

Northeast Metro Tech

Building Committee

DRA



PMA Consultants

Gilbane

December 07, 2023

Agenda

- Call to Order, Vote to Approve Minutes from 05/24/2023
- Public Comment Period
- Budget-Buyout Update (PMA)
- *Vote: School Building Committee vote to authorize Gilbane to contract with the lowest responsible trade contractors procured in accordance with Mass. General Law Chapter 149A in the amount of \$108,904,096*
- Construction Update(Gilbane)
- Open Meeting Law Complaint (District)
- *Vote: School Building Committee vote to authorize Attorney Howard Greenspan to respond to the Open Meeting Law complaint on behalf of the NEMT School Building Committee & School District*
- New Business
- Vote to Adjourn

NORTHEAST METRO TECH PROJECT CONSTRUCTION MILESTONES

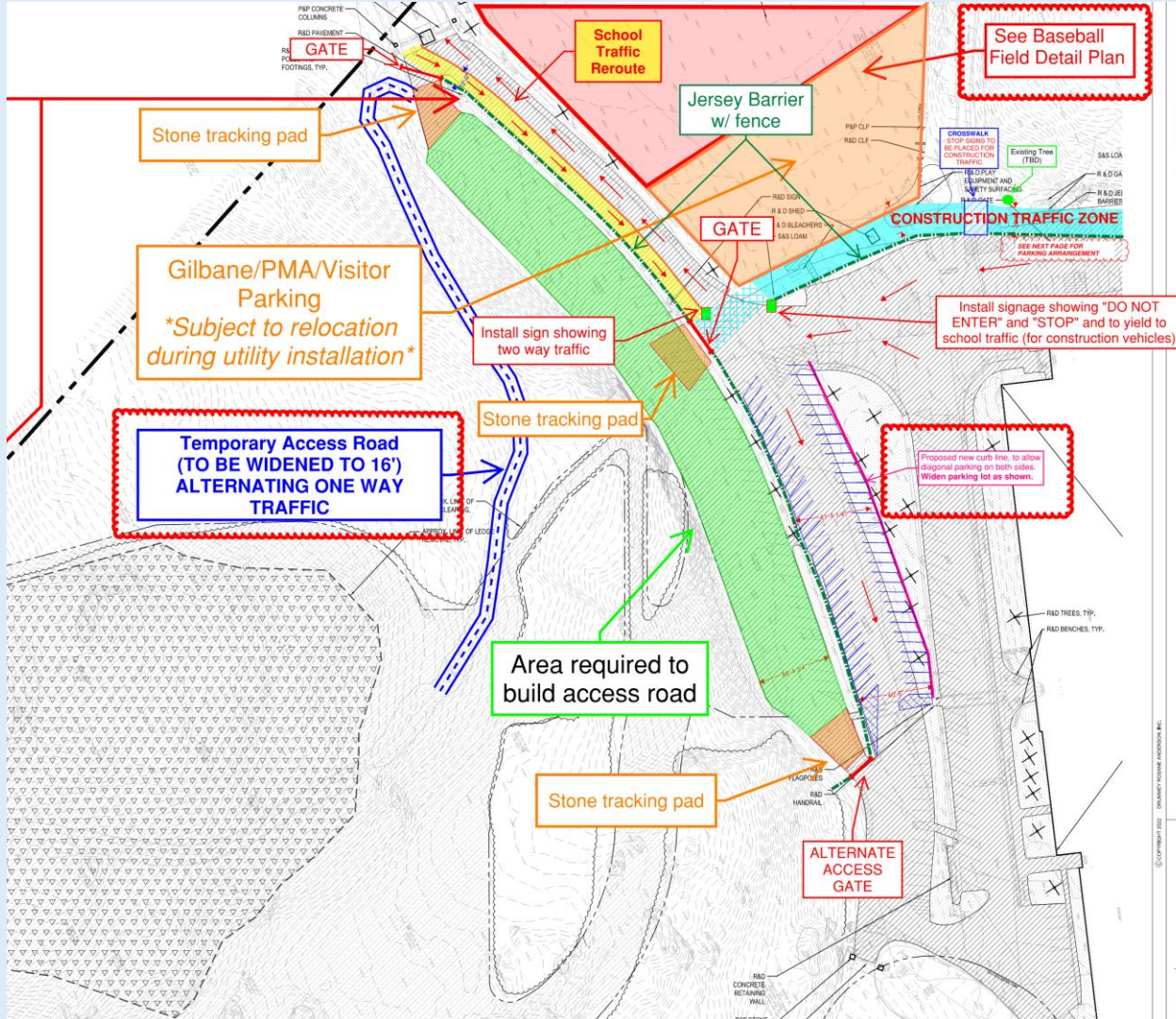


Gilbane Construction Update



NEMT Administration Team On Site and Receiving Construction Updates

Construction Activities- Mobilization - August



- Created Alternate Traffic Pattern
- Added temporary parking lot in baseball field
- Re-striped existing parking to yield more spaces
- Added crosswalks & signage
- Installed (and maintain) Environmental Controls

