

Pentucket Middle-High School Project Building Committee Meeting

Via Zoom – 7:00 PM

November 10, 2020

- Permitting / Construction Progress updates
- Guaranteed Maximum Price (GMP) – review & approval
- ASR – review and approval

Permitting Update

Friday Oct. 18, 2019

Pentucket Site Walk-through with West Newbury ConCom

ConCom Permit Process

August 12, 2020

Groveland ConCom Meeting – voted to approve



August 20, 2020

Groveland Order of Conditions issued

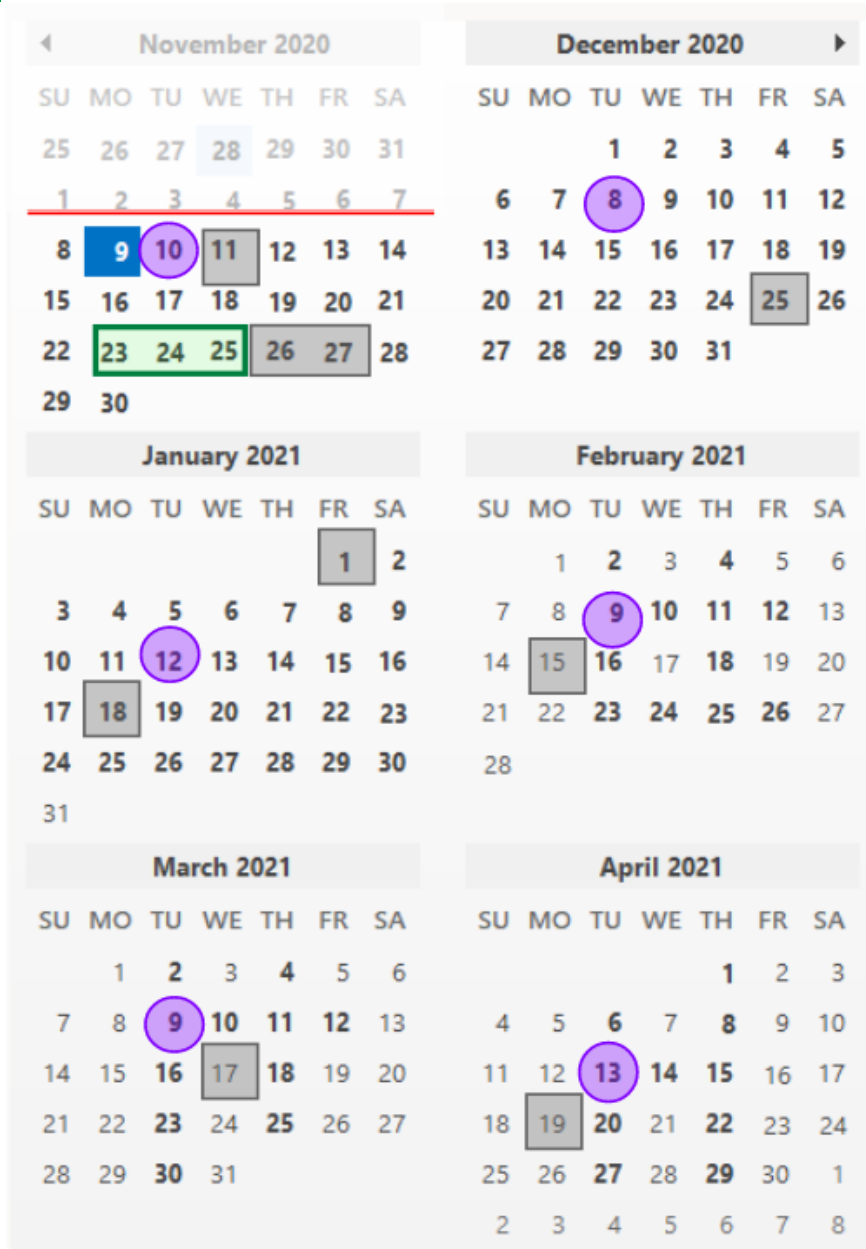
September 2, 2020







Full Building Permit granted.

