

DRAFT**Colliers Project Leaders NE, LLC****Mike Carroll****Progress Report as of Date 11/30/2024**

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)	\$132,504,445
General Contractor Firm Name	Brait Builders Corp.	Total Project Invoices Received (to Date)	\$31,017,397
General Contractor Contact Name	Kaitlin Johnson	Project Completion Percentage	67%

OPM**Colliers Project Leaders NE, LLC****Progress Report as of Date 11/30/2024****Contract Summary**

Original Contract Amount	\$200,000
Contract Amendments (to Date)	4
Value of Contract Amendments (to Date)	\$4,875,385
Total Contract Amount	\$5,075,385
Contract Amendments as Percentage of Original Contract Amount	2,437.7%

Payment Summary

Total Contract Amount	\$5,075,385
Invoices Paid (to Date)	\$1,544,148
Invoices Received (Reporting Period)	\$0
Contract Amount Remaining	\$3,531,237

OPM Activities (Reporting Period)	<ul style="list-style-type: none">-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 11/30/2024****Contract Summary**

Original Contract Amount	\$500,000
Contract Amendments (to Date)	11
Value of Contract Amendments (to Date)	\$13,083,755
Total Contract Amount	\$13,583,755
Contract Amendments as Percentage of Original Contract Amount	2,616.8%

Payment Summary

Total Contract Amount	\$13,583,755
Invoices Paid (to Date)	\$9,695,264
Invoices Received (Reporting Period)	\$161,511
Contract Amount Remaining	\$3,726,980

MBE/WBE

MBE Percentage	6.6%
MBE Actual	
WBE Percentage	15.0%
WBE Actual	

Workforce Participation

Total Hours	1,800
Minority Hours	181
Minority Percentage	10.1%
Minority Workforce Participation	0.0%
Female Hours	1,375
Female Percentage	76.0%
Female Workforce Participation	0.0%

RFIs and Submittals

RFIs Issued (Reporting Period)	13
Total RFIs Issued (to Date)	156
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)	51
Total Submittals Received (to Date)	460
Submittals Reviewed (Reporting Period)	45
Total Submittals Reviewed (to Date)	764

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 Ongoing progress in regards to Cx consultant responsiveness.

GENERAL CONTRACTOR Brait Builders Corp.**Progress Report as of Date 11/30/2024****Contract Summary**

Original Contract Amount (including CM-At-Risk Amendments)	\$113,750,000
Change Orders (to Date)	3
Value of Change Orders (to Date)	\$36,357
Total Contract Amount	\$113,786,357
Procurement Type	Design/Bid/Build
Change Orders as Percentage of Original Contract Amount	0.0%
Pending Change Orders	(\$9,387)
Change Order Status	Pending Final Execution

Payment Summary

Total Contract Amount	\$113,786,357
Invoices Paid (to Date)	\$19,531,930
Invoices Received (Reporting Period)	\$6,268,651
Contract Amount Remaining	\$87,985,776

MBE/WBE

MBE Percentage	3.1%
MBE Actual	0.0%
WBE Percentage	7.4%
WBE Actual	6.7%

Workforce Participation

Total Hours	4,442
Minority Hours	431
Minority Percentage	10.0%
Minority Workforce Participation	
Female Hours	8
Female Percentage	0.2%
Female Workforce Participation	

Schedule Assessment

Notice to Proceed Date	4/8/2024
Physical Progress	25%
Substantial Completion Date (Reported)	4/15/2026
Substantial Completion Date (Contract)	3/18/2026
Substantial Completion Date (Certificate)	4/30/2027

Construction Progress (Reporting Period)	Stairs: Stair 3 Floors: Slab Cure for 2, 3 and 4 Fl. Steel: Iron workers completed welding structures. Utility Work: Electrical work and Zone 5, 1, and 2. Mockup: Windows and Insulation completed.
30 Day Look Ahead	AREA B STAIR 4 2ND FL INT FRAMING (EARLY WALLS) EXT FRAMING 3RD FL LAYOUT FIRE-PROOFING 4TH FL INT FRAMING (EARLY WALLS) EXT FRAMING FIRE-PROOFING ROOF AVB (WEATHERTIGHT) BLOCKING FOR CURBS AREA A POLY DOWN ON SLAB/CURE TIME UTILITY WORK UTILITY WORK STRUCTURES TO INSTALL (SILT PRISONS, ETC) BACK RETAINING WALL COURTYARD CIVIL MOCK UP 3RD PARTY INSPECTION OF INSULATION SMOKE TEST
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)	\$0
Comments	None
Recorded Manpower (Reporting Period)	
Contractor Closeout Status	N/A