Site Preparation – Tree Clearing – 8/30/23



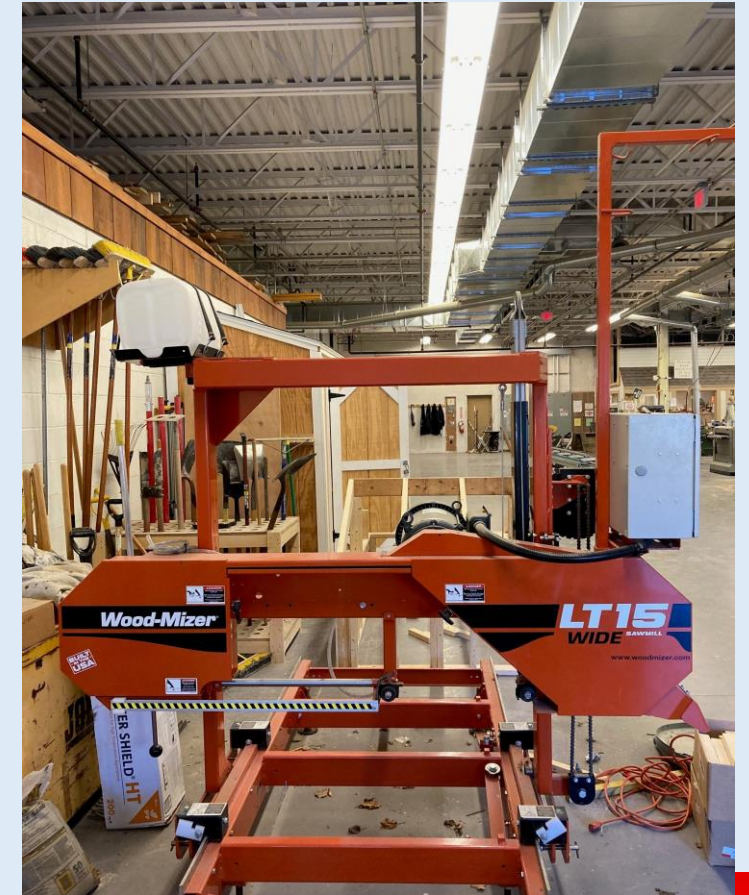
(Play Video)

Site Preparation – Tree Processing - Chipping



Construction Activities

Site Preparation – Tree Processing – Reclaimed for use by NEMT Wood Shop



Site Preparation – Blasting Preparation



Site Preparation – Rock Crushing & Hauling



Site Preparation – Blasting

Play Video

Student Involvement

Fall Protection Demonstration – 6/8/23



Student Involvement

Carpentry Shop Tour after Tree Clearing – 9/19/23



Activities in the next 6-8 Weeks:

- Blasting & Rock Crushing will continue through February
- Building Foundations will start in late January
- Steel Fabrication will start in early January