Pending MA DOT resolution

POST THIS CARD SO IT IS VISIBLE FROM STREET			
	BUILDING PERMIT Total Fee: \$ 0.00 Fee Paid: \$ 0.00 Received By: Date Granted: 09/02/2020 Permit Number: 20-4CB		
HIC Registration Number:			
THIS CERTIFIES THAT <u>W.T. Rich Company</u> has permission to: Construction of new Pentucket Regional Middle / High School - Separate permit will be filed for the demolition of the existing middle & High school			
Located at <u>22 MAIN ST</u> Plat/Map <u>0010</u> Lot/Block <u>0000 00010</u> Parcel <u>0010-0000-00010</u>			
Provided that the person accepting this Permit shall in every respect conform to the terms of the application on file in this office and to the provisions of the Statutes and Ordinances relating to Zoning, Construction, Alteration and Maintenance of Buildings in the municipality and shall begin work on said building within 6 MONTHS from the date hereof and prosecute the work thereon to a speedy Completion. Any person who shall violate any of the Statutes and Ordinances relating to Zoning, Construction, Alteration, and Maintenance in the municipality shall be punished by penalties imposed by the State Building Code and Local Zoning Ordinances.			
 Sam Joslin, Building Official			
BUILDING INSPECTION APPROVALS: Work shall not proceed until the inspector has approved the various stages of construction.			
1. _____	7. _____	13. _____	19. _____
2. _____	8. _____	14. _____	20. _____
3. _____	9. _____	15. _____	21. _____
4. _____	10. _____	16. _____	22. _____
5. _____	11. _____	17. _____	23. _____
6. _____	12. _____	18. _____	24. _____
This Permit must be returned for Certificate of Occupancy. On remote sites this card may be kept within the contractor's vehicle, readily available for inspection.			

Schedule



-  Proposed Working Group Meetings
-  Proposed Interior Committee Meetings
-  Holidays
-  Building Committee Meetings
-  **BIDS DUE**
-  **GMP - Guaranteed Maximum Price**



