



City of Newton
Lincoln Eliot – NECP Project
Project Monthly Report

January 2020

The Global Leader in Managing Construction Risk

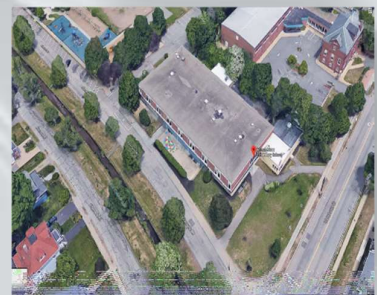


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1. Executive Summary

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 January 2020.

During the month of January 2020, Hill provided the City with budget utilization updates, cost/budget documents for NECP at 687 Watertown St, schedule and work plan updates, and LE-NECP Projects web page content management.

On November 20, 2019, Arrowstreet, project designer, completed documentation including plans, specification, geotechnical reports, and system narrative updates for NECP at 687 Watertown Street Design Development Phase. The documents were distributed to PM&C LLC for independent cost estimate and to Hill International, Newton Public Buildings Department and members of the Newton Design Review Committee for review and comment. On December 7 and December 11, 2019, members of the Design Review Committee (DRC) provided review comments for the NECP Design Development documents. On December 13, 2019, Hill provided Arrowstreet and Newton Public Buildings constructability review comments for NECP Design Development documents. On January 23, 2020, Arrowstreet provided written response to all design development document review comments.

On January 9, 2020, a working group meeting was held to review the presentation planned for Newton Parks and Recreation Commission regarding locating a NECP outdoor program space in Albemarle Park and to review space summary adjustments for Lincoln Eliot School at 150 Jackson Road to best fit the program in the existing building.

On January 14, 2020, NECP staff were provided a NECP project building design and schedule presentation by Newton Public Schools administration, Newton Public Buildings, Arrowstreet and Hill. The presentation included review of site plans, design for exterior building access and floor plans, perspectives of the classroom area corridors, main entry, and main lobby, graphic precedents being considered in the project interior design, and NECP Project schedule update. Following the presentation, a question and answer session was conducted. The meeting was well attended and provided important insight from staff on project design and schedule coordination.

On January 23, 2020, the City of Newton issued to Arrowstreet and Hill authorization to proceed with Construction Document Phase for NECP at 687 Watertown Street.

On January 27, 2020, the Newton Parks and Recreation Commission considered a request to locate a NECP outdoor activity space in Albemarle Park with several options for location and equipment layout presented. Following the presentation and question and answer session, the Commission voted unanimously to bring the request to a public hearing scheduled February 24, 2020.

Throughout the month, Arrowstreet and Hill worked with Public Buildings performing contract administration work to allow for NECP at 687 Watertown Street to advance to Construction Document Phase. Additionally, feasibility study phase for Lincoln Eliot School at 150 Jackson Road proceeded with program and space summary reports under consideration.

Hill Invoice #PBO-02339.00-00000015 and Arrowstreet Invoice 726304 were submitted and processed for payment.

Additional project updates, presentation materials, and documentation may be obtained at the project web page: <http://lincolneliot-necp-projects.com/>

Progress and Milestones Achieved

The following milestone was achieved during the month of January 2020:

- Design Development Phase for NECP at 687 Watertown Street was completed with the Project on budget and on schedule and authorization issued by the City to proceed with Construction Document Phase.
- City executed contract amendments for continued services by Arrowstreet and Hill for Construction Documents design phase, Bid Phase, Construction Administration Phase, and Closeout Phase for NECP at 687 Watertown Street.
- Start Construction Document Phase for NECP at 687 Watertown Street.
- Soil remediation project at 687 Watertown St. completed.

Key Objectives

The key objectives and dates for the coming month are:

- Attend Newton Parks and Recreation Commission public hearing scheduled February 27, 2020 to consider approving use of park property for a NECP outdoor activity/play area.
- Construction Document Phase advancement for NECP at 687 Watertown St.
- Start process for MA DEP Storm Water Management Permit application and Riverfront Protection Act Permit application to the Newton Conservation Commission.
- Obtain and coordinate with closeout documentation for the Soil Remediation Project at 687 Watertown St.
- Continue feasibility study phase for Lincoln Eliot at 150 Jackson Rd.

Financials

The LE-NECP budget includes multiple appropriations that total \$13,852,266.

