

REVERE HIGH SCHOOL

Revere, MA



OPM Monthly Project Update Report

August 2025

FS	SD	DD	CD	BIDDING	CONSTRUCTION	CLOSEOUT	SITE
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I. EXECUTIVE SUMMARY

The project team is continuing into the 90% Construction Document phase, with activities relating to permitting, bidding and site demolition underway. There are no major issues to note related to schedule or budget: as of the issuance of this report both are being maintained. Please refer to Section 5 of this report for further detail on the bidding process, which is being extended to work out complexity with sitework, ground improvements and foundation. Internal project activities are focused upon coordination meetings with various City and School groups, coordination of peer reviews, advancing the construction documents and specifications, permitting efforts and completion of Phase 1 site demolition activities.

II. TASKS COMPLETED THROUGH AUGUST 2025

The following tasks were completed in the month of August 2025:

- 8/4/25 Geotech/Subsurface Discussion
- 8/5/25 Internal Pre-Construction Team Meeting
- 8/7/25 Ground Improvement Discussion w/Helical
- 8/7/25 Ground Improvement Discussion w/Keller
- 8/7/25 Groundbreaking Coordination
- 8/8/25 Foundations De-Brief
- 8/11/25 City Planning Coordination Meeting
- 8/12/25 Internal Pre-Construction Team Meeting
- 8/12/25 Groundbreaking Coordination
- 8/14/25 Groundbreaking Ceremony
- 8/19/25 Internal Pre-Construction Team Meeting
- 8/25/25 City Planning Coordination Meeting
- 8/26/25 Internal Pre-Construction Team Meeting
- 8/27/25 School Building Committee Meeting #79

III. TASKS PLANNED FOR SEPTEMBER 2025

The following tasks are planned for the month of September 2025:

- 9/2/25 Internal Pre-Construction Team Meeting
- 9/9/25 Internal Pre-Construction Team Meeting
- 9/10/25 City Planning Coordination Meeting
- 9/16/25 Internal Pre-Construction Team Meeting
- 9/17/25 School Building Committee Meeting #80

- 9/22/25 City Planning Coordination Meeting
- 9/23/25 Internal Pre-Construction Team Meeting
- 9/30/25 Internal Pre-Construction Team Meeting

IV. PROJECT BUDGET OVERVIEW

Invoices for August work will be submitted and approved in September. Expenditures against the \$493,217,901 post-Feasibility project budget totaled \$ \$1,735,190 in August and are being compiled for September submission.

The 60% Construction Document estimating process is complete. Final reconciled construction cost estimate values are as follows:

- Consigli \$403,397,884 (\$8,608,970 under)
- PM&C \$401,076,3289 (\$10,930,526 under)

While the total construction cost line in the project budget remains \$412,006,084, the Project team continues to work towards the \$10m reduction of that value that was targeted by the School Building Committee. Due to both estimates showing total values in the realm of the final target (\$402m), it was agreed that no value management items would be taken at this time. The team continues to maintain a list of value management concepts and will revisit them with the SBC as needed when bidding (and the future 90% CD estimate) are completed.

Bid Package #3 (with the exception of foundation waterproofing) has been awarded and is highlighted in yellow in the below table. Between the +/- \$2.1m under-run in this bid package value and the +/- \$8.6m under-run of the total 60% CD estimate, the project is well poised to achieve the target budget reduction. Approximately one-third of the project is bid, and the remainder will be bid over this coming winter.

With the completion of the MEPA process, LeftField has coordinated execution of the Project Funding Agreement with the City and MSBA. This allowed LeftField and MSBA to submit all of the back-reimbursement packages to the ProPay system. MSBA is in the process of final review for the invoice packages and LeftField will report to the client when this process is complete and reimbursement is imminent. Over the next 1-2 months, LeftField will ensure that the backlog of reimbursable invoice packages is accepted, reviewed and that payments are as expected.

A summary of the construction work that has been bid and awarded to date is included below:

REVERE HIGH SCHOOL - SUMMARY OF AWARDED SCOPE TO DATE					
Total Approved Construction Budget	Current Estimated 60% CD Construction Budget	Total Budget Value Bid to Date (through BP#3)	% Bid	Total Awarded Value to Date (through BP#3)	Over / (Under)
\$412,006,854	\$403,397,884	\$133,651,850	33.1%	\$131,545,224	(\$10,715,596)
	<i>-\$8,608,970</i>	<i>< This value incorporates savings from Bid Packages 1 and 2</i>			

REVERE HIGH SCHOOL - SUMMARY OF ALL BID PACKAGES (USING 60% CD ESTIMATE AS THE BASE)					
Bid Package Summary	Scope Included	60% CD Estimated Value	% Total	Awarded Value	Over / (Under)
Bid Package #1	Temporary Fencing	\$107,698	0.03%	\$107,698	N/A
Bid Package #2	Phase 1 Site Demolition	\$3,065,057	0.8%	\$3,065,057	N/A
Bid Package #3 (Pending, August 2025)	Concrete, Structural Steel, Sitework, Elevators, Geothermal	\$130,479,095	32.3%	\$128,372,469	(\$2,106,626)
Bid Package #4 (Pending, Winter 2025/2026, might be broken up into smaller packages)	All Remaining Scope	\$269,746,034	65.5%	TBD	TBD
		\$403,397,884	100.0%	\$131,545,224	(\$2,106,626)

As the Project moves forward with additional bidding and with re-establishment of the monthly flow of reimbursement, summaries of the values of reimbursement and contingency utilization against awarded and complete work will be included in this report.

