



City of Newton
Lincoln Eliot – NECP Project
Project Monthly Report

February 2020

The Global Leader in Managing Construction Risk

HILL
Hill International

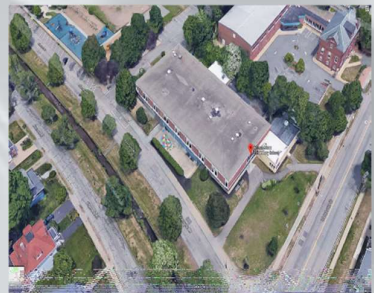




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1. Executive Summary

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 February 2020.

During the month of February 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 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.

During the month of February, Arrowstreet and its consultants advanced design documents for the NECP at 687 Watertown St. Project to 60% Construction Documents (CDs). Documentation advancement included integrating as built information related to soil remediation work performed at the 687 Watertown St. site by the City of Newton. On February 28, 2020, 60% CD documentation was transmitted to PM&C LLC for independent cost estimate. PM&C's cost estimate is due March 13, 2020 for a cost reconciliation meeting scheduled March 16, 2020.

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. On February 24, 2020, Newton Parks and Recreation Commission held a public hearing to consider locating a NECP outdoor activity space in Albemarle Park. The hearing included a presentation by Newton Public Buildings reviewing the proposed NECP at 687 Watertown St. project and scope of building, site and landscape improvements. Following the presentation, the Commission unanimously approved locating the NECP outdoor activity space in Albemarle Park.

On February 7, 2020, CLEAResult, working on behalf of the City of Newton, performed a qualitative air leakage test at the 687 Watertown St. building. A report of the test scope and air leakage detection results was forwarded to Arrowstreet to review and consider adding certain envelope improvements to the scope of work for NECP at 687 Watertown St. Project.

During the month, Arrowstreet, Nitsch Engineering and Terratech advanced documentation required for NECP at 687 Watertown St. project permit filings for MA-DEP Riverfront Protection Act and Storm Water Management Standards and included as built information related to soil remediation work performed at the site by the City of Newton. A MA DEP WPA Form 3 – Notice of Intent with accompanying documentation was executed and submitted to Newton's Conservation Commission on February 25, 2020. Following City Engineering and

Conservation Office review of documents, a hearing will be schedule to obtain permit approval by the Conservation Commission.

Arrowstreet continued feasibility study test fit studies for Lincoln Eliot School at 150 Jackson Rd, including analysis of the Lincoln Eliot building program, space summary, and existing conditions at 150 Jackson Rd.

Hill Invoice #PBO-02339.00-00000016 and Arrowstreet Invoice 726391 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 February 2020:

- MA DEP WPA Form 3 – Notice of Intent with accompanying documentation was executed and submitted to Newton’s Conservation Commission on February 25, 2020.
- Newton Parks and Recreation Commission approved use of park property for a NECP outdoor activity/play area at a public hearing held on February 27, 2020.
- Construction Documents Phase progressed with 60%CDs issued for independent cost estimate on February 28, 2020.

Key Objectives

The key objectives and dates for the coming month are:

- Construction Document Phase advancement for NECP at 687 Watertown St.
- Continue process for MA DEP Storm Water Management Permit application and Riverfront Protection Act Permit application and secure a hearing with the Newton Conservation Commission for permit approval.
- Obtain Design Review Committee approval of Construction Documents for NECP at 687 Watertown St. and authorization to bid the project.
- Prepare documentation for public procurement for NECP at 687 Watertown St. Project.
- 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 February 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 February 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:

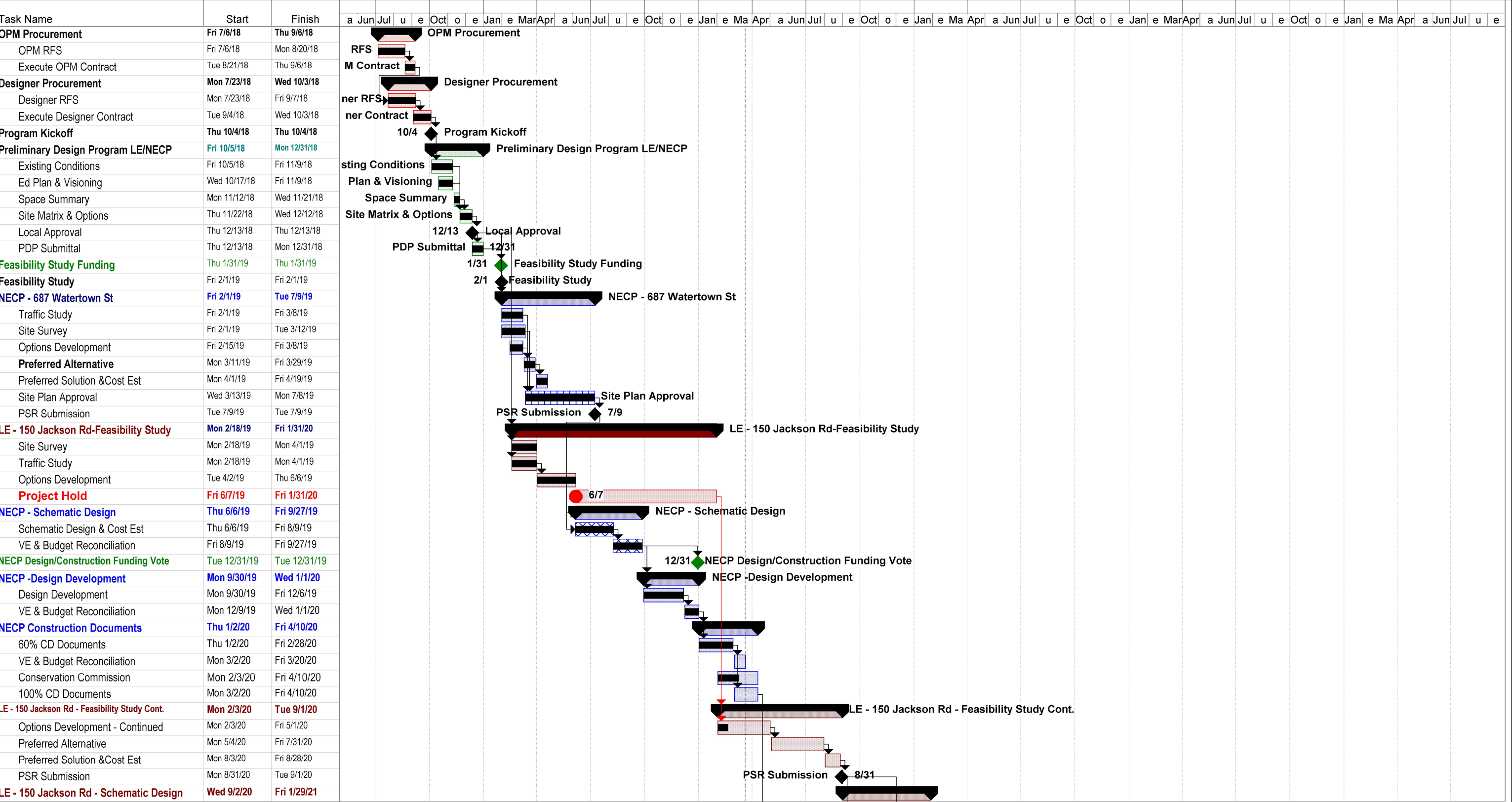
- Advance Construction Document Phase for NECP at 687 Watertown Street Project.
- Continue feasibility study for Lincoln Eliot School at 150 Jackson Rd Project.
- Secure Newton Conservation Commission approval of the MA DEP Storm Water Management Permit application and Riverfront Protection Act Permit application for NECP at 687 Watertown St.
- Present 60%CD documentation to the Design Review Committee at its March 18, 2020 meeting, and obtain approval and authorization to proceed to bid for the NECP at 687 Watertown St. Project
- Complete 60% Construction Document documentation and reconcile the independent cost estimate costs and scope to the construction budget for the NECP at 67 Watertown St. Project.



2. Schedule

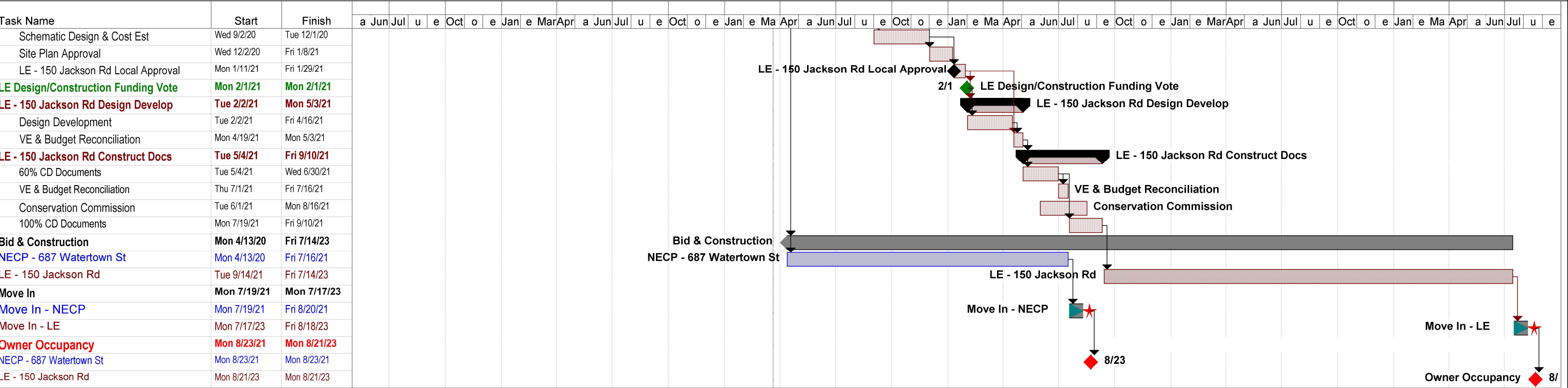
City of Newton
LE-NECP Schools Project

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	\$209,050	\$55,850
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	\$170,649	\$170,649
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	\$10,000	\$10,000
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	\$1,230,755	\$989,622
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	\$3,833	\$16,168
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	\$99,952	\$529,519
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	\$1,330,706	\$12,521,560
70 Project Contingency									
Construct Contingent (Hard Cost) (5%)	\$0	\$0	\$0	\$0			Remaining		
						\$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	\$12,332,366	\$13,902,366	\$2,598,131	\$11,304,235	\$13,902,366	\$1,330,706	\$12,571,660
Owner's FFE Contingency	\$0	\$0	\$53,900	\$53,900	\$0	\$53,900	\$53,900	\$0	\$53,900



4. Supplemental Documentation

- a. Newton Parks and Recreation Commission Hearing
Presentation, February 24, 2020