

City of Newton Lincoln Eliot – NECP Project

Project Monthly Report

August 2019



The Global Leader in Managing Construction Risk





Table of Contents

1. EXECUTIVE SUMMARY

2. SCHEDULE

a. Project Schedule – September 2, 2019

3. FINANCIALS

a. Total Project Budget, dated September 2, 2019

4. SUPPLEMENTAL DOCUMENTATION

- a. NECP Test Fit Budget, dated September 2, 2019
- b. School Department Project Report August 2019





1. Executive Summary

Executive Summary

This Project Manager's Report for the City of Newton's Lincoln Eliot-NECP (LE-NECP) Project submitted by **Hill International (Hill)**, covers activities for the month of August 2019.

During the month of August 2019, Hill provided the City with budget utilization update for the project, updated budgeting for NECP at 687 Watertown Street, schematic design document review comments, schematic design cost estimate review and value engineering options, schedule and work plan update, and LE-NECP Projects web page content management.

During the month of July 2019, Schematic Design documentation and design advancement was completed and on July 22, 2019, Schematic Design documents were forwarded to Arrowstreet's (project designer) independent cost estimator PM&C for construction cost estimate.

On August 6, 2019, PM&C's independent cost estimate for NECP at 687 Watertown Street schematic design documents was completed and submitted to Hill and City representatives for scope/unit price review and budget reconciliation. The schematic design estimate was approximately \$1.0mil over the NECP construction budget.

On August 8, 2019 an initial scope/cost reconciliation meeting was conducted with representatives of Arrowstreet, Hill, and Newton Public Buildings Department. The meeting served to discuss schematic design document review comments, review unit price and scope information contained in the schematic design estimate, and perform an initial value engineering (VE) exercise. Following the meeting, Arrowstreet conferred with its consultant's and updated the value engineering scope list to include VE items that would not impact program and code compliance.

On August 22, 2019, a second value engineering and scope/cost meeting was conducted with representatives of Arrowstreet, Hill, and Newton Public Buildings Department. The meeting resulted in added value engineering to reconcile the cost estimate to budget. However, to achieve the required cost savings certain floor plan changes were entertained. The floor plan adjustments will need to be vetted with NECP and School Department representatives.

On August 22, 2019, Arrowstreet contract amendment #02 for expanded site survey and supplemental geotechnical test pit investigations was submitted to the City for its consideration and execution. Survey and test pit excavations are schedule the week of September 1, 2019.

On August 30, 2019, a working group session was conducted with representatives of the City, School Department, NECP administration, Arrowstreet and Hill to review the project budget, schematic design cost estimate, list of value engineering items being considered to reconcile the construction estimate to budget, and floor plan layout changes





associated with value engineering items needed to balance the schematic design phase cost estimate to budget. The meeting provided input on floor plan changes require to achieve a schematic design phase construction estimate that conforms to budget. Arrowstreet will adjust floor plans, based on meeting discussions.

Design meetings are schedule for September to further confirm floor plan layout and space assignments.

Hill Invoice #PBO-02339.00-00000010 and Arrowstreet Invoice 725891 were submitted and processed for payment.

Progress and Milestones Achieved

The following milestones was achieved over the month of August 2019:

Schematic Design Cost Estimate completed and reconciled to budget.

Key Objectives

The key objectives and dates for the coming month are:

- Develop and execute a supplemental funding plan for NECP at 687 Watertown Street to appropriate funds required to continue designer services and OPM services for Design Development Phase and Conservation Commission/DEP Storm Water Act and Riverfront Protection Act permitting process.
- Perform for expanded site survey and supplemental geotechnical test pit investigations needed for design advancement and Conservation Commission/DEP Storm Water Act and Riverfront Protection Act permitting process.
- Meet with Newton Parks and Recreation to review Albemarle Park impacts and play structure adjustments needed for the NECP program at 687 Watertown St. property.
- Continue to update project work plan and schedule based on achieved milestones, supplemental funding appropriation, advancement of design development phase for NECP at 687 Watertown St., and sequence for CIP funding.

Financials

The LE-NECP budget includes multiple appropriations that total \$1,570,000. Contracts commitments include: Hill International for Owner Project Management services totaling of \$213,970, Other Feasibility Study Cost totaling \$2,000 for legal notices, etc., and Arrowstreet for Designer Services totaling \$1,217,560.80. Total commitments to date equal \$1,433,530.80. Based on the \$1,570,000 total appropriation and contract commitments and expenditures to date, the project is under budget.

The Total Project Budget established for NECP at 687 Watertown Street is \$13.0mil.



