

DRAFT

Colliers Project Leaders NE, LLC

Mike Carroll

Progress Report as of Date 10/31/2024

District Name	Haverhill	MSBA ID	201801280100
School Name	Consentino	Project Name	
OPM Firm Name	Colliers Project Leaders NE, LLC	School Building Committee Representative	Melinda E. Barrett
Project Director	Mike Carroll	Total Project Budget (ProPay)	\$159,944,154
Designer Firm Name	Dore & Whittier Architects, Inc.	Encumbered (Reporting Period)	\$0
Principal	Donald M Walter	Encumbered (to Date)	\$132,520,120
General Contractor Firm Name	Brait Builders Corp.	Total Project Invoices Received (to Date)	\$25,963,125
General Contractor Contact Name	Kaitlin Johnson	Project Completion Percentage	66%

OPM

Colliers Project Leaders NE, LLC

Progress Report as of Date 10/31/2024

Contract Summary

Payment Summary

Original Contract Amount	\$200,000	Total Contract Amount	\$5,075,385
Contract Amendments (to Date)	4	Invoices Paid (to Date)	\$1,543,389
Value of Contract Amendments (to Date)	\$4,875,385	Invoices Received (Reporting Period)	\$122,488
Total Contract Amount	\$5,075,385	Contract Amount Remaining	\$3,409,508
Contract Amendments as Percentage of Original Contract Amount	2,437.7%		

OPM Activities (Reporting Period)

- Prepare and submit OPM Monthly Reports to City and MSBA.
- Prepare documentation for and present to School Building Committee.
- Attend in person meetings with City.
- Onsite construction supervision.
- Assist in permitting process.
- Attend weekly OAC's.
- Daily reports.
- Review PCOs, COs and Pay requisitions.
- Review baseline schedule.

Project Budget Status Project is on budget.
MSBA Closeout Status N/A
Potential Issues No potential issues identified at this time.

DESIGNER

Dore & Whittier Architects, Inc.

Progress Report as of Date 10/31/2024

Contract Summary

Payment Summary

Original Contract Amount	\$500,000	Total Contract Amount	\$13,583,755
Contract Amendments (to Date)	11	Invoices Paid (to Date)	\$9,322,012
Value of Contract Amendments (to Date)	\$13,083,755	Invoices Received (Reporting Period)	\$165,007
Total Contract Amount	\$13,583,755	Contract Amount Remaining	\$4,096,736
Contract Amendments as Percentage of Original Contract Amount	2,616.8%		

MBE/WBE

Workforce Participation

MBE Percentage	6.6%	Total Hours	968
MBE Actual	9.6%	Minority Hours	181
WBE Percentage	15.0%	Minority Percentage	18.7%
WBE Actual	4.4%	Minority Workforce Participation	0.0%
		Female Hours	919
		Female Percentage	94.9%
		Female Workforce Participation	0.0%

RFIs and Submittals

RFIs Issued (Reporting Period)	9
Total RFIs Issued (to Date)	143
Remaining Open RFIs – Past 30 Days	0
Notes	
Remaining Open RFIs – Past 60 Days	0
Notes	
Remaining Open RFIs – Past 90 Days	0
Notes	
Submittals Received (Reporting Period)	6
Total Submittals Received (to Date)	409
Submittals Reviewed (Reporting Period)	2
Total Submittals Reviewed (to Date)	719

Comments (Remaining Open Submittals) None

Phase Construction Phase Scheduled Completion Date 4/30/2027

Designer Activities (Reporting Period)

- Prepare documentation for and present to School --Building Committee.
- Attend in person meetings with City.
- Review contractors submittals and RFI's.
- Attend weekly OAC's.
- Assist in permitting process.
- Weekly field reports.
- Review PCOs, COs and Pay requisitions.

30 Day Look Ahead

Commissioning Consultant Fitzmeyer & Tocci Associates, Inc.

