

REVERE HIGH SCHOOL

Revere, MA



OPM Monthly Project Update Report

March 2023

FS	SD	DD	CD	BIDDING	CONSTRUCTION	CLOSEOUT	SITE
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During the month of March, the Project Team continued to work with the City of Revere and the Revere City Council to discuss submitting the Schematic Design Submission to the MSBA.

After the City Council deferred the project to the Ways and Means Subcommittee for a recommendation, and then followed by voting down submitting the SD Submission, the Project Team attended the March 6 and March 20 City Council Meetings to receive direction on how the project will proceed. At the March 27th City Council meeting a vote was made by the City Council to take a second look at the existing site. The project is now somewhat on a hold until further direction is given by City Council on how to proceed.

I. TASKS COMPLETED THROUGH MARCH 2023

The following tasks were completed in the month of March 2023:

- 03/01/23 School Building Committee Meeting #46
- 03/03/23 Project Team Meeting
- 03/06/23 Project Meeting With City Representatives
- 03/06/23 City Council Meeting
- 03/10/23 Project Team Meeting
- 03/13/23 Project Meeting With City Representatives
- 03/17/23 Project Team Meeting
- 03/20/23 Project Meeting With City Representatives
- 03/24/23 Project Team Meeting
- 03/27/23 Project Meeting With City Representatives
- 03/27/23 Ways & Means Meeting
- 03/27/23 City Council Meeting

II. TASKS PLANNED FOR APRIL 2023

The following tasks are planned for the month of April 2023:

- 04/03/23 City Council Meeting
- 04/07/23 Project Team Meeting
- 04/10/23 Project Meeting With City Representatives
- 04/14/23 Project Team Meeting
- 04/17/23 Project Meeting With City Representatives
- 04/21/23 Project Team Meeting
- 04/24/23 Project Meeting With City Representatives
- 04/28/23 Project Team Meeting
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III. MSBA OPM REPORTING SYSTEM

The March 2023 OPM Monthly Report has been submitted via the MSBA OPM Reporting System.

IV. PROJECT BUDGET OVERVIEW

There were no expenditures against the budget for Designer Fees for Schematic Design Phase Services in the month of March.

Refer to the attached Total Project Budget Status Report and Cash Flow Charts, dated March 31, 2023.

V. CONTRACT AMENDMENTS, BUDGET TRANSFERS AND CHANGE ORDERS

During the month of March 2023, no contract amendments or budget changes were made.

To date, BRR 1, BRR 2, BRR 3, BRR 4 & BRR 5 have been signed, submitted and approved by the MSBA. OPM Contract Amendment Nos. 1, 2, 3 and 4 have been approved and submitted to MSBA.

VI. PROJECT SCHEDULE OVERVIEW

The Project Team has continued working with the District to further develop the Schematic Design (SD) through information garnered in the site due diligence activities. The Project was originally targeting the October 26, 2022 Board of Directors Meeting for approval of the Schematic Design. The City issued a letter on September 29 formally requesting a Feasibility Study Agreement (FSA) extension to the MSBA. On December 1, MSBA issued the Feasibility Study Agreement First Amendment for execution by the City. The City signed and returned the amendment. The FSA First Amendment, providing a 5-month extension to March 15, 2023, was fully executed on December 5, 2022.

Due to the SD estimates coming in much higher than the PSR estimates, the City requested a second extension of the FSA to June 21, 2023. This FSA Second Amendment is targeted for approval at the March 1, 2023 MSBA Board of Directors Meeting. The extension would allow for an April 27 SD Submission, targeting a June 21, 2023 MSBA Board of Directors Meeting.

Due to not receiving City Council approval of the SD Submission, the Project Schedule now has to be re-aligned and consideration for a future FSA extension.