Schedule

The next milestones for the project are:

- Process and executed Designer Services Amendment for supplemental site survey and geotechnical investigations at 687 Watertown St.
- Perform supplemental site survey and geotechnical investigations at 687 Watertown St.
- Secure supplemental funding for NECP at 687 Watertown St. design development phase and conservation commission project permit process.
- Process and execute design services amendment and OPM services amendment for NECP at 687 Watertown St. design development phase and conservation commission project permit process.

Upcoming tasks include:

September 2019:

- Process and executed Designer Services Amendment for supplemental site survey and geotechnical investigations at 687 Watertown St.
- Perform supplemental site survey and geotechnical investigations at 687 Watertown St.
- Amend project work plan and schedule for Schematic Design approval and to meet the project CIP funding plan for NECP at 687 Watertown Street and Lincoln Eliot at 150 Jackson Road.
- Negotiate fee and process contract amendment for continued designer services for phases Design Development and Conservation Commission permit process for NECP at 687 Watertown St.



Lincoln Eliot-NECP Project



2. Schedule

City of Newton LE-NECP Schools Project

HILL Hill International

PROJECT WORK PLAN SCHEDULE

		-	
Task Name	Start	Finish	Jul Aug Sep Oct Nov Dec Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec Jan Feb Mar Apr Mar Apr May Jun Jul Aug Sep Oct Nov De
OPM Procurement	Fri 7/6/18	Thu 9/6/18	OPM Procurement
OPM RFS	Fri 7/6/18	Mon 8/20/18	
Execute OPM Contract	Tue 8/21/18	Thu 9/6/18	ontract
lesigner Procurement	Mon 7/23/18	Wed 10/3/18	Designer Procurement
Designer RFS	Mon 7/23/18	Fri 9/7/18	F\$
Execute Designer Contract	Tue 9/4/18	Wed 10/3/18	Contract 📥
Program Kickoff	Thu 10/4/18	Thu 10/4/18	ram Kickoff f 🖕 10/4
Preliminary Design Program	Thu 9/20/18	Mon 12/31/18	Preliminary Design Program
Existing Conditions	Thu 9/20/18	Fri 11/16/18	Conditions
Ed Plan & Visioning	Wed 10/17/18	Fri 11/9/18	Plan & Visioning 💼
Space Summary	Mon 11/12/18	Wed 11/21/18	Space Summary
Site Matrix & Options	Wed 11/28/18	Mon 12/10/18	Site Matrix & Options
Local Approval	Thu 12/13/18	Thu 12/13/18	Local Ap12/131 Local Approval
PDP Submittal	Thu 12/13/18	Mon 12/31/18	PDP Submittal
Feasibility Study Funding	Thu 1/31/19	Thu 1/31/19	Feasibility Study Fundings
Feasibility Study/ Schematic Design	Fri 2/1/19	Fri 2/1/19	◆Fessibility Study/ Schematic Design
