

SMMA



PMA Consultants

Gilbane

Andover West Elementary School and Shawsheen Preschool



School Building Committee Meeting March 16, 2022



Email questions and comments to scremote@andoverma.us

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Designer Update

- a. Status of Local Approvals
- b. Preparation for the 90% CD Set
- c. Next Steps

Status of Local Approvals

Andover West Elementary and Shawsheen Preschool

03.14.22

SMMA #19146

Permitting Schedule

	Anticipated Permit Application Submission	Hearing Dates	Anticipated Decision Draft Period	Anticipated Permit Date	Appeal Period	Anticipated Close of Appeal Period
Conservation Commission NOI (meetings 1st & 3rd Tues)	12/7/2021	12/21/2021 3/15/2022	7 days (1)	3/22/2022	10 days	4/1/2022
Design Review Board (meetings 2nd Wed)	1/3/2022	1/12/2022 Approved 01/12/2022	7 days (2)	1/19/2022	20 days	2/8/2022
Planning Board SPR (meetings 2nd & 4th Tues)	12/15/2021	1/11/2022 Approved 02/22/2022	7 days (2)	3/2/2022	20 days	3/30/2022

(1) Per Section 6 (3)e, Commission has 21 days to issue

(2) No limitations provided in by-laws

90% CD Status update

90% Construction Documents in Progress

Estimate Package issued 04.18.22

MSBA 90CD Report to SBC 04.25.22

Estimate reconciled 05.12.22

SBC Meeting for 90CD Submission 05.18.22*

MSBA Submission 05.23.22*

SBC Review of Estimate Set due 04.29.22 - *All comments to PMA*

SBC Review of 60CD report due 05.06.22- *All comments to PMA*

** Pending estimate on budget*



Next Steps



- Issue Early Package for Bid – 5/23
- Prepare deduct alternates for bid protection – SBC to review



OPM Update

- a. MSBA Update: 60% CD comments from MSBA
- b. Overview of Budget Contingencies
- c. Budget update
- d. Schedule Update
- e. Next Steps

MSBA Update

- 60% Construction Documents (CD's)
 - 60% CD's to MSBA submission was sent on February 18, 2022
 - Response from MSBA received on March 10, 2022
 - Designer & OPM responses due to MSBA on March 24, 2022
- Monthly updates to MSBA, including ProPay submissions

Types of Contingencies in Design Phase

	Definition	Note
Design and Pricing Contingency	The design contingency is used when the original budget didn't address project requirements, potential changes in market prices, and inaccurate project information available when the budget was developed.	This will be reduced to Zero when drawings are complete.
Cost Escalation Contingency	The estimated increase in cost in estimate and midpoint of construction.	This will be reduced to Zero when bidding is complete.

Types of Contingencies in Construction

	Definition	MSBA
Construction Contingency	Construction contingency refers to a percentage of money reserved for the Owner to cover unanticipated construction costs or delays not identified in the budget or scope of work for the project. Unspent money is returned to the Owner at the end of the project. Owner approves all expenditures of construction contingency.	MSBA limits eligible construction contingency to 1% of construction costs. All construction contingency expenditures must be submitted to MSBA and audited to determined eligibility.
Owners Contingency	<i>Owner "Soft Cost" Contingency.</i> Owner contingency is defined as an owner's reserve amount set aside for soft cost scope modifications and additions. Unspent money is returned to the owner at the end of the project. Owner approves all expenditures of owner's contingency.	All expenditures must be submitted to MSBA and audited to determined eligibility.

Types of Contingencies in Construction cont.