Commissioning Consultant Status

GENERAL CONTRACTOR Brait Builders Corp.**Progress Report as of Date 10/31/2024****Contract Summary**

Original Contract Amount (including CM-At-Risk Amendments)	\$113,750,000
Change Orders (to Date)	2
Value of Change Orders (to Date)	\$42,644
Total Contract Amount	\$113,792,644
Procurement Type	Design/Bid/Build
Change Orders as Percentage of Original Contract Amount	0.0%
Pending Change Orders	\$1
Change Order Status	Pending Final Execution

Payment Summary

Total Contract Amount	\$113,792,644
Invoices Paid (to Date)	\$14,863,623
Invoices Received (Reporting Period)	\$4,359,136
Contract Amount Remaining	\$94,569,885

MBE/WBE

MBE Percentage	3.1%
MBE Actual	0.0%
WBE Percentage	7.4%
WBE Actual	2.3%

Workforce Participation

Total Hours	3,198
Minority Hours	564
Minority Percentage	17.6%
Minority Workforce Participation	
Female Hours	144
Female Percentage	4.5%
Female Workforce Participation	

Schedule Assessment

Notice to Proceed Date	4/8/2024
Physical Progress	15%
Substantial Completion Date (Reported)	4/15/2026
Substantial Completion Date (Contract)	4/30/2027
Substantial Completion Date (Certificate)	4/30/2027
Construction Progress (Reporting Period)	Steel arrived as scheduled on 10/14/2024. Electrical Pit (Area C): All remaining concrete formwork was completed, and the final pour was successfully finished by 10/14. Utility Work: Retaining wall and silt structures were completed within the 10/1-10/14 timeframe. Mockup: Metal window installation was completed as planned by 10/14. Roofing work was also finished by 10/14.
30 Day Look Ahead	Area A Steel Erection 2nd Floor Layout & Safety MEP Layout Mesh Installation Pour Stops/Slab Depressions Concrete Pour Stair 2 Construction Area B Stair 3 Construction 2nd Floor MEP Layout Mesh Installation Pour Stops/Slab Depressions 2nd Floor Concrete Pour Poly Down/Cure Time MEP & Metal Stud Framing Layout Fireproofing 3rd Floor Pour Stops/Slab Depressions 4th Floor Pour Stops/Slab Depressions 3rd Floor Mesh Installation 3rd Floor Safety 3rd Floor Concrete Pour 3rd Floor
Overall Schedule Assessment	On Schedule
Problems Identified (Schedule or Construction)	None
Quality Control	Good
Safety Compliance	No Safety Issues
Number of Claims (to Date)	0
Value of Claims (to Date)	
Comments	
Recorded Manpower (Reporting Period)	None
Contractor Closeout Status	NA

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

Mike Carroll

Print Name



Signature

11/12/2024

Date

Haverhill - Consentino Middle School

Project Budget vs. Actual Spent to Date

November 1, 2024

Total Project Budget (Total Column A)	159,944,154
Encumbered - Reporting Period (Total Column E)	-
Encumbered - to Date (Total Column C)	132,303,916
Total Invoices Received - to Date (Total Column B)	25,101,574

Reimbursement Rate **80.00%**

	OPM ¹ "S"	Architect ¹ "A"	General Contractor "G"	
Total Contract Amount (Σ - column C)	4,726,148	13,069,550	113,792,644	
Amounts Paid - to Date (assumes only prior month's invoices are paid ²)	1,420,900	9,040,223	9,603,092	
Invoices Received - Reporting Period (Σ - column D)	122,488	165,007	4,359,136	
Total Invoices Approved by Colliers to Date (Σ - column B)	1,543,388	9,205,230	13,962,228	Reference
Contract Amount Remaining	3,182,760	3,864,320	99,830,416	Reference

**Note 1: Does not include "Cost +" reimbursable expenses such as printing, permits, etc. -Only Base Contract + Consultants*

**Note 2: Based on MSBA OPM Report calculations*

Haverhill - Consentino Middle School
Project Budget vs. Actual Spent to Date
November 1, 2024