View from SE Corner Gym



View from NE Corner Bldg. D



Erected Steel at Auditorium to Roof



Waterproofing and Backfilling Bldg. D



Installing Steel and Decking at Gym Roof



Welding Steel Decking at Building A Lobby



NGrid Clearing Trees and Installing Temp. Power & New Poles on Farm Lane



Water Line Connected



Water Line Install to Bldg. D



Reminder – early September



Reminder – early October

River ↑

Bldg. B
MS Classrooms

Courtyard

Library

Gymnasium

Existing HS

Bldg. C
Art & Theatre

Auditorium

Student Dining


Front Entry & Offices

Bldg. D
HS Classrooms



W.T. Rich Company - Look Ahead Schedule

Pentucket Regional School District Building Project



W.T. Rich Company - Look Ahead Schedule

Pentucket Regional School District Building Project

						MON	TUES	WED	THUR	FRI	SAT	SUN	MON	TUES	WED	THUR	FRI	SAT	SUN	MON	TUES	WED	THUR	FRI	SAT	SUN	MON	TUES	WED	THUR	FRI	SAT	SUN
						11/2	11/3	11/4	11/5	11/6	11/7	11/8	11/9	11/10	11/11	11/12	11/13	11/14	11/15	11/16	11/17	11/18	11/19	11/20	11/21	11/22	11/23	11/24	11/25	11/26	11/27	11/28	11/29
Milestone/Activity Description	First Delivery	Initial Inspection	Resp.	Start Date	End Date																												
Sitework - United Civil																																	
Install water line on East side of new building	Not Required	Complete	π	10/05/20	11/03/20	X	X																										
Pressure test, chlorinate, and bacteria test next section of water main	Not Required	Scheduled	DB	10/19/20	11/06/20	X	X	X	X	X																							
Prepare detention system area to become new worker parking area	Not Required	Not Required	π	10/26/20	11/06/20	X	X	X	X	X																							
Backfill any available exterior walls	Not Required	Not Required	π	10/26/20	11/13/20	X	X	X	X	X			X	X	X	X	X																
Backfill any available areas of interior areas of Area D	Not Required	Not Required	π	10/26/20	11/13/20	X	X	X	X	X			X	X	X	X	X																
Excavate for temp electric from pole to Area D	Not Required	Scheduled	SB	11/09/20	11/11/20								X	X	X																		
Excavate for domestic and fire lines in Area C	Not Required	Scheduled	SB	11/09/20	11/13/20								X	X	X	X	X																
Build inverts in drain structures	Not Required	Scheduled	DB	11/09/20	11/20/20								X	X	X	X	X			X	X	X	X	X									
Install drain line from Farm Lane to DMH-216	Scheduled	Scheduled	DB	11/16/20	11/20/20														X	X	X	X	X										
Start cutting down North side of site	Not Required	Not Required	π	11/16/20	12/11/20														X	X	X	X	X			X	X	X	X	X			
Excavate for underground plumbing in the East side of Area A	Not Required	Scheduled	KN	11/16/20	12/11/20														X	X	X	X	X			X	X	X	X	X			
Install AD 107 & AD 108 and connect to DMH-299	Scheduled	Scheduled	DB	11/23/20	11/27/20																					X	X	X	X	X			
Concrete - J.L. Marshall																																	
Complete all concrete footings, walls, piers & pilasters for Area D	Not Required	Scheduled	SB	10/13/20	11/06/20	X	X	X	X	X																							
Clean up site and load out excess materials	Not Required	Not Required	π	11/02/20	11/13/20	X	X	X	X	X			X	X	X	X	X																
The Waterproofing Company																																	
Install sheet waterproofing at elevator walls	Complete	Scheduled	LK	11/04/20	11/06/20			X	X	X																							
Damproofing & Insulation of Exterior walls for Areas D	Complete	Complete	π	11/04/20	11/13/20			X	X	X			X	X	X	X	X																
Steel - Trimax / GP East																																	
Erection of sequence 19, 20, & 21	Not Required	Not Required	π	10/26/20	11/04/20	X	X	X																									
Erection & Steel Decking for Sequences 10-18 (Area B)	Not Required	Not Required	π	10/19/20	11/06/20	X	X	X	X	X																							
Install Glulam columns within Area A	Complete	Scheduled	MW	11/02/20	11/13/20	X	X	X	X	X			X	X	X	X	X																
Sequences 1-18 (Areas A&B) to be detailed and signed off	Not Required	Not Required	π	10/26/20	11/20/20	X	X	X	X	X			X	X	X	X	X		X	X	X	X	X										
Complete detailing of sequences 19-21	Not Required	Not Required	π	11/03/20	11/20/20		X	X	X	X			X	X	X	X	X		X	X	X	X	X										
Glu-Lam - Manganaro / Goodfellow																																	
Masonry - Fernandes																																	
Mobilize	Not Required	Not Required	π	11/16/20	11/20/20														X	X	X	X	X										
Begin installing CMU @ Gym	Scheduled	Scheduled	MW	11/23/20	12/18/20																					X	X	X	X	X			
Electrical - Grffin																																	
Mobilize	Not Required	Not Required	π	11/09/20	11/13/20								X	X	X	X	X																
Install temp electric from pole to building	Not Required	Scheduled	KN	11/09/20	11/13/20								X	X	X	X	X																
Install primaries and transformer pad	Scheduled	Scheduled	KN	11/09/20	11/13/20								X	X	X	X	X																
Install electric within masonry walls	Scheduled	Scheduled	KB	11/23/20	12/18/20																					X	X	X	X	X			
Plumbing - Araujo																																	
Mobilize	Not Required	Not Required	π	11/09/20	11/13/20								X	X	X	X	X																
Install domestic line in to water room	Scheduled	Scheduled	KN	11/11/20	11/13/20										X	X	X																
Begin underground plumbing Area A	Scheduled	Scheduled	KN	11/16/20	11/27/20														X	X	X	X	X			X	X	X	X	X			
Install exterior perimeter drain around Area D	Scheduled	Scheduled	DB	11/23/20	11/27/20																					X	X	X	X	X			

