

CITY OF NEWTON

IN BOARD OF ALDERMEN

PUBLIC FACILITIES COMMITTEE REPORT

WEDNESDAY, JANUARY 6, 2010

Present: Ald. Schnipper (Chairman), Lennon, Albright, Salvucci, Gentile, Crossley, and Danberg  
Absent: Ald. Lappin

Also present: Clint Schuckel (Traffic Engineer), Arthur Cabral (Public Buildings Department), Robert Rooney (Chief Operating Officer), David Turocy (Public Works Department), Heidi Black (School Department), and Shawna Sullivan (Committee Clerk)

**PUBLIC HEARING**

#397-09      NSTAR ELECTRIC petitioning for a grant of location to install a new pole (233/4-1X on the northeasterly side of HOMER STREET opposite Grafton Street. (Ward 6) [11-10-09 @ 12:24 PM]

**ACTION:**      **HELD 6-0 (Ald. Danberg not voting)**

**NOTE:**      Maureen Carroll, NStar Permit Representative, presented the petition to the Committee. NStar made a mistake in the original petition and Ms. Carroll provided the Committee with a corrected petition and plan. The original petition gave the incorrect street name and pole number. The proposed pole is to be located on Grafton Street and designated Pole #188/1. Ms. Carroll explained that Marc Welch, the City's Tree Warden, has requested that NStar remove a guy wire that is attached to a dead tree from an existing pole. The guy wire is providing support to the existing pole, which has a large amount of equipment on it. NStar is proposing to install an additional pole and transfer several wires and equipment to the new pole to relieve the load on the existing pole. When the wires are transferred, the existing pole will no longer require a guy wire.

The public hearing was opened and Sara Dickman, 63 Grafton Street, spoke on the petition. Ms. Dickman is opposed to the placement of a pole in front of her home on Grafton Street. She is very concerned that it will create a dangerous situation, as there is currently a gas leak in front of her home. The gas company, National Grid, has been out to Grafton Street a number of times to attempt to fix the leak but has never been able to fix the leak. Ms. Dickman spoke to an NStar Engineer, who stated that there were other alternatives to placing the pole in front of her home. She requested that NStar investigate the possibility of locating the pole on the city-owned grass triangle across the street from her home. Warner Slack, 75 Homer Street, stated that the dead tree stump is at high-risk of falling over and agrees that the tree needs to be removed, as it is rotting at the base. However, Dr. Slack supports Ms. Dickman's objection to the placement of the pole in front of her home. He also agreed with the suggestion that NStar should look at alternative locations for the proposed pole.

The Committee unanimously voted approval of a motion to hold the item to allow NStar to look at alternatives to the proposed pole location.

**REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES**

#424-09 HIS HONOR THE MAYOR requesting that the budget for the Newton North High School construction project be amended by transferring from hard costs (construction) to soft costs the sum of Two million two hundred thirty-two thousand five hundred dollars (\$2,232,500) to focus resources on project oversight by the Project Manager and the Design team, as follows:

Project Manager .....	\$596,000
Building System Commissioning .....	\$40,000
Architectural Expenses .....	\$570,000
Consultant Expenses/testing .....	\$326,500
Furnishings.....	\$700,000
	\$2,232,500

[12/15/09 @ 4:04 PM]

**ACTION:** **APPROVED 6-0-1 (Gentile abstaining)**

**NOTE:** Trip Elmore, Turner Construction Project Executive, began the presentation of the request for the transfer of excess funds from hard construction costs to soft construction costs, including project management, building system commissioning and architectural expenses. Mr. Elmore provided the attached information on how the transferred funds will be used. When the money for the high school was approved two years ago, there was a restriction put in place that line item money could not be moved between line items. There is now a surplus in one line item and some deficiencies in others. The construction line item was set at \$165 million and the construction manager came in with a guaranteed maximum price (GMP) of approximately \$162,800,000 for construction, which left approximately \$2.2 million as uncommitted money in that line item. When construction began on the school, there were a series of things that were pushing the project, such as the asbestos removal and early site packages. When the GMP was approved, the original bid schedule that was for thirty months was compressed to a 24-month schedule. In an effort to insure that the 24-month schedule could be met and that there would be plenty of supervision, Turner went through and made changes to the way the construction team was structured. For example, the project manager and architect had additional staff put on it and the staff was concentrated at the beginning of the project believing that if everything was set-up that it would go more smoothly. There were also consultants hired that needed to be funded.