NECP - 687 Watertown St	Fri 2/1/19	Fri 8/30/19	NECP - 687 Watertown St
Traffic Study	Fri 2/1/19	Fri 3/8/19	Traffic Study
Site Survey	Fri 2/1/19	Tue 3/12/19	Site Survey
	Fri 2/15/19	Fri 3/8/19	Options Development
Options Development	Mon 3/11/19	Fri 3/29/19	Preferred Alternative
Preferred Alternative	Mon 4/1/19	Fri 4/19/19	Preferred Automation
Preferred Solution &Cost Est	Wed 3/13/19	Wed 6/5/19	Site Plan Approval
Site Plan Approval			
Local Approval & City Funding	Thu 6/6/19	Mon 7/8/19	Local Approval & City Funi7/8g Local Approval & City Funding
PSR Submission	Tue 7/9/19	Tue 7/9/19	PSR Submissionn 7/9
Schematic Design & Cost Est	Thu 6/6/19	Fri 8/9/19	Schematic Design & Cost Est
VE & Budget Reconciliation	Fri 8/9/19	Fri 8/30/19	VE & Budget Reconciliation
LE - 150 Jackson Rd	Mon 2/18/19	Fri 1/15/21	LE - 150 Jackson Rd
Site Survey	Mon 2/18/19	Mon 4/1/19	Site Survey
Traffic Study	Mon 2/18/19	Mon 4/1/19	Traffic Study
Options Development	Tue 4/2/19	Thu 6/6/19	Options Development
Project Hold	Fri 6/7/19	Wed 1/1/20	Project Hold 6/7
Preferred Alternative	Thu 1/2/20	Tue 3/3/20	Preferred Alternative
Preferred Solution &Cost Est	Wed 3/4/20	Tue 3/31/20	Preferred Solution &Cost Est
PSR Submission	Wed 4/1/20	Fri 4/3/20	PSR Submissionn 4/1
Schematic Design & Cost Est	Mon 4/6/20	Mon 8/17/20	Schematic Design & Cost Est
Site Plan Approval	Tue 8/18/20	Wed 12/16/20	Site Plan Approval
Local Approval	Thu 12/17/20	Thu 1/14/21	Local Apr/1/41 Local Apr/val
PSR Submission	Fri 1/15/21	Fri 1/15/21	PSR Submissionn↓ 1/15
Design Development	Mon 9/16/19	Mon 9/16/19	Design Development t
NECP - 687 Watertown St	Mon 9/2/19	Fri 11/1/19	NECP - 687 Watertown St
LE - 150 Jackson Rd	Thu 12/17/20	Mon 3/15/21	LE - 150 Jackson Rd
Construction Documents	Tue 11/12/19	Tue 11/12/19	Construction Documents
NECP - 687 Watertown St	Mon 11/4/19	Fri 1/17/20	NECP - 687 Watertown St
LE - 150 Jackson Rd	Tue 3/16/21	Fri 6/18/21	LE - 150 Jackson Rd
Bid & Construction	Mon 12/23/19	Fri 12/16/22	Bid & Construction
NECP - 687 Watertown St	Mon 1/20/20	Tue 6/1/21	NECP - 687 Watertown St
LE - 150 Jackson Rd	Mon 6/21/21	Fri 12/16/22	LE - 150 Jackson Rd
Move In	Tue 6/1/21	Fri 7/2/21	
Move In NECP - 687 Watertown St	Tue 6/1/21	Fri 7/2/21	NECP - 687 Watertown St
LE - 150 Jackson Rd	Mon 12/19/22	Sun 1/1/23	
Owner Occupancy	Tue 12/1/20	Tue 12/1/20	Owner Occupancyy
NECP - 687 Watertown St	Mon 7/5/21	Mon 7/5/21	NECP - 687 Watertown St 7/5
LE - 150 Jackson Rd	Mon 1/2/23	Mon 1/2/23	