Refer to Attachment A - Total Project Budget Status Report dated August 31, 2025. Please note that the values in budget column D (Committed Costs) reflect the total values of the current Leftfield, Perkins Eastman and Consigli contracts for professional services to support the project. As items arise for unused budget lines, the School Building Committee will be presented these new commitments for approval and the values will appear in the Committed Costs column.

V. PROJECT SCHEDULE OVERVIEW

The attached Project Schedule is divided into a graphic summary of the Design Development through bid and construction commencement phases, and a gantt chart detailed schedule of the entire project through closeout. As of the issuance of this report, the project is on schedule but some technical questions posed during the bidding process have slowed the award of Bid Package #3.

Bid Package #3 was issued to bidders on June 16th, and bids were originally due by July 30th. However, a number of addenda were required to be issued, particularly in the foundation concrete and sitework trades, which have caused the team to push the bid due date back into August. This bid package includes foundations/concrete, structural steel, sitework, underground waterproofing and elevator scope. As of the issuance of this report, the project completion schedule is being maintained despite the extended, and ongoing, bidding process.

The MEPA Final Environmental Impact Report (FEIR) was submitted on July 14th and the team has been in communication with MEPA and regulatory agencies as it's been in the review and comment period. As of the issuance of this report, there are no known issues that should inhibit issuance of the final certificate by the deadline of August 29th. On that day, the Project and City will be notified about the result of the FEIR review, but a signed/executed copy of the certificate is likely to be issued September 2 due to the Labor Day weekend. The Project team will then be attending the September 3 Revere Conservation Commission meeting. Per meetings in July and August, the Conservation Commission had indicated they will approve the project's Notice of Intent upon issuance of the final MEPA certificate. The Commission has also committed to issuing the final Order of Conditions by September 5. A draft copy of the Order of Conditions has been received by the Project team and is under review with consultants, the CM and the City.

The Project team continues to monitor tidal elevations behind the Oak Island tide gate to determine whether an update needs to be sent to the Army Corps of Engineers and whether a Chapter 91 Waterways license is required. Once sufficient tide elevation data is collected (in August) the data will determine if there are any post-MEPA/Con-Comm reviews and approvals needed with these two entities. Since the jurisdiction for both agencies is relegated the current and historical footprint of the Eastern County Ditch, these permits can, if needed, be secured in Fall while Phase 2 construction work (away from the Ditch) commences.

Please see section VII Current Project Activities for the current status of environmental permitting. Refer to Attachment B Project Schedule summary, dated August 31, 2025.

VI. CONTRACT AMENDMENTS/BUDGET TRANSFERS

The OPM and project team had no contract amendments or budget transfers to review and approved during the month of August. The next anticipated contract amendment is Consigli Amendment #5, which will be presented for approval after Bid Package #3 completion in September.

VII. ON SITE ACTIVITIES

Phase I site demolition activities are underway and on schedule for completion in August. There is some chance that remediation of one pocked of DEP-regulated soils will occur in September as opposed to August. There have been no safety events or potential change order events since commencement. Consigli has staff on-site daily, and as activities ramp

up in August and September the CM will install the OPM's trailer and LeftField will commence with a daily presence on-site as well.

The team is planning for initial Phase 2 building permit efforts as environmental permitting tasks near completion. It is anticipated that Consigli will request a partial building permit just for sitework, foundations and superstructure first (between September and October), then expand into a full construction permit in January/February as final bid documents are available and all peer reviews have been completed.

VIII. ATTACHMENTS

Attachment A	Total Project Budget Status Report, dated August 31, 2025
Attachment B	Graphic Schedule Summary Through Bidding & Construction Commencement
Attachment C	Total Project Schedule

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)	\$59,162,706
General Contractor Firm Name	Consigli Construction Company, Inc.	Total Project Invoices Received (to Date)	\$27,281,202
General Contractor Contact Name	James D Hervol	Project Completion Percentage	5%

OPM Leftfield, LLC

Progress Report as of Date 8/31/2025

Contract Summary

Payment Summary

Original Contract Amount	\$400,000	Total Contract Amount	\$14,034,467
Contract Amendments (to Date)	6	Invoices Paid (to Date)	\$4,819,908
Value of Contract Amendments (to Date)	\$13,634,467	Invoices Received (Reporting Period)	\$395,723
Total Contract Amount	\$14,034,467	Contract Amount Remaining	\$8,818,836
Contract Amendments as Percentage of Original Contract Amount	3,408.6%		

- OPM Activities (Reporting Period)
- 8/4/25 Geotech/Subsurface Discussion
 - 8/5/25 Internal Pre-Construction Team Meeting
 - 8/7/25 Ground Improvement Discussion w/Helical
 - 8/7/25 Ground Improvement Discussion w/Keller
 - 8/7/25 Groundbreaking Coordination
 - 8/8/25 Foundations De-Brief
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 - 8/26/25 Internal Pre-Construction Team Meeting
 - 8/27/25 School Building Committee Meeting #79

Project Budget Status Reference the attached Total Project Budget and Cash Flow reports dated August 31, 2025.

MSBA Closeout Status

Potential Issues None at this time. MEPA approval was received at end of August as anticipated.