VII. DESIGNER AND CONTRACTOR MBE/WBE COMPLIANCE UPDATE

The Designer's goal for Minority Business Enterprise (MBE) participation is 5.3% and for Women Business Enterprise (WBE) participation is 10.3% to meet the required total of 15.6% for the MBE/WBE participation goals. Based on the Designer subcontracts awarded for the Feasibility Study/Schematic Design Phase, the percentage of fee for MBE is 41.7% and WBE is 78.2%. The percentages will be updated for the Design Development through Closeout Phases of the project as more consultants join the team. The Workforce Participation Goals are currently set at 6.9% for women and 15.3% for minorities.

VIII. COMMUNITY OUTREACH

The Revere High School Building Project Website is continuously being utilized to keep the community up to date with the latest Project information. Approved meeting minutes and presentation materials are posted to the website as well as MSBA Submissions. For project updates, please visit the website at: <http://www.reverek12.org/>, proceed to the Revere High School Construction Project link, or access the link directly at <https://rhsconstructionproject.com>.

IX. ATTACHMENTS

MSBA Online OPM Report, dated March 31, 2023
Total Project Budget Status Report, dated March 31, 2023
Monthly and Cumulative Cash Flow Reports, dated March 31, 2023
Preliminary Project Schedule, dated March 31, 2023

District Name	Revere	MSBA ID	201802480505
School Name	Revere High	Project Name	
OPM Firm Name	Leftfield, LLC	School Building Committee Representative	Dr. Dianne Kelly
Project Director	James Riefstahl	Total Project Budget (ProPay)	\$2,000,000
Designer Firm Name	Perkins Eastman/DPC	Encumbered (Reporting Period)	\$0
Principal	Lawrence Bradford Perkins	Encumbered (to Date)	\$1,998,863
General Contractor Firm Name		Total Project Invoices Received (to Date)	\$1,902,899
General Contractor Contact Name		Project Completion Percentage	95%

OPM		Leftfield, LLC		Progress Report as of Date 3/31/2023	
<u>Contract Summary</u>			<u>Payment Summary</u>		
Original Contract Amount		\$400,000	Total Contract Amount		\$447,861
Contract Amendments (to Date)		4	Invoices Paid (to Date)		\$447,861
Value of Contract Amendments (to Date)		\$47,861	Invoices Received (Reporting Period)		\$0
Total Contract Amount		\$447,861	Contract Amount Remaining		\$0
Contract Amendments as Percentage of Original Contract Amount		12.0%			
OPM Activities (Reporting Period)		-03/01/23 School Building Committee Meeting #46 -03/03/23 Project Team Meeting -03/06/23 Project Meeting With City Representatives -03/06/23 City Council Meeting -03/10/23 Project Team Meeting -03/13/23 Project Meeting With City Representatives -03/17/23 Project Team Meeting -03/20/23 Project Meeting With City Representatives -03/24/23 Project Team Meeting -03/27/23 Project Meeting With City Representatives -03/27/23 Ways & Means Meeting -03/27/23 City Council Meeting			
Project Budget Status		Refer to attached Total Budget Report and Cash Flow Charts, dated March 31, 2023.			
MSBA Closeout Status		Close-out is tentatively scheduled for late 2027, pending project decisions and approvals.			
Potential Issues		Schematic Design submission has been delayed due to City Council votes and project site is now being reconsidered. Further discussions with the City of Revere and the MSBA will take place in April.			

DESIGNER		Perkins Eastman/DPC		Progress Report as of Date 3/31/2023	
<u>Contract Summary</u>			<u>Payment Summary</u>		
Original Contract Amount	\$1,470,450	Total Contract Amount	\$1,470,450		
Contract Amendments (to Date)	0	Invoices Paid (to Date)	\$1,374,486		
Value of Contract Amendments (to Date)	\$0	Invoices Received (Reporting Period)	\$0		
Total Contract Amount	\$1,470,450	Contract Amount Remaining	\$95,964		
Contract Amendments as Percentage of Original Contract Amount	0.0%				
<u>MBE/WBE</u>			<u>Workforce Participation</u>		
MBE Percentage	5.3%	Total Hours	8,912		
MBE Actual	13.2%	Minority Hours	1,179		
WBE Percentage	10.3%	Minority Percentage	13.2%		
WBE Actual	35.4%	Minority Workforce Participation	15.3%		
		Female Hours	4,042		
		Female Percentage	35.4%		
		Female Workforce Participation	6.9%		