Now, two years later, the project manager has come to a point where the contract for many of the team is coming to end. Mr. Elmore recognizes that there has been great success in terms of working as a team and how the project has come forward with both a financial benefit, which is a direct result of the team involvement and schedule benefit as the project is on a very schedule. Both the budget and the schedule benefits that have been forecast are directly resulting from this team being able to expedite decisions that fix problems in the field. Therefore, sub-contractors get to be more efficient. The problems are stopped before they cost money. Turner is recommending that the City continue to have the management that is in place and beneficial to the City to date.

Ald. Albright inquired where the demolition money is for the existing Newton North High School. Mr. Elmore responded that the money is sitting as an allowance within the guaranteed maximum price. The \$165,000,000 is one line, then you have Dimeo's portion of

that \$165,000,000 which is the \$162,818,000. Within the \$162,818,000 are all sorts of line items of which there are some contingency lines and allowance lines. An allowance line item is Dimeo Construction stating that they are unsure of the price and collectively the construction management team collectively estimating that it should be x dollars. At the time the project was started, that was \$4,520,000. Subsequent to that as the team realized that it was not going to cover the cost of the demolition the allowance line item has been increased to \$10 million. The team has tried to capture the risk of the demolition. Over the last two years, the team has worked very efficiently to save money in other places in order to shift money.

Ald. Albright asked when the demolition of the old school would begin. Mr. Elmore stated that the team is looking to have a sub-contractor on board to begin the abatement and demolition by August. It is hoped that the demolition will be completed by May 2011. Unfortunately, it is difficult to determine the date of completion on the high school. There are two schools of thought about when to demolish the school. If it is taken down in the summer, there are fewer people around the old building. However, if it is taken down in the winter, it is more likely that windows will be closed in the buildings surrounding the site making it less disruptive to the neighborhood. The team is looking at how to clean the building, how to verify the cleaning, and how to demolish the building.

#### OPM SERVICES

There are four full-time current Turner Construction staff on-site: a Project Executive (Trip Elmore), Project Manager (Mike Burton), Field Operations Manager (Mike Griffin), and Clerk of the Works (David Hunt). The approximate cost to the city for this level of staffing is approximately \$90,000 per month. The contract for the current staffing levels will end on January 31, 2010. If the Board of Aldermen does not approve the transfer, the staffing level will be reduced to a one day a week Project Manager and a full-time Clerk of the Works and the city loses a substantial amount of oversight. Mr. Elmore is recommending the city extend the contract for a full-time Project Executive, a full-time Project Manager, and a full-time Clerk of the Works through January 2011 and then reduce the staffing to a full-time Project Manager and full-time Clerk of the Works until May 2011. The Owner's Project Manager (OPM) staffing levels are recommended to maintain the required MSBA oversight. The new contract is approximately \$45,000 per month until May 2011.

Ald. Gentile realizes that there have been savings but the reason he has a number of questions is that the project is under budget but there is still a fair amount of the project left and things go unexpectedly and cost money. The other great unknown is the demolition of the old school and no one knows exactly what is going to be found in terms of requiring environmental clean up and abatement. Ald. Gentile does not ever want to be in the situation where the project needs additional money. The team and the city need to be diligent in continuing to save money and not spend the savings because there are savings. Ald. Gentile asked if there is a way of doing the project management with a smaller staff, such as it possible to get by with only two full-time people. He believes that the new administration should be aware that the less money that is spent now there will be more down the road in case something comes up. The Chief Operating Officer, Robert Rooney, is concerned that the city will lose the Project Executive, who has been handling all of the accounting related to the project. It would be detrimental to the city if it had to take over the accounting in February. It is imperative at this point in the project that

the accounting is maintained. He would consider reassessing the need for the Project Executive in the future. Mr. Rooney is in unconditional support for maintaining the project team at this point, as there are so many unknowns in terms of the demolition.