DESIGNER Perkins Eastman/DPC

Progress Report as of Date 8/31/2025

Contract Summary

Payment Summary

Original Contract Amount	\$1,470,450	Total Contract Amount	\$40,931,912
Contract Amendments (to Date)	4	Invoices Paid (to Date)	\$18,708,590
Value of Contract Amendments (to Date)	\$39,461,462	Invoices Received (Reporting Period)	\$719,719
Total Contract Amount	\$40,931,912	Contract Amount Remaining	\$21,503,603
Contract Amendments as Percentage of Original Contract Amount	2,683.6%		

MBE/WBE

Workforce Participation

MBE Percentage	5.3%	Total Hours	64,163
MBE Actual	13.0%	Minority Hours	780
WBE Percentage	10.3%	Minority Percentage	57.7%
WBE Actual	35.4%	Minority Workforce Participation	21.8%
		Female Hours	2,667
		Female Percentage	30.0%
		Female Workforce Participation	45.6%

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)	
Total Submittals Reviewed (to Date)	0
Comments (Remaining Open Submittals)	

Phase	Construction	Phase Scheduled Completion Date	8/31/2028
Designer Activities (Reporting Period)	-8/4/25 Geotech/Subsurface Discussion -8/5/25 Internal Pre-Construction Team Meeting -8/7/25 Ground Improvement Discussion w/Helical -8/7/25 Ground Improvement Discussion w/Keller -8/7/25 Groundbreaking Coordination -8/8/25 Foundations De-Brief -8/11/25 City Planning Coordination Meeting -8/12/25 Internal Pre-Construction Team Meeting -8/12/25 Groundbreaking Coordination -8/14/25 Groundbreaking Ceremony -8/19/25 Internal Pre-Construction Team Meeting -8/25/25 City Planning Coordination Meeting -8/26/25 Internal Pre-Construction Team Meeting -8/27/25 School Building Committee Meeting #79		
30 Day Look Ahead	Reference the attached look ahead schedule.		
Commissioning Consultant			
Commissioning Consultant Status			

GENERAL CONTRACTOR Consigli Construction Company, Inc.	Progress Report as of Date 8/31/2025
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Contract Summary

Original Contract Amount (including CM-At-Risk Amendments)	\$4,078,659
Change Orders (to Date)	0
Value of Change Orders (to Date)	\$0
Total Contract Amount	\$4,078,659
Procurement Type	CM-at-Risk
Change Orders as Percentage of Original Contract Amount	0.0%
Pending Change Orders	\$0
Change Order Status	

Payment Summary

Total Contract Amount	\$4,078,659
Invoices Paid (to Date)	\$1,927,497
Invoices Received (Reporting Period)	\$619,748
Contract Amount Remaining	\$1,531,414

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	0%
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

September 10, 2025 Date

Revere High School Project - BUDGET TRACKING



MSBA ID: 201802480505

Revere High School - Design Development
 Project Director / Manager: Lynn Stapleton / Brian Dakin / Linda Liporto

Period Ending 8/31/2025
 MSBA Reimbursement Package 25
 Includes GC/CM Requisition Req #3