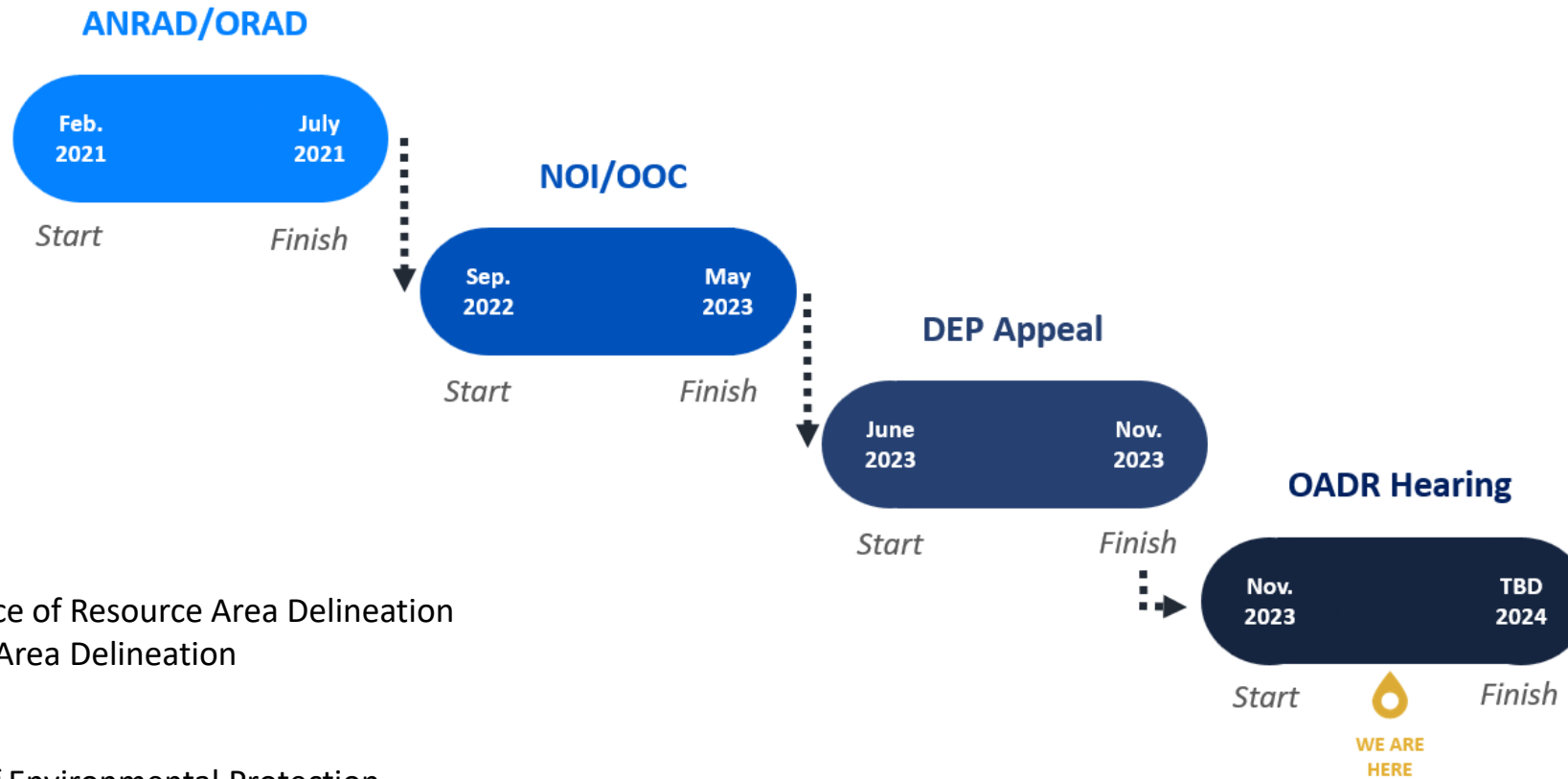
Permitting and Approvals Update

- Executive Office of Energy and Environmental Affairs (EEA)
 - Massachusetts Environmental Policy Act Office (MEPA)
 - MEPA Advisory Process (3 months) – May 2022
 - MEPA Fail Safe Process (3 months) – March 2023
- Wakefield Zoning Board of Appeals (ZBA) – May 2023
- National Pollutant Discharge Elimination System (NPDES) – July 2023
- Stormwater Pollution Prevention Plan (SWPPP) – July 2023
- Middlesex Superior Court – August 2023
 - Request for Restraining Order – Denied
 - Request for Immediate Injunction – Denied
- Wakefield Fire Department / MA Department of Public Safety
 - Blasting Permit - September 2023
- Building Foundation Permit – December 2023
- United States Fisheries and Wildlife (USFWS)
- Stormwater Protection
 - Wakefield Engineering Department Approval
 - Weekly inspection of environmental controls
- US Environmental Protection Agency (EPA)
- Mass Department of Environmental Protection (DEP)
 - Pre tree removal environmental controls inspection
 - Post tree removal environmental controls inspection
- Project Professional Engineers Site Visits
 - Civil, Landscape, Environmental. Scartek (Rock Expert)

