

PENTUCKET

Building Committee Meeting

April 27, 2020



Agenda

- | | |
|--|-----------------|
| A. Approval of Minutes | Discuss/Approve |
| B. Schedule Update (MSBA, Permitting) | Discuss |
| C. Permitting Update | Discuss |
| D. Commissioning Monitoring Proposal | Discuss/Approve |
| E. Materials Testing Proposal | Discuss/Approve |
| F. ERP Status | Discuss |
| G. 90% CD Submission | Discuss/Approve |



MSBA Update

60% CD

- ✓ February 25, 2020 Submitted 60% CD to the MSBA
- ✓ March 9, 2020 Submitted Cost Estimate information to the MSBA
- ✓ March 18, 2020 60% CD Comments back from the MSBA
- ✓ April 1, 2020 Responded to 60% CD MSBA Comments

90% CD

- ✓ March 31 Pricing Set
- April 28, 2020 90%CD Submission to MSBA



Permitting Update

- ✓ Tues. Oct. 15 West Newbury Planning Board Meeting/Review Dover Amendment criteria
- ✓ Wed. Oct 30 Neighborhood Meeting at 7:30p
- ✓ Wed. Oct 30 Submit Complete Site Plan Review Application and Plans to Groveland and West Newbury
- ✓ Wed. Nov 6 Pre-Application Conference with West Newbury Planning Board
- ✓ Tues. Dec 17 West Newbury Planning Board Site Plan Review Public Hearing
- ✓ January 20, 2020 Meridian Peer Review –Responses Meeting
- ✓ February 4, 2020 W. Newbury Planning Board Site Plan Review Public Hearing Continues
- ✓ March 4, 2020 W. Newbury Planning Board Certificate of Vote signed.



May 5 or 19, 2020 Groveland Planning Board Public Hearing Continues

Planning Board



Permitting Update

✓	Friday Oct. 18, 2019	Pentucket Site Walk-through with West Newbury ConCom
✓	Saturday, Oct. 26, 2019	Pentucket Site Walk-through with Groveland ConCom
✓	November 4, 2019	ConCom Notices of Intent – NOI
✓	November 18, 2019	West Newbury ConCom Meeting
✓	December 11, 2019	Groveland ConCom Meeting
✓	January 20, 2020	Meridian Peer Review –Responses Meeting
✓	February 3, 2020	West Newbury ConCom Meeting Continuation
✓	February 24, 2020	West Newbury ConCom Meeting Continuation
✓	April 13 16, 2020	West Newbury ConCom Meeting Continuation, <i>(Received Contingent approval)</i>
✓	April 22, 2020	D+W/NE Provided Revised documents,
	May 13, 2020	Groveland ConCom Meeting Continuation

Permitting Update

Plumbing Variance: 50 % reduction of plumbing fixture count at the Stadium.

- ✓ November 18, 2019 Submitted variance to State Plumbing Board
- ✓ November 25, 2019 Variance Granted

Structure Variance: Request to reduce fire resistance rating for Primary Structural from above 20' from 1hr. to 0 hr.

- ✓ November 20, 2019 Submitted variance to the West Newbury Building Inspector
- ✓ December 18, 2019 Submitted variance to the *new* West Newbury Building Inspector
- ✓ January 27, 2020 Received Inspector letter for State submission
- ✓ March 10, 2020 Received Inspector denial letter for State Submission
- ✓ March 11, 2020 Served variance application to the WN Inspector and State



"we are still on hold until the state of emergency is lifted. You can expect that hearings will not be allowed to be conducted until the Governor allows this. My guess is at least 2 months" - Patty Barry, 03-26-2020 email

