002 - Additional Demo Scope per 100% CD's	\$ 18,087.42		\$ 18,087.42		Pending review by Owner
PCO	Triumph	PCO #12 - Triumph CO's 4, 5, 6 - Misc. Mods Changes	\$ 9,580.74		\$ 9,580.74		Pending review by Owner
PCO	JDC Demo	PCO #13 - BAS Relief Panel Removal (Field Directive)	\$ 32,824.10		\$ 32,824.10		Returned by S. Burke marked up as \$23,456.35, JDC does not accept it
PCO	JDC Demo	PCO #14 - Unforeseen Mastie behind Brick Infills	\$ 59,322.34	\$ 59,322.34			
PCO	Lighthouse	PCO #15 - Trucking and Storage of Historical Building Elements	\$ 9,240.00		\$ 9,240.00		Rejected by Owner, Lighthouse disagrees
PCO	BA	PCO #16.1 - PR-001 - Additional Steel Detailing due to 100% drawings	\$ 7,227.00		\$ 7,227.00		Pending review by Architect
PCO	JDC Demo	PCO #17 - Abate Additional Infills - Summer '18 D Wing and B Wing by Utility Trench	\$ 2,678.32	\$ 2,678.32			
PCO	V&G Iron	PCO #18 - Temp Stair for Egress at Gym	\$ 107,825.00	\$ 107,825.00			
PCO	Derenzo	PCO #19 - Haul Road Reconciliation with J Derenzo	\$ 217,487.00		\$ 217,487.00		Pending review by PMA & SMMA
PCO	Marguerite	PCO #20 - Temp Concrete Footings at Temp Stair Tower	\$ 6,932.00	\$ 6,932.00			
PCO	BA	PCO #21 - Steel Changes from Sequence 01 through 18	\$ 77,294.00		\$ 77,294.00		
PCO	JDC Demo	PCO #22 - Abate Unforeseen AC Pipe Insulation and Subsurface Transite	\$ 9,750.00	\$ 9,750.00			awaiting final reconciliation for what was actually abated
PCO	Fire Equipment Co.	PCO #23 - Plug-in and Plug-out Services from Fire Equipment Co during Summer Enabling	\$ 31,267.94		\$ 31,267.94		With PMA and City to approve rates
Draft PCO	Hennigar Door	CCD #01 - Added Panic Hardware at CTE Wing - Hennigar Door Invoices	\$ 12,835.00			\$ 12,835.00	
Draft PCO	Hardware Specialties	Temp Doors PO for Summer Slam Work	\$ 36,100.00			\$ 36,100.00	Hardware Specialties
Draft PCO	Front Line	Final Cleaning for Summer 2018 - Front Line Inc.	\$ 18,081.82			\$ 18,081.82	Invoices 46952 and 46858
Draft PCO	Granite State Specialties	Photo-Luminescent Egress Striping for Summer Work	\$ 6,960.00			\$ 6,960.00	Granite State
Draft PCO	Lauretano	Temp Signage from Lauretano	\$ 998.95			\$ 998.95	Lauretano Signs (requested by S. Burke)
Draft PCO	Flett	CR1 - Prep School Street Laydown Area	\$ 8,417.72			\$ 8,417.72	
Draft PCO	Flett	CR-2 - Manage stockpile on School Street because soil could not be hauled out	\$ 13,351.02			\$ 13,351.02	
Draft PCO	Flett	CR-3 - Permium Time - Temp Utility Trench	\$ 685.44			\$ 685.44	
Draft PCO	Flett	CR-4 - Build Temp. Egress at School Street	\$ 3,184.84			\$ 3,184.84	
Draft PCO	Simplex	CR-1 - Premium Time worked on Saturday 8-4-18	\$ 585.29			\$ 585.29	