	A	B	C	D	E	F*	G*
	PFA Project Budget 10/19/2022	Invoices to Date	Encumbered to Date "Contracted"	Invoices this Period	Encumbered this Period	MSBA Eligible Project Costs to Date	Calculated MSBA Reimbursement
I. Feasibility Study Agreement							
1 OPM Feasibility Study	200,000	201,130	201,130	0	0	200,003	160,002
2 A&E Feasibility Study	500,000	500,000	500,000	0	0	500,000	400,000
3 Env. & Site	25,000	53,850	54,400	0	0	25,000	20,000
4 Other (see below)	25,000	18,586	18,586	0	0	18,166	14,533
Feasibility Study Agreement Subtotal	750,000	773,566	774,116	0	0	743,169	594,535
II. Administration							
A Legal Fees				0	0	0	0
B. Owner's Project Manager							
1 Design Development	376,896	298,729	298,729	0	0	298,485	238,788
2 Construction Contract Documents	383,250	461,417	461,417	0	0	383,250	306,600
3 Bidding	346,217	346,217	346,217	0	0	133,231	106,585
4 Construction Contract Administration	2,732,754	171,332	2,732,754	122,488	0		0
5 Closeout	621,337		621,338	0	0		0
6 Extra Services				0	0		0
7 Reimbursable & Other Services		14,813	14,813	0	0		0
8 Cost Estimates	55,000	49,750	49,750	0	0	49,750	39,800
C Advertising	3,000			0	0		0
D Permitting	1,248,600			0	0		0
E Owner's Insurance	187,300			0	0		0
F Other Administrative Costs	30,000	34,195	34,195	0	0	1,395	1,116
Administration Subtotal	5,984,354	1,376,453	4,559,213	122,488	0	866,111	692,889
IV. Architecture and Engineering							
A Basic Services							
1 Design Development	3,595,800	3,604,200	3,604,200	0	0	3,595,797	2,876,638
2 Construction Contract Documents	3,595,800	3,634,111	3,646,000	0	0	3,595,800	2,876,640
3 Bidding	359,580	359,580	360,980	0	0	359,580	287,664
4 Construction Contract Administration	4,195,100	969,068	4,208,100	161,511	0	484,533	387,626
5 Closeout	239,720		241,720	0	0		0
6 Other Basic Services		82,187	428,650	0	0	0	0
B Reimbursable Services							
1 Construction Testing		56,158	118,888	0	0		0
2 Printing (over minimum)	7,000			0	0		0
3 Other Reimbursable Costs	101,000	56,084	79,900	3,496	0	18,945	15,156
4 Hazardous Materials	215,000	55,000	239,800	0	0	55,000	44,000
5 Geotech & Geo-Env.	52,000	107,444	178,200	0	0	49,955	39,964
6 Site Survey	50,000	65,495	71,505	0	0	40,170	32,136
7 Wetlands				0	0		0
8 Traffic Studies	15,000			0	0		0
Architecture & Engineering Subtotal	12,426,000	8,989,327	13,177,943	165,007	0	8,199,780	6,559,824
V. CM at Risk Pre-Construction Services							
A Pre-Construction Services				0	0	0	0
VI. Site Acquisition							
Site Acquisition Subtotal	0	0	0	0	0	0	0
VII. Construction Costs							

Haverhill - Consentino Middle School

Project Budget vs. Actual Spent to Date

November 1, 2024

Total Construction Budget		125,097,100	13,962,228	113,792,644	4,359,136	0	4,004,500	3,203,600
Change Orders from contingency			Included	Included	Included	Included		0
Total Construction Budget		125,097,100	13,962,228	113,792,644	4,359,136	0	4,004,500	3,203,600
VII. Alternates								
A								
					0	0	0	0
					0	0		
<i>Alternates Subtotal</i>		0	0	0	0	0	0	0
VII.. Miscellaneous Project Costs								
A Utility Company Fees								
		25,000			0	0	0	0
B Testing Services								
		1,248,600			0	0	0	0
C Swing Space/Modulars								
					0	0	0	0
D Other Project Costs								
		150,000			0	0	0	0
<i>Total Misc. Project Costs</i>		1,423,600	0	0	0	0	0	0
IX. Furnishings and Equipment								
A Furnishings								
		2,268,000			0	0	0	0
B Equipment								
		1,296,000			0	0	0	0
C Computer Equipment								
					0	0	0	0
<i>FF&E Subtotal</i>		3,564,000	0	0	0	0	0	0
X. Owner's Contingency								
A Construction Contingency								
		6,242,900			0	0	n/a	0
B Owner's Contingency								
		4,456,200			0	0	n/a	0
Total Project Budget		159,944,154	25,101,574	132,303,916	4,646,631	0	13,813,560	11,050,848

* Note - Values in Columns F & G do not include ineligible costs, vendor invoices not yet submitted to the MSBA, and may not include recently submitted MSBA payment requests.

