



January 24, 2020

Shrewsbury Building Committee – Beal School
Building Committee Members
Town of Shrewsbury
100 Maple Avenue
Shrewsbury, MA 01545

Subject: ***Executive Summary – Beal School Guaranteed Maximum Price (GMP) from Fontaine Brothers***

Dear Building Committee Members,

PMA Consultants, along with LPA|A have reviewed the proposed “GMP” proposal from Fontaine Brothers and would like to offer the following executive summary prior to the Building Committee Meeting on 1/28/2020.

As a reminder, the Town of Shrewsbury voted to approve the schematic design construction budget in the amount of \$74,111,830. Since that time the project has made 3 submissions to the MSBA including detailed estimates, all of which were tracking the construction budget at or below the approved budget. Please see the chart below:

Estimate Package	Cost	Variance from Schematic
Schematic Design	\$ 74,111,830	\$ 0
Design Development	\$ 74,107,329	(\$ 4,501)
60% Construction Documents	\$ 73,495,681	(\$ 616,149)
90% Construction Documents	\$ 72,982,979	(\$ 1,128,851)

During the 60% Construction Document Phase the Project Team issued Amendment #1 to the Owner-CM Agreement. The scope bought out in this package was for Abatement/Demolition &



Sitework. During the 90% Construction Document Phase the Project Team issued Amendment #2 to the Owner-CM Agreement. The scope bought out in this package was for Concrete and Structural Steel. The 100% Documents were then issued and put out to bid for Trade Contractors. These accepted trade bids were incorporated in Amendment #3. The remaining scope and costs to complete the project are included in this Amendment #4 and the Full GMP. Please see the chart below:

Pre-Construction	Amendment #1	Amendment #2	Amendment #3	Amendment #4 (GMP)	Total GMP
\$286,580	\$12,518,836	\$8,717,962	\$24,471,053	\$26,646,174	\$72,640,605

PMA has reviewed Exhibits A-I also offer the following.

Exhibit A is a list of the project documents. Fontaine Brothers, by submitting this GMP, is confirming that what is shown in the project documents, can be provided for the value proposed by Fontaine Brothers.

Exhibit B is a list of Allowances. The Allowances for Amendments #1-3 are included in this document for reference and the new allowances for the GMP Amendment are identified as Allowances for Amendment #4. Included here are Allowances for scopes that cannot be fully defined at this time, but for which can reasonably be anticipated to be necessary to carry costs for. Per the Owner-CM agreement, overages on Allowances are to be funded by Owner Contingency. Similarly, any under-run of Allowances is to be returned to the CM Contingency as provided for in the contract agreement.

Exhibit C is a list of Scope Holds. The Holds for Amendments #1-3 are included in this document for reference and the new Holds for the GMP Amendment are identified as Holds for Amendment #4. The Scope Holds included have been anticipated by Fontaine Brothers based upon Construction Manager/Sub Contractor reviews of the documents. Fontaine Brothers is proposing to carry these values as Scope Holds with the intent of buying out each of these packages in the coming months. As defined in the Owner-CM agreement, any resulting overrun or underrun on these buyouts are either eligible to be spent from CM/GMP Contingency or returned to CM's GMP Contingency, within the contract limits. The over or under runs of Scope Holds are not funded via Owner Contingency. Fontaine Brothers will provide a Buy Authorization Request to PMA/LPAA which will be reviewed and if acceptable a Recommendation to Award letter will be provided by PMA recommending the Town manager Authorize Fontaine to enter into a contract as outline in the Recommendation to Award. At the completion of the project, should there be unspent monies either in the scope holds or in the CM's GMP contingency, those funds are returned to the owner as savings, or as money authorized but unspent.

Exhibit D is a list of Assumptions, Qualifications, and Clarifications (A/S/Q's). The A/S/Q's for Amendments #1-3 are included in this document for reference, and the new A/S/Q's for the GMP Amendment #4 are identified in Exhibit D.

Exhibit E is the CPM baseline Schedule. This "Schedule Update 02 R01" with a data date of December 1, 2019, has previously been accepted by the project team and is based upon and reflects Fontaine Brothers plan to achieve the milestones and dates in the Owner-CM Agreement.



Exhibit F is the Summary of Costs. This identifies all Amendments #1-3, all Allowances, and All Scope Holds.

Exhibit G are Alternate Prices. There are none.

Exhibit H is the Schedule of Unit Prices. The Unit prices for Amendments #1-3 are included in this document for reference. There are no new unit prices for the GMP Amendment #4.

Exhibit I is a list of the General Requirements. The General Requirements of the project are as outlined in the Exhibit I attachment and which PMA recommends for acceptance by the Town. The first 6 items pertain to temporary heating and cooling of the building during construction and which PMA recommends for these to be billed as "Allowances". Due to the variability of weather each season, PMA believes tracking and costing the weather-related items as Allowances is recommended over a "Lump Sum" basis. All other remaining General Requirements presented by Fontaine Brothers in the Exhibit I are recommended by PMA to be accepted by the Town and would be billed on a monthly basis.

In summary, Fontaine Brothers is proposing a Guaranteed Maximum Price (GMP) of \$72,640,605 in accordance with the contract and project documents and in accordance with M.G.L. Chapter 149A – Construction Manager at Risk Delivery. This proposed GMP is \$1,471,225 lower than voter approved construction budget as defined by the Project Funding Agreement with the MSBA.

Based upon our review of the documents provided by Fontaine Brothers, meetings between Fontaine Brothers, LPAA and PMA and our knowledge of the project documents, it is PMA Consultants recommendation to the Town of Shrewsbury that this Amendment #4 and Proposed GMP from Fontaine Brothers be accepted by the Town of Shrewsbury.

As always, please do not hesitate to contact us with any questions.

Sincerely,

Walter Hartley
Associate
PMA Consultants LLC

Enclosure(s)

cc: FILE 04110
LPA|A
Fontaine