#### Construction Manager

Frank Allard, Dimeo Construction, suggested that the Committee look at the project schedule included in the attached material. The schedule has two stars; one in January 2010 and one in September 2010 that depict requests for reallocation of funds. Mr. Allard talked about reallocating money from hard costs to soft costs. From his perspective as the construction contractor, he does not feel that he will be coming back for any additional money for construction. Mr. Allard believes that the additional \$2.2 million can be committed elsewhere. When the project went from a 36-month timeline to a 24-month timeline, Mr. Allard was concerned that the deadline could not be met. One thing that has kept the project on track was the support. It has been invaluable to have the owner's project manager and architect on site to answer questions quickly and make immediate decisions.

By the summer, there will be two things that will become solidified in terms of the project. First is the completion of Phase I of the project. Mr. Allard feels that there will be a number of savings from that phase of the project. The second is there will be more information available on the plan for demolition of the existing school. The demolition is an allowance in the general contractor's contract because the scope of the demolition was not defined. The original allowance was \$4.6 million but the allowance has been increased to \$10 million. The savings from Phase I of the project should cover the cost of the overrun on the demolition. Mr. Allard stated that the city is safe if it recommits the \$2.2 million. The construction manager, along with the project manager and architect, will be back before the Board of Aldermen in September once a hard cost figure and a schedule on the demolition on the old school has been reached.

#### Architectural Services

Brad Dore, Principal Architect for Dore and Whittier, presented the budget revisions related to architectural services. Mr. Dore also believes that there is a need to maintain the appropriate level of design support to complete the project on schedule and within budget. Mr. Dore reviewed the previous adjustment to the designer services contract with the committee. The designer services contract was adjusted two years ago based on the acceleration of the project to provide on-site support. The cost of the designer services adjustment at the time was approximately \$85,000 per month. The designer's basic services obligation ends in March. The proposed Phase I designer services adjustment total is \$300,000, which is approximately \$46,000 per month until September 15, 2010. It is a significant reduction in price compared to the current price of architectural services. From a design and support standpoint, the level of service to the project does not change. The completion of Phase I of the project will become more difficult towards the end. Currently, there is \$270,000 budgeted for architectural services during Phase II of the project, and Mr. Dore believes that is a low estimate. After September 15, 2010, the designer services contract allows for additional services on an hourly basis per contract rates.

#### Commissioning

Trip Elmore provided an explanation of the request for additional funds related to commissioning services. The original price for the commissioning was based on an early design.

Several systems were added to the building after the commissioning was priced. The additional funds for commissioning would be used for miscellaneous mechanical commissioning on various systems such as the chilled water system, exhaust fans, and air curtain. The two larger systems that were added as part of the commissioning services are the photovoltaic system and the demand response system. The photovoltaic system provides a benefit to the City of Newton. There was a grant submitted for the system for \$300,000 and part of the grant submission requires that the system be commissioned. The demand response system is a large generator that allows the city to sell power back to the electric company on peak hours. It is a cost-benefit to the residents of the city.

### Consultants

There was initially \$1.1 million for consultants on the project, which includes all of the quality assurance and testing agencies that are required by the owner to provide third-party oversight. The \$1.1 million has been spent to verify the new building is being properly put together, which was the intended use of the money. The existing school will need further testing beyond the spot testing that has already occurred. The additional funding will be used for asbestos and contaminant testing, an abatement plan, and the development of a demolition plan to be approved by the Department of Environmental Protection and the Environmental Protection Agency. The demolition will require on-site monitoring and air quality verification. It is not likely that the additional \$326,500 will be enough to complete the demolition, as the third party monitoring is not included in the \$10 million for the demolition of the school.