Haverhill Consentino Middle School Schedule

ID	% Complete	Task Name	Duration	2024																											
				Half 1, 2024	Half 2, 2024	Half 1, 2024	Half 2, 2024	Half 1, 2024	Half 2, 2024	Half 1, 2024	Half 2, 2024	Half 1, 2024	Half 2, 2024	Half 1, 2024	Half 2, 2024	Half 1, 2024	Half 2, 2024	Half 1, 2024	Half 2, 2024	Half 1, 2024	Half 2, 2024	Half 1, 2024	Half 2, 2024	Half 1, 2024	Half 2, 2024	Half 1, 2024	Half 2, 2024	Half 1, 2024	Half 2, 2024	Half 1, 2024	Half 2, 2024
187	0%	Design Team Punch List	10 days	Design Team Punch List																											
188	0%	Punch List - Phase 2 Contractor to Perform Punch/WTC List	30 days	Punch List - Phase 2 Contractor to Perform Punch/WTC List																											
189	0%	Project Closeout (MODULE 8)	520 days	Project Closeout (MODULE 8)																											
190	0%	Cx	351 days	Cx																											
191	0%	Commissioning New Building	6 mons	Commissioning New Building																											
192	0%	Commissioning + 10 Month Follow Up	10 mons	Commissioning + 10 Month Follow Up																											
193	0%	Final Commissioning Report to MSBA	20 days	Final Commissioning Report to MSBA																											
194	0%	Commissioning Certificate of Completion to MSBA	5 days	Commissioning Certificate of Completion to MSBA																											
195	0%	USGBC	312 days	USGBC																											
196	0%	Consolidate USGBC Submission/Building	40 days	Consolidate USGBC Submission/Building																											
197	0%	Consolidate USGBC Submission/Site	40 days	Consolidate USGBC Submission/Site																											
198	0%	Final Construction Package to USGBC	1 day	Final Construction Package to USGBC																											
199	0%	LEED-S Construction Application & Final Review	10 days	LEED-S Construction Application & Final Review																											
200	0%	USGBC issue Green School Program Certification letter	0 days	USGBC issue Green School Program Certification letter																											
201	0%	GC Closeout	2 mons	GC Closeout																											
202	0%	GC Request for Final Payment	5 days	GC Request for Final Payment																											
203	0%	DCAMM Evaluation Form following GC Final Payment	10 days	DCAMM Evaluation Form following GC Final Payment																											
204	0%	Final Reimbursement Request Submittal to MSBA	3.4 mons	Final Reimbursement Request Submittal to MSBA																											
205	0%	100% DCAMM Designer Rating	10 days	100% DCAMM Designer Rating																											
206	0%	MSBA Close Out	3.3 mons	MSBA Close Out																											
207	0%	Project Complete	0 days	Project Complete																											

Mon 11/11/24 4:38 PM

Baseline Milestone	Task		Milestone		Project Summary	
Baseline Summary	Critical		Summary		Baseline	