Base Contract *(excluding Preconstruction*)*

+ Amendments

Guaranteed Maximum Price (GMP)

Notes:

1. To the MSBA, the GMP represents our base contract with WTR
2. Any change to the GMP moving forward will be via an Owner Change Order (OCO)
3. *The MSBA tracks Preconstruction as a separate budget item

Base Contract

1. Preconstruction
2. General Conditions
3. Fee

Early Release Packages

1. Site
2. Concrete
3. Steel
4. Ground Imp.
5. Gluelam
6. Temp. Boiler

Amendment 01

Trade Bid Packages

1. Masonry
2. Misc. Metals
3. WP-DP-C
4. Roofing & Flashing
5. Glass & Glazing
6. Tile
7. Acoustical Tile
8. Resilient Flooring
9. Painting
10. Elevator
11. Fire Protection
12. Plumbing
13. HVAC
14. Electrical

Amendment 02

08/11/20

1. Drywall
2. Doors, Frames & Hdwr.
3. Metal Wall Panels

Amendment 03

09/09/20

1. Foodservice Equipment
2. Folding Partitions
3. Gym Equipment / Aud. Seating / Tel. Bleachers
4. Finish Carpentry / Millwork
5. OH Doors & Loading Dock Levelers

Amendment 04

11/10/20 - GMP

1. Applied Fireproofing (approved 10/13/20)
2. Balance of trades to get to GMP

Highlights of the GMP:

- The goal of this portion of the meeting is to take you through the process and leave with a motion for and approval of the GMP
- The total GMP cost of **\$118,540,836**
- Amendment 05 is in the amount of \$19,528,737 to get us there. (This group has already approved the other \$99,321,799)

	Base Contract	\$10,540,449	✓
	Amendments to date	\$88,771,350	✓
+	Amendment 05	\$19,528,737	←
	<hr/> Total WTR Contract	\$118,850,536	
-	Less Preconstruction	\$309,700	✓
	<hr/> GMP	\$118,540,836	←

The great news:

- The savings from the earlier bid rounds resulted in the ability to return most items removed as part of Value Engineering; these items are referred to as “Un-VE” in this presentation
- From a risk standpoint, we are out of the ground!

Before the GMP details, here is what we were able to put back...

No.	Description	Est. Amount
DW-01	Add motorized shades at front elevation	\$25,000
DW-04	Provide gymnasium pads at all solid wall surfaces	\$29,400
DW-24	Add back \$30,000 worth of planting plus related soil, etc.	\$30,000
DW-28	Revise painted block to ground face block at Stairs 3, 4 & 6.	\$89,880
DW-31	Sidewalks - proposed UnVE site plan L1.00, colored, dated 9-9-2020	\$770,330
DW-48	Add window shading devices at sectors B and C – to match A	\$146,571
DW-56	Add rigging to theater shell	\$210,000
DW-57	Increase corridor wall tile scope from 4'-4" to 7'-0"	\$10,526
DW-60	Salvage brick from demo for infill	\$25,000

No.	Description	Est. Amount
A-01	Change paint to epoxy in Rm 1060, 1061, 1063, 1065 and C1042	\$13,200
A-03	Change wall finish to Tile at Kitchen and Server; Server to GF block	\$69,576
DW-101	Lower field elevation	\$374,231
DW-104	Air filtration add	\$10,000
DW-108	Replace polished concrete with terrazzo	\$500,000
P-01	Baseball turf (install only)	\$318,150
SP-R	Add acoustical panel back at stage front	\$53,351
	TOTAL	\$2,617,215

These items are treated as Owner Allowances that reconcile to the Construction Contingency. More on that on the Allowances slide to follow.