Draft PCO	Simplex	CR-2 - Premium Time worked on Saturday 8-11-18	\$ 1,132.65			\$ 1,132.65	
Draft PCO	Simplex	CR-3 - Drop Sprinkler Heads in D Wing Lower Corridor - Ceiling had to be lowered due to coordination of new mechanical pipes	\$ 2,087.27			\$ 2,087.27	
Draft PCO	K&K Acoustical	Inv 12425 - Temporary Ceiling Work Completed 8/27/18 and 8/14/18	\$ 11,995.50			\$ 11,995.50	
Draft PCO	K&K Acoustical	Inv 16241 - Temporary Ceiling Work Completed on 8/20/18	\$ 5,562.00			\$ 5,562.00	
Draft PCO	Flett	CR-5 - Temp Egress to School Street	\$ 30,335.64			\$ 30,335.64	
Draft PCO	Flett	CR-6 - Manage stockpile on School Street because soil could not be hauled out (Part 2)	\$ 1,806.57			\$ 1,806.57	
Draft PCO	Flett	CR-7 - Premium Time on Soil Nail Wall Install	\$ 2,018.64			\$ 2,018.64	
Draft PCO	Derenzo	COR 5 - Premium Time Slips for Weekend Work over April Vacation Concourse Work	\$ 3,239.48			\$ 3,239.48	
Draft PCO	Derenzo	COR 6 - Break up and Dispose of Concrete Underslab under bricks during April Concourse Work	\$ 1,877.93			\$ 1,877.93	
Draft PCO	Derenzo	COR 7 - Prep, Pave, Cut and Tap Trench in Parking Lot	\$ 2,358.72			\$ 2,358.72	

City of Somerville
Somerville High School
 PR's, RFI's, Tickets

Date Updated ----- 10/31/2018

EXTERNAL PCO's (OOS)

TYPE	SUB	DESCRIPTION	AMOUNT	APPROVED	PENDING	TO BE SUBMITTED	NOTES
				STATUS	STATUS	STATUS	
Draft PCO	Derenzo	COR 8 - Excavate Water Line, Tap, Shutdown for C Wing Demo	\$ 2,318.10			\$ 2,318.10	
Draft PCO	Pavilion	RCB01 - Vinyl Cove Base during Summer '18 Work	\$ 3,261.58			\$ 3,261.58	
Draft PCO	Flett	CR-8 - Crosswalk Striping at Mods and Down to Library	\$ 3,586.84			\$ 3,586.84	
Draft PCO	Flett	CR-9 - Additional Tree Cutting of 16 Trees Requested by SCCI	\$ 14,556.48			\$ 14,556.48	
Draft PCO	Derenzo	COR 9 - Exploration of 8in Fire Service for Cut and Cap, Includes Backfill	\$ 16,264.62			\$ 16,264.62	
Draft PCO	Lighthouse	PCO-006 - Remove Existing Door Frame and Infill with CMU @ Corridor CTE Wing Basement	\$ 3,993.53			\$ 3,993.53	
Draft PCO	Lighthouse	PCO-007 - Fixing Existing Gym Door Back Patio and Infilling Penetrations	\$ 3,472.61			\$ 3,472.61	
Draft PCO	Lighthouse	PCO-008 - Demo, Tooth, and Parge Gym Entrances for Temp Stair	\$ 4,350.58			\$ 4,350.58	
Draft PCO	Lighthouse	PCO-009 - Repair Stairs for Egress at Building D (Library Steps)	\$ 8,766.47			\$ 8,766.47	
Draft PCO	Lighthouse	PCO-010 - Demo Unsafe Brick above Arched Windows that were removed for Historical Society	\$ 1,016.68			\$ 1,016.68	
Draft PCO	Grasseschi	CO 2P - Premium Time on Summer Work	\$ 12,229.00			\$ 12,229.00	