Contracts commitments through January 2020 include: Hill International for Owner Project Management Services Amendment #03 for Construction Document Phase, Bid,

and Construction Administration for NECP at 678 Watertown St and Arrowstreet Designer Services Amendment #04 for Construction Document Phase, Bid, and Construction Administration for NECP at 678 Watertown St totaling \$2,598,131.

With contract commitments through January 2020 totaling \$2,598,131, NECP total project budget totaling \$13,904,366 and the new LE-NECP total project budget totaling \$13,852,266, the project remains on budget.

Schedule

The next milestones for the project are:

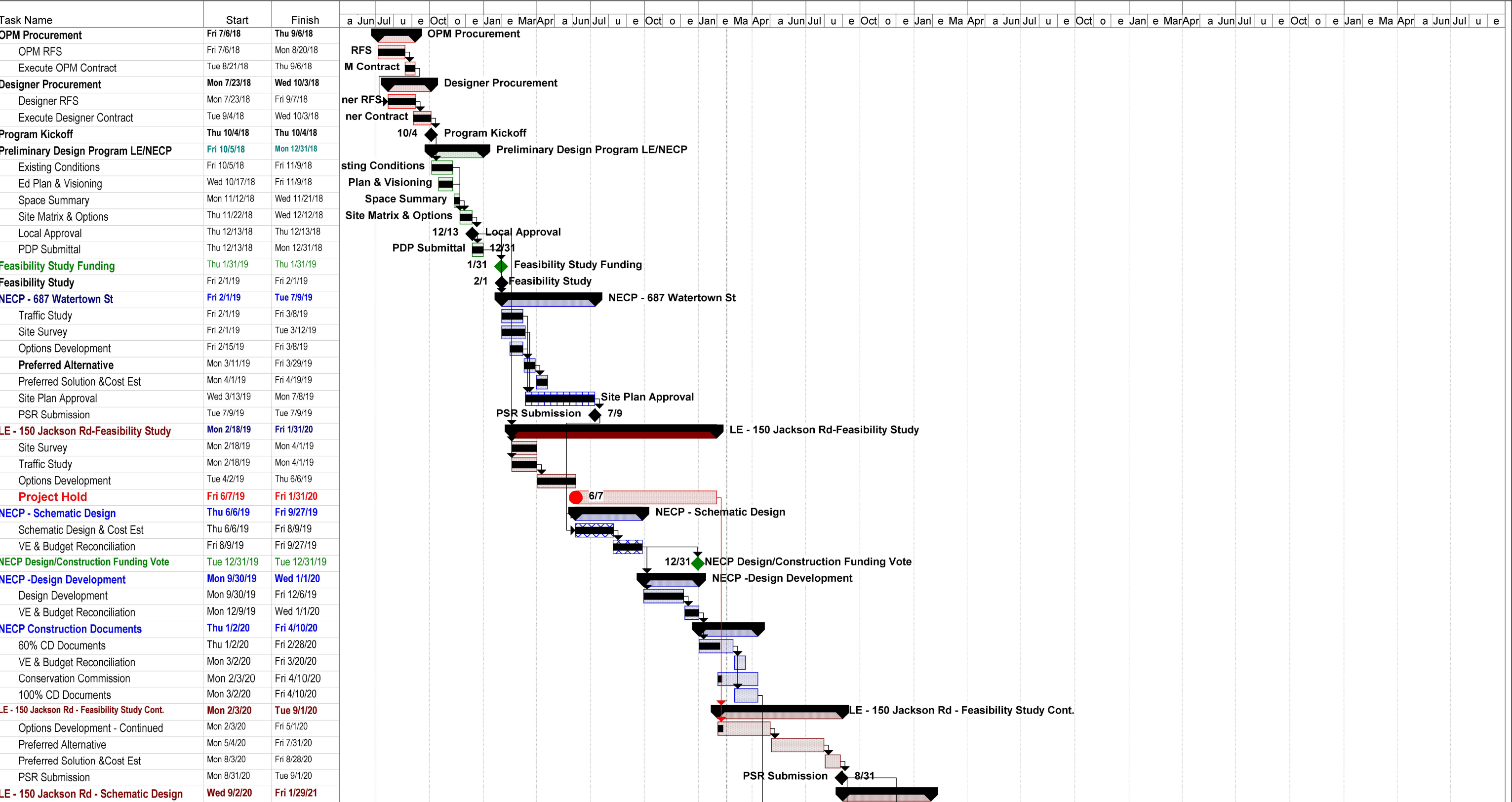
- Advance Construction Document Phase for NECP at 687 Watertown Street.
- Continue feasibility study for Lincoln Eliot School at 150 Jackson Rd.
- Submit MA DEP Storm Water Management Permit application and Riverfront Protection Act Permit application to the Newton Conservation Commission.
- Complete 60% Construction Document documentation and submit for independent cost estimate.