3. Financials

City of Newton Lincoln Eliot-NECP Project September 2, 2019

Project Budget and Cost Summary

			BUDGET		a b	COST		CASH F	-
Description	Total		Authorized	Current	Committe		Total	Expenditure	
	Budget	Budget	Changes	Budget	d Costs	ted Costs	Project	s to Date	Spend
20 Construction									
PreConstruction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Escalation Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Estimating Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Alternates	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
30 Architectural & Engineering		_							
Designer - Ed. Program Services Designer - Ex. Conditions	\$64,200	\$64,200 \$96,000	\$0 \$0	\$64,200 \$96,000	\$64,200 \$96,000	\$0 \$0	\$64,200 \$96,000	\$64,200 \$96,000	\$0 \$0
A&E Feasibility Study	\$96,000 \$264,900	\$96,000	\$0 \$0	\$96,000	\$264,900	\$0 \$0	\$96,000	\$125,900	\$0 \$139,000
5-58 Site Plan Approval	\$121,320	\$121,320	\$0	\$121,320	\$121,320	\$0	\$121,320	\$56,440	\$64,880
Schematic Design	\$535,900	\$535,900	\$0	\$535,900	\$535,900	\$0	\$535,900	\$231,002	\$304,898
Design Development Construction Documents	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0
Bidding / Negotiations	\$0 \$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0 \$0
Construction Administration/Closeout Geotechnical Engineering	\$0 \$21,010	\$0 \$21,010	\$0 \$11.722	\$0 \$32,732	\$0 \$32.732	\$0 \$0	\$0 \$32,732	\$0 \$0	\$0 \$32,732
Geotechnical Engineering Geoenvironmental Engineering	\$21,010	\$21,010 \$0	\$11,722 \$0	\$32,732	\$32,732	\$0 \$0	\$32,732	\$0	\$32,732 \$0
Site Survey	\$37,950	\$37,950	\$7,909	\$45,859	\$45,859	\$0	\$45,859	\$37,950	\$7,909
Site Approval	\$0	\$0 \$8.060	\$0	\$0 \$8.060	\$0	\$0 \$5,000	\$0 \$8.060	\$0	\$0 \$5,000
Hazardous Materials Sampling LSP Services	\$8,960 \$57,500	\$8,960 \$57,500	\$0 -\$19,631	\$8,960 \$37,869	\$3,960 \$16,264	\$5,000 \$21,605	\$8,960 \$37,869	\$3,960 \$0	\$5,000 \$37,869
Traffic Studies	\$67,690	\$67,690	\$0	\$67,690	\$52,690	\$15,000	\$67,690	\$33,866	\$33,824
OtherCosts (Convent Reuse Eval)	\$28,500	\$28,500	\$0	\$28,500	\$0	\$28,500	\$28,500	\$0	\$28,500
Printing (Over the Minimum)	\$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0
Testing & Inspections Reimbursable Expenses	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0	\$0 \$0
Subtotal	\$1,303,930	\$1,303,930	\$0	\$1,303,930	\$1,233,825	\$70,105	\$1,303,930	\$649,318	\$654,612
40 Administrative Costs									
OPM -Ed. Program Services	\$43,140	\$43,140	\$0	\$43,140	\$43,140	\$0	\$43,140	\$43,140	\$0
OPM Feasibility Study/Schematic Design	\$155,830	\$155,830	\$0	\$155,830	\$155,830	\$0	\$155,830	\$28,258	\$127,573
OPM Design Development	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
OPM Construction Documents OPM Bidding	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0
OPM Construction Adm/Closeout	\$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0	\$0 \$0	\$0 \$0	\$0	\$0 \$0
OPM: Cost Estimates	\$15,000	\$15,000	\$0	\$15,000	\$0	\$15,000	\$15,000	\$0	\$15,000
OPM Reimbursables & Site Approval Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Commissioning Other Admin Costs	\$0 \$2,000	\$0 \$2,000	\$0 \$0	\$0 \$2,000	\$0 \$757	\$0 \$1,243	\$0 \$2,000	\$0 \$757	\$0 \$1,243
Utility Fees	\$2,000	\$2,000	\$0 \$0	\$2,000	\$757	\$1,243	\$2,000	\$757	\$1,243
Legal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Construction Testing & Inspections	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal	\$215,970	\$215,970	\$0	\$215,970	\$199,727	\$16,243	\$215,970	\$72,154	\$143,816
50 Furniture, Fixtures and Equipment									
Furniture, Fixtures and Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Technology	\$0	\$0	\$0 \$0	\$0	\$0	\$0 \$0	\$0 \$0	\$0	\$0
Subtotal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Project Sub-Total	\$1,519,900	\$1,519,900	\$0	\$1,519,900	\$1,433,552	\$86,348	\$1,519,900	\$721,472	\$798,428
70 Project Contingency							Remaining		
Construct Contingency (Hard Cost) (5%)	\$0	\$0	\$0	\$0	Γ	\$0	\$0	Г	\$0
Owner's Contingency (Soft Cost) (5%)	\$50,100	\$50,100	\$0	\$50,100		\$50,100	\$50,100		\$50,100
Subtotal	\$50,100	\$50,100	\$0	\$50,100		\$50,100	\$50,100	-	\$50,100
Project Total	\$1,570,000	\$1,570,000	\$0	\$1,570,000	\$1,433,552	\$136,448	\$1,570,000	\$721,472	\$848,528



4. Supplemental Documentation

- a. NECP Test Fit Budget, dated August 12, 2019
- b. School Department Project Report, August 2019