Draft PCO	Grasseschi	CO 3P - Investigate and Test Gas Line, Added Ball Valves on Temp Water Service	\$ 25,337.00			\$ 25,337.00	
Draft PCO	Flett	CR-10 - Pave handicap ramp on Concourse where Bus lets off	\$ 1,642.16			\$ 1,642.16	
Draft PCO	WJGEI	Proposal #T01 - Credit for ASI 001 and Add for PR-18 - Revised AV Equipment	\$ 22,174.46			\$ 22,174.46	
Draft PCO	WJGEI	Proposal #T02 - Provide Patch Cords for Owner	\$ 374.44			\$ 374.44	
Draft PCO	WJGEI	Proposal #T03 - Rework PA System and Testing of PA	\$ 2,983.91			\$ 2,983.91	
Draft PCO	WJGEI	Proposal #T04 - Changes to Telecom Enabling via PR-007	\$ 4,265.58			\$ 4,265.58	
Draft PCO	PJ Spillane	COR 501 - Waterproof the electrical room	\$ 9,247.00			\$ 9,247.00	
Draft PCO	PJ Spillane	COR 502 - Waterproof the electrical room (2)	\$ 5,714.00			\$ 5,714.00	
Draft PCO	Flett	CR-11 - Street Sweeping for the entire project (before school opens)	\$ 1,776.28			\$ 1,776.28	
Draft PCO	Flett	CR-12 - Create Temp Access Road to allow fence company to safely install the fence from School Street Construction Gate down to GLX Property	\$ 1,710.82			\$ 1,710.82	
Draft PCO	WJGEI	Proposal #06 - PR-014 - Credit for LS8 Light Fixtures	\$ (3,006.33)			\$ (3,006.33)	
Draft PCO	BA	COP013 - Suffolk RFI 005 - Added Moment Connections	\$ 4,776.00			\$ 4,776.00	
Draft PCO	BA	COP014 - Changes from Sequence 19 through 23	\$ 5,433.00			\$ 5,433.00	
Draft PCO	WJGEI	Proposal #10 - Summer Premium Time to Accelerate Work	\$ 25,422.32			\$ 25,422.32	
Draft PCO	WJGEI	Proposal #16 - Re-feed Cameras after encounter of unforeseen Security Lines for City Hall	\$ 1,333.21			\$ 1,333.21	
Draft PCO	Flett	CR-13 - Striping Handicap Symbols and Added Walkway Striping	\$ 3,502.84			\$ 3,502.84	
Draft PCO	Marguerite	PCO #02 - Down time forming footings for Generator Walls	\$ 3,883.00			\$ 3,883.00	
Draft PCO	Marguerite	PCO #03 - Form & Install Sacrificial Form around 12" RCP pipe and 12" DI pipe at Wall #16 (unforeseen condition)	\$ 3,848.00			\$ 3,848.00	
Draft PCO	Greenwood	Inv 13320 - Install Temp Exhaust Fan Curb for Relocated Fan	\$ 1,220.76			\$ 1,220.76	
Draft PCO	BA	COP015 - Costs related to RFI #202 and #217	\$ 1,856.00			\$ 1,856.00	
Draft PCO	BA	COP016 - Costs related to comments on returned submittal for Sequence 26-29	\$ 367.00			\$ 367.00	
Draft PCO	JDC Demo	COR #03 - Premium Time for Summer Demolition Work	\$ 7,342.26			\$ 7,342.26	
Draft PCO	JDC Demo	COR #05 - Sawcut and Demo E Wing Slab for Unforeseen Electrical Utilities	\$ 5,809.83			\$ 5,809.83	
Draft PCO	JDC Demo	COP #05.1 - Non-Traditional Abatement of Unforeseen Asbestos Tunnel and Insulation	\$ 201,351.90		\$ 201,351.90		This price may come down per JDC Demo depending on final approval of N