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

12/12/2024

Date

Haverhill - Consentino Middle School

Project Budget vs. Actual Spent to Date

December 1, 2024

Total Project Budget (Total Column A)	159,944,154
Encumbered - Reporting Period (Total Column E)	-
Encumbered - to Date (Total Column C)	132,504,445
Total Invoices Received - to Date (Total Column B)	31,017,397

Reimbursement Rate 80.00%

	OPM ¹ "S"	Architect ¹ "A"	General Contractor "G"	
Total Contract Amount (Σ - column C)	5,075,385	13,583,755	113,786,357	
Amount Paid - to Date (assumes only prior month's invoices are paid ²)	1,544,148	9,695,264	19,531,930	
Invoices Received - Reporting Period (Σ - column D)	-	161,511	6,268,651	
Total Invoices Approved by Colliers to Date (Σ - column B)	1,544,148	9,856,775	25,800,581	Reference
Contract Amount Remaining	3,531,237	3,726,980	87,985,776	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

December 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	S	201,130	201,130	0	0	200,003	160,002
2 A&E Feasibility Study	500,000	A	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	S	298,729	298,729	0	0	298,485	238,788
2 Construction Contract Documents	383,250	S	461,417	461,417	0	0	383,250	306,600
3 Bidding	346,217	S	346,217	346,217	0	0	133,231	106,585
4 Construction Contract Administration	2,732,754	S	171,332	2,732,754	0	0		0
5 Closeout	621,337	S		621,338	0	0		0
6 Extra Services		S			0	0		0
7 Reimbursable & Other Services		S	14,813	14,813	0	0		0
8 Cost Estimates	55,000	S	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	0	0	866,111	692,889
IV. Architecture and Engineering								
A Basic Services								
1 Design Development	3,595,800	A	3,604,200	3,604,200	0	0	3,595,797	2,876,638
2 Construction Contract Documents	3,595,800	A	3,646,000	3,646,000	0	0	3,595,800	2,876,640
3 Bidding	359,580	A	360,980	360,980	0	0	359,580	287,664
4 Construction Contract Administration	4,195,100	A	1,130,579	4,208,100	161,511	0	484,533	387,626
5 Closeout	239,720	A		241,720	0	0		0
6 Other Basic Services		A	82,187	428,650	0	0	0	0
B Reimbursable Services								
1 Construction Testing			32,523	95,253	0	0		0
2 Printing (over minimum)	7,000				0	0		0
3 Other Reimbursable Costs	101,000		56,084	79,900	0	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		140,899	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		9,173,946	13,154,308	161,511	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

December 1, 2024

Total Construction Budget		125,097,100	G	15,330,460	113,792,644	6,268,651	0	4,004,500	3,203,600
Change Orders from contingency				Included	Included	Included	Included		0
Total Construction Budget		125,097,100		15,330,460	113,792,644	6,268,651	0	4,004,500	3,203,600
VII. Alternates									
A						0	0	0	0
						0	0		
Alternates Subtotal		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
Total Misc. Project Costs		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
FF&E Subtotal		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		26,654,425	132,280,281	6,430,162	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	Start	Finish	Total Slack	Predecessors
1	100%	Forming the Team (MODULE 2)	170 days	Mon 11/9/20	Wed 7/14/21	0 days	
14	100%	Feasibility Study Phase (MODULE 3)	270 days	Thu 7/15/21	Wed 8/10/22	0 days	
57	100%	Schematic Design (MODULE 4)	173 days	Tue 4/19/22	Fri 12/23/22	0 days	
68	100%	Funding the Project (MODULE 5)	63 days	Thu 10/27/22	Thu 1/26/23	0 days	
73	92%	Design Development (MODULE 6)	398 days	Fri 1/27/23	Mon 8/26/24	802 days	
145	12%	Construction Phase (MODULE 7)	772 days	Fri 3/29/24	Fri 4/30/27	133 days	
146	21%	Phase 1 - Build New School	491 days	Fri 3/29/24	Wed 3/18/26	414 days	
147	100%	Notice to Proceed	0 days	Fri 3/29/24	Fri 3/29/24	0 days	143
148	100%	Meeting - Site Logistics/Kick off	0 days	Thu 4/4/24	Thu 4/4/24	0 days	147FS+4 days
149	24%	Construction	486 days	Mon 4/8/24	Wed 3/18/26	0 days	144,148
150	0%	Work to Complete List and Pre-Flush Out	14 days	Mon 12/22/25	Tue 1/13/26	459 days	151SF
151	0%	Contractor Work to Complete List for Designer	15 days	Tue 1/13/26	Wed 2/4/26	444 days	152SF
152	0%	Design Team Punch List	15 days	Wed 2/4/26	Thu 2/26/26	429 days	153SF
153	0%	Punch List - Phase 1 Contractor to Perform Punch/WTC List	15 days	Thu 2/26/26	Wed 3/18/26	75 days	155SF
154	0%	Receive Temporary Certificate of Occupancy (TCO)	0 days	Wed 3/18/26	Wed 3/18/26	60 days	155
155	0%	Substantial Completion of New School Building	0 days	Wed 3/18/26	Wed 3/18/26	60 days	149
156	0%	Flush Out Period	6 days	Thu 3/19/26	Thu 3/26/26	408 days	155
157	0%	Student/Staff Tours of New Building	10 days	Thu 3/19/26	Wed 4/1/26	60 days	154
158	0%	FF&E Punchlist	15 days	Tue 5/5/26	Tue 5/26/26	367 days	172
159	0%	50% DCAMM Rating	10 days	Mon 9/8/25	Fri 9/19/25	535 days	147FS+18 mons
160	0%	Summer School 2024	41 days	Fri 7/5/24	Fri 8/30/24	798 days	
161	0%	Summer School 2025	40 days	Mon 7/7/25	Fri 8/29/25	549 days	
162	14%	Furniture, Fixtures & Equipment	432 days	Fri 8/16/24	Mon 5/11/26	377 days	
163	100%	FF&E Kickoff	44 days	Fri 8/16/24	Fri 10/18/24	0 days	149SS+91 days
164	10%	Design Review Meetings/Furniture Selection	109 days	Mon 10/21/24	Fri 3/28/25	465 days	163
165	0%	FF&E Final Review and Approval from Working Group	29 days	Mon 3/31/25	Fri 5/9/25	465 days	164,163
166	0%	FF&E Specifications Documentation for Procurement	63 days	Mon 5/12/25	Fri 8/8/25	465 days	165
167	0%	Submit to City for Approval	0 days	Fri 8/8/25	Fri 8/8/25	465 days	166
168	0%	City Approval and Final Quotes	15 days	Mon 8/11/25	Fri 8/29/25	465 days	167
169	0%	City issue Furniture PO	10 days	Tue 9/2/25	Mon 9/15/25	465 days	168
170	0%	FF&E Production	74 days	Tue 9/16/25	Fri 1/2/26	465 days	169