2. Schedule

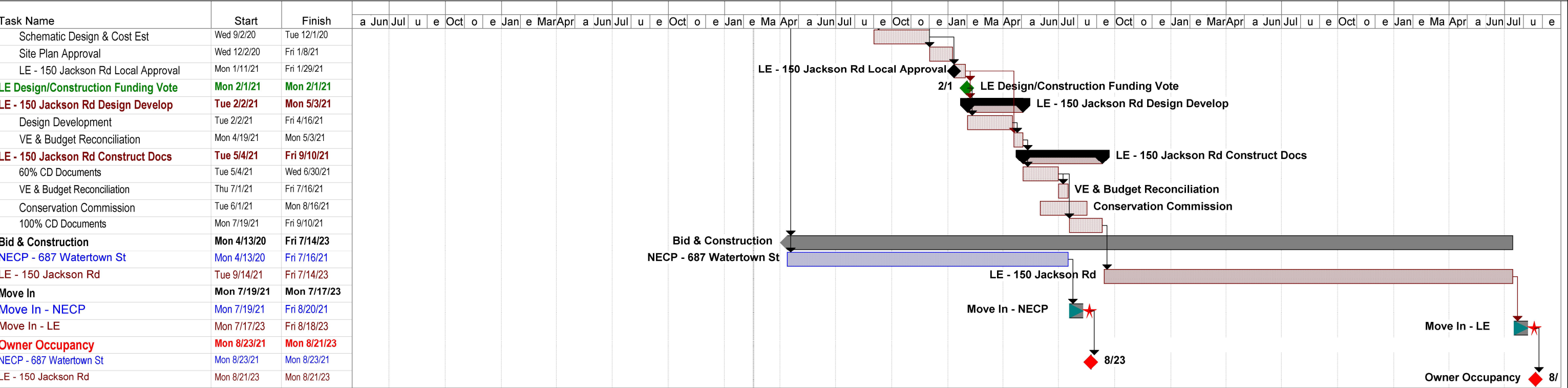
City of Newton
LE-NECP Schools Project

PROJECT WORK PLAN SCHEDULE



City of Newton
LE-NECP Schools Project

PROJECT WORK PLAN SCHEDULE





3. Financials



Project Budget and Cost Summary

Description	Total Budget	BUDGET			COST			CASH FLOW	
		Baseline Budget	Authorized Changes	Current Budget	Committed Costs	Uncommitted Costs	Total Project Costs	Expenditures to Date	Balance To Spend
20 Construction									
NECP - Construction	\$0	\$0	\$10,465,631	\$10,465,631	\$0	\$10,465,631	\$10,465,631	\$0	\$10,465,631
LE- Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Alternates		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Construction Contingency	\$0	\$0	\$536,788	\$536,788	\$0	\$536,788	\$536,788	\$0	\$536,788
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	\$205,050	\$59,850
5-58 Site Plan Approval - NECP	\$121,320	\$56,440	\$0	\$56,440	\$56,440	\$0	\$56,440	\$56,440	\$0
5-58 Site Plan Approval - LE	\$0	\$64,880	\$0	\$64,880	\$64,880	\$0	\$64,880	\$0	\$64,880
Schematic Design - NECP	\$535,900	\$243,160	\$0	\$243,160	\$243,160	\$0	\$243,160	\$243,160	\$0
Schematic Design - LE	\$0	\$292,740	\$0	\$292,740	\$292,740	\$0	\$292,740	\$0	\$292,740
Design Development - NECP	\$0	\$0	\$261,641	\$261,641	\$261,641	\$0	\$261,641	\$261,641	\$0
Design Development - LE		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Construction Documents & Bid - NECP	\$0	\$0	\$341,297	\$341,297	\$341,297	\$0	\$341,297	\$85,324	\$255,973
Construction Documents & Bid - LE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Construction Admin/Closeout - NECP	\$0	\$0	\$236,641	\$236,641	\$236,641	\$0	\$236,641	\$0	\$236,641
Construction Admin/Closeout - LE		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Services -Con Comm Approval	\$0	\$0	\$20,000	\$20,000	\$20,000	\$0	\$20,000	\$0	\$20,000
A&E Sub Consultants	\$0	\$0	\$30,000	\$30,000	\$5,000	\$25,000	\$30,000	\$3,000	\$27,000
Geotechnical Engineering	\$21,010	\$21,010	\$11,722	\$32,732	\$32,732	\$0	\$32,732	\$22,227	\$10,505
Geoenvironmental Engineering	\$0	\$0	\$13,278	\$13,278	\$0	\$13,278	\$13,278	\$0	\$13,278
Site Survey	\$37,950	\$37,950	\$7,909	\$45,859	\$45,859	\$0	\$45,859	\$45,859	\$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	-\$19,632	\$37,868	\$16,264	\$21,604	\$37,868	\$0	\$37,868
Traffic Studies	\$67,690	\$67,690	\$0	\$67,690	\$52,690	\$15,000	\$67,690	\$44,569	\$23,121
Other Services	\$28,500	\$25,000	\$0	\$25,000	\$0	\$25,000	\$25,000	\$0	\$25,000
Printing (Over the Minimum)	\$0	\$0	\$12,091	\$12,091	\$0	\$12,091	\$12,091	\$0	\$12,091
