

KVAssociates Inc.

303 Congress Street

December 8, 2009

Boston, MA 02210

Ms. Jennifer Connarton Contract Administrator

т 617.695.0856

Massachusetts School Building Authority

F 617.426.1215

40 Broad Street, Suite 500 Boston, MA 02109

kvaboston.com

RE: MSBA Project No: W200803150505_Wayland HS Project Status Report #04 – November 2009

Dear Ms. Connarton:

Please find enclosed project status report # 04 for period ending November 2009. Updated items are in bold typeface.

Please feel free to contact myself and or Michele Nice regarding any questions you may have regarding the enclosed information.

Sincerely,

KVAssociates, Inc.

David Saindon Project Director



cc:

Lea Anderson, WHSBC Chair MSBA File – Project Status Reports

Wayland High School Revitalization

Project Status Report November 2009

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1. Executive Summary

Project Milestone

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Milestones – via Ch. 149A, GM @ Risk	Planned Start	Planned Completion	Actual Start	Actual Completion	Notes
Feasibility Study	02-09	08-09	02-09	08-09	Complete
Schematic Design	06-09	11-09	06-09	11-09	Complete
MSBA Project Budget and Scope Approval		09-30-09		09-30-09	Complete
Town Vote		11-19-09	,,	11-18-09	Complete
Execute PFA		12-09			Ongoing
DESE Approval	08-09	11-09	09-09		Pending
Design Development Ph	11-09	07-10	11-09		Ongoing
CM Procurement	12-09	03-10	12-09		Ongoing
Construction Document Ph	06-10	10-10			
Trade Prequalification	05-10	09-10			
Trade Bidding	10-10	12-10			
Construction (Enabling ph)	07-10	10-10			·
Construction (Fnd + Steel)	09-10	12-10			
Construction (Rough+Finish)	12-10	01-12			
Certificate of Occupancy		01-05-12			
Construction (Demolition)	01-12	04-12			
Construction (Site/Parking)	04-12	08-12			

Please note that the above milestones have been updated based on the Owner's decision to utilize CM at Risk as the method of project delivery.

On November 18, 2010, The Town of Wayland voted to approve the Wayland High Project. (copy of vote certificate is attached)

Please note the following approvals regarding the use of CM @ Risk for the Wayland High School Project:

HSBC votes/recommends to proceed with the CM @ Risk / IG application to the School Committee	October 1, 2009
Wayland School Committee votes to proceed with the IG application	October 5, 2009
KVA submits CM @ Risk application to the IG	October 16, 2009
The IG issues approval to Wayland to proceed	November 10, 2009
HSBC votes/recommends to utilize CM @ Risk for the project	December 3, 2009
The Wayland School Committee votes to proceed with utilizing CM @ Risk as the desired construction delivery method	December 7, 2009

The MSBA issued the Project Budget and Scope Agreement and associated exhibits to Wayland for signature on October 26th. Wayland is currently in the process of obtaining the required signatures. <u>UPDATE - Wayland returned an executed Project Budget and Scope</u> Agreement to the MSBA on December 4, 2009.

Designer Deliverables

- HMFH as continued to assist the HSBC in public forum presentations.
- HMFH and KVA have started to plan permitting and approval tasks for the project. HMFH presented the HS project to the Wayland Land Use Committee on November 10, 2009.
- HMFH hosted a project consultant kick off meeting in late November to understand project deliverables over the next 12 months.
- HMFH is in the process of meeting with various school department heads to coordinate design development scope and needs.
- Review and establishment of a total project fee structure of work based on the enclosed schedule (project completion in August of 2012) Ongoing.

OPM Deliverables

- KVA as continued to assist the HSBC in public forum presentations.
- KVA drafted and issued a CM RFQ to the Town for review.
- Continued analysis of the project schedule. Ongoing. KVA has prepared and
 issued a revised schedule to HMFH to aid in defining deliverables over the next
 12 months. Continued refinement of the schedule is required. CM procurement
 and Conservation Commission approvals will be the focus over the next couple
 of months.
- KVA, working with HMFH is in the process of outlining permitting and approvals for the project focusing on conservation commission approvals.
- KVA has issued a revised fee structure for all phases to the committee for review and approval. This fee schedule is based on the attached August 2012 schedule. Ongoing. The Owner has reviewed and provided comments to KVA's proposed contract. KVA is in the process of refining the proposed contract and attachments.



