

Huff, Crystal

From: Mahoney, Mary <MaryMahoney@hillintl.com>
Sent: Tuesday, November 17, 2020 9:32 AM
To: Hackett, Frank; Nicole Taub
Cc: Nereyda Rodriguez; Will Spears; Margaret Clark; Carroll, Mike; Mahoney, Mary; Crowley, Alex; Cuddahy, Mary Ann
Subject: Braintree South MS - Construction Cost & Added VE
Attachments: BSMS-DD Cost Analysis 11.3.20.pdf

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Frank, Nicole,

During the past three weeks Hill, MDS, & the independent cost estimators have updated the Design Development cost estimates to include the approximately 12month delay and inclusion of a project labor agreement. Both estimators independently came to the same conclusion on added costs based on these two new project impacts. The attached document provides a comparison of where we were January 2020 to project re-start Nov 2020. As stated in the analysis we are approximately \$4.56 mil over MSBA's approved construction budget.

We have reviewed the updated estimates and developed an initial list of value engineering items that will lower costs but not without impact to building aesthetics and in some cases energy efficiency and only meeting a cost reduction of \$350K-\$500k. More aggressive VE was also considered but items may impact the program, parity with East MS, and schedule due to changes requiring MSBA Board approval and change to the Project Scope & Budget Agreement and Project Funding Agreement (more time also means increase costs for escalation).

We would like to meet with you to review the status of cost, value engineering items, possible program changes, and methods to bridge the budget gap. The team is available Friday morning and Monday 11/23.

Please advise on your availability.

Thank you,

Mary Mahoney

Project Manager

Hill International, Inc.

75 Second Avenue, Suite 300

Needham, MA 02494

(617) 512-6397

MaryMahoney@hillintl.com



Hill International



Braintree South Middle School

Design Development - Construction Budget Analysis



Hill International

MDS | architecture
planning
interiors

New Building - N1 Option 6
DESIGN DEVELOPMENT
ESTIMATE Jan 2020

New Building - N1 Option 6
DESIGN DEVELOPMENT
ESTIMATE UPDATE Oct 2020

PROGRAM

Enrollment	800	800
Total Area of New Construction	145,846	145,846
Construction Start	Fall 2020	Fall 2021
Construction Duration	20 months	20 months
Completion	Late Spring 2022	Late Spring 2023

CONSTRUCTION COSTS ESTIMATE

New Construction	\$48,215,439	\$52,934,659
Building Demolition	\$100,000	\$100,000
Site Work Costs	\$7,233,078	\$8,426,750
Haz Mat Allowance	\$0	\$0
General Conditions	\$4,707,110	\$5,059,816
Bonds, Insur., OH & Profit	\$2,685,999	\$2,863,310
Design Contingency	\$4,150,330	\$3,073,070
Escalation - based on construction start stated above	\$2,089,460	\$1,290,690
Total Cost	\$69,181,416	\$73,748,295
Cost per Square Foot	\$474.35	\$505.66

COST INCREASE Since Jan 2020

Escalation	\$0	\$1,500,000
Project Labor Agreement (PLA)	\$0	\$3,000,000
Subtotal	\$0	\$4,500,000

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From: Mahoney, Mary [<mailto:MaryMahoney@hillintl.com>]
Sent: Thursday, November 19, 2020 7:25 AM
To: Taub, Nicole <ntaub@braintreema.gov>; Cuddahy, MaryAnn <maryann.cuddahy@braintreeschools.org>
Cc: Hackett, Frank <frank.hackett@braintreeschools.org>; Nereyda Rodriguez <nrodriguez@mds-bos.com>; Will Spears <wspears@mds-bos.com>; Margaret Clark <mclark@mds-bos.com>; Carroll, Mike <MikeCarroll@hillintl.com>; Crowley, Alex <AlexCrowley@hillintl.com>
Subject: RE: Braintree South MS - Construction Cost & Added VE

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How about Tuesday - I have a 8:30 meeting but will move it if that time works for everyone else.

Please advise.

From: Taub, Nicole <ntaub@braintreema.gov>
Sent: Wednesday, November 18, 2020 4:51 PM
To: Mahoney, Mary <MaryMahoney@hillintl.com>; Cuddahy, MaryAnn <maryann.cuddahy@braintreeschools.org>
Cc: Hackett, Frank <frank.hackett@braintreeschools.org>; Nereyda Rodriguez <nrodriguez@mds-bos.com>; Will Spears <wspears@mds-bos.com>; Margaret Clark <mclark@mds-bos.com>; Carroll, Mike <MikeCarroll@hillintl.com>; Crowley, Alex <AlexCrowley@hillintl.com>
Subject: RE: Braintree South MS - Construction Cost & Added VE

Mary,

I will be traveling on Monday and not available during those times. I am happy to get on a call/zoom while I'm away, either Tuesday or Wednesday.

Nicole I. Taub, Esq.
Chief of Staff and Operations
Town Solicitor
Town of Braintree
One JFK Memorial Drive
Braintree, MA 02184
Office: (781) 794-8153

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From: Mahoney, Mary [<mailto:MaryMahoney@hillintl.com>]
Sent: Wednesday, November 18, 2020 3:46 PM
To: Cuddahy, MaryAnn <maryann.cuddahy@braintreeschools.org>
Cc: Hackett, Frank <frank.hackett@braintreeschools.org>; Taub, Nicole <ntaub@braintreema.gov>; Nereyda Rodriguez <nrodriguez@mds-bos.com>; Will Spears <wspears@mds-bos.com>; Margaret Clark <mclark@mds-bos.com>; Carroll, Mike <MikeCarroll@hillintl.com>; Crowley, Alex <AlexCrowley@hillintl.com>
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Nicole & MDS are you all available on Monday between 9am-2pm?

Please advise.

From: Cuddahy, Mary Ann <maryann.cuddahy@braintreeschools.org>
Sent: Wednesday, November 18, 2020 3:39 PM
To: Mahoney, Mary <MaryMahoney@hillintl.com>
Cc: Hackett, Frank <frank.hackett@braintreeschools.org>; Nicole Taub <ntaub@braintreema.gov>; Nereyda Rodriguez <nrodriguez@mds-bos.com>; Will Spears <wspears@mds-bos.com>; Margaret Clark <mclark@mds-bos.com>; Carroll, Mike <MikeCarroll@hillintl.com>; Crowley, Alex <AlexCrowley@hillintl.com>
Subject: Re: Braintree South MS - Construction Cost & Added VE

Good afternoon Mary,

As a follow-up to your email, Dr. Hackett would be available to meet on Monday prior to 2:00 p.m.

Thanks.

Mary Ann

Mary Ann Cuddahy

Braintree Public Schools | Administrative Assistant to the Superintendent of Schools |

348 Pond Street, Braintree, MA 02184 | Achieving • Creative • Inclusive |

P 781.794.8476 | F 781.380.0146 | www.braintreeschools.org

On Wed, Nov 18, 2020 at 12:04 PM Mahoney, Mary <MaryMahoney@hillintl.com> wrote:

Frank, Nicole,

Are you available to meet on Friday afternoon or Monday regarding the construction costs for South MS.

Please advise.

Thanks

From: Mahoney, Mary <MaryMahoney@hillintl.com>
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To: Hackett, Frank <frank.hackett@braintreeschools.org>; Nicole Taub <ntaub@braintreema.gov>
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