Draft PCO	Lighthouse	PCO #012 - F&I Hand Set Precast Pieces not tagged to Filed Sub Bid	\$ 78,500.00			\$ 78,500.00	
Draft PCO	WJGEI	Proposal #07 - Rework Fire Alarm Equipment and Devices located in the gym not shown on the electrical drawings.	\$ 25,833.56			\$ 25,833.56	
Draft PCO	WJGEI	Draft Proposal #08 - Rework and Rewire 1600a SWBD-2 not shown on the electrical drawings	\$ 109,071.50			\$ 109,071.50	awaiting final proposal from WJGEI
Draft PCO	WJGEI	Draft Proposal #09 - Rework and Rewire electrical panels and associated branch wiring located in the Gym not shown on the electrical drawings.	\$ 51,738.95			\$ 51,738.95	awaiting final proposal from WJGEI
Draft PCO	WJGEI	Draft Proposal #11 - Install Baseboard Heater per RFI 151	\$ 2,117.33			\$ 2,117.33	awaiting final proposal from WJGEI

**City of Somerville
Somerville High School**

81 Highland Ave., Somerville MA
Job #: 50302

100% CD Variance Report
Date: 11/2/2018
Arch Est: Doreen Crowley
MEP Est: MC/TJL

			GMP dated 11/2/18			90% CD Reconciled Estimate dated 02/09/18			Variance		
			Total Project Construction Costs			Total Project Construction Costs			Total Project Construction Costs		
			377,406 gsf	Cost / gsf	% Total	377,406 gsf	Cost / gsf	% Total	377,406 gsf	Cost / gsf	% Total
Code	Gross Building Area:										
020000	Demolition / Haz Material Removal		\$7,729,900	\$20.48 /gsf	3.7%	\$7,939,728	\$21.04 /gsf	3.9%	(\$209,828)	-\$0.56 /gsf	-4.0%
024200	Remove & Salvage of Construction Materials (Allowance)		\$300,000	\$0.79 /gsf	0.1%	\$0	\$0.00 /gsf	0.0%	\$300,000	\$0.79 /gsf	5.7%
03300	Concrete, Formwork, & Rebar		\$16,249,000	\$43.05 /gsf	7.9%	\$12,987,176	\$34.41 /gsf	6.4%	\$3,261,824	\$8.64 /gsf	61.7%
03300	Polished Concrete		\$43,726	\$0.12 /gsf	0.0%	\$63,260	\$0.17 /gsf	0.0%	(\$19,534)	-\$0.05 /gsf	-0.4%
03400	Precast Concrete		\$384,200	\$1.02 /gsf	0.2%	\$579,851	\$1.54 /gsf	0.3%	(\$195,651)	-\$0.52 /gsf	-3.7%
04200	Masonry		\$7,145,000	\$18.93 /gsf	3.5%	\$5,355,808	\$14.19 /gsf	2.7%	\$1,789,192	\$4.74 /gsf	33.8%
05100	Structural Steel		\$10,130,000	\$26.84 /gsf	4.9%	\$10,136,855	\$26.86 /gsf	5.0%	(\$6,855)	-\$0.02 /gsf	-0.1%
05500	Miscellaneous Metals		\$3,899,999	\$10.33 /gsf	1.9%	\$2,877,830	\$7.63 /gsf	1.4%	\$1,022,169	\$2.71 /gsf	19.3%
06200	Finish Carpentry & Millwork		\$3,238,448	\$8.58 /gsf	1.6%	\$2,123,267	\$5.63 /gsf	1.1%	\$1,115,181	\$2.95 /gsf	21.1%
07100	Waterproofing / Joint Sealants		\$1,157,000	\$3.07 /gsf	0.6%	\$432,181	\$1.15 /gsf	0.2%	\$724,819	\$1.92 /gsf	13.7%