Proposed Budget



	PFA Budget [A]	Budget Changes [B]	Rev. PFA Budget [C]	Committed Costs [D]	Expended [E]	Unspent [F]=[D]-[E]	Remaining Budget [G]=[C]-[D]	% Complete (against commit'd) [H]=[E]/[J]	Exposure / CTC (beyond committed) [I]	Anticipated C @ C [J]=[D]+[I]	Variance (Under) / Over [K]=[C]-[J]
0000 0000 FEASIBILITY STUDY AGREEMENT	\$2,000,000	\$2,300,000	\$4,300,000	\$4,095,772	\$4,021,934	\$73,838	\$204,228				
0001 0000 OPM Feasibility Study (Leftfield)	\$525,000	\$300,861	\$825,861	\$825,861	\$825,861	\$0	\$0	100%	\$0	\$825,861	\$0
0002 0000 A&E Feasibility Study (Perkins Eastman)	\$775,000	\$2,025,750	\$2,800,750	\$2,800,750	\$2,772,921	\$27,829	\$0	99%	\$0	\$2,800,750	\$0
0003 0000 Environmental & Site - Feasibility Study (Consigli & Fleetwood)	\$650,000	(\$249,159)	\$400,841	\$399,704	\$399,437	\$267	\$1,137	100%	\$0	\$399,704	(\$1,137)
0004 0000 Other - Feasibility Study	\$50,000	\$222,548	\$272,548	\$69,457	\$23,715	\$45,742	\$203,091	34%	\$0	\$69,457	(\$203,091)
0100 0000 ADMINISTRATION	\$13,208,606	\$0	\$13,208,606	\$13,208,606	\$4,389,770	\$8,818,836	\$0			\$13,208,606	\$0
0101 0000 Legal Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$0
0102 0000 Owner's Project Manager Basic Services (Leftfield)											
0102 0400 Design Development	\$1,889,791	\$0	\$1,889,791	\$1,889,791	\$1,889,791	\$0	\$0	100%	\$0	\$1,889,791	\$0
0102 0500 Construction Contract Docs	\$3,779,582	\$0	\$3,779,582	\$3,779,582	\$2,267,748	\$1,511,834	\$0	60%	\$0	\$3,779,582	\$0
0102 0600 Bidding	\$314,965	\$0	\$314,965	\$314,965	\$157,482	\$157,483	\$0	50%	\$0	\$314,965	\$0
0102 0700 Construction Contract Administration	\$6,299,303	\$0	\$6,299,303	\$6,299,303	\$0	\$6,299,303	\$0	0%	\$0	\$6,299,303	\$0
0102 0800 Closeout	\$314,965	\$0	\$314,965	\$314,965	\$0	\$314,965	\$0	0%	\$0	\$314,965	\$0
0102 0900 Extra Services (Leftfield)	\$150,000	(\$102,300)	\$47,700	\$47,700	\$0	\$47,700	\$0	0%	\$0	\$47,700	\$0
0102 0900 NFPA 4 Integrated Testing & Inspections (Code Red)	\$0	\$102,300	\$102,300	\$102,300	\$5,115	\$97,185	\$0	5%	\$0	\$102,300	\$0
0102 1000 Reimbursable & Other Services (Leftfield)	\$25,000	(\$9,464)	\$15,536	\$15,536	\$0	\$15,536	\$0	0%	\$0	\$15,536	\$0
0102 1000 Interpreting/Translation Services (ITC)	\$0	\$1,984	\$1,984	\$1,984	\$1,984	\$0	\$0	100%	\$0	\$1,984	\$0
0102 1000 Structural Peer Review (DM Berg)	\$0	\$7,480	\$7,480	\$7,480	\$0	\$7,480	\$0	0%	\$0	\$7,480	\$0
0102 1100 Cost Estimating (Leftfield)	\$150,000	(\$110,000)	\$40,000	\$40,000	\$0	\$40,000	\$0	0%	\$0	\$40,000	\$0
0102 1100 Code Consulting (Municipal Code Consultants)	\$0	\$110,000	\$110,000	\$110,000	\$55,000	\$55,000	\$0	50%	\$0	\$110,000	\$0
0103 0000 Advertising (Leftfield)	\$60,000	(\$9,900)	\$50,100	\$50,100	\$0	\$50,100	\$0	0%	\$0	\$50,100	\$0
0103 0000 Pre-Qualification & Bid Listings (BidDocs Online)	\$0	\$9,900	\$9,900	\$9,900	\$0	\$9,900	\$0	0%	\$0	\$9,900	\$0
0104 0000 Permitting Fees (Leftfield)	\$100,000	(\$89,100)	\$10,900	\$10,900	\$0	\$10,900	\$0	0%	\$0	\$10,900	\$0
0104 0000 Flood Mitigation (SGH)	\$0	\$89,100	\$89,100	\$89,100	\$0	\$89,100	\$0	0%	\$0	\$89,100	\$0
0199 0000 Other Administrative Costs (Leftfield)	\$125,000	(\$103,400)	\$21,600	\$21,600	\$0	\$21,600	\$0	0%	\$0	\$21,600	\$0
0199 0000 Building and Life Safety Review (Code Red)	\$0	\$33,000	\$33,000	\$33,000	\$8,250	\$24,750	\$0	25%	\$0	\$33,000	\$0
