



DRA



PMA Consultants



NEMT School Committee- Construction Update

Groundbreaking Ceremony – 9/28/22



Northeast Metropolitan
Regional Vocational
High School



First Drone Flight



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High School



Tree Clearing & Site Prep – Before & After



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Site Prep & Blasting – Before & After



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NEMT Administration Team On Site and Receiving Construction Updates

Foundation Work, Spring 2024



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Foundation Work, Spring 2024 – Cont'd



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Structural Steel Work, Summer 2024



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Structural Steel Work, Summer 2024 – Cont'd



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Topping Off Ceremony – 8/29/24



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Ongoing Exterior Work, Fall/Winter 2024



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Ongoing Interior Construction, Fall/Winter 2024



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Recent Drone Flight, January



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Milestones Dates to Completion of New School



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Exterior Façade Substantially Complete	December 2025
Continue MEPs, Start Finishes	April 2025
Start Testing & Commissioning	December 2025
Exterior Roadways, Hardscapes, and Landscaping*	May 29, 2026
Temporary Certificate of Occupancy (TCO)	May 29, 2026
Final Certificate of Occupancy (CO)	August 11, 2026

*Assumes DEP Approval no later than May 5, 2025

Student Inclusion



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Student Inclusion



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Safety Week 2024



Coordination with Wakefield/Saugus Fire Departments



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Construction Progress



Quality Control Mock-ups





Front Elevation



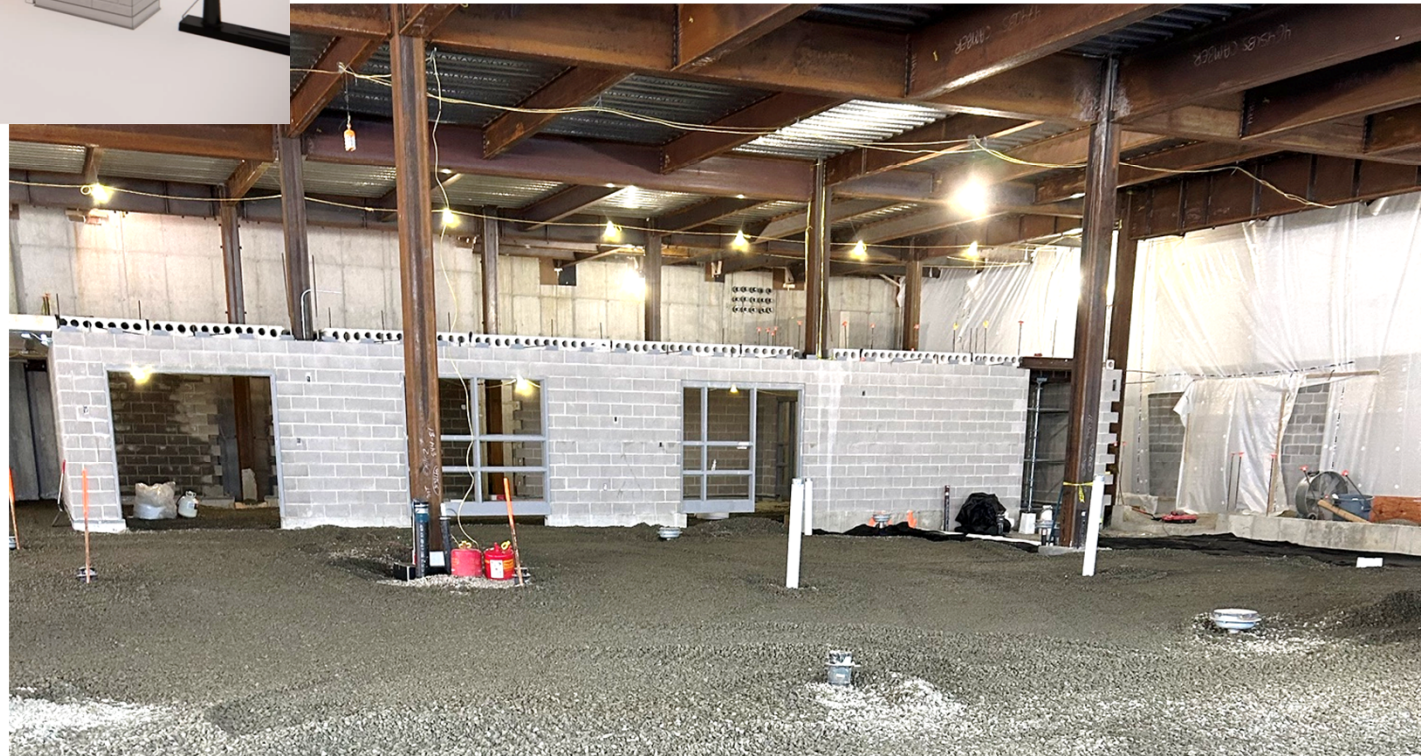
Construction Progress





Typical High-Bay Shop

Construction Progress



Guaranteed Maximum Price Agreement (GMP)