07500	Roofing Systems		\$3,796,000	\$10.06 /gsf	1.8%	\$3,295,364	\$8.73 /gsf	1.6%	\$500,636	\$1.33 /gsf	9.5%
	Metal Panels/Terracotta/Louvers/CW		\$14,269,000	\$37.81 /gsf	6.9%	\$14,311,956	\$37.92 /gsf	7.1%	(\$42,956)	-\$0.11 /gsf	-0.8%
07810	Fireproofing		\$1,343,620	\$3.56 /gsf	0.7%	\$1,628,258	\$4.31 /gsf	0.8%	(\$284,638)	-\$0.75 /gsf	-5.4%
08200	Doors, Frames, & Finish Hardware		\$1,242,500	\$3.29 /gsf	0.6%	\$2,065,850	\$5.47 /gsf	1.0%	(\$823,350)	-\$2.18 /gsf	-15.6%
08360	Overhead Doors & Loading Dock Equip		\$151,886	\$0.40 /gsf	0.1%	\$302,450	\$0.80 /gsf	0.1%	(\$150,564)	-\$0.40 /gsf	-2.8%
08422	Aluminum Windows		\$2,039,000	\$5.40 /gsf	1.0%	\$1,683,890	\$4.46 /gsf	0.8%	\$355,110	\$0.94 /gsf	6.7%
08422	Interior Glazing		\$656,075	\$1.74 /gsf	0.3%	\$1,533,146	\$4.06 /gsf	0.8%	(\$877,071)	-\$2.32 /gsf	-16.6%
08422	Moisture Mitigation		\$149,275	\$0.40 /gsf	0.1%	\$0	\$0.00 /gsf	0.0%	\$149,275	\$0.40 /gsf	2.8%
09290	Gypsum Drywall		\$14,116,700	\$37.40 /gsf	6.8%	\$11,524,516	\$30.54 /gsf	5.7%	\$2,592,184	\$6.87 /gsf	49.0%
09300	Tile		\$2,176,775	\$5.77 /gsf	1.1%	\$1,651,055	\$4.37 /gsf	0.8%	\$525,720	\$1.39 /gsf	9.9%
09660	Terrazzo		\$1,274,700	\$3.38 /gsf	0.6%	\$1,812,050	\$4.80 /gsf	0.9%	(\$537,350)	-\$1.42 /gsf	-10.2%
09510	Acoustical Ceilings		\$1,357,200	\$3.60 /gsf	0.7%	\$2,687,478	\$7.12 /gsf	1.3%	(\$1,330,278)	-\$3.52 /gsf	-25.2%
09520	Acoustical Wall & Ceiling Systems		\$198,000	\$0.52 /gsf	0.1%	\$366,839	\$0.97 /gsf	0.2%	(\$168,839)	-\$0.45 /gsf	-3.2%
09600	Resilient Flooring		\$1,930,963	\$5.12 /gsf	0.9%	\$1,568,418	\$4.16 /gsf	0.8%	\$362,545	\$0.96 /gsf	6.9%
09600	Carpet Tile		\$284,400	\$0.75 /gsf	0.1%	\$265,350	\$0.70 /gsf	0.1%	\$19,050	\$0.05 /gsf	0.4%
09910	Painting		\$1,000,000	\$2.65 /gsf	0.5%	\$804,639	\$2.13 /gsf	0.4%	\$195,361	\$0.52 /gsf	3.7%
09670	Epoxy Flooring		\$437,925	\$1.16 /gsf	0.2%	\$476,832	\$1.26 /gsf	0.2%	(\$38,907)	-\$0.10 /gsf	-0.7%
09620	Wood Floor Systems		\$160,000	\$0.42 /gsf	0.1%	\$741,206	\$1.96 /gsf	0.4%	(\$581,206)	-\$1.54 /gsf	-11.0%
10000	Specialties		\$1,995,906	\$5.29 /gsf	1.0%	\$2,132,392	\$5.65 /gsf	1.1%	(\$136,486)	-\$0.36 /gsf	-2.6%
11130	Projection Screens		\$105,400	\$0.28 /gsf	0.1%	\$75,000	\$0.20 /gsf	0.0%	\$30,400	\$0.08 /gsf	0.6%
11400	Food Service Equipment		\$1,429,212	\$3.79 /gsf	0.7%	\$1,539,000	\$4.08 /gsf	0.8%	(\$109,788)	-\$0.29 /gsf	-2.1%
11001	Equipment		\$1,577,322	\$4.18 /gsf	0.8%	\$1,085,600	\$2.88 /gsf	0.5%	\$491,722	\$1.30 /gsf	9.3%
12357	Casework		\$1,830,343	\$4.85 /gsf	0.9%	\$2,048,275	\$5.43 /gsf	1.0%	(\$217,932)	-\$0.58 /gsf	-4.1%
12490	Window Treatments		\$385,916	\$1.02 /gsf	0.2%	\$444,400	\$1.18 /gsf	0.2%	(\$58,484)	-\$0.15 /gsf	-1.1%