### Furniture, Fixtures & Equipment (FF&E)

Heidi Black, Administrator of High School Construction and Strategic Planning, presented the request for an additional \$700,000 for FF&E. The original budget for FF&E was set in 1999, as part of a space study. In addition, in the last ten years the furniture and equipment has continued to age. It is very hard at this point to get a handle on how much furniture and equipment is needed to outfit the school. All of the furniture in the current school has been inventoried. Over 1,600 items in the old school do not meet the fire code and could not be reused. Ald. Lennon would prefer to see the \$700,000 moved into contingency until it is determined how much the demolition of the new school will cost. Ms. Black explained that the School Department needs to start purchasing the furniture and equipment in order to have it for the opening of the school. The School Department is reusing 50% of the equipment and furniture from the old school. Ms. Black feels that the program at the new school will not work without the additional \$700,000 for additional furniture and equipment. There has been a lot of attention given to the reuse of furniture and equipment.

Ald. Lennon requested additional detail on the breakdown of each of the line items in terms of what services are being provided. Ald. Crossley requested a list of what has been paid for through the Mayor's contingency account, which is attached. Ald. Albright moved approval of the item, which carried by a vote of six in favor and one opposed. Ald. Gentile explained that he is abstaining until the item is discussed in the Finance Committee. He would like to give more thought to whether or not the entire request should be transferred at this time.

Re-appointment by His Honor the Mayor

#415-09      LAWRENCE KAUFMAN, 134 Spiers Road, Newton Centre, re-appointed as a member of the Newton Citizens Commission on Energy for a term to expire on December 1, 2012 (60 days 2/19/10). [12/04/09 @ 2:05 PM]

**ACTION:**      **APPROVED 7-0**

**NOTE:**      The Committee voted to approve the reappointment of Mr. Kaufman after a brief discussion. Mr. Kaufman is well known to some the Committee members. In particular, Ald. Crossley knows Mr. Kaufman well, as she has served with him on the Newton Citizens Commission on Energy before being elected as an Alderman. Ald. Crossley stated that Mr. Kaufman is a wonderful addition to the Commission and works very hard. The Committee voted unanimously to support a motion to approve the reappointment.

Re-appointment by His Honor the Mayor

#416-09      IRA KREPCHIN, 63 Craftsland Road, Newton Centre, re-appointed as a member of the Newton Citizens Commission on Energy for a term to expire on December 1, 2012 (60 days 2/19/10). [12/04/09 @ 2:05 PM]

**ACTION:**      **HELD 7-0**

**NOTE:**      There was a question concerning Mr. Krepchin's eligibility to serve on the Commission, as he recently moved to Chestnut Hill, Brookline. The Committee wanted an opportunity to check the ordinances to determine if there was a residency requirement for the Citizens Commission on Energy. Therefore, the Committee voted approval of a motion to hold the item.

Re-appointment by His Honor the Mayor

#417-09      HALINA BROWN, Ph.D., 56 Cloverdale Road, Newton Centre, re-appointed as a member of the Newton Citizens Commission on Energy for a term to expire on December 1, 2012 (60 days 2/19/10). [12/04/09 @ 2:05 PM]

**ACTION:**      **APPROVED 7-0**

**NOTE:**      The Committee approved Dr. Brown's reappointment to the Citizens' Commission on Energy after a brief discussion. The Committee felt it unnecessary for Dr. Brown to be present for the reappointment discussion, as she is known to most Committee members. Ms. Brown provided a detailed resume to the Committee, which was attached to the agenda. Dr. Brown is a Professor of Environmental Health and Policy and an Adjunct Professor of Biology and Chemistry at Clark University. Ald. Crossley has worked with Dr. Brown on the Commission on Energy and stated that it is her hope that Ms. Brown will chair the Commission in the near future. The Committee felt that Ms. Brown's background made her a great addition to the Citizens' Commission on Energy.