DEP Appeal Update

NEMT High School Order of Conditions Timeline

Updated as of 12.6.2023



ANRAD- Abbreviated Notice of Resource Area Delineation

ORAD- Order of Resource Area Delineation

NOI- Notice of Intent

OOC- Order of Conditions

DEP- Mass. Department of Environmental Protection

OADR- Office of Appeals and Dispute Resolution

Contracts-Invoicing Update

Northeast Metro Tech: Contract-Invoicing Update			
	Contract Amount (to date)	Billed to Date	Remaining
PMA Consultants (Design through Closeout)	\$ 9,182,015.00	\$ 2,080,682.59	\$ 7,101,332.41
Miscellaneous Companies (Foley Hoag, Prince Lobel Tye, BSC Group, Utility Companies, etc.)	\$ 482,547.69	\$ 482,547.69	\$ -
DRA (Design through Closeout, includes Add. Services)	\$ 23,944,544.00	\$ 17,748,572.46	\$ 6,195,971.54
Gilbane (Amendments 1-6)	\$ 60,533,872.51	\$ 6,429,794.24	\$ 54,104,078.27
Gilbane Amendment 7 (being voted on tonight)- MGL 149A Trade Costs	\$ 108,904,096.00	\$ -	\$ 108,904,096.00
Gilbane Amendment 7- associated Gilbane Mark Ups	\$ 5,373,341.75	\$ -	\$ 5,373,341.75
Totals	\$ 208,420,416.95	\$ 26,741,596.98	\$ 181,678,819.97

Contracting-Buyout Update (MGL 149A)

- Roofing & Flashing

- Waterproofing, Dampproofing,
and Caulking

- Lathing & plastering

- Marble

- Terrazzo

- HVAC

- Painting

- Masonry

- Fire Protection

- Glass & Glazing

- Plumbing

- Electrical

- Elevators

- Metal Windows

- Misc. and ornamental iron

- Acoustical Tile

- Resilient Floors

Contracting-Buyout Update (MGL 149A)



Northeast Metropolitan
Regional Vocational
High School

Section #	Trade Category	RLB 90% CD Estimated Construction Cost with Markups	RLB 90% CD Estimated Construction Cost with Markups + Alternates
Div. 04	Masonry	\$ 8,001,753	\$ 8,507,394.00
Div. 05	Misc. Metals	\$ 3,724,137	\$ 3,622,828.00
Div. 07	Waterproofing Dampproofing & Caulking	\$ 1,724,137	\$ 1,843,037.00
Div. 07	Roofing & Flashing	\$ 5,769,520	\$ 5,999,254.00
Div. 08	Metal Windows	\$ 7,435,623	\$ 7,615,614.00
Div. 08	Glass & Glazing	\$ 680,549	\$ 680,549.00
Div. 09	Tile	\$ 2,022,836	\$ 2,030,975.00
Div. 09	Terrazzo	\$ 330,428	\$ 330,428.00
Div. 09	Acoustical Tile	\$ 2,475,228	\$ 2,475,228.00
Div. 09	Resilient Floors	\$ 2,510,021	\$ 2,528,758.00
Div. 09	Painting	\$ 1,375,608	\$ 1,437,888.00
Div. 21	Fire Protection	\$ 4,100,341	\$ 4,100,341.00
Div. 22	Plumbing	\$ 8,547,556	\$ 8,771,973.00
Div. 23	HVAC	\$ 31,528,565	\$ 31,844,427.00
Div. 26	Electrical	\$ 25,980,489	\$ 26,299,243.00
	Total	\$ 106,206,791	\$ 108,087,937

Contracting-Buyout Update (MGL 149A)

Base Bid Results:

Section #	Trade Category	RLB 90% CD Estimated Construction Cost with Markups	Low Bid	Delta (RLB vs. Low Bid)	Low Bidder
Div. 04	Masonry	\$ 8,001,753	\$ 7,869,000	\$ (132,753)	Lighthouse Masonry
Div. 05	Misc. Metals	\$ 3,724,137	\$ 5,221,250	\$ 1,497,113	SMJ Metal
Div. 07	Waterproofing Dampproofing & Caulking	\$ 1,724,137	\$ 2,005,327	\$ 281,190	Beacon Waterproofing and Restoration
Div. 07	Roofing & Flashing	\$ 5,769,520	\$ 4,550,000	\$ (1,219,520)	Capeway Roofing Systems
Div. 08	Metal Windows	\$ 7,435,623	\$ 11,244,000	\$ 3,808,377	Lockheed Architectural Solutions
Div. 08	Glass & Glazing	\$ 680,549	\$ 354,159	\$ (326,390)	Aluminum & Glass Concepts
Div. 09	Tile	\$ 2,022,836	\$ 2,496,054	\$ 473,218	Jantile Boston
Div. 09	Terrazzo	\$ 330,428	\$ 1,336,331	\$ 1,005,903	DePaoli Mosaic
Div. 09	Acoustical Tile	\$ 2,475,228	\$ 1,897,000	\$ (578,228)	K&K Acoustical Ceilings
Div. 09	Resilient Floors	\$ 2,510,021	\$ 2,083,828	\$ (426,193)	Capital Carpet & Flooring Specialists
Div. 09	Painting	\$ 1,375,608	\$ 1,220,000	\$ (155,608)	O'Byrne Painting
Div. 21	Fire Protection	\$ 4,100,341	\$ 3,692,963	\$ (407,378)	Hampshire Fire Protection
Div. 22	Plumbing	\$ 8,547,556	\$ 9,098,000	\$ 550,444	Araujo Plumbing & Heating
Div. 23	HVAC	\$ 31,528,565	\$ 29,230,600	\$ (2,297,965)	Harold Brothers Mechanical
Div. 26	Electrical	\$ 25,980,489	\$ 23,520,000	\$ (2,460,489)	LeVangie Electric
	Total	\$ 106,206,791	\$ 105,818,512	\$ (388,279)	

