

SHS Supplemental Appropriations

Presentation to City Council

Mayor Katjana Ballantyne

Richard E. Raiche, Director of Infrastructure & Asset
Management

Edward Bean, Director of Finance

9 June 2022



Presentation outline

- Construction management update since December 2021
- Finance plan
- If interested:
 - Background information from November 2021 presentation to City Council

Construction management

Work and budget update

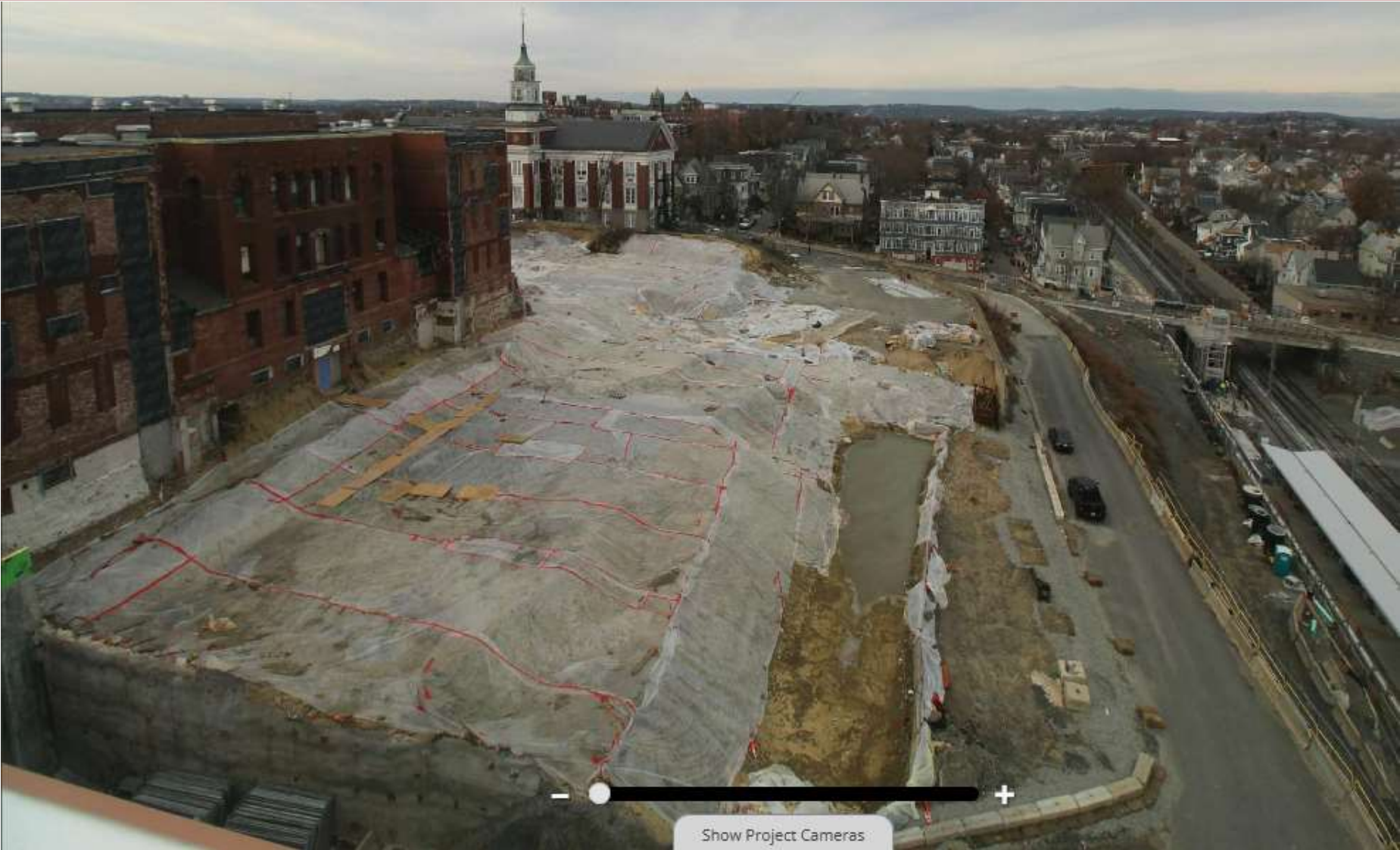
December 2021 Budget Adjustment

- Extraordinary unforeseen costs & schedule impacts
 - ACM soils
 - Covid-19
 - Auditorium walls
- Executed settlement agreement with Suffolk