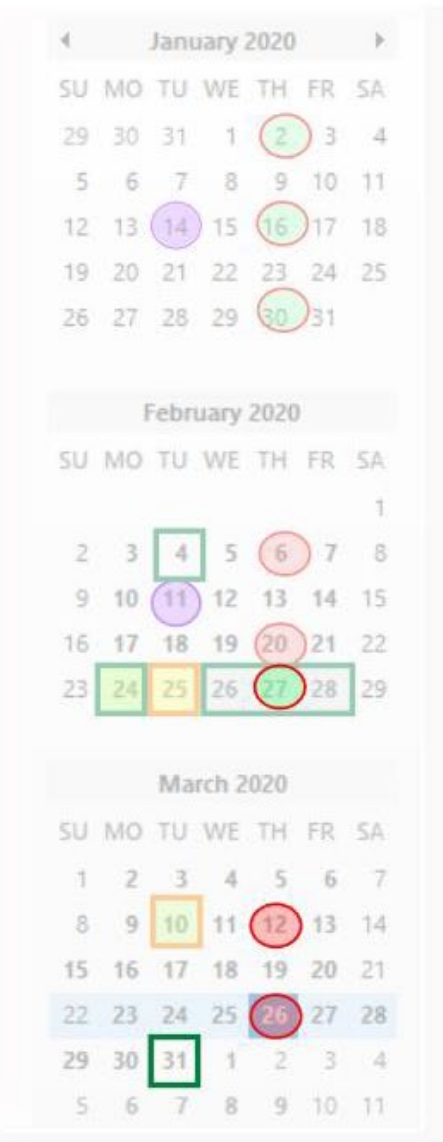
MAAB Variance: Allow grading of existing path to remain with minor upgrades











- ✓ April 15, 2020 Served variance application WN ADA coordinator, WN Building Inspector, Northeast Independent Living Program and MAAB.



"Delay anticipated"

Schedule



-  Proposed Working Group Meetings
-  Proposed Interior Committee Meetings
-  Holiday - Thanksgiving, Christmas, New Years Day
-  MSBA Design Review
-  BC Meetings
-  Pricing Set
 - ERP/60%CD 2/4/2020
 - 90% CD 3/31/2020
 - 100%CD 6/1/2020
-  Cost Estimates Available
-  Reconciliation
-  MSBA Deadline
 - ERP and 60%CD - February 25, 2020
 - 90% CD - April 28, 2020
-  Cost Estimate to MSBA
 - 60% CD - March 3, 2020