RFIs and Submittals

RFIs Issued (Reporting Period)	0
Total RFIs Issued (to Date)	0
Remaining Open RFIs – Past 30 Days	
Notes	
Remaining Open RFIs – Past 60 Days	
Notes	
Remaining Open RFIs – Past 90 Days	
Notes	
Submittals Received (Reporting Period)	0
Total Submittals Received (to Date)	0
Submittals Reviewed (Reporting Period)	0
Total Submittals Reviewed (to Date)	0
Comments (Remaining Open Submittals)	

Phase	Schematic Design	Phase Scheduled Completion Date	4/26/2023
	-03/01/23 School Building Committee Meeting #46		
	-03/03/23 Project Team Meeting		
	-03/06/23 Project Meeting With City Representatives		
	-03/06/23 City Council Meeting		
	-03/10/23 Project Team Meeting		
	-03/13/23 Project Meeting With City Representatives		
	-03/17/23 Project Team Meeting		
	-03/20/23 Project Meeting With City Representatives		
	-03/24/23 Project Team Meeting		
	-03/27/23 Project Meeting With City Representatives		
	-03/27/23 Ways & Means Meeting		
	-03/27/23 City Council Meeting		
Designer Activities (Reporting Period)			
30 Day Look Ahead			
Commissioning Consultant			
Commissioning Consultant Status	No assignment yet.		

GENERAL CONTRACTOR

Progress Report as of Date 3/31/2023

Contract Summary

Original Contract Amount (including CM-At-Risk Amendments)
Change Orders (to Date)
Value of Change Orders (to Date)
Total Contract Amount
Procurement Type
Change Orders as Percentage of Original Contract Amount
Pending Change Orders
Change Order Status

Payment Summary

Total Contract Amount
Invoices Paid (to Date)
Invoices Received (Reporting Period)
Contract Amount Remaining

MBE/WBE

MBE Percentage
MBE Actual
WBE Percentage
WBE Actual

Workforce Participation

Total Hours
Minority Hours
Minority Percentage
Minority Workforce Participation
Female Hours
Female Percentage
Female Workforce Participation

Schedule Assessment

Notice to Proceed Date

Physical Progress

Substantial Completion Date (Reported)

Substantial Completion Date (Contract)

Substantial Completion Date (Certificate)

Construction Progress (Reporting Period)

30 Day Look Ahead

Overall Schedule Assessment

Problems Identified (Schedule or Construction)

Quality Control

Safety Compliance

Number of Claims (to Date)

Value of Claims (to Date)

Comments

Recorded Manpower (Reporting Period)

Contractor Closeout Status

Certification

The undersigned hereby certifies that, to the best of his/her knowledge, the information contained in this monthly report and attached hereto are true and accurate.