TOWN OF WAYLAND

MASSACHUSETTS 01778

TOWN BUILDING
41 COCHITUATE ROAD

TEL: (508) 358-3630 (508) 358-3631

WWW WAYLAND MA HS

TOWN CLERK
LOIS M. TOOMBS, CMC
LTOOMBS@WAYLAND.MA.US

ASSISTANT TOWN CLERK
KATHLEEN H. SIRACUSA
KSIRACUSA@WAYLAND.MA.US

SPECIAL TOWN MEETING VOTE CERTIFICATE

At a legal meeting of the qualified voters of the TOWN OF WAYLAND, held on November 18, 2009, the following business was transacted under Article 2:

ARTICLE 2: WAYLAND HIGH SCHOOL EXPANSION AND MODERNIZATION

Voted that the Town

- a.) appropriate the sum of sixty-nine million seven hundred fifteen thousand one hundred eighty-eight and no/100 (\$69,715,188.00) Dollars to be expended under the direction of the High School Building Committee for design, construction and other related expenses to expand and modernize Wayland High School, 264 Old Connecticut Path, Wayland, Massachusetts 01778, which school facility shall have an anticipated useful life as an education facility for the instruction of school children of at least 50 years, and for which the Town may be eligible for a school construction grant from the Massachusetts School Building Authority ("MSBA");
- b.) to meet said appropriation, authorize the Town Treasurer, with the approval of the Board of Selectmen, to borrow \$69,715,188.00 under Massachusetts General Laws Chapter 44, or any other enabling authority, provided that said appropriation hereunder shall be subject to and contingent upon an affirmative vote of the Town to exempt the amounts required for the payment of interest and principal on said borrowing from the limitations on taxes imposed by Massachusetts General Laws Chapter 59, Section 21C (Proposition 2 1/2);
- c.) reduce the amount of borrowing authorized pursuant to this vote by any grant amount set forth in the Project Funding Agreement that may be executed between the Town and the MSBA, provided further that any grant that the Town may receive from the MSBA for said project shall not exceed the lesser of (1) forty percent (40%) of eligible, approved project costs, as determined by the MSBA, or (2) the total maximum grant amount determined by the MSBA;
- d.) acknowledge that the MSBA's grant program is a non-entitlement, discretionary program based on need, as determined by the MSBA, and any project costs the Town incurs in excess of any grant approved by and received from the MSBA shall be the sole responsibility of the Town; and
- e.) authorize the School Committee to enter into all necessary and appropriate agreements for the design, construction and other related expenses to expand and modernize said Wayland High School, including but not limited to a project funding agreement and a project scope and budget agreement with the MSBA,

which agreements with the MSBA may include a provision requiring the Town to indemnify the MSBA for losses associated with the Town's performance of its obligations and exercise of its rights under such agreements

VOTED ON MAIN MOTION: STATIONG COUNTED VOTE:

IN FAVOR:

1481

OPPOSED:

53

ABSTENTION:

MOTION CARRIED BY MORE THAN 2/3 MAJORITY

A true copy, Attest:

Lois M. Toombs, CMC

Town Clerk

2. Project Schedule

Please see the attached project schedule dated 12_04_09_CM@Risk_2011_12. This schedule is based on utilizing a CM @ Risk delivery method which is currently forecasting certificate of occupancy for December 2011 and completion of site development for August 2012.