Revised project budget Dec 2021

Category	March 2017 Value	Dec 2021 Value
Construction	\$199,747,908	\$237,066,092
Soft costs	\$36,702,127	\$34,423,765
Furnishings & equipment	\$5,096,000	\$5,784,414
Contingency	\$14,436,669	\$6,584,962
Total	\$255,982,704	\$283,859,233
<i>Building occupancy</i>	<i>Phase 1: Jan 2020</i>	<i>Ph 1&2: Mar 2021</i>
<i>Building occupancy</i>	<i>Phase 2: Aug 2020</i>	<i>Ph 2A: Dec 2021</i>
<i>Field completion</i>	<i>Summer 2021</i>	<i>Summer 2023</i>

Dec
2021



Jun
2022



December 2021

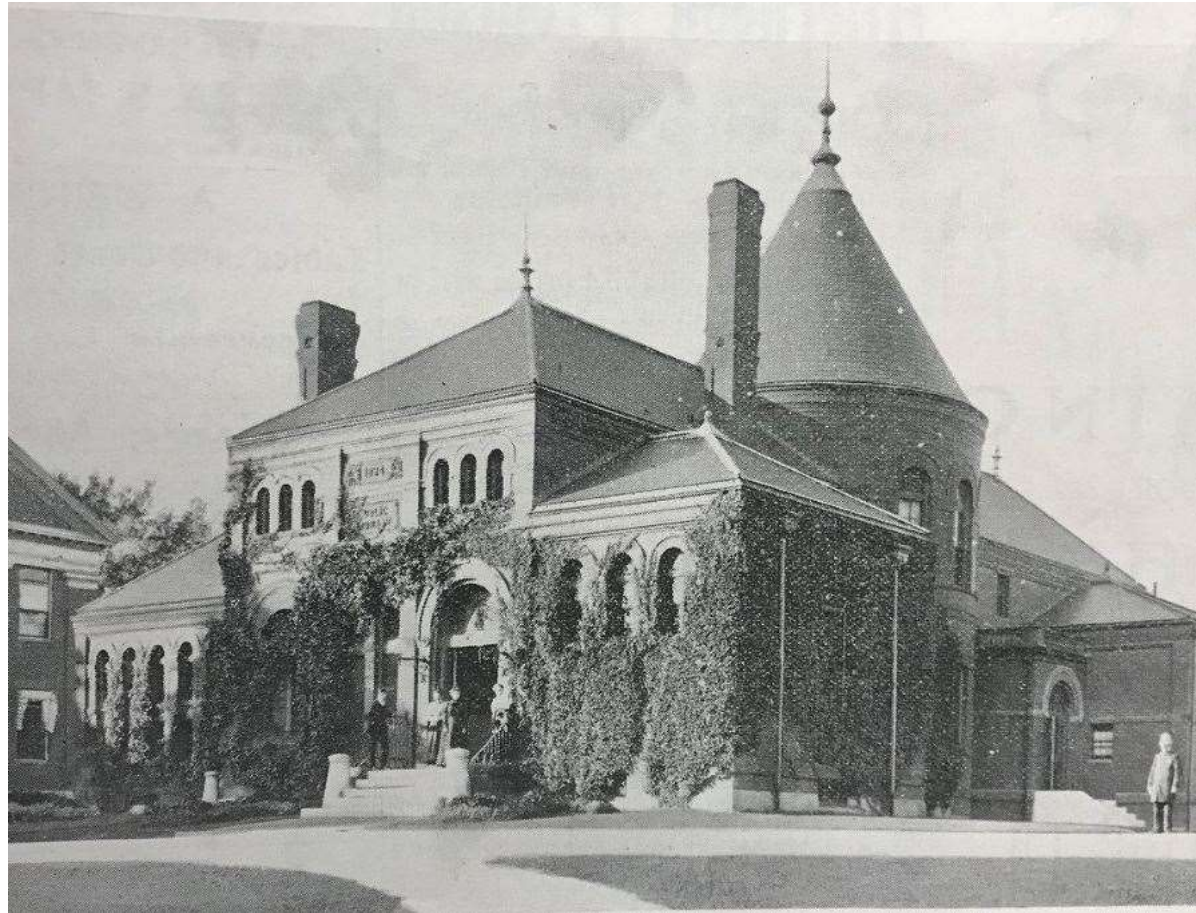


June 2022



Continuing challenges

- ACM-containing debris from old library
- Limited landfill availability
- 4+ amendments to DEP workplan
- Exports in 2022
 - ACM: 1,010 truckloads, 34,340 tons
 - Clean: 10 truckloads, 340 tons