12610	Auditorium Seating		\$237,260	\$0.63 /gsf	0.1%	\$203,650	\$0.54 /gsf	0.1%	\$33,610	\$0.09 /gsf	0.6%
14200	Elevators		\$812,568	\$2.15 /gsf	0.4%	\$765,000	\$2.03 /gsf	0.4%	\$47,568	\$0.13 /gsf	0.9%
15300	Fire Protection		\$2,655,340	\$7.04 /gsf	1.3%	\$3,463,946	\$9.18 /gsf	1.7%	(\$808,606)	-\$2.14 /gsf	-15.3%
15400	Plumbing		\$8,026,000	\$21.27 /gsf	3.9%	\$7,440,550	\$19.71 /gsf	3.7%	\$585,450	\$1.55 /gsf	11.1%
15500	HVAC & Automatic Temp Controls		\$22,019,693	\$58.34 /gsf	10.7%	\$22,047,337	\$58.42 /gsf	10.9%	(\$27,644)	-\$0.07 /gsf	-0.5%
16050	Electrical		\$13,370,334	\$35.43 /gsf	6.5%	\$15,325,681	\$40.61 /gsf	7.6%	(\$1,955,347)	-\$5.18 /gsf	-37.0%
31000	Sitework & Earthwork/SOE		\$13,980,000	\$37.04 /gsf	6.8%	\$12,548,215	\$33.25 /gsf	6.2%	\$1,431,785	\$3.79 /gsf	27.1%
31000	Summer 2018 Site Enabling Work		\$750,000	\$1.99 /gsf	0.4%	\$750,000	\$1.99 /gsf	0.4%	\$0	\$0.00 /gsf	0.0%
31000	Soils Management		\$2,600,000	\$6.89 /gsf	1.3%	\$286,000	\$0.76 /gsf	0.1%	\$2,314,000	\$6.13 /gsf	43.8%
32000	Landscaping & Site Improvements		\$6,503,300	\$17.23 /gsf	3.2%	\$4,448,789	\$11.79 /gsf	2.2%	\$2,054,511	\$5.44 /gsf	38.9%
	Early Work: Precon, Modular Classroom & Site Enabling - Amendment 1&2		\$4,023,611	\$10.66 /gsf	2.0%	\$1,715,335	\$4.55 /gsf	0.9%	\$2,308,276	\$6.12 /gsf	43.6%
	Amendment 1 and 2 (Markups) Reconciliation:										
	Amendment 1 (precon Services - now below)		(\$646,199)	-\$1.71 /gsf	-0.3%						
	Amendment 2 - Contingency		(\$62,837)	-\$0.17 /gsf	0.0%						
	Amendment 2 - Builders Risk Policy		(\$9,764)	-\$0.03 /gsf	0.0%						
	Amendment 2 - General Liability		(\$39,707)	-\$0.11 /gsf	0.0%						
	Amendment 2 - Fee		(\$73,231)	-\$0.19 /gsf	0.0%						
	General Cleaning / Labor Support		\$586,032			\$0			\$586,032		
	Sub-Total		\$178,917,791	\$474.07 /gsf	86.8%	\$165,534,424	\$438.61 /gsf	81.7%	\$14,215,105	\$37.67 /gsf	268.8%
	Schematic Design Estimating		\$50,000			\$0			\$50,000		
	Preconstruction Services (Amend. No. 4)		\$696,199			\$0			\$696,199		
	GC/GRs - Amendment 4										
60903	Precon and Enabling	0.00%	\$1,017,227	\$2.70 /gsf	0.5%	\$0	\$0.00 /gsf	0.0%	\$1,017,227	\$2.70 /gsf	19.2%
60903	Phase 1 and 2	0.00%	\$10,980,751	\$29.10 /gsf	5.3%	\$0	\$0.00 /gsf	0.0%	\$10,980,751	\$29.10 /gsf	207.6%
60903	Phase 3	0.00%	\$2,165,795	\$5.74 /gsf	1.1%	\$0	\$0.00 /gsf	0.0%	\$2,165,795	\$5.74 /gsf	41.0%
60903	General Conditions	0.00%	\$0	\$0.00 /gsf	0.0%	\$7,183,644	\$19.03 /gsf	3.6%	(\$7,183,644)	-\$19.03 /gsf	-135.8%
60903	General Requirements	0.00%	\$0	\$0.00 /gsf	0.0%	\$6,834,428	\$18.11 /gsf	3.4%	(\$6,834,428)	-\$18.11 /gsf	-129.2%