Project Director/Project Manager

Linda E. Liporto

Print Name



Signature

April 10, 2023

Date

Revere High School - Revere, MA

March 31, 2023

Total Project Budget Status Report

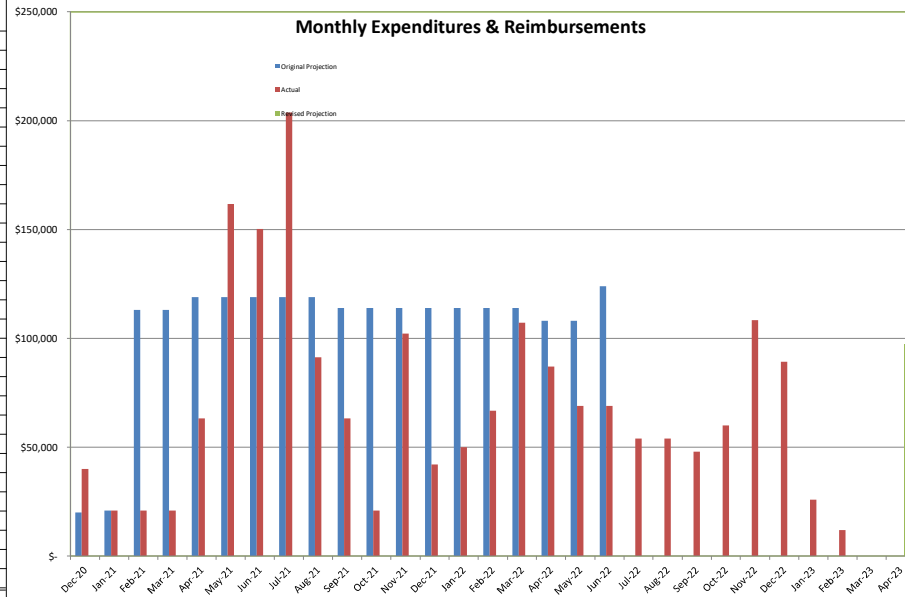
ProPay Code	Description	Total Project Budget	Authorized Changes	Revised Total Budget	Total Committed	% Cmt'd to Date	Actual Spent to Date	% Spent to Date	Balance To Spend	Uncommitted	Comments
FEASIBILITY STUDY AGREEMENT											
0001-0000	OPM Feasibility Study/Schematic Design	\$ 525,000	\$ (77,139)	\$ 447,861	\$ 447,861	100%	\$ 447,861	100%	\$ -	\$ -	BRR#1, BRR#2, BRR#3, BRR#4, BRR#5
0002-0000	A&E Feasibility Study/Schematic Design	\$ 775,000	\$ 695,450	\$ 1,470,450	\$ 1,470,450	100%	\$ 1,374,486	93%	\$ 95,964	\$ -	BRR#1
0003-0000	Environmental & Site	\$ 650,000	\$ (572,811)	\$ 77,189	\$ 76,052	99%	\$ 76,052	99%	\$ -	\$ 1,137	BRR#1, CWR SD precom, BRR#4
0004-0000	Other	\$ 50,000	\$ (45,500)	\$ 4,500	\$ 4,500	100%	\$ 4,500	100%	\$ -	\$ -	BRR#2, BRR#3, BRR#5
	SUB-TOTAL	\$ 2,000,000	\$ -	\$ 2,000,000	\$ 1,998,863	99.9%	\$ 1,902,899	95.1%	\$ 95,964	\$ 1,137	
FUNDING SOURCES											
	Maximum State Share (MSBA)	\$ 1,520,000	76%								
	Local Share (Revere)	\$ 480,000	24%								
	SUB-TOTAL	\$ 2,000,000	100%								
Feasibility Study Agreement Budget Transfers:											
#1	FSA Amendment No.1	3/19/2020	Transfer \$125,000 from OPM FS/SD to A&E FS/SD; Transfer \$570,450 from Environmental & Site to A&E FS/SD								
#2	FSA Amendment No.2	11/29/2021	Transfer \$14,300 from Other/SD to OPM FS/SD								
#3	FSA Amendment No.3	2/1/2022	Transfer \$7,986 from Other/SD to OPM FS/SD								
#4	FSA Amendment No.4	3/22/2022	Transfer \$3,850 from OPM FS/SD to Other/SD								
#5	FSA Amendment No.5	11/18/2022	Transfer \$27,064 from Other/SD to OPM FS/SD, and transfer \$2,361 from Environmental & Site to OPM FS/SD								