Contracting-Buyout Update (MGL 149A)



Base Bid + Alternates Results:

Section #	Trade Category	RLB 90% CD Estimated Construction Cost with Markups + Alternates	Low Bid + Alternates	Delta (RLB + Alternates vs. Low Bid + Alternates)	Low Bidder
Div. 04	Masonry	\$ 8,507,394.00	\$ 8,489,000	\$ (18,394)	Lighthouse Masonry
Div. 05	Misc. Metals	\$ 3,622,828.00	\$ 5,286,250	\$ 1,663,422	SMJ Metal
Div. 07	Waterproofing Dampproofing & Caulking	\$ 1,843,037.00	\$ 2,186,278	\$ 343,241	Beacon Waterproofing and Restoration
Div. 07	Roofing & Flashing	\$ 5,999,254.00	\$ 4,749,800	\$ (1,249,454)	Capeway Roofing Systems
Div. 08	Metal Windows	\$ 7,615,614.00	\$ 11,444,000	\$ 3,828,386	Lockheed Architectural Solutions
Div. 08	Glass & Glazing	\$ 680,549.00	\$ 358,913	\$ (321,636)	Aluminum & Glass Concepts
Div. 09	Tile	\$ 2,030,975.00	\$ 2,509,656	\$ 478,681	Jantile Boston
Div. 09	Terrazzo	\$ 330,428.00	\$ 1,336,331	\$ 1,005,903	DePaoli Mosaic
Div. 09	Acoustical Tile	\$ 2,475,228.00	\$ 1,898,500	\$ (576,728)	K&K Acoustical Ceilings
Div. 09	Resilient Floors	\$ 2,528,758.00	\$ 2,101,162	\$ (427,596)	Capital Carpet & Flooring Specialists
Div. 09	Painting	\$ 1,437,888.00	\$ 1,275,000	\$ (162,888)	O'Byrne Painting
Div. 21	Fire Protection	\$ 4,100,341.00	\$ 3,801,706	\$ (298,635)	Hampshire Fire Protection
Div. 22	Plumbing	\$ 8,771,973.00	\$ 9,539,000	\$ 767,027	Araujo Plumbing & Heating
Div. 23	HVAC	\$ 31,844,427.00	\$ 29,825,600	\$ (2,018,827)	Harold Brothers Mechanical
Div. 26	Electrical	\$ 26,299,243.00	\$ 24,102,900	\$ (2,196,343)	LeVangie Electric
	Total	\$ 108,087,937	\$ 108,904,096	\$ 816,159	

Contracting-Buyout Update (MGL 149A)



- In summary- using base bid only, the bids came in \$388k under budget
- When considering the alternates scope, the bids came in \$816k over estimate (0.32%).
- In discussions with NEMT leadership, the project team is asking the District to recommend moving forward with the base bids + alternates pricing* (\$108,904,096) as the District is comfortable funding the \$816k/0.32% overage from available contingencies.
- *The \$108,904,096 does NOT include standard Gilbane markups that will bring the total Amendment value to \$114,277,437.75. Gilbane markup % were approved in the original contract signed in August 2021.

Contracting-Buyout Update- Overall

- **Construction Budget: \$250,241,158**
- **When factoring in the early packages and MGL CH. 149A contractors, 70% of the estimate project cost has been contracted.**
- **Gilbane is currently reviewing bids/seeking bids for the remaining 30% of the construction scope (i.e. Drywall, Abatement/Demolition).**

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New Business