Respectfully submitted,

Sydra Schnipper, Chairman

# Current OPM Services Contract

- Currently OPM staffing levels will be reduced at the end of January 2010
  - Current staff:
    - Full Time Project Executive
    - Full Time Project Manager
    - Full Time Field Operations Manager
    - Full Time Clerk of the Works
  - After February 1<sup>st</sup>, 2010
    - Part Time Project manager (1 day per week)
    - Full Time Clerk of the Works

# Extended OPM Staff

- Current OPM staffing levels are recommended to maintain required MSBA oversight and to bring the project in on schedule and under budget
- \$596k supplements OPM staffing to appropriate levels through May 2011
- Revised staffing after February 1<sup>st</sup>, 2010
  - Full Time Project Executive
  - Full Time Project Manager
  - Full Time Clerk of the Work



# Additional Commissioning Services

- Additional equipment and systems to be commissioned
  - Miscellaneous Mechanical Commissioning
    1. Chilled water system
    2. Exhaust fans
    3. Transfer fans
    4. Split systems
    5. Air curtain
    6. Heating system
  - Photovoltaic system
  - Demand response system

# Designer Services Budget Revisions

## Phase I

- Designer Services contract was adjusted on 2/29/08 for acceleration and 24 months of on-site support
- Current Designer Services adjustment = \$85k/month
- The need to maintain an appropriate level of Design Team support will be required to complete the project on schedule and within budget
- Proposed Phase I Designer Services adjustment = \$300k

# Designer Services Budget Revisions

## Phase II

- Designer's Basic Services obligation continues through September 15, 2010
- Design Team construction administration support for Phase II will be required for demolition of existing High School, Athletic Fields and other site related items
- Designer Services Contract contemplates additional services to be provided on an hourly basis per contract rates
- Estimated Phase II budget allowance = \$270k