0199 0000 Fire Protection / Life Safety System Review (Code Red)	\$0	\$44,000	\$44,000	\$44,000	\$4,400	\$39,600	\$0	10%	\$0	\$44,000	\$0
0199 0000 Evacuation Narrative Development (Code Red)	\$0	\$13,200	\$13,200	\$13,200	\$0	\$13,200	\$0	0%	\$0	\$13,200	\$0
0199 0000 Turnover & Occupancy Support (Code Red)	\$0	\$13,200	\$13,200	\$13,200	\$0	\$13,200	\$0	0%	\$0	\$13,200	\$0
0200 0000 ARCHITECTURE & ENGINEERING	\$37,946,050	\$121,990	\$38,068,040	\$38,068,040	\$16,635,007	\$21,433,033	\$0			\$38,068,040	\$0
0201 0000 Basic Services											
0201 0400 Design Development	\$8,810,820	\$0	\$8,810,820	\$8,810,820	\$8,810,821	(\$1)	\$0	100%	\$0	\$8,810,820	\$0
0201 0500 Construction Contract Documents	\$11,012,230	\$0	\$11,012,230	\$11,012,230	\$7,268,072	\$3,744,158	\$0	66%	\$0	\$11,012,230	\$0
0201 0600 Bidding	\$1,100,000	\$0	\$1,100,000	\$1,100,000	\$0	\$1,100,000	\$0	0%	\$0	\$1,100,000	\$0
0201 0700 Construction Contract Administration	\$15,400,000	\$0	\$15,400,000	\$15,400,000	\$0	\$15,400,000	\$0	0%	\$0	\$15,400,000	\$0
0201 0800 Closeout	\$400,000	\$0	\$400,000	\$400,000	\$0	\$400,000	\$0	0%	\$0	\$400,000	\$0
0203 0000 Reimbursable and Other Services											
0203 9900 Other Reimbursable Costs	\$400,000	\$0	\$400,000	\$400,000	\$0	\$400,000	\$0	0%	\$0	\$400,000	\$0
0204 0000 Sub-Consultants											
0204 0200 Hazardous Materials	\$200,000	\$0	\$200,000	\$200,000	\$0	\$200,000	\$0	0%	\$0	\$200,000	\$0
0204 0300 GeoTechnical & Geo-Environmental (Sanborn & GZA)	\$60,000	\$121,990	\$181,990	\$181,990	\$363,827	(\$181,837)	\$0	200%	\$0	\$181,990	\$0
0204 0400 Site Survey (BSC)	\$200,000	\$0	\$200,000	\$200,000	\$76,550	(\$66,550)	\$0	383%	\$0	\$200,000	\$0
0204 0500 Wetlands	\$200,000	\$0	\$200,000	\$200,000	\$0	\$200,000	\$0	0%	\$0	\$200,000	\$0
0204 1200 Traffic Studies (VHB)	\$343,000	\$0	\$343,000	\$343,000	\$115,736	\$227,264	\$0	34%	\$0	\$343,000	\$0
0500 0000 CONSTRUCTION CONTRACT	\$412,522,902	\$0	\$412,522,902	\$3,685,755	\$2,154,341	\$1,531,414	\$408,837,147			\$412,519,854	(\$3,048)
0501 0000 Pre-Construction Services	\$516,048	\$0	\$516,048	\$513,000	\$432,000	\$81,000	\$3,048	84%	\$0	\$513,000	(\$3,048)
0502 0000 Construction	\$412,006,854	(\$3,172,755)	\$408,834,099	\$0	\$0	\$0	\$408,834,099		\$0	\$408,834,099	\$0
0502 0010 GMP - Fee	\$0	\$62,726	\$62,726	\$62,726	\$35,773	\$26,953	\$0	57%	\$0	\$62,726	\$0
0502 0020 GMP - Insurance (SDI, BR, Bonds, GLI)	\$0	\$92,634	\$92,634	\$92,634	\$37,449	\$55,185	\$0	40%	\$0	\$92,634	\$0
0502 0030 CM Contingency	\$0	\$64,005	\$64,005	\$64,005	\$0	\$64,005	\$0	0%	\$0	\$64,005	\$0
0502 0100 Division 1 - General Conditions/Requirements	\$0	\$819,910	\$819,910	\$819,910	\$541,141	\$278,769	\$0	66%	\$0	\$819,910	\$0
0502 0200 Division 2 - Existing Conditions											
0502 0200 Demolition/Abatement/Temp Fence	\$0	\$2,133,480	\$2,133,480	\$2,133,480	\$1,195,105	\$938,375	\$0	56%	\$0	\$2,133,480	\$0
0502 9900 Retainage	\$0	\$0	\$0	\$0	\$-87,127	\$87,127	\$0		\$0	\$0	\$0
0508 0000 Change Orders	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$0
0600 0000 MISCELLANEOUS PROJECT COSTS	\$1,100,000	\$0	\$1,100,000	\$104,533	\$80,150	\$24,383	\$995,467			\$995,467	\$1,100,000
0601 0000 Utility Company Fees	\$300,000	\$0	\$300,000	\$54,383	\$30,000	\$24,383	\$245,617	55%	\$245,617	\$300,000	\$0