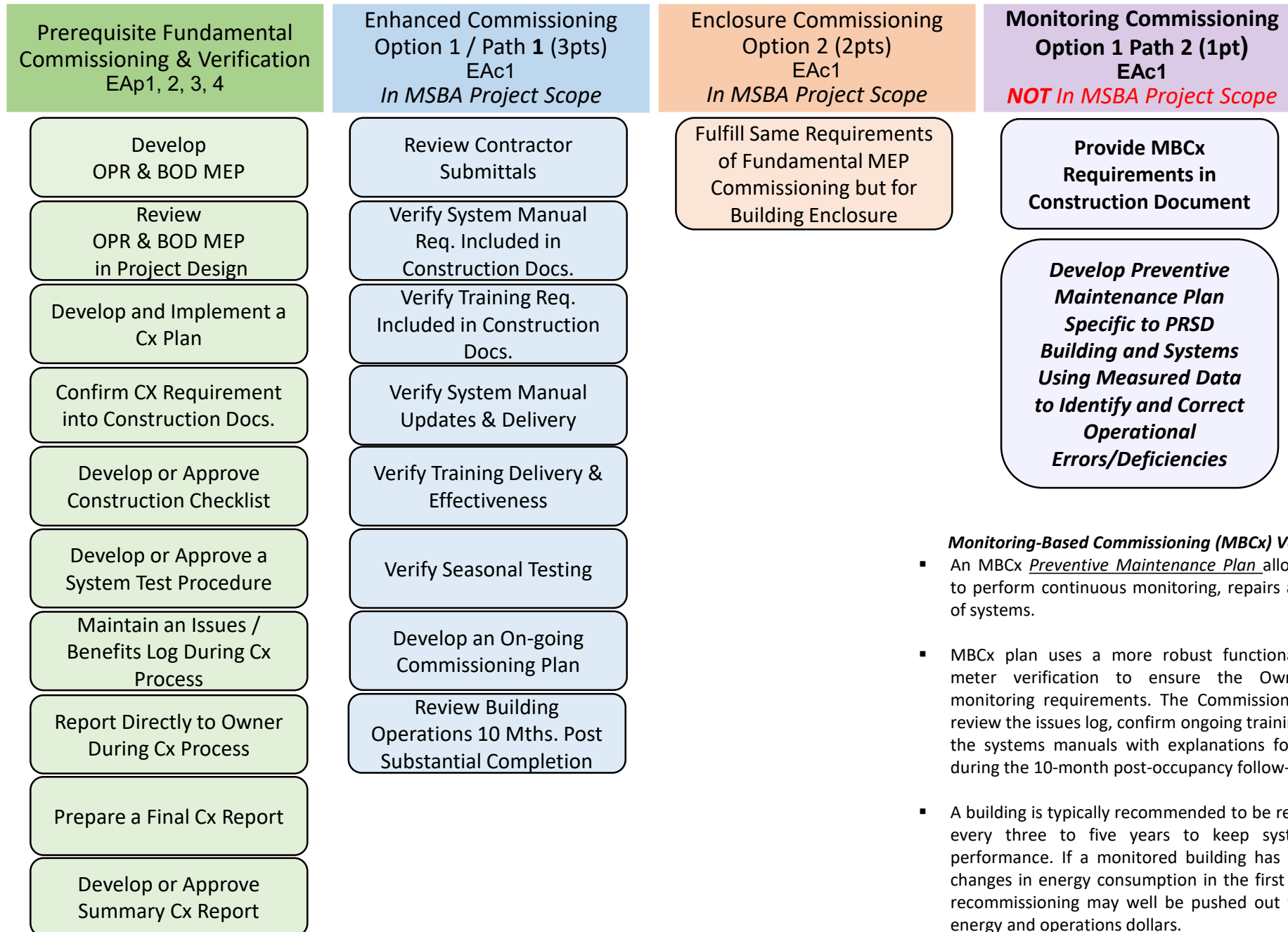
Commissioning Monitoring Proposal

What is this for?

- The MSBA pays for Commissioning services on the project, however those services only satisfy 5 out of the possible 6 LEED points that come from Commissioning
- Solicited a quote from the MSBA-assigned commissioning agent Jacobs
- Proposal received in the amount of \$14,000
- This amount that will come from the Owner's Contingency

Recommend approval of the proposal from Jacobs for enhanced monitoring in the amount of \$14,000

← MSBA pays for these →



This is the 6th point

Monitoring-Based Commissioning (MBCx) Value

- An MBCx Preventive Maintenance Plan allows the Owner to perform continuous monitoring, repairs and evaluation of systems.
- MBCx plan uses a more robust functional testing and meter verification to ensure the Owner's ongoing monitoring requirements. The Commissioning Agent will review the issues log, confirm ongoing training, and update the systems manuals with explanations for any changes during the 10-month post-occupancy follow-up review.
- A building is typically recommended to be recommissioned every three to five years to keep systems at peak performance. If a monitored building has minimal to no changes in energy consumption in the first five years, the recommissioning may well be pushed out further, saving energy and operations dollars.

Materials Testing Proposal

Owner Provided Inspection and Testing Services:

Field inspector for concrete pours and reinforcing steel inspections by the half-day:

Fenagh \$128/ 4 hours

UTS \$160/ 4 hours

John Turner Consulting \$168/ 4 hour

Cylinders for testing during concrete pours:

Fenagh \$48

UTS \$60

John Turner Consulting \$52

Total per pour for footings and walls including reinforcing steel (eight pours scheduled):

Fenagh \$176

UTS \$220

John Turner Consulting \$212

Field inspector for masonry and reinforcing steel inspections by the half day:

Fenagh \$168/ 4 hours

UTS \$170/ 4 hours

John Turner Consulting \$192/ 4 hours

Soil & Earthwork:

Fenagh \$144/ 4 hours

UTS \$170/ 4 hours

John Turner Consulting \$192/ 4 hours

*Recommend moving ahead with Fenagh, LLC;
suggest initial P.O. amount of \$50,000*

RFP: Testing and Laboratory Service
Project Name: Pentucket Regional Middle High School
Pricing Proposal Form

VERTEX

Firm: Fenagh, LLC
Email: bids@fenaghenengineering.com
Contact: Joseph Francisco
Telephone: (617)938-3774
Fax:

Discipline	BASE CONTRACT			Total
	Unit	Qty	Rate	
Concrete & Reinforcing				
Concrete Test Cylinders (5 cyl / tests)	tests	N/A	\$12.00	\$0.00
Concrete Mix Design Review	review	N/A	\$100.00	\$0.00
Slab moisture vapor emission tests (1 location is 1 test)	tests	N/A	\$80.00	\$0.00
Slab PH tests (1 location is 1 test)	tests	N/A	\$70.00	\$0.00
Reinforcing Steel Inspection	hrs	N/A	\$40.00	\$0.00
ACI Certified Concrete Field Technician	hrs	N/A	\$32.00	\$0.00
Transportation of Test Cylinders	each	N/A	\$10.00	\$0.00
Floor Flatness/Levelness Testing	tests	N/A	\$300.00	\$0.00
Masonry				
Field Masonry Technician	hrs	N/A	\$42.00	\$0.00
CMU Tests for Strength, Absorption, Moisture Content	tests	N/A	\$185.00	\$0.00
CMU Prism Tests	tests	N/A	\$75.00	\$0.00
Mortar Cubes	tests	N/A	\$30.00	\$0.00
Mortar Wick Tests	tests	N/A	\$0.00	\$0.00
Mortar Composition and Properties	tests	N/A	\$0.00	\$0.00
Grout Compressive Strength	tests	N/A	\$30.00	\$0.00
Transport of Prisms	each	N/A	\$25.00	\$0.00
(3) cylinder compression tests at 10 days	tests	N/A	\$20.00	\$0.00
Structural Steel & Misc. Metal				
Bolt Torque Testing	each	N/A	\$15.00	\$0.00
Certified Welding Inspector (X-ray and Ultrasonic Tests)	hrs	N/A	\$70.00	\$0.00
Dry Mill Thickness Tests	test	N/A	\$30.00	\$0.00
Visual Steel, joists, decking, Misc. Metal, and LGMP Inspections by CERTIFIED Inspector	hrs	N/A	\$55.00	\$0.00
Air Vapor Barrier				
AVB Testing for Adhesion, Water, Air Infiltration	Test	N/A	\$90.00	\$0.00
Applied Fireproofing				
Field Coverage Inspection	hrs	N/A	\$42.00	\$0.00
Testing of Adhesion, Density, Thickness	tests	N/A	\$115.00	\$0.00
Envelope Testing				
Window/Store front/Curtainwall air and water leakage tests	Days	N/A	\$1200.00	\$0.00
Joint Sealant Testing - Chemical Analysis, adhesive strength, compatibility with adjacent materials, elasticity	Test	N/A	\$0.00	\$0.00
Firestopping				
Certified Inspector	Hrs	N/A	\$55.00	\$0.00
Soil & Earthwork				
Soils Observation Inspector	hrs	N/A	\$32.00	\$0.00
Proctor Test	tests	N/A	\$115.00	\$0.00
Washed Sieve Analysis	tests	N/A	\$65.00	\$0.00
Pre-Characterization of Soils (chemical testing)	tests	N/A	\$0.00	\$0.00
In-field density	tests	N/A	\$10.00	\$0.00
Bituminous Concrete				
Asphalt Batch Plant inspection	hrs	N/A	\$55.00	\$0.00
Asphalt Field Technician (Thickness and Compaction Testing)	hrs	N/A	\$45.00	\$0.00
Miscellaneous:				
Travel Time: to be included within the hourly rate when personnel are on site	hrs	N/A	No Charge	No Charge
Call-in Surcharge for "Rush" charge	each	N/A	1.5x base rate	\$0.00
Charge for cancelled inspection	each	N/A	No Charge, less than 12 hr notice	\$0.00
Provide hourly rates for various additional testing services and rates for dual-trained (soils & concrete) technicians if different from above				
Notes:				
1. All rates quoted for tests shall include travel costs, sample transportation costs, technician and reports unless noted				
TOTAL				\$0.00

ERP 01 Status

Scope of Work	Budget approved 04/09	Buyout Status
Abatement & Demolition	\$3,250,000	\$3,250,000
Site Work	\$15,450,000	\$14,900,000
Concrete	\$4,900,000	\$4,780,000
Structural Steel	\$5,100,000	\$5,165,000
Glulam	\$789,000	\$745,000
Ground Improvement	\$1,499,000	\$1,561,000
Temp Boiler and DHW	\$492,270	\$502,270
Allowances	\$172,000	Included
TOTAL	\$31,626,270	\$30,903,270