# Consultants

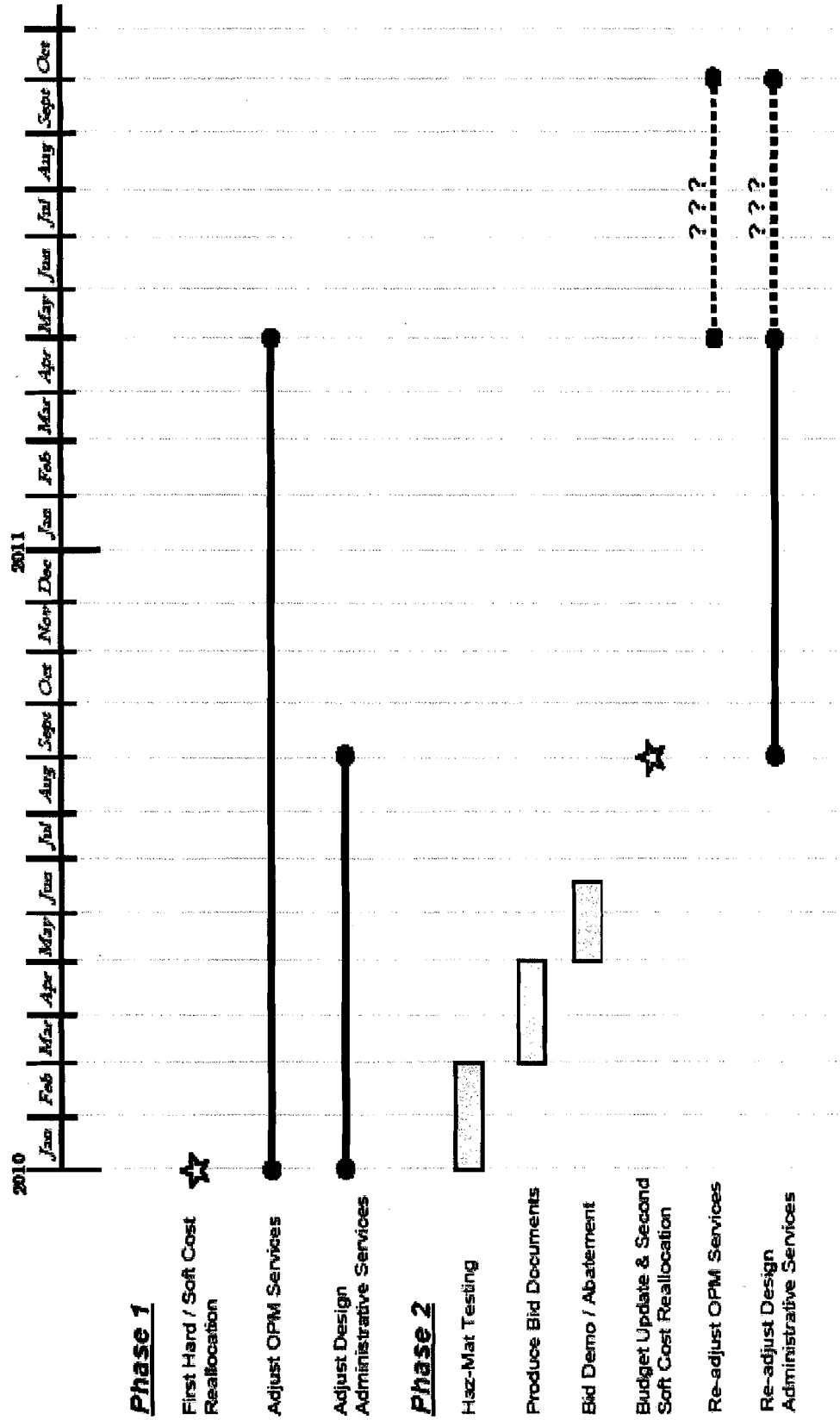
- The consultants line item funding has been spent on Phase I building quality assurance and quality control and testing
- Additional funds are required for Phase II
  - Additional asbestos and contaminant testing
  - Hazardous material specifications
  - Development of subcontractor bid documents
  - Abatement plan and approvals
  - On-site monitoring and air quality verification

# Additional FF & E

- \$1.3 Million budget set in 1999 based on original project scope
- Equipment & Furniture are continuing to age
- Fire code will not allow reuse of certain items
- Categories
  - Furniture – Office and Classroom
  - Equipment – Athletic, Science, Art and Music, Custodial, etc.

# Schedule

## Newton North High School January 2010 Soft / Hard Cost Reallocation



CITY OF NEWTON, MASSACHUSETTS  
 HIGH SCHOOL IMPROVEMENT FUND  
 NORTH HIGH SCHOOL NEW CONSTRUCTION PROJECT  
 BUDGET TO ACTUAL REPORT