Revere High School Project - BUDGET TRACKING

MSBA ID: 201802480505

Revere High School - Design Development

Project Director / Manager: Lynn Stapleton / Brian Dakin / Linda Liporto

Period Ending
MSBA Reimbursement Package
Includes GC/CM Requisition

8/31/2025
25
Req #3

Proposed Budget

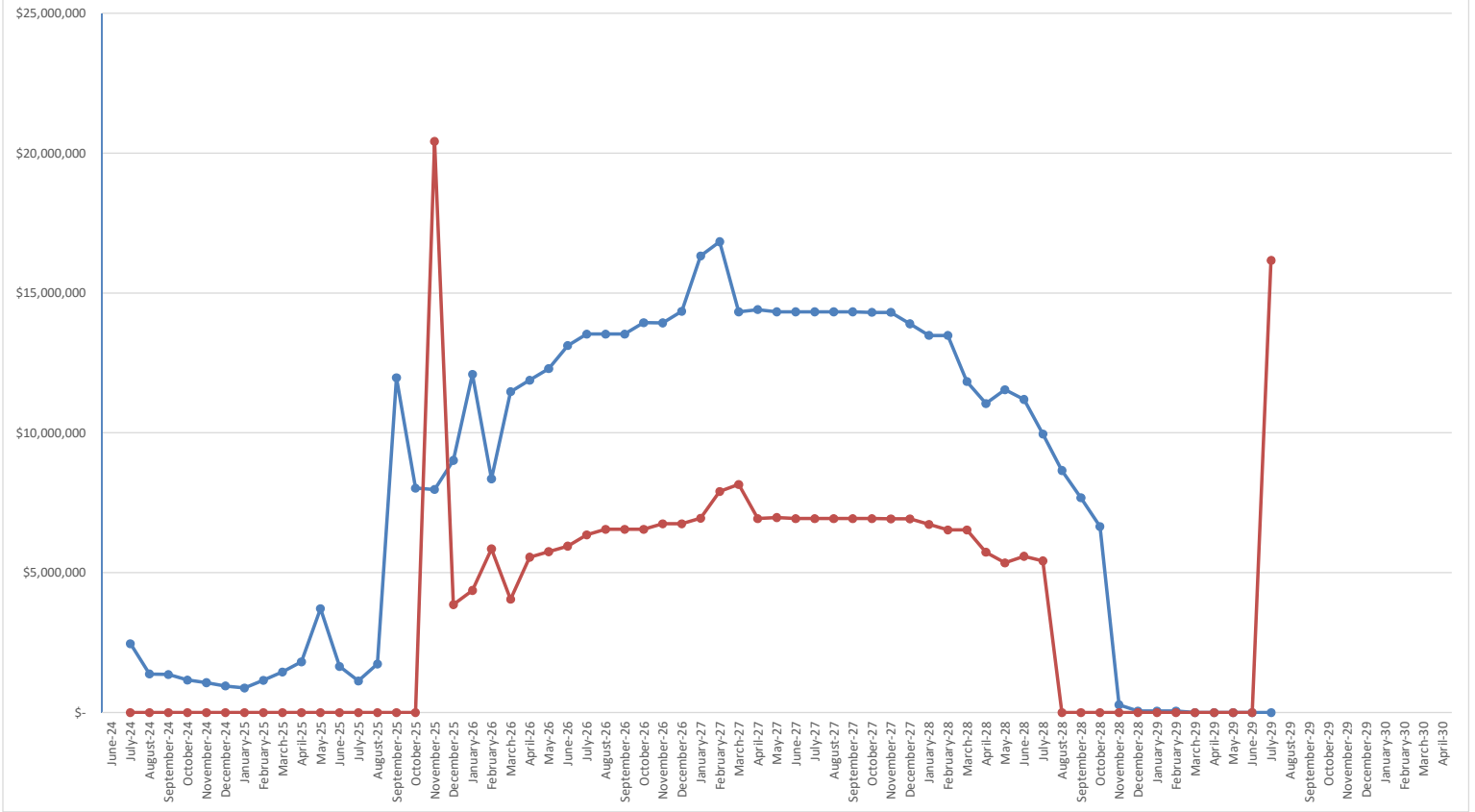


	PFA Budget [A]	Budget Changes [B]	Rev. PFA Budget [C]	Committed Costs [D]	Expended [E]	Unspent [F]=[D]-[E]	Remaining Budget [G]=[C]-[D]	% Complete <small>(against committed)</small> [H]=[E]/[J]	Exposure / CTC <small>(beyond committed)</small> [I]	Anticipated C @ C [J]=[D]+[I]	Variance <small>(Under) / Over</small> [K]=[C]-[J]
0602 0000 Testing Services	\$400,000	\$0	\$400,000	\$0	\$0	\$0	\$400,000		\$400,000	\$400,000	\$0
0603 0000 Swing Space/Modulars	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$0
0699 0000 Other Project Costs	\$400,000	\$0	\$400,000	\$50,150	\$50,150	\$0	\$349,850	100%	\$349,850	\$400,000	\$0
0700 0000 FURNISHINGS & EQUIPMENT	\$7,840,000	\$0	\$7,840,000	\$0	\$0	\$0	\$7,840,000		\$7,840,000	\$7,840,000	\$0
0701 0000 Furnishings & Equipment (FF+E)	\$4,410,000	\$0	\$4,410,000	\$0	\$0	\$0	\$4,410,000		\$4,410,000	\$4,410,000	\$0
0703 0000 Technology	\$3,430,000	\$0	\$3,430,000	\$0	\$0	\$0	\$3,430,000		\$3,430,000	\$3,430,000	\$0
0800 0000 OWNER'S CONTINGENCY	\$20,600,343	(\$121,990)	\$20,478,353	\$0	\$0	\$0	\$20,478,353		\$20,478,353	\$20,478,353	\$0
0801 0000 Owner's Contingency (soft)	\$2,060,034	(\$121,990)	\$1,938,044	\$0	\$0	\$0	\$1,938,044		\$1,938,044	\$1,938,044	\$0
0507 0000 Owner's Construction Contingency (hard)	\$18,540,309	\$0	\$18,540,309	\$0	\$0	\$0	\$18,540,309		\$18,540,309	\$18,540,309	\$0
PROJECT TOTALS	\$495,217,902	\$2,300,000	\$497,517,901	\$59,162,706	\$27,281,201	\$31,881,504	\$438,355,195	\$0	\$29,313,820	\$497,310,625	(\$207,276)