MSBA 3011 Budget

Classification Code	Classification Name	Total Project Budget
	Totals	\$146,332,328
0000-0000	Feasibility Study Agreement	\$1,050,000
0001-0000	OPM - Feasibility Study	\$280,195
0002-0000	A&E - Feasibility Study	\$625,000
0003-0000	Environmental & Site	\$125,000
0004-0000	Other	\$19,805
0100-0000	Administration	\$4,080,642
0101-0000	Legal Fees	\$10,000
0102-0400	OPM - Design Development	\$200,466
0102-0500	OPM - Construction Contract Documents	\$357,751
0102-0600	OPM - Bidding	\$102,142
0102-0700	OPM - Construction Contract Administration	\$3,049,477
0102-0800	OPM - Closeout	\$160,806
0102-0900	OPM - Extra Services	\$0
0102-1000	OPM - Reimbursable & Other Services	\$200,000
0102-1100	OPM - Cost Estimates	\$0
0103-0000	Advertising	\$0
0104-0000	Permitting	\$0
0105-0000	Owner's Insurance	\$0
0199-0000	Other Administrative Costs	\$0
0200-0000	Architecture and Engineering	\$12,601,945
0201-0400	A&E - Design Development	\$3,692,175
0201-0500	A&E - Construction Contract Documents	\$3,320,670
0201-0600	A&E - Bidding	\$592,977
0201-0700	A&E - Construction Contract Administration	\$3,557,861
0201-0800	A&E - Closeout	\$437,052
0201-9900	A&E - Other Basic Services	\$0
0203-0100	A&E - Construction testing	\$0
0203-0200	A&E - Printing (over minimum)	\$30,000
0203-9900	A&E - Other Reimbursable Costs	\$555,210
0204-0200	A&E - Hazardous Materials	\$221,000
0204-0300	A&E - Geotech & Geo-Env.	\$165,000
0204-0400	A&E - Site Survey	\$15,000
0204-0500	A&E - Wetlands	\$15,000
0204-1200	A&E - Traffic Studies	\$0
0300-0000	Site Acquisition	\$0
0301-0000	Land/Building Purchase	\$0
0302-0000	Appraisal Fees	\$0
0303-0000	Recording fees	\$0
0500-0000	Construction Contract	\$123,969,333
0501-0000	Pre-Construction Services	\$212,700
0502-0001	Construction Budget	\$118,540,836
0506-0000	Alternates	\$0
0507-0000	Construction Contingency	\$5,215,797
0600-0000	Miscellaneous Project Costs	\$550,000
0601-0000	Utility company Fees	\$200,000
0602-0000	Testing Services	\$150,000
0603-0000	Swing Space / Modulers	\$0

Classification Code	Classification Name	Total Project Budget
0699-0000	Other Project Costs (Mailing & Moving)	\$200,000
0700-0000	Furnishings and Equipment	\$2,895,000
0701-0000	Furniture, Fixtures and Equipment	\$1,447,500
0702-0000	Equipment	
0703-0000	Technology	\$1,447,500
0800-0000	Owner's Contingency	\$1,185,408
0801-0000	Owner's Contingency	\$1,185,408

*NOTE: This document was prepared by the MSBA to assist District's with the entering of their project budget into the MSBA's ProPay System and is based on a preliminary review of information and estimates provided by the Pentucket Regional School District for the Pentucket Regional High School project. Refer to Exhibit A of the Project Funding Agreement for the Total Project Budget which includes a list of certain budget, cost and scope items have been determined to be ineligible for reimbursement. The MSBA staff will enter Scope Exclusions/Ineligible Costs once budget entry is complete.

Total Project Budget - \$146,332,328



CD90 Submission to MSBA

- Design update
- Drawings reviewed by District, Vertex and Commissioning Agent
- MSBA 3011 Total Project Budget is \$146,332,328
- Current CD90 Total Project Budget is \$146,286,823

Recommend authorizing the OPM to submit the CD90 submission to the MSBA on behalf of the Pentucket Regional School District



Thank you!