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High School

- For MGL Ch. 149A (Construction Manager at Risk) Projects a GMP Agreement establishes:
 - Maximum project cost (prior to Owner Change Orders), inclusive of cost of work, holds & allowances, in addition to CM staffing, fee, contingencies, and insurance
 - Project schedule
 - Includes clarifying:
 - Qualifications & assumptions
 - List of drawings, RFIs, unit prices, and alternates as applicable)

Table of Contents

Table of Contents

GMP Cost Summary (Exhibit A)

Clarifications

- General Clarifications (Exhibit B.1)
- Trade-Specific Clarifications (Exhibit B.2)
- Drawing Log (Exhibit B.3)
- Specification Log (Exhibit B.4)
- RFI Log (Exhibit B.5)
- Changes Included in the GMP (Exhibit B.6)

Detail

- General Requirements (Exhibit C.1)
- Site Services - Cost of Work (Exhibit C.2)
- GMP Allowances [OAs] (Exhibit C.3)
- GMP Scope Holds [TAs] (Exhibit C.4)
- Alternates (Exhibit C.5)
- Unit Prices (Exhibit C.6)

Schedule and Logistics

- Schedule Narrative (Exhibit D.1)
- Detailed Schedule (Exhibit D.2)
- Site Logistics (Exhibit D.3)

Guaranteed Maximum Price Agreement (GMP)



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Original (v1) GMP

- Submitted: 2/1/2024
- Amount: \$259,847,494
- Pages: 143

Final (v9) GMP

- Accepted: 5/24/2024
- Amount: \$254,582,997
- Pages: 130

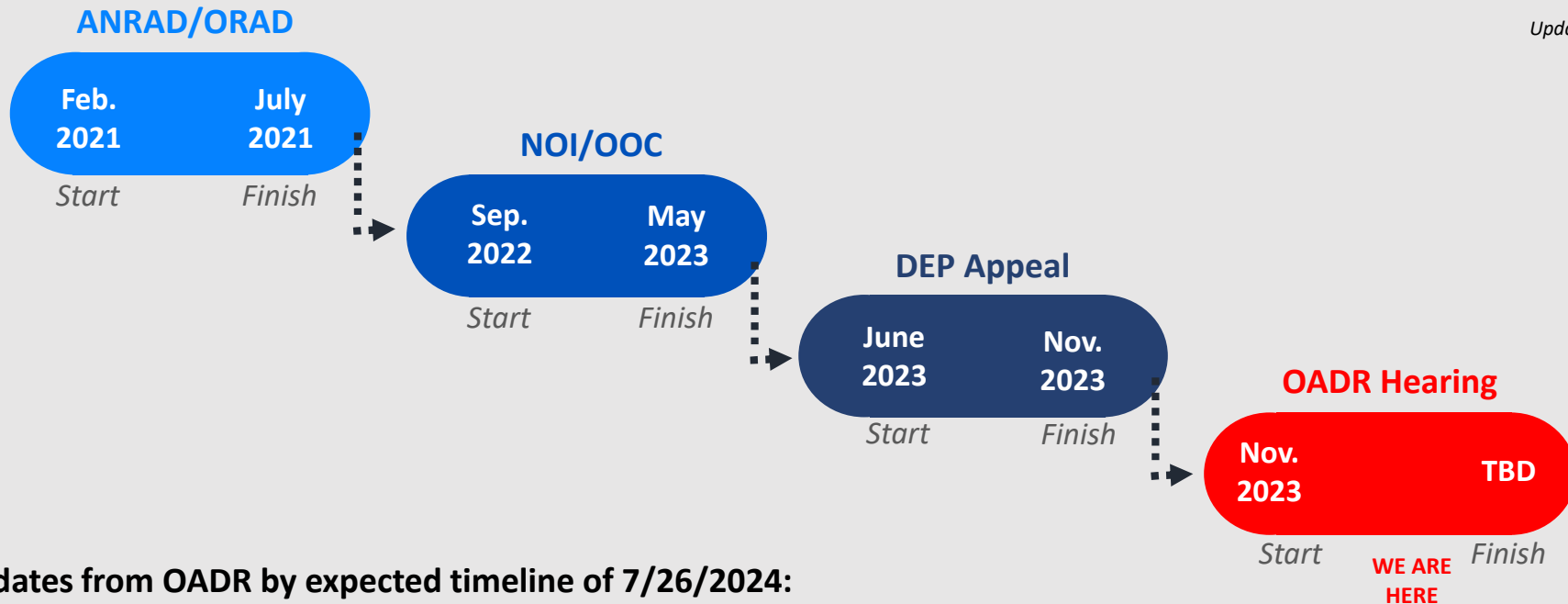
Savings = \$5,264,497

ConCom / DEP / OADR Timeline



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Updated as of 2.11.25



No updates from OADR by expected timeline of 7/26/2024:

- 5/09/2024: Hearing at DEP
- 8/02/2024: Opponents email OADR saying expected decision date had passed
- 8/02/2024: OADR reports they are busy-decision in the next (90) days (expected at or around **October 31, 2024**)
- 1/13/2025: No decision by the deadline, opponents email again for status.
- 1/13/2025: OADR responds - working on our decision- no timeline in this response.

MSBA Update



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MSBA Construction team remains actively involved:

- Regularly attend our weekly meetings with DRA & Gilbane
- Regular site visits
- Review/discuss monthly OPM reports
- Regularly processing ProPay reimbursement requests
- Coordinating and paying for commissioning agent efforts

PFA (Project Funding Agreement) Bid Amendment is underway

Budget Update



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Contract & Invoicing Update: 2/13/25 SC Meeting

	Contract Amount (to date)	Billed to Date	Remaining
PMA Consultants (Design through Closeout, includes BEA, UTS, etc.)	\$ 9,232,015	\$ 4,630,782	\$ 4,601,233
Miscellaneous Companies (Foley Hoag, Prince Lobel Tye, BSC Group, Utility Companies, etc.)	\$ 608,272 ★	\$ 608,272	\$ -
DRA (Design through Closeout, includes Add. Services)	\$ 24,252,849	\$ 21,036,909	\$ 3,215,940
Gilbane (Precon, GMP, and Change Orders 1-5)	\$ 256,133,211	\$ 77,927,454	\$ 178,205,757
TOTAL	\$ 290,226,347	\$ 104,203,417	\$ 186,022,930

Recap: Additional MSBA Reimbursement & Skills Grant



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From January 2024 Memo to District Members:

- 2020 District outreach included continual commitment to work to find new ways to offset the District's share of the cost of the new school beyond the est. ~\$117M MSBA grant.
- In 2020/2021, NEMT Administration & Charlie Lyons led the charge to have the State Legislature and ultimately the MSBA recognize and offset the severe impact the state of construction was having on local projects. This raised the District's reimbursement rate from 63.34% to 78.64% of eligible costs, resulting in a \$23.85M+ reduction in local share.
- In January 2024, the District reported it successfully achieved an additional ~\$7.5M Capital Skills Grant to offset cost increases, and an additional \$22.53M+ MSBA grant

Northeast Metro Tech HS Project

Budget, Max. MSBA Grant, and Potential Local Share Update

	Preferred Schematic (December 2020)	MSBA 8/25/21 PS&B Approval	January 2024 Update	
Reimbursement Rate	63.34%	76.84%	76.84%	
Total Project Cost	\$ 317,422,620	\$ 317,422,620	\$ 324,922,541	
Maximum MSBA Share	\$ 117,000,000	\$ 140,851,919	\$ 163,383,141	
Capital Skills Grant	\$ -	\$ -	\$ 7,499,922	
Est. Local Share	\$ 200,422,620	\$ 176,570,701	\$ 154,039,478	
	Decrease in Local Share Since PSR	\$ (23,851,919)	\$ (46,383,142)	-23.14%

MSBA Reimbursement Update



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ProPay Update:

- Total # of ProPay requests submitted: 38
- Total submitted: \$99,388,179
- Total pending review: \$15,280,006
- Total eligible costs to date: \$79,705,945
- Total ineligible costs to date: \$4,402,228
- Total MSBA reimbursement to date: \$56,603,371
- Pending MSBA reimbursement: \$4,642,677

Cost Exposure Management & Change Orders



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Change Order Summary:

- Total # of approved OCOs: 74
- Total value: \$2,770,859 (*incl. \$1,100,214 Owner Changes*)
- Total savings to date: \$1,903,718*

** Does not include any change orders reflected within \$5.26M GMP savings*

Bid Protest

- From 12/14/23 Foundation for Fair Contracting of Massachusetts regarding Harold Brothers HVAC bid
- Estimated avoided cost increase: \$923,303

Grand total savings to date, including GMP = \$8,091,518