Points of interest are:

- o DESE approval (line item 43). The MSBA has submitted the package prepared by HMFH and the project is currently awaiting approval from the DESE. MSBA has commented that they will contract the DESE and track this approval.
- OM procurement summary. (line item 118). Ongoing. CM RFQ will be available to potential CM firms on December 16, 2009.
- o Enabling phases (line item 178)
- o Conservation Commission (line item 110)

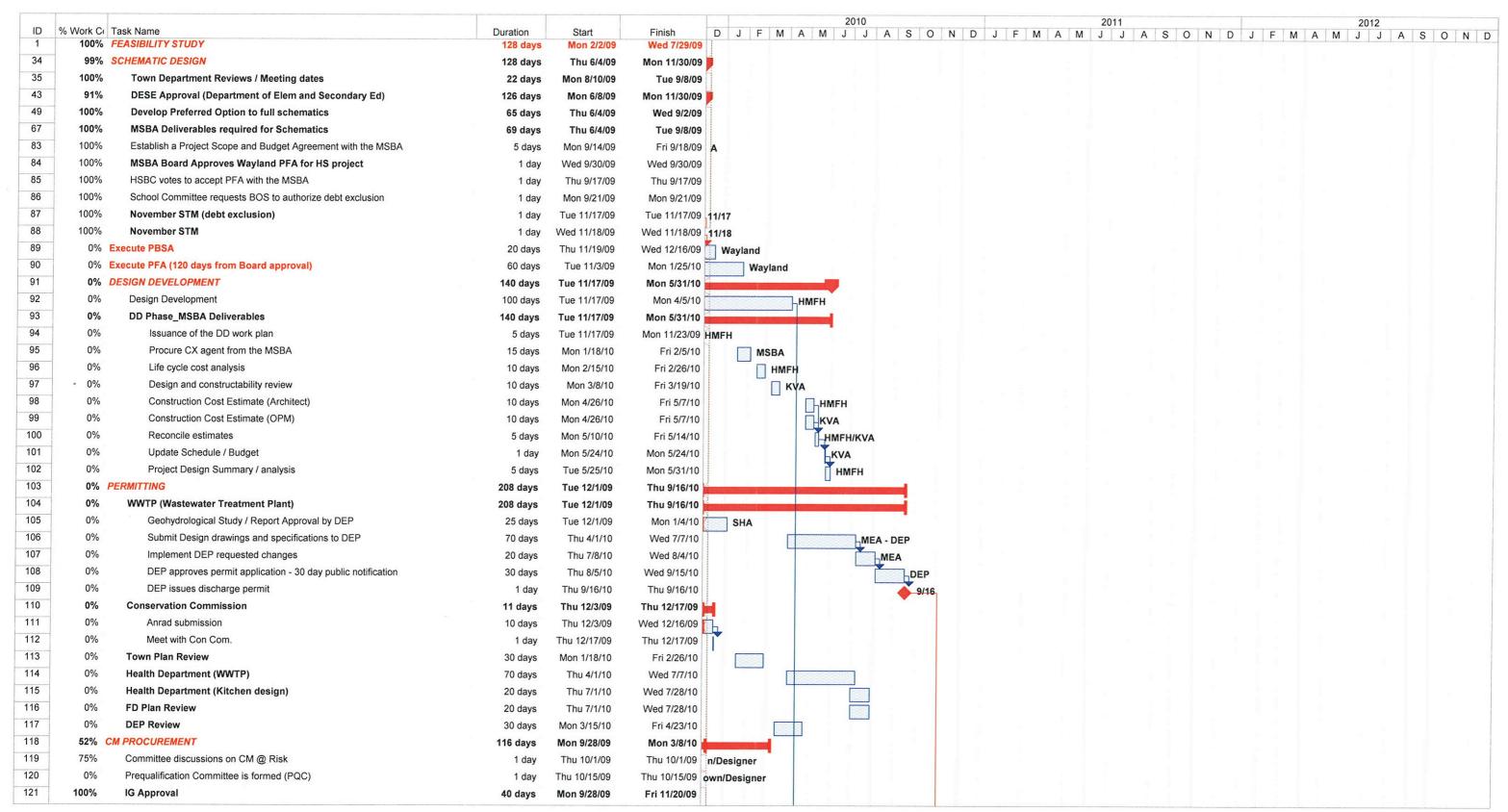
60 day look ahead:

- o Execute PFA with the MSBA
- o Continued CM procurement
- o Establish all permitting and approval time lines
- Start developing early enabling phase scope