Revised project budget June 2022

Category	Dec 2021 Value	Dec 2021 Value
Construction	\$237,066,092	\$240,672,114
Soft costs	\$34,423,765	\$34,423,765
Furnishings & equipment	\$5,784,414	\$5,784,414
Contingency	\$6,584,962	\$2,978,910
Additional debris disposal		\$800,000
Total	\$283,859,233	\$284,659,233

Finance plan

Somerville
High School
Funding

	2017	2022
City Share	134,147,557	168,659,233
MSBA Share	121,835,148	116,000,000
Total Funding	255,982,705	284,659,233

Planned City
Resources
2017

Debt	130,300,000
Facility Stabilization Fund (Reserve)	7,174,379
Total Planned City Resources	137,474,379

Debt
Allowable
under Debt
Exclusion

Debt Exclusion 11/8/2016	130,300,000
Additional debt exclusion allowable under borrowing	9,682,704
Total allowable debt under debt exclusion	139,982,704
Borrowed debt exclusion as of 6/3/2022	135,367,851
Remaining amount available for debt exclusion	4,614,853

City Share
Funding
Sources
2022

Borrowed Debt Exclusion	135,367,851
Additional Borrowing Debt Exclusion	4,614,853
Energy Rebate	258,029
Premium Revolving	3,673,158
D2 (Land Proceeds USQ)	7,108,112
Facility Stabilization Fund	8,964,735
Free Cash	7,080,519
Unallocated Covid 19 Stabilization Fund	1,545,805
Unused SHS bond proceeds (Completed Projects)	46,171
Total City Share	168,659,233

Additional slides to aid in answering questions

Background presented to City Council November 2021

Change management

1,700 PCOs, CCDs & risk items over project lifetime

Corrections & clarifications to contract

- guideline

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Suffolk

PRIME PCO

TITLE: CCD-112 Added shut off valves, spill dike and condensate pumps

CHANGE EVENT: 1261

TO:
City of Somerville (SOMERVILLE)
Department of Public Works, Electric Lines & Cables, 1 Franey Road
Somerville, Massachusetts 02145

DESCRIPTION OF CHANGE

Rev 2 dated 10/13/21 - 1) WJGEI & PJK Costs removed
2) Select Demo revised to 4 H

Rev 1 dated 10/06/21 - 1) Removed the add alterate costs
2) Included ELAD breakdown under

This proposed change order represents the costs associated with SMMA CCD-112R dated 7/30/21.

NOTES: 1) Any finish touch-up is excluded and will be submitted as a separate add alterate
2) The valve cabinet is included as a separate add alterate



AIA® Document G714™ – 2017

Construction Change Directive

PROJECT: (name and address)
Somerville High School
Somerville, Massachusetts

OWNER: (name and address)
City of Somerville
1 Franey Road
Somerville, Massachusetts 02145

CONTRACT INFORMATION:
Contract For: Construction Manager Services
Date: November 21, 2016

ARCHITECT: (name and address)
Symmes Maini & McKee Associates, Inc.
1000 Massachusetts Avenue
Cambridge, Massachusetts 02138

CCD INFORMATION:
Directive Number: 034
Date: 7/27/2020

CONTRACTOR: (name and address)
Suffolk Construction
65 Allerton Street
Boston, Massachusetts 02119

The Contractor is hereby directed to make the following change(s) in this Contract:
(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits.)