Revere High School Project Cashflow

8/31/2025

Projected Date of Work (Exhibit D)	Projected Cost Monthly from Exhibit D of PS&B	Projected Cost Monthly (Updated Cashflow 5/31/25)	Estimated MSBA Reimbursement Flow	Comments
June-24	\$ -	\$ 236,224	\$ -	
July-24	\$ 1,113,065	\$ 2,465,929	\$ -	
August-24	\$ 1,254,469	\$ 1,378,388	\$ -	
September-24	\$ 1,254,469	\$ 1,364,576	\$ -	
October-24	\$ 1,275,421	\$ 1,163,670	\$ -	
November-24	\$ 1,300,421	\$ 1,070,019	\$ -	
December-24	\$ 1,305,421	\$ 953,062	\$ -	
January-25	\$ 1,280,421	\$ 882,289	\$ -	
February-25	\$ 1,216,727	\$ 1,155,841	\$ -	
March-25	\$ 5,806,298	\$ 1,451,202	\$ -	
April-25	\$ 7,788,122	\$ 1,817,017	\$ -	
May-25	\$ 6,703,061	\$ 3,713,791	\$ -	
June-25	\$ 6,703,061	\$ 1,653,781	\$ -	Site Demo Commencement
July-25	\$ 8,552,873	\$ 1,130,123	\$ -	
August-25	\$ 8,728,424	\$ 1,735,190	\$ -	Target MEPA Completion
September-25	\$ 8,668,424	\$ 11,975,387	\$ -	Assumed PFA Issuance
October-25	\$ 8,633,424	\$ 8,021,713	\$ -	MSBA Audit to Date
November-25	\$ 8,476,206	\$ 7,979,412	\$ 20,419,311	Assumed Payment Commencement
December-25	\$ 9,649,156	\$ 9,019,885	\$ 3,863,909	
January-26	\$ 9,642,489	\$ 12,092,311	\$ 4,367,742	
February-26	\$ 9,642,489	\$ 8,361,880	\$ 5,855,518	
March-26	\$ 11,751,308	\$ 11,471,357	\$ 4,049,113	
April-26	\$ 11,342,671	\$ 11,883,364	\$ 5,554,830	
May-26	\$ 11,754,678	\$ 12,295,370	\$ 5,754,338	
June-26	\$ 11,754,678	\$ 13,119,384	\$ 5,953,846	
July-26	\$ 12,166,685	\$ 13,531,391	\$ 6,352,862	
August-26	\$ 12,159,393	\$ 13,531,391	\$ 6,552,370	
September-26	\$ 12,571,400	\$ 13,531,391	\$ 6,552,370	
October-26	\$ 12,571,400	\$ 13,938,283	\$ 6,552,370	
November-26	\$ 12,571,400	\$ 13,932,684	\$ 6,749,402	
December-26	\$ 12,571,400	\$ 14,344,692	\$ 6,746,690	
January-27	\$ 12,983,407	\$ 16,325,265	\$ 6,946,198	
February-27	\$ 12,983,407	\$ 16,834,222	\$ 7,905,261	
March-27	\$ 13,395,414	\$ 14,325,265	\$ 8,151,716	
April-27	\$ 13,395,414	\$ 14,405,265	\$ 6,936,792	
May-27	\$ 13,395,414	\$ 14,325,265	\$ 6,975,531	
June-27	\$ 13,395,414	\$ 14,325,265	\$ 6,936,792	
July-27	\$ 13,395,414	\$ 14,325,265	\$ 6,936,792	
August-27	\$ 13,384,303	\$ 14,325,265	\$ 6,936,792	
September-27	\$ 13,370,969	\$ 14,325,265	\$ 6,936,792	
October-27	\$ 13,370,969	\$ 14,309,265	\$ 6,936,792	
November-27	\$ 13,370,969	\$ 14,309,265	\$ 6,929,044	
December-27	\$ 13,370,969	\$ 13,897,258	\$ 6,929,044	
January-28	\$ 13,370,969	\$ 13,485,251	\$ 6,729,536	
February-28	\$ 13,367,497	\$ 13,485,251	\$ 6,530,028	
March-28	\$ 11,719,470	\$ 11,837,224	\$ 6,530,028	
April-28	\$ 10,895,456	\$ 11,050,410	\$ 5,731,996	
May-28	\$ 11,425,406	\$ 11,541,957	\$ 5,350,993	
June-28	\$ 11,080,066	\$ 11,196,617	\$ 5,589,017	95% Reimbursement
July-28	\$ 9,844,045	\$ 9,960,596	\$ 5,421,791	Cut-Off
August-28	\$ 8,563,857	\$ 8,658,123	\$ -	New Building Occupied
September-28	\$ 7,057,083	\$ 7,680,600	\$ -	
October-28	\$ 5,595,896	\$ 6,650,583	\$ -	
November-28	\$ 119,161	\$ 280,681	\$ -	
December-28	\$ 52,494	\$ 52,494	\$ -	
January-29	\$ 52,494	\$ 52,494	\$ -	
February-29	\$ 52,494	\$ 52,494	\$ -	
March-29	\$ -	\$ -	\$ -	
April-29	\$ -	\$ -	\$ -	
May-29	\$ -	\$ -	\$ -	
June-29	\$ -	\$ -	\$ -	
July-29	\$ -	\$ -	\$ 16,167,663	Post-Audit Payment
August-29				TBD Based on MSBA Timeframe
September-29				
October-29				
November-29				
December-29				
	\$ 493,217,901	\$ 493,217,901	\$ 238,833,271	