Testing & Inspections	\$0	\$0	\$5,000	\$5,000	\$0	\$5,000	\$5,000	\$0	\$5,000
Reimbursable Expenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal	\$1,303,930	\$1,300,430	\$919,947	\$2,220,377	\$2,098,404	\$121,973	\$2,220,377	\$1,131,430	\$1,088,947
40 Administrative Costs									
OPM -Ed. Program Services	\$43,140	\$43,140	\$0	\$43,140	\$43,140	\$0	\$43,140	\$43,140	\$0
OPM Study/Schematic Design	\$155,830	\$155,830	\$0	\$155,830	\$155,830	\$0	\$155,830	\$33,088	\$122,743
OPM Design Development - NECP	\$0	\$0	\$20,000	\$20,000	\$20,000	\$0	\$20,000	\$19,135	\$865
OPM Design Development - LE	\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0
OPM Construction Documents - NECP	\$0	\$0	\$20,000	\$20,000	\$20,000	\$0	\$20,000	\$0	\$20,000
OPM Construction Documents - LE	\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0
OPM Bid/Construction Admin - NECP	\$0	\$0	\$250,000	\$250,000	\$250,000	\$0	\$250,000	\$0	\$250,000
OPM Bid/Construction Adm - LE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
OPM Closeout - NECP	\$0	\$0	\$10,000	\$10,000	\$10,000	\$0	\$10,000	\$0	\$10,000
OPM Closeout - LE			\$0	\$0	\$0	\$0	\$0	\$0	\$0
OPM: Cost Estimates	\$15,000	\$15,000	\$15,000	\$30,000	\$0	\$30,000	\$30,000	\$0	\$30,000
OPM Reimb & Site Approval Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Commissioning	\$0	\$0	\$10,000	\$10,000	\$0	\$10,000	\$10,000	\$0	\$10,000
Other Admin Costs/Move	\$2,000	\$5,500	\$35,000	\$40,500	\$757	\$39,743	\$40,500	\$757	\$39,743
Utility Fees	\$0	\$0	\$25,000	\$25,000	\$0	\$25,000	\$25,000	\$0	\$25,000
Legal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Construction Testing & Inspections	\$0	\$0	\$25,000	\$25,000	\$0	\$25,000	\$25,000	\$0	\$25,000
Subtotal	\$215,970	\$219,470	\$410,000	\$629,470	\$499,727	\$129,743	\$629,470	\$96,119	\$533,351
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	\$12,332,366	\$13,852,266	\$2,598,131	\$11,254,135	\$13,852,266	\$1,227,549	\$12,624,717
70 Project Contingency									
Construct Contingent (Hard Cost) (5%)	\$0	\$0	\$0	\$0			Remaining		
Owner's Contingency (Soft Cost) (5%)	\$50,100	\$50,100	\$0	\$50,100					
Subtotal	\$50,100	\$50,100	\$0	\$50,100					
Project Total									
	\$1,570,000	\$1,570,000	\$12,332,366	\$13,902,366	\$2,598,131	\$11,304,235	\$13,902,366	\$1,227,549	\$12,674,817
Owner's FFE Contingency	\$0	\$0	\$53,900	\$53,900	\$0	\$53,900	\$53,900	\$0	\$53,900



4. Supplemental Documentation

- a. Newton Early Childhood Center – Staff Meeting Presentation,
dated January 14, 2020