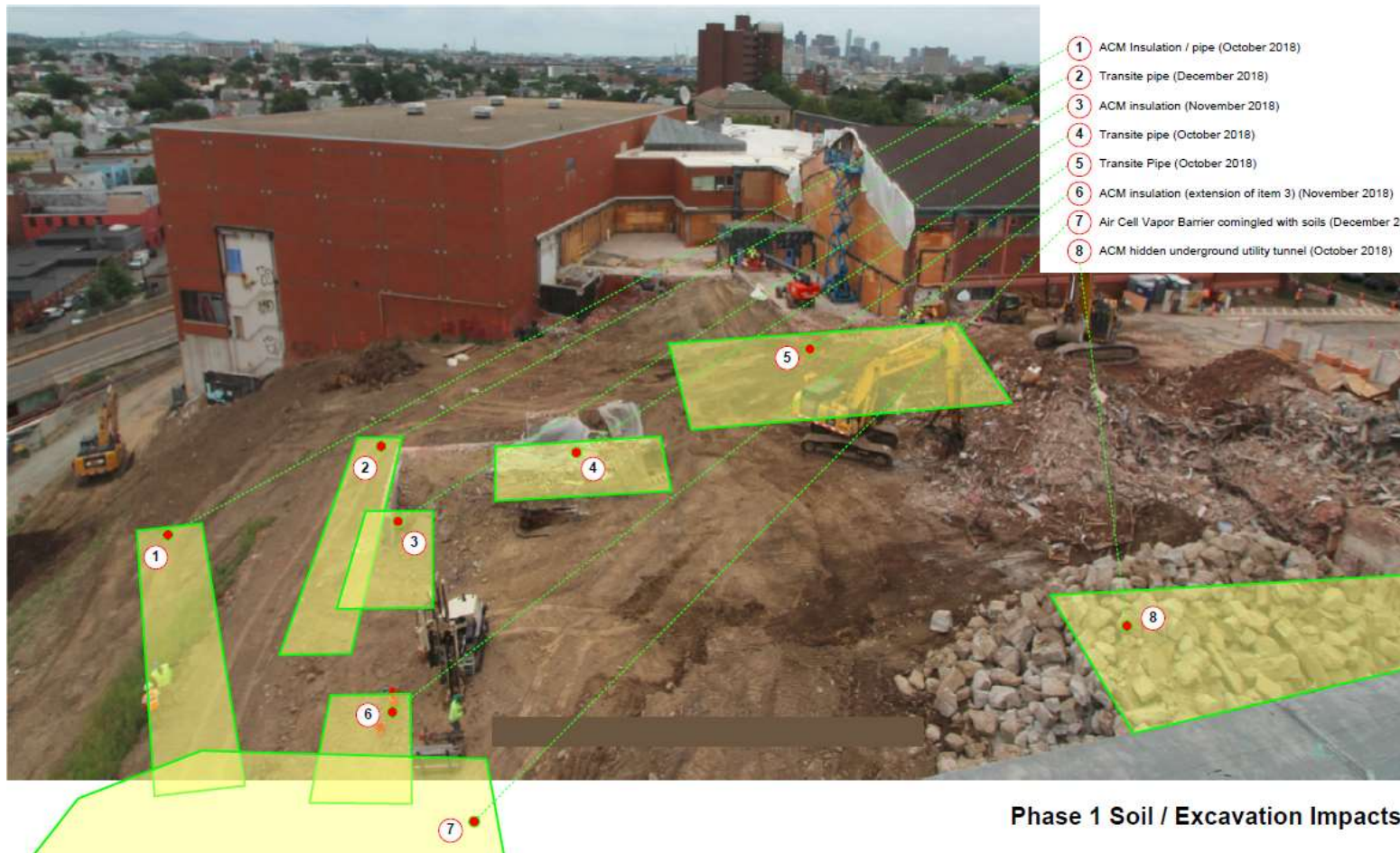
Work as described in RFI-1170 Missing floor drain for dry alarm check valve in Autoshop Storage A090.5.

Contract Sum or Guaranteed Maximum Price is:

Owner-directed discretionary



Unforeseen site conditions



Unforeseen building conditions



War Memorial Building (*January 2020*)
Post-demolition discovery of structural issues,
requiring full facade demolition and structural
repairs.



New restrictions and conditions

Tradespersons Monthly Average



Extraordinary unanticipated costs

High-level overview of significant costs

Standard change & approved costs

Category	Amount
Declined value management	\$2,640,153
Design changes & clarifications	≈ \$2,400,000
Discretionary design changes	\$377,934

Unforeseen direct costs

Category	Amount
Phase 1 Asbestos containing material (ACM) disposal	\$1,859,528
Phase 2A Auditorium structural revisions	\$754,630
Covid-19 mitigation expenses (including Mods rental)	\$1,482,332
Additional police & fire details	\$712,820
Phase 3 ACM disposal to date	\$3,942,526
Projected phase 3 ACM disposal (NTWP 8)	\$2,099,343

Schedule impact costs

Category	Amount
Phase 1 ACM delays	\$2,640,153
Covid-19 & additional Phase 1A, 1B, 2, 2A delays	\$6,962,440
Phase 3 ACM delays through August 2023 (NTWP 8)	\$7,620,617

Settlement Agreement: Adjust GMP & schedule for all completed & known required work

- 198 open PCO's & potential claims for completed work
- Phase 3 work & delays known as of October 22nd
- Shift final cost negotiation & litigation risk to Suffolk
- Exceptions for items outside of Suffolk's control