City of Newton NECP Project at 687 Watertown Street September 2, 2019



Project Budget and Cost Summary

	Budget
20 Construction	
Construction	\$10,465,631
Change Orders	\$523,282
Alternates	\$0
20 Architectural & Engineering	
30 Architectural & Engineering Designer - Ed. Program Services	\$32,100
Designer - Ex. Conditions	\$48,000
A&E Feasibility Study	\$126,000
Schematic Design	\$243,160
Design Development	\$261,641
Construction Doc/CA/Closeout	\$527,455
Geotechnical Engineering	\$35,505
Site Survey	\$23,342
Hazardous Materials Sampling & Construction	\$25,000
LSP Services Traffic Studies	\$3,369
5-58 Site Plan Approval	\$26,345 \$56,400
OtherCosts	\$30,000
Printing (Over the Minimum)	\$30,000
Testing & Inspections	\$0
Reimbursable Expenses	\$0
Subtotal	\$1,450,408
40 Administrative Costs	
OPM -Ed. Program Services	\$43,140
OPM Study-Construction OPM: Cost Estimates	\$300,000 \$15,000
	\$15,000
ODM Paimbursables & Site Approval Services	Śŋ
OPM Reimbursables & Site Approval Services	
Commissioning	\$0
Commissioning Other Admin Costs	\$0 \$2,000
Commissioning Other Admin Costs Utility Fees	\$0 \$2,000 \$75,000
Commissioning Other Admin Costs Utility Fees Legal	\$0 \$2,000 \$75,000 \$0
Commissioning Other Admin Costs Utility Fees Legal Construction Testing & Inspections	\$0 \$2,000 \$75,000 \$0 \$25,000
Commissioning Other Admin Costs Utility Fees Legal	\$0 \$0 \$2,000 \$75,000 \$0 \$25,000 \$460,140
Commissioning Other Admin Costs Utility Fees Legal Construction Testing & Inspections Subtotal	\$0 \$2,000 \$75,000 \$0 \$25,000
Commissioning Other Admin Costs Utility Fees Legal Construction Testing & Inspections Subtotal 50 Furniture, Fixtures and Equipment	\$0 \$2,000 \$75,000 \$0 \$25,000 \$460,140
Commissioning Other Admin Costs Utility Fees Legal Construction Testing & Inspections Subtotal 50 Furniture, Fixtures and Equipment Furniture, Fixtures and Equipment	\$0 \$2,000 \$75,000 \$0 \$25,000 \$460,140
Commissioning Other Admin Costs Utility Fees Legal Construction Testing & Inspections Subtotal 50 Furniture, Fixtures and Equipment Furniture, Fixtures and Equipment Technology	\$0 \$2,000 \$75,000 \$0 \$25,000 \$460,140 \$460,140
Commissioning Other Admin Costs Utility Fees Legal Construction Testing & Inspections Subtotal 50 Furniture, Fixtures and Equipment Furniture, Fixtures and Equipment	\$0 \$2,000 \$75,000 \$0 \$25,000 \$460,140 \$460,140
Commissioning Other Admin Costs Utility Fees Legal Construction Testing & Inspections Subtotal 50 Furniture, Fixtures and Equipment Furniture, Fixtures and Equipment Technology Subtotal	\$0 \$2,000 \$75,000 \$25,000 \$460,140 \$460,140 \$0
Commissioning Other Admin Costs Utility Fees Legal Construction Testing & Inspections Subtotal 50 Furniture, Fixtures and Equipment Furniture, Fixtures and Equipment Technology Subtotal	\$0 \$2,000 \$75,000 \$25,000 \$460,140 \$460,140 \$0
Commissioning Other Admin Costs Utility Fees Legal Construction Testing & Inspections Subtotal Construction Testing & Inspections Subtotal Construction Testing & Inspections Subtotal Construction Testing & Inspection Subtotal Construction Testing Subtotal Construction Testing Subtotal Construction Testing Subtotal	\$0 \$2,000 \$75,000 \$25,000 \$460,140 \$460,140 \$0 \$0 \$0 \$12,899,460
Commissioning Other Admin Costs Utility Fees Legal Construction Testing & Inspections Subtotal Construction Testing & Inspections Subtotal Construction Testing & Inspections Subtotal Construction Testing & Inspections Subtotal Construction Testing Subtotal Construction Testing Subtotal	\$0 \$2,000 \$75,000 \$25,000 \$460,140 \$460,140 \$0 \$0 \$12,899,460 \$100,540
Commissioning Other Admin Costs Utility Fees Legal Construction Testing & Inspections Subtotal Construction Testing & Inspections Subtotal Construction Testing & Inspections Subtotal Construction Testing & Inspection Subtotal Construction Testing Subtotal Construction Testing Subtotal Construction Testing Subtotal	\$0 \$2,000 \$75,000 \$25,000 \$460,140 \$460,140 \$0 \$0 \$12,899,460 \$100,540
Commissioning Other Admin Costs Utility Fees Legal Construction Testing & Inspections Subtotal Construction Testing & Inspections Subtotal Construction Testing & Inspections Subtotal Construction Testing & Inspections Subtotal Construction Testing Subtotal Construction Testing Subtotal	\$0 \$2,000 \$75,000 \$25,000 \$460,140 \$460,140 \$0 \$0 \$0 \$12,899,460





Newton Public Schools

August 2019

Lincoln-Eliot/NECP School Building Project

The NECP project remains on track with recent summer working group meetings have been focused on Schematic Design and meeting the education program of NECP with a total project budget of \$13.0 Million. Preliminary design options of Lincoln-Eliot at 150 Jackson Road will resume in the Fall.

City Public Buildings and the full project team is committed to staying on schedule, meeting the educational program and delivering a quality new educational facility for Newton's special needs preschool children in an inclusive program.

This past summer, the following meetings were held:

- Public Facilities June 19, 2019 Vote 5-58 Ordinance Site Plan Approval
- City Council/School Committee Joint Meeting July 8, 2019 Preferred Schematic Presentation and vote on 5-59 Site Plan Approval.

All project documents are available online at the web pages maintained by Hill International, the Owner's Project Manager. There is a quick link to this page from the District's Expanding Capacity page.