2021

N
D

J

F

M

A

M

J

J

A

S

O

N

D

2022

J

F

M

A

M

J

J

A

S

O

N

D

2023

J

F

M

A

M

J

J

A

S

O

N

D

2024

J

F

M

A

M

J

J

A

S

O

N

D

2025

J

F

M

A

M

J

J

A

S

O

N

D

2026

J

F

M

A

M

J

J

A

S

O

N

D

2027

J

F

M

A

M

J

J

A

S

O

N

D

2028

J

F

M

A

M

J

J

A

S

O

N

D

2029

J

F

M

A

M

J

J

A

S

O

N

D

Forming the Team (MODULE 2)

Feasibility Study Phase (MODULE 3)

Schematic Design (MODULE 4)

Funding the Project (MODULE 5)

Design Development (MODULE 6)

Construction Phase (MODULE 7)

Phase 1 - Build New School

Construction

Work to Complete List and Pre-Flush Out

Contractor Work to Complete List for Designer

Design Team Punch List

Punch List - Phase 1 Contractor to Perform Punch/WTC List

Receive Temporary Certificate of Occupancy (TCO)

Substantial Completion of New School Building

Flush Out Period

Student/Staff Tours of New Building

FF&E Punchlist

50% DCAMM Rating

Summer School 2024

Summer School 2025

Furniture, Fixtures & Equipment

FF&E Kickoff

Design Review Meetings/Furniture Selection

FF&E Final Review and Approval from Working Group

FF&E Specifications Documentation for Procurement

City Approval and Final Quotes

City issue Furniture PO

FF&E Production

Thu 12/12/24 1:54 PM

Baseline Milestone ◇ Baseline Summary Task Critical Milestone ◇ Summary Project Summary Baseline

Page 1

Haverhill Consentino Middle School Schedule																																											
ID	% Complete	Task Name	Duration	Start	Finish	Total Slack	Predecessors	2021				2022				2023				2024				2025				2026				2027				2028				2029			
171	0%	FF&E Delivery	15 days	Thu 3/19/26	Wed 4/8/26	347 days	155																																				
172	0%	FF&E Installation	30 days	Mon 3/23/26	Mon 5/4/26	347 days	171SS+2 days																																				
173	0%	Technology Install	15 days	Tue 4/21/26	Mon 5/11/26	347 days	172FF+5 days																																				
174	0%	Move from Existing Building to New	18 days	Wed 6/10/26	Fri 7/3/26	3 days																																					
175	0%	Staff Training	10 days	Wed 6/10/26	Tue 6/23/26	347 days	173FS+20 days																																				
176	0%	Move-In to New Building	10 days	Mon 6/15/26	Fri 6/26/26	0 days	154,178SS-5 days																																				
177	0%	Staff unpack and set up classrooms	10 days	Mon 6/22/26	Fri 7/3/26	0 days	176SS+5 days																																				
178	0%	Last Day of School 2026	0 days	Mon 6/22/26	Mon 6/22/26	5 days	157																																				
179	0%	Summer School 2026																																									