December 31, 2009

	Original Budget {1}	Transfers Pre #56-07(2)	Amended BO# 56-07(3)	Amendment BO#85-09	Subsequent Transfers {4}	Total Amended Budget	Total Expenditures	Encumbrances	Unobligated Balance
ADMINISTRATIVE SUPPORT SALARIES	\$ 383,213.37	\$ -	\$ 668.00	\$ -	\$ (2,542.53)	\$ 381,338.84	\$ 238,541.70	\$ -	\$ 142,797.14
WORK BY OTHER DEPARTMENTS	-	2,500.00	-	-	2,542.53	5,042.53	4,736.20	-	306.33
RENTAL - EQUIPMENT	550,000.00	-	-	-	-	550,000.00	2,015.50	248.50	547,736.00
RENTAL-STORAGE CONTAINERS	-	3,500.00	-	-	7,000.00	10,500.00	8,985.37	1,453.06	61.57
RENTAL-SANITARY FACILITIES	-	2,000.00	-	-	10,000.00	12,000.00	10,450.00	700.00	850.00
CONSULTANTS	200,000.00	-	850,000.00	-	489,840.00	1,539,840.00	1,325,008.49	194,812.87	20,018.64
ARCHITECTURAL SERVICES {5}	7,000,000.00	8,860,193.51	(487,193.00)	-	548,924.00	15,921,924.51	14,256,986.44	1,664,938.07	0.00
CONSTRUCTION CLERK OF THE WORKS	275,000.00	-	-	-	-	275,000.00	80,000.00	195,000.00	-
BUILDING SYSTEM COMMISSIONING	350,000.00	-	-	-	-	350,000.00	255,000.00	95,000.00	-
CONSTRUCTION PROJECT MANAGEMENT	2,500,000.00	367,850.00	526,579.00	-	244,000.00	3,638,429.00	3,355,075.00	283,316.00	38.00
CONSTRUCTION MANAGER AT RISK {5}	119,358,690.33	(3,035,636.00)	48,676,946.00	-	-	165,000,000.33	113,653,226.00	49,111,583.00	2,235,191.33
BLUEPRINTING	49,548.50	-	-	-	-	49,548.50	6,900.25	-	42,648.25
LEGAL SERVICES	250,000.00	30,000.00	50,000.00	-	-	330,000.00	265,469.79	6,030.21	58,500.00
LEGAL SETTLEMENT	-	-	-	-	100,000.00	100,000.00	100,000.00	-	-
REGISTRATION AND RECORDING FEES	-	50.00	-	-	-	50.00	50.00	-	-
POSTAGE	100.00	150.00	-	-	-	250.00	164.26	-	85.74
PRINTING	51.50	-	-	-	-	51.50	22.00	-	29.50
ADVERTISING/PUBLICATIONS	300.00	-	-	-	-	300.00	-	-	300.00
ATHLETIC TRANSPORTATION	350,000.00	(5,500.00)	155,500.00	-	-	500,000.00	240,079.14	-	259,920.86
OWNERS CONTINGENCY	-	-	1,500,000.00	-	(1,399,764.00)	100,236.00	-	-	100,236.00
UNALLOCATED CONTINGENCY	6,225,107.69	(6,225,107.51)	5,000,000.00	-	-	5,000,000.18	-	-	5,000,000.18
BUILDING IMPROVEMENTS	497,500.00	-	-	-	-	497,500.00	42,999.81	-	454,500.19
COMPUTER SERVER HARDWARE	925,000.00	-	-	-	-	925,000.00	-	-	925,000.00
AUDIO-VISUAL EQUIPMENT	925,000.00	-	-	26,750.00	-	951,750.00	25,619.86	663,782.00	262,348.14
CLASSROOM FURNITURE	1,387,500.00	-	-	-	-	1,387,500.00	30,926.68	-	1,356,573.32
<b>TOTAL</b>	<b>\$ 141,227,011.39</b>	<b>-</b>	<b>56,272,500.00</b>	<b>26,750.00</b>	<b>-</b>	<b>\$ 197,526,261.39</b>	<b>\$ 133,902,256.49</b>	<b>\$ 52,216,863.71</b>	<b>\$ 11,407,141.19</b>

{1} Original budget thru board order #56-07 (04/04/2007)

{2} Line item transfers authorized by Mayor per #56-07

{3} Line item revisions per #56-07(2) and agreement between Mayor Coben and Alderman Gentile.

{4} Transfers from Owners contingency approved by the Mayor or other accounts, as approved by the Board of Aldermen.

{5} Includes \$4,940,332 in retainages payable.

