



City of Newton
Lincoln Eliot – NECP Project
Project Monthly Report

August 2019

The Global Leader in Managing Construction Risk

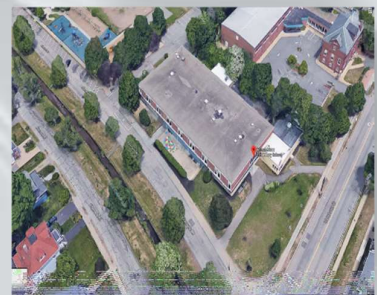




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1. Executive Summary

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 scheduled 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:

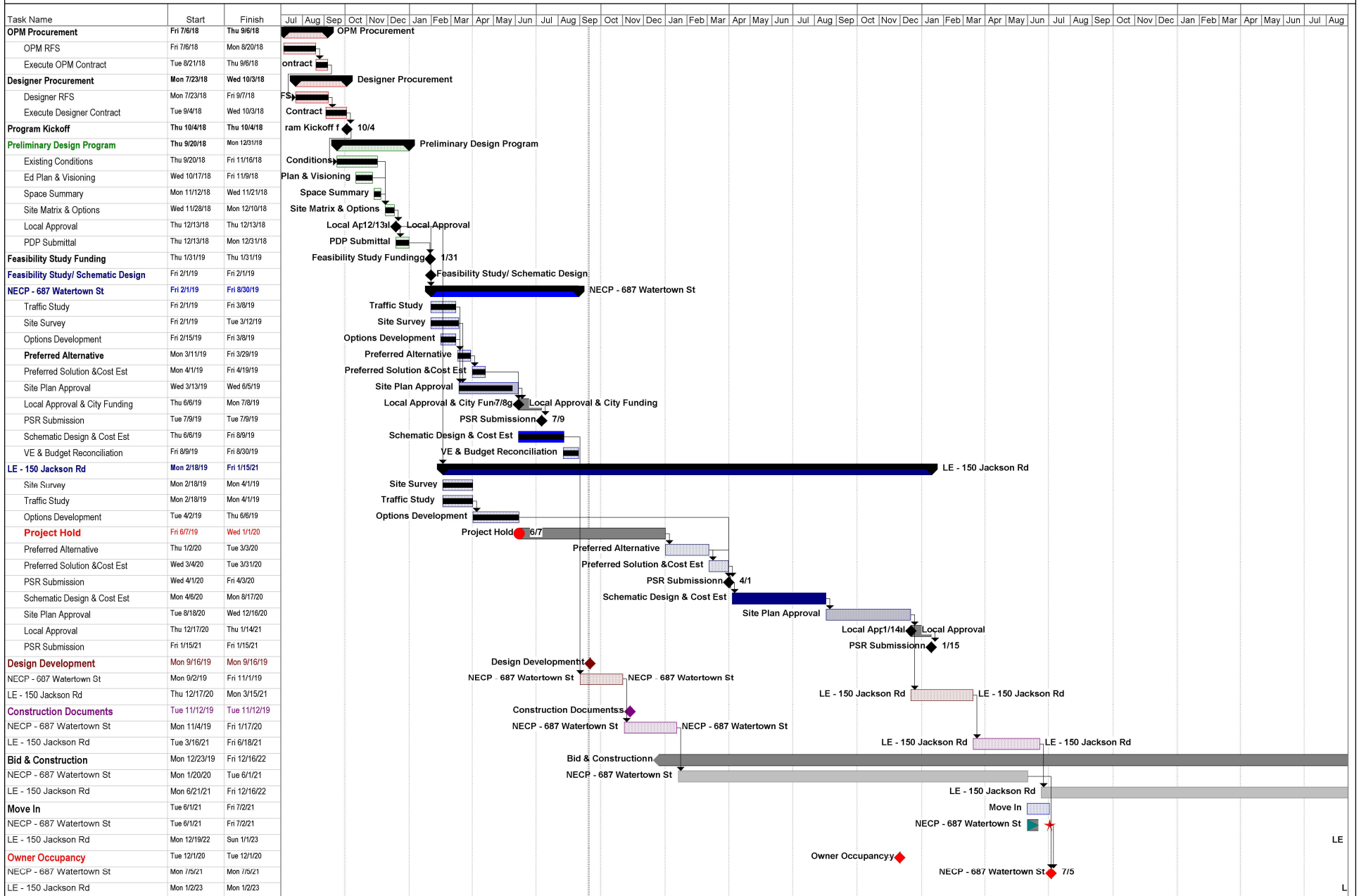
September 2019:

- 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.



2. Schedule

PROJECT WORK PLAN SCHEDULE





3. Financials

Project Budget and Cost Summary

Description	Total Budget	BUDGET			COST			CASH FLOW	
		Baseline Budget	Authorized Changes	Current Budget	Committe d Costs	Uncommit ted Costs	Total Project	Expenditure s to Date	Balance To 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	\$64,200	\$64,200	\$0	\$64,200	\$64,200	\$0	\$64,200	\$64,200	\$0
Designer - Ex. Conditions	\$96,000	\$96,000	\$0	\$96,000	\$96,000	\$0	\$96,000	\$96,000	\$0
A&E Feasibility Study	\$264,900	\$264,900	\$0	\$264,900	\$264,900	\$0	\$264,900	\$125,900	\$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	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Construction Documents	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bidding / Negotiations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Construction Administration/Closeout	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Geotechnical Engineering	\$21,010	\$21,010	\$11,722	\$32,732	\$32,732	\$0	\$32,732	\$0	\$32,732
Geoenvironmental Engineering	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Site Survey	\$37,950	\$37,950	\$7,909	\$45,859	\$45,859	\$0	\$45,859	\$37,950	\$7,909
Site Approval	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Hazardous Materials Sampling	\$8,960	\$8,960	\$0	\$8,960	\$3,960	\$5,000	\$8,960	\$3,960	\$5,000
LSP Services	\$57,500	\$57,500	-\$19,631	\$37,869	\$16,264	\$21,605	\$37,869	\$0	\$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
Testing & Inspections	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Reimbursable Expenses	\$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	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
OPM Bidding	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
OPM Construction Adm/Closeout	\$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	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Admin Costs	\$2,000	\$2,000	\$0	\$2,000	\$757	\$1,243	\$2,000	\$757	\$1,243
Utility Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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
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		\$0	\$0		\$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

Description	Budget
20 Construction	
Construction	\$10,465,631
Change Orders	\$523,282
Alternates	\$0
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	\$3,369
Traffic Studies	\$26,345
5-58 Site Plan Approval	\$56,400
Other Costs	\$30,000
Printing (Over the Minimum)	\$12,091
Testing & Inspections	\$0
Reimbursable Expenses	\$0
Subtotal	\$1,450,408
40 Administrative Costs	
OPM -Ed. Program Services	\$43,140
OPM Study-Construction	\$300,000
OPM: Cost Estimates	\$15,000
OPM Reimbursables & Site Approval Services	\$0
Commissioning	\$0
Other Admin Costs	\$2,000
Utility Fees	\$75,000
Legal	\$0
Construction Testing & Inspections	\$25,000
Subtotal	\$460,140
50 Furniture, Fixtures and Equipment	
Furniture, Fixtures and Equipment	\$0
Technology	-
Subtotal	\$0
Project Sub-Total	\$12,899,460
70 Project Contingency	
Owner's Contingency (Soft Cost) (1%)	\$100,540
Subtotal	\$100,540
Project Total	\$13,000,000



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.