W.T. Rich provided a comprehensive GMP package made up of the following Exhibits:

- Exhibit – A Listing of Plans & Specifications, including Amendments
- Exhibit - B GMP Summary Breakdown
- Exhibit – C Construction Allowances
- Exhibit – D Identification of GMP Expenditures included within the GMP
- Exhibit – E Construction Schedule & Milestone Dates
- Exhibit – F Unit Prices
- Exhibit – G Assumptions, Clarifications and Qualifications

INITIAL CONTRACT AND PREVIOUS AMENDMENTS	
Original Contract	
- Preconstruction Services	\$252,740.00
- General Conditions and CM fee	\$10,297,709.00
Preconstruction Reimbursable Expense	\$56,959.70
Pre-GMP Amendments	
- Amendment #1 - Early Package	\$30,954,270.00
- Amendment #2 - Trade Contractors	\$45,427,474.00
- Amendment #3 - Priority Trades	\$9,167,000.00
- Amendment #4 - Priority 1.5 Trades	\$3,165,646.00
Total Initial Contract and Previous Amendments	\$99,321,798.70
GMP AMENDMENT #5 ADDED COSTS	
Balance of Trade/Non-Trade Scope including all allowances and General Condition adjustments	\$19,528,737.00
TOTAL CONTRACT AMOUNT	\$118,850,535.70
TOTAL MSBA GMP BUDGET	\$118,850,535.70
TOTAL DELTA (Negative number means underrun)	\$0.00
TOTAL CONSTRUCTION GMP COSTS (excluding preconstruction fees and reimbursables; for construction requisition)	\$118,540,836.00

As shown a few slides back, this is the difference between the GMP and the W.T. Rich contract value to date:

Precon	\$252,740
Precon reimb.	\$56,960
GMP	<u>\$118,540,836</u>
Total WTR contract	\$118,850,536

GMP SUBMISSION – EXHIBIT C - ALLOWANCES

Cost Code	Allowance Description	Cat. (O/CM)	Amount
General Requirements Allowances			
7001	Temporary Electricity Consumed – Including Field Office	O	\$265,500.00
7002	Permitting (Inspection Cost Only)	O	\$50,000.00
7003	Temporary Water Consumed – Including Field Office	O	\$25,000.00
7004	Temporary Electric Power Service – Including Field Office	O	\$50,000.00
7005	Survey, Layout and Control - Athletic Fields and Hardscapes and WNCC layout	CM	\$30,000.00
7006	Temporary Heating Fuel Consumed – Including Field Office	O	\$205,000.00
7007	Temporary Walkways & Protection	CM	\$40,000.00
7008	Temporary Stairs	CM	\$60,000.00
7009	Winter Conditions	O	\$90,000.00
7010	Weather Protection (Wrap Building for slab on deck pour)	O	\$395,527.00
7011	Wetland and Environmental Protection	O	\$40,000.00
7012	Camera / Project Streaming Service	CM	\$25,000.00
7013	Police Details	O	\$15,000.00
7014	Uniformed Fire Details	CM	\$60,000.00
7015	Staging for Auditorium (Dance floor)	CM	\$75,000.00
7016	Ceremonial Items (Hard Hats, Promotionals)	CM	\$7,500.00
7017	Post-Construction Indoor Air Quality Testing (per 01 81 09)	O	\$25,000.00
Early Package Allowances			
7101	Ground Improvement/Spoil Management	CM	\$50,000.00
7102	Winter Conditions	O	\$30,000.00
7103	Steel Changes Allowance	O	\$50,000.00
7104	MEP Sleeves/Early Foundation Coordination	CM	\$10,000.00
7105	Neighborhood Pre-Construction Survey (Multivista)	O	\$12,000.00
7106	Carpenter Allowance for Glulam Beam/Column Install	CM	\$30,000.00
7107	Settlement Monitoring	CM	\$50,000.00

Allowances are budgeted amounts for costs not incurred yet.