Proposed Project Schedule Revitalization of Wayland High School

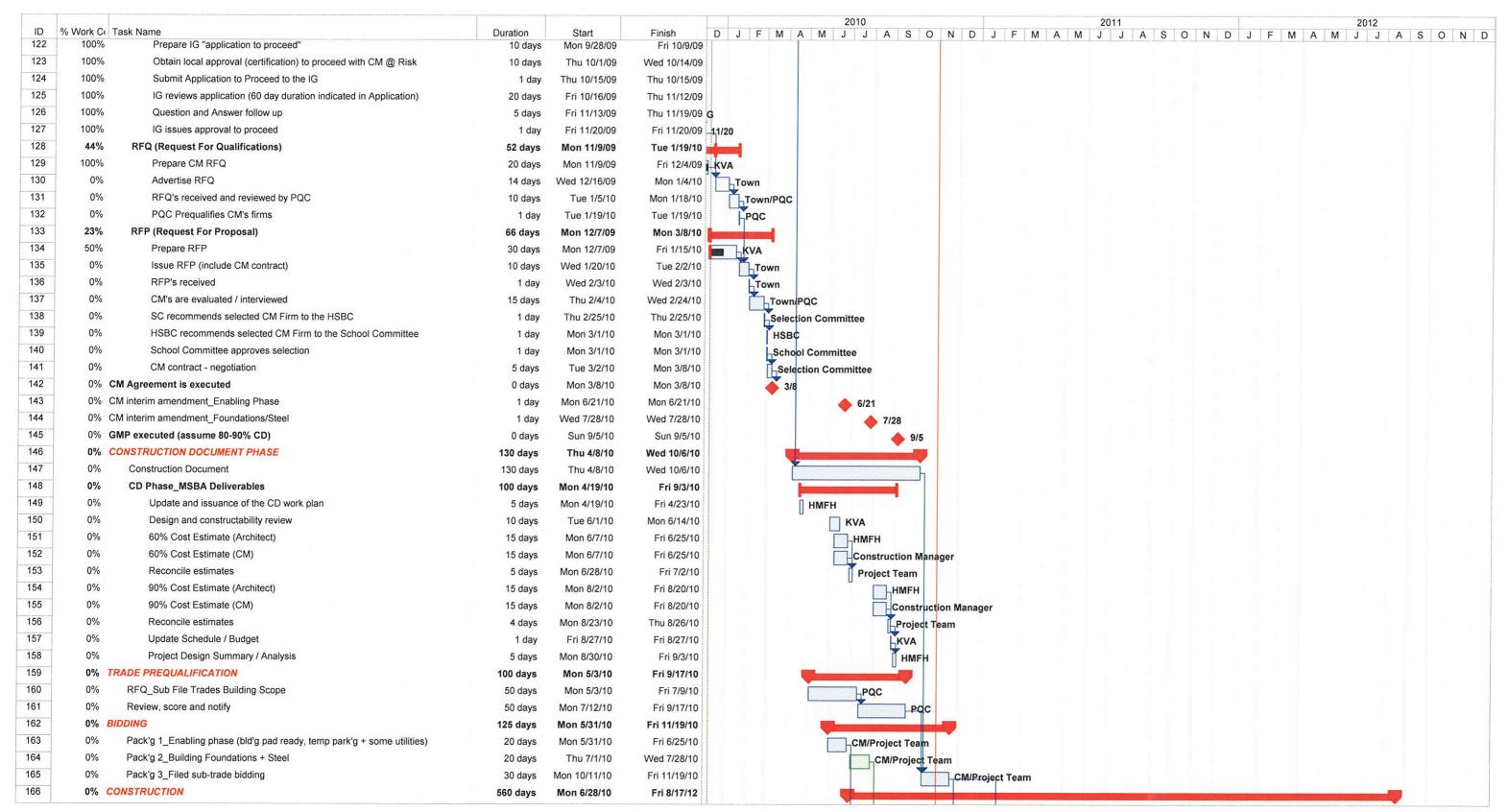






Proposed Project Schedule Revitalization of Wayland High School







Proposed Project Schedule Revitalization of Wayland High School



ID	% Work Cr T	Fask Name	Duration	Start	Finish	2010 2011 2012 D J F M A M J J A S O N D J F M A M J J A S O N D D D D D D D D D D D D D D D D D D
167	0%	Critical Material Procurement (Partail)	177 days	Thu 7/29/10	Fri 4/1/11	D J F M A M J J A S O N D J F M A M J J A S O N D J F M A M J J A S O N D
168	0%	Building Foundations-Shops+Approval	30 days	Thu 7/29/10	Wed 9/8/10	CM/Project Team
169	0%	Building Foundations-rebar	30 days	Thu 8/19/10	Wed 9/29/10	Construction Manager
170	0%	Building Steel/Decking - Shops+Approval	30 days	Thu 7/29/10	Wed 9/8/10	CM/Project Team
171	0%	Building Steel/Decking - Fabrication	50 days	Thu 8/26/10	Wed 11/3/10	Construction Manager
172	0%	Exterior LGMF - Shops + Approval	15 days	Thu 8/26/10	Wed 9/15/10	CM/Project Team
173	0%	Exterior LGMF - Fab/Deliver	15 days	Thu 9/16/10	Wed 10/6/10	Construction Manager
174	0%	Sub FILED TRADE_Roofing - Shops + Approval	20 days	Mon 11/22/10	Fri 12/17/10	CM/Project Team
175	0%	Sub FILED TRADE_Roofing - Fab/Deliver	25 days	Mon 12/20/10	Fri 1/21/11	Construction Manager
176	0%	Sub FILED TRADE_Windows/CW - Shops + Approval	20 days	Mon 12/13/10	Fri 1/7/11	CM/Project Team
177	0%	Sub FILED TRADE_Windows/CW - Fab/Deliver	60 days	Mon 1/10/11	Fri 4/1/11	Construction Manager
178	0%	Enabling Phase - build'g pad ready, temp parking + utilities	70 days	Mon 6/28/10	Fri 10/1/10	Construction Manager
179	0%	Building B (Academic Bldg)	345 days	Thu 9/9/10	Wed 1/4/12	
180	0%	Building B_Foundations	40 days	Thu 9/9/10	Wed 11/3/10	CM
181	0%	Building B_Steel Erection	50 days	Thu 11/4/10	Wed 1/12/11	, cm
182	0%	Building B_SOD (TBD)	10 days	Thu 1/13/11	Wed 1/26/11	CM
183	0%	Building B_Ext LGMF	60 days	Thu 1/27/11	Wed 4/20/11	L _{CM}