Revere High School - Revere, MA

March 31, 2023

Monthly Cash Flow

Date	Original Projection	Actual	Revised Projection
Dec-20	\$ 20,000	\$ 40,000	
Jan-21	\$ 21,000	\$ 21,000	
Feb-21	\$ 113,000	\$ 21,000	
Mar-21	\$ 113,000	\$ 21,000	
Apr-21	\$ 119,000	\$ 63,210	
May-21	\$ 119,000	\$ 161,790	
Jun-21	\$ 119,000	\$ 150,330	
Jul-21	\$ 119,000	\$ 203,840	
Aug-21	\$ 119,000	\$ 91,350	
Sep-21	\$ 114,000	\$ 63,210	
Oct-21	\$ 114,000	\$ 21,000	
Nov-21	\$ 114,000	\$ 102,133	
Dec-21	\$ 114,000	\$ 42,105	
Jan-22	\$ 114,000	\$ 50,091	
Feb-22	\$ 114,000	\$ 66,728	
Mar-22	\$ 114,000	\$ 107,218	
Apr-22	\$ 108,000	\$ 87,054	
May-22	\$ 108,000	\$ 69,041	
Jun-22	\$ 124,000	\$ 69,041	
Jul-22	\$ -	\$ 54,041	
Aug-22	\$ -	\$ 54,041	
Sep-22	\$ -	\$ 48,036	
Oct-22	\$ -	\$ 60,045	
Nov-22	\$ -	\$ 108,390	
Dec-22	\$ -	\$ 89,233	
Jan-23	\$ -	\$ 25,967	
Feb-23	\$ -	\$ 12,009	
Mar-23	\$ -	\$ -	
Apr-23	\$ -	\$ -	\$ 97,101
Total:	\$ 2,000,000	\$ 1,902,899	\$ 97,101