There are two types of allowances in the GMP:

1. Owner allowances – underruns and overruns in these items are reconciled to the District's Contingency outside of the GMP (\$5,215,797)
2. CM allowances – underruns and overruns in these items are reconciled to the CM Contingency that is already included inside of the GMP (\$1,475,000)

	GMP Cost of Work Allowances		
7108	COVID-19 Safety programs and work requirements (tracked under PCO-001)	CM	\$60,000.00
7109	3rd party photography allowance (multi-Vista)	CM	\$25,000.00
7110	Floor patching allowance	CM	\$50,000.00
7111	Storage containers/boxes for school maintenance equipment	O	\$12,000.00
7112	Misc Spray Foam Insulation/Acoustical sealants	CM	\$65,000.00
7113	Lightning Protection/Grounding for added or out of sequence work	CM	\$15,000.00
7114	Plugging and welding holes at roof steel per RFI #061 and #078	CM	\$25,000.00
7115	Unused	N/A	\$0.00
7116	Premium Time Allowance	CM	\$400,000.00
7117	Increased unsuitable soil allowance (5000 CY at \$30/CY)	O	\$150,000.00
7118	Temp heat for winter slab pour	O	\$150,000.00
7119	Site-constructed temporary testing boxes for window testing	O	\$45,000.00
7120	Electrical design hold	O	\$175,000.00
7121	Roofing design hold	O	\$50,000.00
7122	Access roads for District Office Electrical Service	O	\$25,000.00
7123	Additional reinforcing supplied and installed by the GC per S0.04, Detail 8 Note 9	O	\$30,000.00
7124	Additional ledge removal	O	\$100,000.00
7125	Finish Carpentry: Rejected LOR substitutions (dowelled drawers and Euro Style Hinges)	O	\$25,000.00
	TOTAL ALLOWANCES		\$3,092,527.00

Unused allowances at the end of the project all go back to the Owner.

GMP SUBMISSION – EXHIBIT D – GMP EXPENDITURES

Tracking Code	Item Description	Amount
8003	GMPE 003 - EP Bulletin #1	\$229,296.00
8004	GMPE 004 - Dipping Stick Removal	\$160,000.00
8006	GMPE 006 - EP Bulletin #2	\$89,561.00
8007	GMPE 007 - Undocumented Tank	\$0.00
8008	GMPE 008 - PR-001 Manhole Conflicts	\$20,724.00
8009	GMPE 009 - CCD-002 Undocumented Debris	\$37,921.00
8011	GMPE 011 - PR-002 Gate Valves	\$14,302.00
8013	GMPE 013 - PR-004 Drainage at Baseball Field	\$111,274.00
8014	GMPE 014 - ASI-005 Foundation Clarifs Area A	\$0.00
8015	GMPE 015 - PR-005 Third Party Review Revisions	\$0.00
8016	GMPE 016 - PR-006 Structural Updates	\$91,177.00
8017	GMPE 017 - PR-007 Structural Updates Roof Area A	\$60,000.00
8018	GMPE 018 - PR-008 Footing Elevation Grid 3.20	\$0.00
8019	GMPE 019 - Additional Pond Excavation	\$319,349.00
8020	GMPE 020 - Structural updates - RFI 022 and RFI 080 - PR-011	\$75,000.00
8021	GMPE 021 - Door Closer Updates for LEED Requirements - PR-009	\$15,000.00
8022	GMPE 022 - Undocumented Peat South Side of B	\$7,923.00
8023	GMPE 023 - Gate Valves at Fire Hydrant - RFI 84 - PR-012	\$14,777.00
8024	GMPE 024 - Keller Improvements - CCD-003	\$25,000.00
8025	Coord of Elevator Door and Pit Ladder per submittals	\$5,000.00
8026	100% Bid Set Changes to Early Package	\$200,000.00
8027	Auditorium Light Bars	\$13,273.00
8028	Unknown Leaching Field - Building C - RFI-111	\$10,000.00
8029	Power to Overhead Doors - PR-015	\$7,500.00
8030	Elevator Sumps and Scheduled Faucets - PR-016	\$25,000.00
8031	Undocumented Tank at Building C - RFI 115	\$5,000.00
8032	Line Striping and Temp Lot Numbering	\$5,157.00
8033	Utility Structure Rim Elevations - ASI 009 - RFI 085	\$10,000.00
8034	Underslab drainage connection to storm system - PR-017	\$15,000.00
	TOTAL GMP Expenditures Included in GMP	\$1,567,234.00