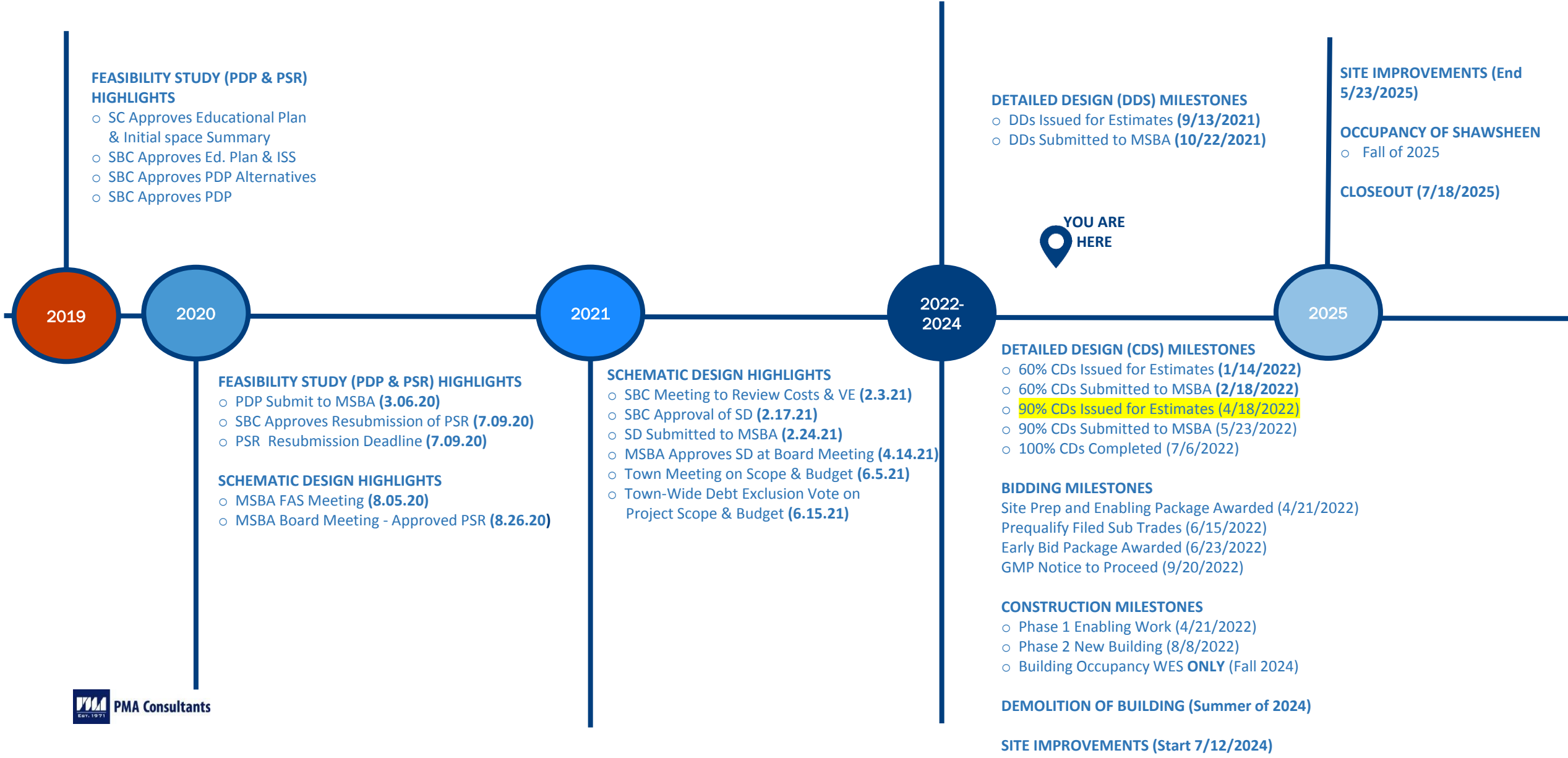
	Definition	MSBA
GMP Contingency	<i>CMR Construction Contingency.</i> Used for unforeseen conditions, unique to Construction Management at Risk delivery method. Used for coordination issues, CM Errors, and Bid Package “mis-bought” scope. Unspent money is returned to the Owner at the end of the project. Owner approves all expenditures of GMP contingency.	All expenditures must be submitted to MSBA and audited to determine eligibility.

Project Budget

- Total project budget at PFA: \$151,661,968
- Total construction Budget at PFA: \$119,178,907
- Reconciled construction estimate from Gilbane received on February 14, 2022:
\$119,137,107
- Difference from PFA to reconciled construction cost: \$41,800

Project Timeline

* Approximate dates per schedule updated dated March 11, 2022



Next Steps

- 90% CD phase ongoing
- Continue coordination of various meetings
- Start process for prequalification of contractors
- Develop construction testing request for proposal “RFP”

CM Update

- a. Purchasing Update
- b. Preparation for 90% CD set
- c. Update on Market Conditions
- d. Introduction to New Site Manager – Nathan Burnham
- e. Next Steps

Purchasing Effort



- Early Enabling/Site Set-Up Bidding and De-Scoping
- Pursuit of Select General Requirement Items – for Site Set-Up
- Development of Bid Package General/Common Documents
- Strategy Development/Assist for Trade Pre-Qualification

Preparation for 90% CD Set Estimating Effort



- Estimating Effort for All Work Disciplines
- 90% CD Design Estimate Submission to Project Team 5/9/22
- Estimate Reconciliation Meeting With Project Team 5/12/22
- Ongoing Analysis of Market Conditions/Volatility

Update of Market Conditions



- National/Regional Review of Vendors
- Analysis of Material Availabilities
- Analysis of Material Cost Increases/Escalation
- Analysis of Material Handling/Distribution
- Analysis of External Factors

Introduction



Nathan Burnham

Senior Project Executive

Gilbane Building Company



Next Steps



- Finalize Bids for Early Enabling Work
- Develop Early Enabling Work Amendment for Committee Vote
- Development of Bidding Packages – Concrete Foundations, Structural Steel Framing, Main Sitework/Civil Scope of Work

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Thank You