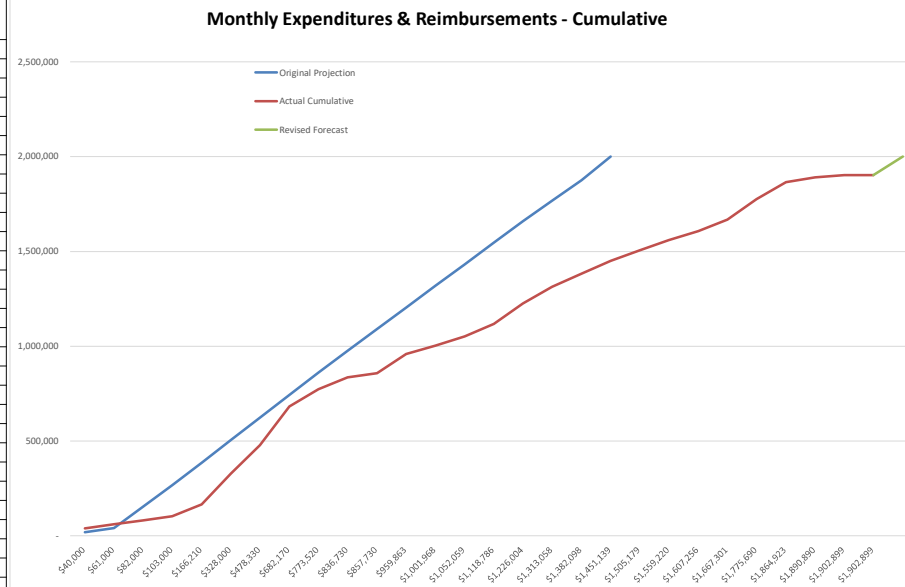


Revere High School - Revere, MA

March 31, 2023

Cumulative Cash Flow

Date	Original Projection	Actual Cumulative	Revised Forecast
Dec-20	20,000	\$ 40,000	
Jan-21	41,000	\$ 61,000	
Feb-21	154,000	\$ 82,000	
Mar-21	267,000	\$ 103,000	
Apr-21	386,000	\$ 166,210	
May-21	505,000	\$ 328,000	
Jun-21	624,000	\$ 478,330	
Jul-21	743,000	\$ 682,170	
Aug-21	862,000	\$ 773,520	
Sep-21	976,000	\$ 836,730	
Oct-21	1,090,000	\$ 857,730	
Nov-21	1,204,000	\$ 959,863	
Dec-21	1,318,000	\$ 1,001,968	
Jan-22	1,432,000	\$ 1,052,059	
Feb-22	1,546,000	\$ 1,118,786	
Mar-22	1,660,000	\$ 1,226,004	
Apr-22	1,768,000	\$ 1,313,058	
May-22	1,876,000	\$ 1,382,098	
Jun-22	2,000,000	\$ 1,451,139	
Jul-22	-	\$ 1,505,179	
Aug-22	-	\$ 1,559,220	
Sep-22	-	\$ 1,607,256	
Oct-22	-	\$ 1,667,301	
Nov-22	-	\$ 1,775,690	
Dec-22	-	\$ 1,864,923	
Jan-23	-	\$ 1,890,890	
Feb-23	-	\$ 1,902,899	
Mar-23	-	\$ -	\$ 1,902,899
Apr-23	-	\$ -	\$ 2,000,000
Total:	\$ 2,000,000	\$ 1,890,890	\$ 2,000,000



ID	Task Name	Start	Finish	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	
1	Board Authorization	Wed 4/15/20	Wed 4/15/20	◆ Board Authorization																		
2	MSBA Invitation to Conduct a Feasibility Study	Wed 4/15/20	Wed 4/15/20	◆ MSBA Invitation to Conduct a Feasibility Study																		
3	OPM Selection	Wed 7/15/20	Thu 10/22/20	⇄ OPM Selection																		
4	OPM RFS	Wed 7/15/20	Wed 7/29/20	OPM RFS																		
5	OPM Proposal Review and Interview	Wed 7/29/20	Mon 10/5/20	■ OPM Proposal Review and Interview																		
6	Execute OPM Contract	Wed 10/21/20	Thu 10/22/20	Execute OPM Contract																		
7	Designer Selection	Thu 11/5/20	Fri 2/26/21	∞ Designer Selection																		
8	Develop Designer RFS	Thu 11/5/20	Wed 11/18/20	↳ Develop Designer RFS																		
9	Advertise/Issue RFS/Receive & Review Designer Proposals	Wed 11/18/20	Fri 12/18/20	↳ Advertise/Issue RFS/Receive & Review Designer Proposals																		
10	Submit Designer Review Matrix to MSBA and SBC	Fri 12/18/20	Fri 12/18/20	◆ Submit Designer Review Matrix to MSBA and SBC																		
11	Designer Presentation to Revere SBC	Fri 12/18/20	Fri 12/18/20	↳ Designer Presentation to Revere SBC																		
12	MSBA Designer Selection Panel	Tue 1/19/21	Tue 1/19/21	MSBA Designer Selection Panel																		
13	MSBA DSP Interviews Top 3 ranked firms	Fri 2/5/21	Fri 2/5/21	↳ MSBA DSP Interviews Top 3 ranked firms																		
14	Negotiate/Execute Design Services Contract	Mon 2/8/21	Fri 2/26/21	↳ Negotiate/Execute Design Services Contract																		
15	Designer Contract Received by MSBA	Fri 2/26/21	Fri 2/26/21	◆ Designer Contract Received by MSBA																		
16	Feasibility Study	Mon 3/1/21	Fri 9/3/21	⇄ Feasibility Study																		
17	Develop Educational Program and Space Program	Mon 3/1/21	Fri 5/21/21	↳ Develop Educational Program and Space Program																		
18	School Committee Educational Program and Space Program Approval	Tue 6/15/21	Tue 6/15/21	School Committee Educational Program and Space Program Approval																		
19	MSBA Kickoff Meeting	Wed 3/10/21	Wed 3/10/21	◆ MSBA Kickoff Meeting																		
20	Chapter 74 and CTE Programs Viability Form	Mon 3/1/21	Thu 4/22/21	↳ Chapter 74 and CTE Programs Viability Form																		
21	Develop and Analyze Preliminary Options and Criteria	Mon 3/1/21	Fri 7/9/21	■ Develop and Analyze Preliminary Options and Criteria																		
22	SBC Vote to Approve Submittal of PDP	Thu 7/1/21	Thu 7/1/21	↳ SBC Vote to Approve Submittal of PDP																		
23	Submit PDP to MSBA	Fri 7/2/21	Fri 7/2/21	↳ Submit PDP to MSBA																		
24	MSBA PDP Review	Tue 7/6/21	Mon 8/23/21	■ MSBA PDP Review																		
25	Address PDP Comments	Mon 8/23/21	Fri 9/3/21	↳ Address PDP Comments																		
26	Preferred Schematic Report	Mon 7/12/21	Wed 4/27/22	⇄ Preferred Schematic Report																		
27	Develop Preferred Schematic Report & Cost Estimate	Mon 7/12/21	Tue 2/22/22	■ Develop Preferred Schematic Report & Cost Estimate																		