ACTIVITY	10/28/2024					11/4/2024					11/11/2024					11/18/2024					11/25/2024					NOTES						
	M	T	W	T	F	S	M	T	W	T	F	S	M	T	W	T	F	S	M	T	W	T	F	S	M		T	W	T	F	S	
MILESTONES																															ASSUME 10.07.2024 FOR STEEL UNLESS OTHERWISE NOTED	
STEEL ARRIVES TO SITE	X	X	X	X	X		X	X	X	X	X		X	X	X	X	X		X	X	X											
AREA A																																
STEEL ERECTION FOR AREA A	X	X	X	X	X																										NOVEMBER 5TH... NO STUDENTS	
2ND FL LAYOUT & SAFETY																															NOVEMBER 11TH... VETERANS DAY (NOT ALL SUB'S OBSERVE)	
MEP'S FOR LAYOUT																										X	X					
MESH TO SITE																										X	X					
INSTALL MESH																																
POUR STOPS/SLAB DEPRESSIONS																																
POUR																																
STAIR 2														X	X	X		X	X	X	X	X		X	X	X	X	X				
AREA B																																
STAIR 3	X	X	X	X	X	X	X	X	X	X		X	X	X	X																	
2ND FL																																
MEP'S FOR LAYOUT (2ND FL)	X	X	X																													
MESH TO SITE	X	X																														
INSTALL MESH			X	X	X																											
POUR STOPS/SLAB DEPRESSIONS				X	X																											
POUR 2ND FL							X																									
POLY DOWN ON SLAB/CURE TIME						X	X	X	X	X	X																					
MEP'S AND METAL STUD FRAMERS BEGIN LAYOUT											X	X	X	X	X		X	X	X	X	X											
SPRAY FIRE-PROOFING																X	X	X	X	X												
3RD FL																																
POUR STOP/SLAB DEPRESSIONS				X	X																											
POUR STOPS/SLAB DEPRESSIONS (4th FL)				X	X																											
INSTALL MESH				X		X	X																									
3RD FL SAFETY							X																									
POUR 3RD FL								X																								
LAYOUT & CORING (3rd FL)								X	X		X	X	X	X		X	X	X	X	X												
4TH FL																																
4TH FL LAYOUT AND SAFETY								X																								
MEP'S FOR LAYOUT (4th FL)									X		X	X																				
INSTALL MESH											X	X	X																			
POUR 4TH FL															X																	
ROOF																																
ROOF LAYOUT AND SAFETY												X																				
MEP'S FOR LAYOUT															X	X																
FORM PADS															X	X																



ACTIVITY	10/28/2024					11/4/2024					11/11/2024					11/18/2024					11/25/2024					NOTES					
	M	T	W	T	F	S	M	T	W	T	F	S	M	T	W	T	F	S	M	T	W	T	F	S	M		T	W	T	F	S
INSTALL MESH																					X	X									
POUR & STRIP																							X	X							
AREA C																															
EXCAVATE (1 OF 2) PIERS REMAINING							X																								
MARK CENTER AND FORM WITH REBAR							X	X	X																						
POUR & STRIP (READY FOR STEEL)										X		X																			
STEEL ERECTION											X	X	X	X		X	X														
AREA D																															
ELECTRICAL UG																															
STEEL ERECTION						X	X	X	X	X																					
EXCAVATE (2 OF 2) PIERS REMAINING							X																								
MARK CENTER AND FORM WITH REBAR							X	X	X																						
POUR & STRIP (READY FOR STEEL)										X		X																			
UTILITY WORK																															
STRUCTURES TO INSTALL (SILT PRISONS, ETC)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X						
RETAINING WALL	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X						
ELECTRICAL WORK (DUCTBANKS FOR TELECOM, POWER)			X	X		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X						
ZONE 5 FOR ELECTRICAL			X	X	X	X	X	X	X	X	X	X	X	X																	
TEST PIT (WATER CONNECTION)					X																										
LIVE TAP (WATER CONNECTION)						X																									
ZONE 1 FOR ELECTRICAL																X	X														
ZONE 2 FOR ELECTRICAL																	X	X	X												
BINDER DOWN																					X	X	X	X	X						
COURTYARD CIVIL																					X	X	X	X	X						
MOCKUP																															
WATER-PROOFING TO CMU	X																														
WASH BRICK							X																								
ROOFING								X	X																						
METAL PARAPET											X																				
3RD PARTY INSPECTION OF ROOF											X																				
METAL PANELS											X	X	X	X																	
INSULATION											X	X																			
3RD PARTY INSPECTION OF INSULATION													X																		
WINDOWS																					X										
SMOKE TEST																						X									