60903	Design/Estimating Contingency	0.00%	\$0	\$0.00 /gsf	0.0%	\$2,457,286	\$6.51 /gsf	1.2%	(\$2,457,286)	-\$6.51 /gsf	-46.5%
60902	Escalation Contingency Phase 1	0.00%	\$0	\$0.00 /gsf	0.0%	\$441,987	\$1.17 /gsf	0.2%	(\$441,987)	-\$1.17 /gsf	-8.4%
60902	Escalation Contingency Phase 1a	0.00%	\$0	\$0.00 /gsf	0.0%	\$356,688	\$0.95 /gsf	0.2%	(\$356,688)	-\$0.95 /gsf	-6.7%
60902	Escalation Contingency Phase 1b	0.00%	\$0	\$0.00 /gsf	0.0%	\$343,064	\$0.91 /gsf	0.2%	(\$343,064)	-\$0.91 /gsf	-6.5%
60902	Escalation Contingency Phase 2	0.00%	\$0	\$0.00 /gsf	0.0%	\$3,304,058	\$8.75 /gsf	1.6%	(\$3,304,058)	-\$8.75 /gsf	-62.5%
60902	Escalation Contingency Phase 2a	0.00%	\$0	\$0.00 /gsf	0.0%	\$621,839	\$1.65 /gsf	0.3%	(\$621,839)	-\$1.65 /gsf	-11.8%
60902	Escalation Contingency Phase 3	0.00%	\$0	\$0.00 /gsf	0.0%	\$1,076,067	\$2.85 /gsf	0.5%	(\$1,076,067)	-\$2.85 /gsf	-20.3%
60901	Overtime Contingency		\$0	\$0.00 /gsf	0.0%	\$0	\$0.00 /gsf	0.0%	\$0	\$0.00 /gsf	0.0%
60900	Construction Contingency		\$3,310,688	\$8.77 /gsf	1.6%	\$3,276,382	\$8.68 /gsf	1.6%	\$34,307	\$0.09 /gsf	0.6%
60906	Overtime Allowance		\$0	\$0.00 /gsf	0.0%	\$0	\$0.00 /gsf	0.0%	\$0	\$0.00 /gsf	0.0%
60300	Winter Conditions	0.00%	\$0	\$0.00 /gsf	0.0%	\$0	\$0.00 /gsf	0.0%	\$0	\$0.00 /gsf	0.0%
01001	General Conditions	0.00%	\$0	\$0.00 /gsf	0.0%	\$0	\$0.00 /gsf	0.0%	\$0	\$0.00 /gsf	0.0%
	Sub-Total		\$197,138,451	\$522.35 /gsf	95.6%	\$191,429,867	\$507.23 /gsf	94.9%	\$6,540,322	\$17.33 /gsf	123.7%
60050	Building Permit (Fee Waived)	0.00%	\$0	\$0.00 /gsf	0.0%	\$0	\$0.00 /gsf	0.0%	\$0	\$0.00 /gsf	0.0%
60450	Subcontractor (non-FSB) Bonds Allowance	1.00%	\$1,097,244	\$2.91 /gsf	0.5%	\$2,635,447	\$6.98 /gsf	1.3%	(\$1,538,203)	-\$4.08 /gsf	-29.1%
60400	CCIP	0.00%	\$0	\$0.00 /gsf	0.0%	\$0	\$0.00 /gsf	0.0%	\$0	\$0.00 /gsf	0.0%
60420	Builders Risk Insurance (below line per PMA)	0.00%	\$0	\$0.00 /gsf	0.0%	\$0	\$0.00 /gsf	0.0%	\$0	\$0.00 /gsf	0.0%
60100	General Liability Insurance	1.22%	\$2,223,187	\$5.89 /gsf	1.1%	\$2,143,497	\$5.68 /gsf	1.1%	\$79,691	\$0.21 /gsf	1.5%
60200	Performance & Payment Bonds	0.91%	\$1,658,279	\$4.39 /gsf	0.8%	\$1,598,838	\$4.24 /gsf	0.8%	\$59,441	\$0.16 /gsf	1.1%
98000	Construction Manager Fee	2.25%	\$4,100,141	\$10.86 /gsf	2.0%	\$3,953,170	\$10.47 /gsf	2.0%	\$146,970	\$0.39 /gsf	2.8%
	Total (Construction Costs)		\$206,217,303	\$546.41 /gsf	100.0%	\$201,760,819	\$534.60 /gsf	100.0%	\$5,288,222	\$14.01 /gsf	100.0%
60420	Builders Risk Insurance	0.00%	\$166,674	\$0.44 /gsf	0.1%	\$527,089	\$1.40 /gsf	0.3%	(\$360,415)	-\$0.95 /gsf	-6.8%
	Total (Construction + Builders Risk)		\$206,383,977			\$202,287,909			\$4,927,806		