REVERE HIGH SCHOOL - Preliminary Project Schedule

August 31, 2025

ID	Task Name	Start	Finish	Timeline																			
				2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	
1	Board Authorization	Wed 4/15/20	Wed 4/15/20	◆ Board Authorization																			
3	OPM Selection	Wed 7/15/20	Thu 10/22/20	▣ OPM Selection																			
7	Designer Selection	Thu 11/5/20	Fri 2/26/21	⊗ Designer Selection																			
16	Feasibility Study	Mon 3/1/21	Fri 9/3/21	▣ Feasibility Study																			
26	Preferred Schematic Report - Version 2	Mon 5/1/23	Wed 2/28/24	▣ Preferred Schematic Report - Version 2																			
35	Schematic Design - Version 2	Mon 1/15/24	Tue 5/14/24	▣ Schematic Design - Version 2																			
46	Submit SD DCAMM Designer Evaluations	Wed 2/12/25	Wed 2/12/25	Submit SD DCAMM Designer Evaluations																			
47	DESE Review	Mon 10/3/22	Mon 12/5/22	▣ DESE Review																			
51	Local Funding Approval / Project Funding Agreement	Wed 5/15/24	Fri 12/5/25	▣ Local Funding Approval / Project Funding Agreement																			
52	City of Revere Vote for Approval of Funding	Wed 5/15/24	Thu 6/6/24	▣ City of Revere Vote for Approval of Funding																			
53	Local Actions and Approvals forwarded to MSBA	Fri 6/7/24	Thu 6/13/24	▣ Local Actions and Approvals forwarded to MSBA																			
54	Project Funding Agreement - Pending MEPA response	Fri 8/8/25	Fri 12/5/25	▣ Project Funding Agreement - Pending MEPA response																			
55	Design Development	Mon 7/1/24	Thu 4/17/25	▣ Design Development																			
56	Design Development Documents	Mon 7/1/24	Tue 1/28/25	▣ Design Development Documents																			
57	DD Cost Estimate	Thu 2/6/25	Wed 2/19/25	▣ DD Cost Estimate																			
58	VE	Thu 2/20/25	Fri 2/21/25	▣ VE																			
59	OPM Review & Submittal to MSBA	Mon 2/24/25	Fri 3/7/25	▣ OPM Review & Submittal to MSBA																			
60	MSBA Review	Mon 3/10/25	Fri 3/28/25	▣ MSBA Review																			
61	Address DD Review Comments	Mon 3/31/25	Thu 4/17/25	▣ Address DD Review Comments																			
62	Contract Documents	Mon 3/10/25	Mon 1/5/26	▣ Contract Documents																			
63	CD 60% Documents	Mon 3/10/25	Fri 6/6/25	▣ CD 60% Documents																			
64	CD 60% Cost Estimate/VE/Reconciliation	Mon 6/9/25	Thu 7/3/25	▣ CD 60% Cost Estimate/VE/Reconciliation																			
65	OPM Review & Submittal to MSBA	Fri 7/4/25	Fri 7/25/25	▣ OPM Review & Submittal to MSBA																			
66	MSBA Review	Mon 7/28/25	Mon 8/25/25	▣ MSBA Review																			
67	Address 60% Review Comments	Tue 8/26/25	Tue 9/9/25	▣ Address 60% Review Comments																			
68	CD 90% Documents Development	Wed 7/30/25	Fri 9/26/25	▣ CD 90% Documents Development																			
69	CD 90% Cost Estimate/VE/Reconciliation	Mon 9/29/25	Thu 10/23/25	▣ CD 90% Cost Estimate/VE/Reconciliation																			
70	OPM Review & Submittal to MSBA	Fri 10/24/25	Fri 11/7/25	▣ OPM Review & Submittal to MSBA																			
71	MSBA Review	Mon 11/10/25	Mon 12/8/25	▣ MSBA Review																			
72	Address 90% Review Comments	Tue 12/9/25	Mon 12/22/25	▣ Address 90% Review Comments																			
73	CD 100% Documents Development	Mon 11/10/25	Fri 12/12/25	▣ CD 100% Documents Development																			
74	Prepare for Main Construction - CD 100% Package for bidding	Mon 12/15/25	Fri 12/19/25	▣ Prepare for Main Construction - CD 100% Package for bidding																			
75	100% Package to MSBA	Mon 12/22/25	Fri 1/2/26	▣ 100% Package to MSBA																			
76	Submit SD DCAMM Designer Evaluations	Mon 1/5/26	Mon 1/5/26	▣ Submit SD DCAMM Designer Evaluations																			
77	LEED	Mon 3/10/25	Tue 7/21/26	▣ LEED																			
78	LEED Registration	Mon 3/10/25	Fri 3/14/25	▣ LEED Registration																			
79	LEED kick off meeting	Fri 3/14/25	Fri 3/14/25	◆ LEED kick off meeting																			
80	Submit Design Submittal to USGBC	Mon 6/9/25	Fri 8/29/25	▣ Submit Design Submittal to USGBC																			
81	Final 10 Month LEED Cx Report	Mon 9/1/25	Fri 6/5/26	▣ Final 10 Month LEED Cx Report																			
82	Commissioning Consultant Inspections	Mon 6/8/26	Fri 6/19/26	▣ Commissioning Consultant Inspections																			
83	Final Cx report, Cx Certificate	Mon 6/22/26	Fri 7/3/26	▣ Final Cx report, Cx Certificate																			
84	Construction Submittal to USGBC	Mon 7/6/26	Mon 7/20/26	▣ Construction Submittal to USGBC																			
85	Targeted Date of LEED certification letter	Tue 7/21/26	Tue 7/21/26	▣ Targeted Date of LEED certification letter																			
86	CM at Risk Procurement	Wed 4/6/22	Wed 6/1/22	▣ CM at Risk Procurement																			
87	SBC approves use of CMR delivery & selection committee formed	Mon 5/2/22	Mon 5/2/22	▣ SBC approves use of CMR delivery & selection committee formed																			
88	CMR OIG application	Tue 5/3/22	Tue 5/10/22	▣ CMR OIG application																			
89	Office of Inspector General Review & Approval	Tue 5/3/22	Tue 5/3/22	▣ Office of Inspector General Review & Approval																			

Revere High School

Revere, MA

August 31, 2025

Look-Ahead Schedule

The Project is in the Construction Documents stage and Consigli is on board for pre-construction services. They were brought on board through the CM-R process during the initial phases of the Feasibility Study and will continue to work with the project team as the process moves through Construction Documents. A contract amendment to authorize post-Schematic Design pre-construction services was approved by the School Building Committee after the May 20th local Project approval and was submitted to MSBA in July, along with OPM and Design Team contract amendments. They are currently slated to start early site work at the project site in August 2025 with site demo of the Phase 1 area that received MEPA approval.

During the month of August the demo of the former dog track and heating loops was completed. The crew also completed partial clearing of the area included in the MEPA approval Phase 1, which included demo of the existing building foundations and caissons.

Erosion control and fencing are placed and trailers are placed and hooked up with power & data.

In September, removal of contaminated soils will commence, and the site contractor will be on site to further complete the clearing of remaining trees and grubbing and commence the foundation for the new building now that the MEPA approval is in place.

The light tower is still remaining, and the removal is pending the Osprey's leaving and migrating, which typically occurs in September.