184	0%	Building B_Roof	20 days	Mon 3/21/11	Fri 4/15/11	CM CM
185	0%	Building B_Envelope_Windows/CW	40 days	Mon 5/2/11	Fri 6/24/11	СМ
186	0%	Building B_Envelope_Masonry	60 days	Mon 3/21/11	Fri 6/10/11	CM
187	0%	Building B_Interiors (rough+finishes)	190 days	Thu 3/24/11	Wed 12/14/11	LCM
188	0%	Building B_PL, commissioning, close out	30 days	Thu 11/24/11	Wed 1/4/12	Project Team / Commissioning Agent
189	0%	Building A (Administration bldg)	315 days	Mon 10/11/10	Fri 12/23/11	
190	0%	Building A_Foundations	40 days	Mon 10/11/10	Fri 12/3/10	-ÇM
191	0%	Building A_Steel Erection	30 days	Thu 12/16/10	Wed 1/26/11	L_CM
192	0%	Building A_Ext LGMF	60 days	Thu 1/27/11	Wed 4/20/11	
193	0%	Building A_Roof	40 days	Mon 4/18/11	Fri 6/10/11	CM CM
194	0%	Building A_Envelope_Windows/CW	30 days	Mon 5/30/11	Fri 7/8/11	СМ
195	0%	Building B_Envelope_Masonry	50 days	Mon 4/18/11	Fri 6/24/11	СМ
196	0%	Building A_Interiors (rough+finishes)	190 days	Thu 3/10/11	Wed 11/30/11	
197	0%	Building A_PL, commissioning, close out	30 days	Mon 11/14/11	Fri 12/23/11	Project Team / Commissioning Agent
198	0%	Certificate of Occupancy - Bldgs A and B	1 day	Thu 1/5/12	Thu 1/5/12	1/5
199	0%	Renovate Field House	220 days	Mon 12/20/10	Fri 10/21/11	CM
200	0%	WWTP Construction	250 days	Mon 11/1/10	Fri 10/14/11	¢M
201	0%	Site Developemet	170 days	Mon 12/26/11	Fri 8/17/12	
202	0%	Abate and demolish existing bldgs	60 days	Mon 12/26/11	Fri 3/16/12	
203	0%	Construct new parking lots and drives	80 days	Mon 3/19/12	Fri 7/6/12	↑ CM
204	0%	Remove temp parking lots, road and de-mobilize	30 days	Mon 7/9/12	Fri 8/17/12	СМ
205	0% Pr	roject Completion	0 days	Fri 8/17/12	Fri 8/17/12	8/17
206	0% SC	CHOOL DEPARTMENT OPERATIONS	43 days	Thu 11/10/11	Mon 1/9/12	
207	0%	Deliver/ set up FFE	40 days	Thu 11/10/11	Wed 1/4/12	Wayland
208	0%	Vacate existing buildings	1 day	Fri 12/23/11	Fri 12/23/11	12/23
209	0%	Return to buildings A + B (2 WEEK HOLIDAY VACATION)	1 day	Mon 1/9/12	Mon 1/9/12	1/9

