

Hunnewell Elementary School

SMMA
COMPASS
PROJECT MANAGEMENT
A VERTEX COMPANY



Permanent Building Committee

September 23, 2021





Agenda - Hunnewell

- **Bidding Progress Update** **10 mins**
- **Discuss Proforma GMP Structure** **20 mins**
- **Permitting Update** **1 min**
- **Update Prep for Town Meeting** **2 mins**
- **Approve WT Rich Mockup Pre-con Change Order 01** **2 mins**

Bid Update

- ❑ We anticipate a minimum of three bidders in all major categories
- ❑ Bid due date extended from Thursday 9/23 to Tuesday 9/28
- ❑ Intensive de-scoping meetings immediately following bid receipt, targeting eight major non-FSB trades
 - ❑ Demo/Abatement
 - ❑ Drywall
 - ❑ Doors & Hardware
 - ❑ Steel
 - ❑ Concrete
 - ❑ Millwork
 - ❑ Site Work
 - ❑ Wall Panels
- ❑ These eight disciplines represent 85% of non-Trade value
- ❑ For initial GMP submission, balance of non-Trade values will be based on review of price proposals received but not yet de-scoped

Pro Forma GMP

- ❑ We have a short time frame to go from bid receipt to GMP submission (Draft GMP submission will be in 10/8/21 PBC packet)
- ❑ Purpose of “Pro Forma” GMP is to present structure, administrative contents and initial qualifications
- ❑ Does not contain any real numbers – control budget used as plug numbers
- ❑ Expedite review and approval of actual GMP proposal:
 - ❑ Numbers
 - ❑ Additional qualifications

Pro Forma GMP – Highlights

- ❑ Exhibit A: List of plans, specifications and addenda
- ❑ Exhibit B: GMP Cost Summary
- ❑ Exhibit C: Allowances –
 - ❑ Owner versus CM Allowances (Who is responsible for overruns?)
 - ❑ Cost of Work Allowances: More to come (after de-scoping)
- ❑ Exhibit D: Alternates
 - ❑ One Alternate: Solar PV
 - ❑ Off-site Ramps: Alternate or breakout pricing?
- ❑ Exhibit E: Completion date requirements
- ❑ Exhibit F: List of Unit Prices (currently empty)
 - ❑ Trade (from Contract documents)
 - ❑ Non-Trade (WTR scope sheets)

Pro Forma GMP – Exhibit G: Qualifications

- ❑ #8 Premium Time Costs
 - A. CM supervision only for normal schedule support (15 no cost Saturdays provided)
 - B. Recovery/delay no fault of CM or subs. Sub premium time and CM supervisory costs paid as a change order
 - C. Mutual agreement/best interest of the project. Sub premium time and CM supervisory costs paid as a change order
 - D. Recovery/delay CM or sub responsibility. No cost to owner or project.
- ❑ #9 General conditions and non-allowance general requirements are lump sum
- ❑ #14 Builders Risk. Confirm CM and sub contractor coverage, deductible amount and deductible responsibilities
- ❑ #15 Steel Pricing Risk.
- ❑ Any other qualifications the PBC wishes to discuss?

#15 – Steel Pricing Risk

Steel Pricing. Steel bidders are only willing to hold prices for 5 to 10 days. Given steel volatility, W.T. Rich can not bear an exposure to a dramatic increase from the budget provided in our GMP amount for structural steel. Any increase or decrease beyond 5% from the stated budget amount will be processed as a change order to the GMP.