GMP Expenditures represent those items that arose between the various Letters of Recommendation.

As an example, 8003 and 8006 represent additional structural steel details that were finished between the Early Release Packages and final design drawings.

Exhibit – E Construction Schedule & Milestone Dates

- *Substantial Completion Dates:*
 - *New School Building - July 31, 2022*
 - *Northern and Southern Campus - July 31, 2023*
 - *Project Final Completion Date - October 20, 2023*

Exhibit – F Unit Prices

- *Various Unit Prices for items ranging from rock and boulder removal to additional receptacle installation*

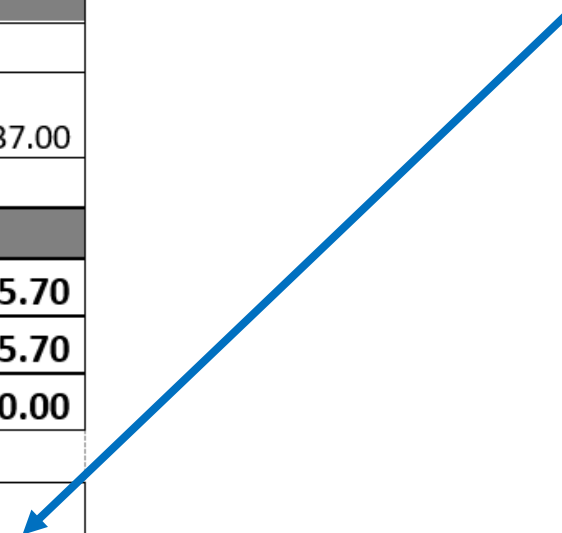
Exhibit – G Assumptions, Clarifications and Qualifications

- *24 specific items – to be reviewed by counsel as well*

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TOTAL DELTA (Negative number means underrun)	\$0.00
TOTAL CONSTRUCTION GMP COSTS (excluding preconstruction fees and reimbursables; for construction requisition)	\$118,540,836.00

Motion:

Motion to approve the Guaranteed Maximum Price (GMP) at a value of \$118,540,836 subject to final approval of Q & A's by counsel.



November 5, 2020

Jon K. Lemieux
Vertex
398 Libbey Parkway
Weymouth, MA 02189



PROJECT: Pentucket Regional Middle High School
Dore & Whittier Project No.: 17-0762

SUBJECT: Additional Service Request #13
Geotechnical Services Allowance Adjustment

Dear Jon,

Please accept the following proposal for additional services to the prime contract, dated September 6, 2017. All other agreements of the prime contract remain unchanged. The scope of work under this additional service is outlined in the attached consultant letter.

Geotechnical Services allowance adjustment
for additional field work required.

TOTAL ASR #13


\$ 27,500

Feel free to contact me with any questions you may have.

Sincerely,

DORE + WHITTIER
Architects • Project Managers

Accepted:
Pentucket Regional School District
By Vertex : Owner's Project Manager
Jon K. Lemieux, Vice-President


Maria Fernandez-Donovan AIA, LEED AP BD+C, MCPPO
Project Manager

Date: _____

cc: CBD, DAG, LPD, File

ASR-13

Additional Geotechnical Services

\$27,500

This is an increase in the Geotechnical Services allowance. Work billed against as needed.

Motion:

Motion to approve ASR-13 for Additional Geotechnical services in the amount of \$27,500.

Thank you!