3. Budget

Current FSA budget. col [A] is: \$1,084,812

Current Project Budget. col [C] is: \$70,800,000

Committed Costs. col [D] is: \$1,084,812

Expended to date. col [E] is: \$1,003,324 (subject to verification with the Town)

Recent Change Orders:

None

Please see the attached Project Budget dated 12_08_09 for additional information.

WAYLAND HIGH SCHOOL REVITALIZATION - BUDGET TRACKING

MSBA ID: W200803150505

Wayfand High School Revitalization Project Director: KVA, David Saindon

11/30/2009 ε AN Period Ending MSBA Reimbursement Package Includes GC/CM Requisition

Committee Control Committee Control Committee Control Committee Control Committee Control Cont			FSA Budget	Changes	(3011)	Costs	Expended	Unspent	Budget	% Complete	(beyond committed)	C @ C	Variance
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Site Survey (included in CMI Engineering) \$60 \$4,900 \$15,000 \$25,950 \$45,900 \$44,900 \$15,000 \$25,950 \$45,900 \$44,900 \$15,000 \$25,950 \$45,900 \$44,900 \$15,000 \$44,900 \$15,000 \$25,000	204 0300	Geotech/Geoenviron (McPhail)	\$19.500	\$23.950	642.450	42,300	640 500	3 6	00000	8.4	900,000	000,174	
Description of the Consultant (INE) SSC 5000	0400	Site Survey (included in Civil Engineering)	\$	000,530	000	000	000,814	2 6	923,920	45%	923,950	\$43,450	
D. Landscaping (in Basic Services) 50		Wetlands (inclinded in Engineering)	9 9	000	One +	Q 6	2 8	2 8	005/\$		\$4,900	\$4,900	
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2 Traffic Consultant (JNE) \$5,000		Cost Consultant (in Basic Services)	S	80	O#	SOS	Ş	S	808		08	S	
D Commissioning (N/A) \$0	1200	Traffic Consultant (JNE)	\$5,000	\$500	\$5.500	\$5,000	G	\$5,000	\$500	76U	\$500	\$5 500	***************************************
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WAYLAND HIGH SCHOOL REVITALIZATION - BUDGET TRACKING

MSBA ID: W200803150505
Wayland High School Revitalization
Project Director: KVA, David Saindon

11/30/2009

Period Ending MSBA Reimbursement Package

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WAYLAND HIGH SCHOOL REVITALIZATION - BUDGET TRACKING

MSBA ID: W200803150505

Waysand High School Revitalization

Project Director: KVA, David Saindon

11/30/2009

Period Ending

MSBA Reimbursement Package

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