Haverhill Consentino Middle School Schedule

ID	% Complete	Task Name	Duration	Start	Finish	Total Slack	Predecessors
202	0%	GC Request for Final Payment	5 days	Tue 6/29/27	Mon 7/5/27	0 days	201
203	0%	DCAMM Evaluation Form following GC Final Payment	10 days	Tue 7/6/27	Mon 7/19/27	0 days	202
204	0%	Final Reimbursement Request Submittal to MSBA	3.4 mons	Tue 8/3/27	Mon 11/8/27	0 mons	192,200,205
205	0%	100% DCAMM Designer Rating	10 days	Tue 7/20/27	Mon 8/2/27	0 days	187,203
206	0%	MSBA Close Out	3.3 mons	Wed 7/14/27	Fri 10/15/27	0.8 mons	192,199,194
207	0%	Project Complete	0 days	Mon 11/8/27	Mon 11/8/27	0 days	204,206



Three Week Lookahead - Construction

CMS
NOVEMBER 18TH, 2024

ACTIVITY		11/11/2024					11/18/2024					11/25/2024					12/2/2024					12/9/2024					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		
	MILESTONES																										
	STEEL ARRIVES TO SITE	X	X	X	X	X		X	X	X																	
	BINDER DOWN (GRADING & PAVING)							X	X																		
	TOPPING OFF CEREMONY									X																10:00AM	
	ROOFING MATERIALS ARRIVES TO SITE												X														
	AREA B																										
	STAIR 3		X	X	X	X		X	X	X	X	X															
	STAIR 4		X	X	X	X		X	X	X	X	X				X	X	X	X	X							
	ELEVATOR SHAFT																										
	2ND FL																										
	SPRAY FIRE-PROOFING							X	X	X	X	X														CONCENTRATE ON EXTERIOR SCOPE	
	INT FRAMING (EARLY WALLS)												X	X	X		X	X	X	X	X						
	EXT FRAMING												X	X	X		X	X	X	X	X						
	4TH FL																										
	POLY DOWN ON SLAB/CURE TIME							X	X	X	X	X															
	LAYOUT							X	X	X	X	X		X	X	X											
	FIRE-PROOFING															X	X	X	X	X							
	INT FRAMING (EARLY WALLS)																			X	X	X	X	X			
	EXT FRAMING																			X	X	X	X	X			
	3RD FL																										
	LAYOUT															X	X	X	X	X							
	FIRE-PROOFING																			X	X	X	X	X			
	ROOF																										
	AVB (WEATHERTIGHT)											X				X	X	X	X	X							
	BLOCKING FOR CURBS															X	X	X	X	X							
	AREA A																										
	STAIR 1																										
	STAIR 2																										
	4TH FL & ROOF PAD A/B POUR											X															
	POLY DOWN ON SLAB/CURE TIME												X	X	X	X	X										
	2ND FL																										
	IRONWORKERS COMPLETE WELDING AND		X																								
	2ND FL SAFE ACCESS			X																							
	MEP'S FOR LAYOUT			X	X																						
	INSTALL MESH				X	X																					
	POUR																									NEED DATE FOR POUR CONFIRMED	
	POLY DOWN ON SLAB/CURE TIME																										

ACTIVITY			11/11/2024					11/18/2024					11/25/2024					12/2/2024					12/9/2024					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		
		LAYOUT																										
		SPRAY FIRE-PROOFING																										
		3RD FL LAYOUT & SAFETY																										
		SAFE ACCESS																										
		INSTALL MESH																										
		POUR STOPS																										
		POUR 3RD FL																									NEED DATE FOR POUR CONFIRMED	
		AREA D																										
		AREA C																										
		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			
		RETAINING WALL	X	X	X	X	X		X	X	X	X	X		X	X	X	X	X									
		ELECTRICAL WORK (DUCTBANKS FOR	X	X	X	X	X		X	X	X	X	X															
		ZONE 5 FOR ELECTRICAL		X	X	X	X																					
		ZONE 1 FOR ELECTRICAL						X	X																			
		ZONE 2 FOR ELECTRICAL							X	X	X																	
		COURTYARD CIVIL											X	X	X		X	X	X	X	X							
		MOCKUP																										
		ROOFING														X	X											
		METAL PARAPET															X											
		3RD PARTY INSPECTION OF ROOF					X																					
		FLASHING DETAILS BY WATER-PROOFERS																										
		METAL PANELS																										
		WINDOWS										X																
		INSULATION										X	X	X														
		3RD PARTY INSPECTION OF INSULATION														X												
		SMOKE TEST														X												