ID	Task Name	Start	Finish
28	SBC Vote on Preferred Schematic Report	Wed 2/23/22	Fri 2/25/22
29	Submit Preferred Schematic Report to MSBA	Thu 3/3/22	Thu 3/3/22
30	MSBA PSR Review	Fri 3/4/22	Fri 3/25/22
31	Address PSR Comments	Fri 3/25/22	Mon 4/11/22
32	MSBA FAS Review Meeting	Wed 3/16/22	Wed 3/30/22
33	Address FAS Comments	Thu 3/31/22	Thu 4/21/22
34	Board Vote on Preferred Schematic: Move to SD	Wed 4/27/22	Wed 4/27/22
35	Schematic Design	Thu 4/28/22	Tue 7/11/23
36	Develop SD Package	Thu 4/28/22	Fri 12/2/22
37	SD Cost Estimate and Reconcile	Fri 10/14/22	Wed 12/7/22
38	City of Revere Approval of Budget	Thu 12/8/22	Wed 3/8/23
39	SD Notification to SBC/MSBA	Thu 3/9/23	Thu 3/9/23
40	SBC Review/Vote - SD Submission	Fri 3/10/23	Thu 3/23/23
41	Submit SD Package to MSBA	Thu 4/27/23	Thu 4/27/23
42	MBSA Review / Comments and Project Team Response Period	Thu 4/27/23	Wed 5/17/23
43	Address MBSA Comments	Thu 5/18/23	Thu 5/25/23
44	MSBA Board of Directors Meeting	Wed 6/21/23	Wed 6/21/23
45	Project Scope and Budget Agreement Executed	Wed 6/21/23	Tue 7/11/23
46	DESE Review	Mon 10/3/22	Mon 12/5/22
50	Local Funding Approval / Project Funding Agreement	Wed 10/26/22	Thu 2/23/23
51	City of Revere Vote for Approval of Funding	Tue 11/1/22	Tue 11/22/22
52	Local Actions and Approvals forwarded to MSBA	Tue 11/22/22	Tue 11/29/22
53	Project Funding Agreement	Wed 10/26/22	Thu 2/23/23
54	Design Development	Wed 7/12/23	Fri 8/2/24
63	Contract Documents	Fri 3/8/24	Wed 11/27/24
77	LEED	Fri 3/8/24	Tue 3/21/28
86	CM at Risk Procurement	Wed 4/6/22	Thu 8/31/23

REVERE HIGH SCHOOL - Preliminary Project Schedule

March 31, 2023

ID	Task Name	Start	Finish	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
97	Trade Sub-Contractor Pre-Qualifications	Mon 8/12/24	Mon 2/3/25																		
122	Permitting and Regulatory Filing Requirements	Mon 12/4/23	Mon 9/30/24																		
141	Bid Phases	Tue 9/3/24	Tue 12/3/24																		
144	Construction	Wed 12/4/24	Thu 2/18/27																		
148	Closeout	Thu 2/18/27	Fri 4/30/27																		
155	School Opening	Mon 1/5/26	Mon 1/5/26																		
156	Project Closeout Phase	Tue 1/6/26	Thu 6/24/27																		
162	Demo of Existing Building & Final Sitework (Pending Option)	Fri 4/30/27	Fri 4/28/28																		