Contingency Re-cap									
Construction Manager at Risk Contingencies									
Contingency Line within contract			10,200,000.00			10,200,000.00	\$ 2,783,651.00	\$ -	\$ 7,416,349.00
Unencumbered and unexpended line item balance			2,235,191.33			2,235,191.33			2,235,191.33
Owner's Contingency (Mayor)			1,500,000.00		(1,399,764.00)	100,236.00			100,236.00
Unallocated Contingencies (Board of Aldermen)			5,000,000.00			5,000,000.18			5,000,000.18
<b>Total Contingencies</b>			<b>\$ 18,935,191.33</b>		<b>\$ (1,399,764.00)</b>	<b>\$ 17,535,427.51</b>	<b>\$ 2,783,651.00</b>	<b>\$ -</b>	<b>\$ 14,751,776.51</b>



# PUBLIC BUILDINGS DEPARTMENT

#424-09

Telephone (617) 796-1600  
FAX (617) 796-1601  
52 ELLIOT STREET  
NEWTON HIGHLANDS, MA 02461-1605

January 7, 2010

Alderman Sydra Schnipper  
Chairman, Public Facilities Committee  
Alderman Lenny Gentile  
Chairman, Finance Committee  
Newton City Hall  
1000 Commonwealth Avenue  
Newton Centre, MA 02459

10 JAN - 8 PM 4: 50  
CITY CLERK  
NEWTON, MA. 02159

RE: Newton North High School – Mayoral Contingency

Dear Chairmen:

Attached is a breakdown of the individual transfers of funds and their purposes from the Mayoral contingency line item within the Newton North High School Project Budget. There have been sixteen (16) transfers of funds since the adoption, by the Board of Aldermen, of the \$ 197,499,511.39 project budget.

Below is a summarized total of the \$ 1,399,764.00 in transfers. Further explanation is shown on the attachment.

1.	Architectural Reimbursables	\$ 350,000
2.	Additional Architectural Services/Consultants	198,924
3.	Asbestos Testing	99,500
4.	Concrete and Steel Testing	25,000
5.	Off-Site Athletic Field Temporary Storage/Sanitary Facilities	17,000
6.	Claims Settlement with Commonwealth Plumbing	100,000
7.	Additional PM Services (9/1/09 – 1/31/10)	244,000
8.	Additional cost of new NNHS Website Design	250
9.	Building Envelope Commissioning	297,000
10.	Additional On Site Geotechnical Services	68,090
	<b>TOTAL</b>	<b>\$1,399,764</b>

By copy of this letter, David Olson, Clerk of the Board, is hereby requested to distribute this memo to all members of the Finance and Public Facilities Committees.

Should you have any questions, please feel free to contact my office.

Sincerely,

Arthur F. Cabral  
Interim Commissioner of Public Buildings

AFC:dla  
Attachment  
CC: Robert Rooney, Chief Operating Officer  
David Olson, Clerk of the Board



Transfer of Funds From Mayoral Contingency

<u>\$</u>	<u>Date Requested</u>	<u>Reason</u>
1. \$ 200,000	6/23/08	Dore & Whittier Reimbursable Expenses, i.e. travel, printing, telephone, on site copiers, etc.
2. \$ 2,000	6/23/08	Athletics Temp. Off-Site Storage Units at Cabot, Warren, Albemarle and Cold Springs Parks
3. \$ 3,000	6/23/08	Athletics Temp. Off-Site Sanitary Facilities at Cabot, Warren, Albemarle and Cold Springs Parks
4. \$ 297,000	11/17/08	Building Envelope Commissioning added to Turner Contract after initial contract.
5. \$ 100,000	11/17/08	Plumbing Claim Settlement with Commonwealth Plumbing
6. \$ 36,898	11/21/08	Dore & Whittier design services for the NSTAR Rebate Program regarding load shedding
7. \$ 250	2/6/09	Additional cost of New Project Website Design Contract
8. \$ 98,500	5/5/09	Stadium Toilet Design due to ruling by State Plumbing Board on the required number of fixtures for the stadium
9. \$150,000	6/15/09	Dore & Whittier Reimbursable Expenses, i.e. travel, printing, telephone, on site copiers, etc.
10. \$ 5,000	6/26/09	Athletics Temp. Off-Site Storage Units at Cabot, Warren, Albemarle and Cold Springs Parks
11. \$ 7,000	6/26/09	Athletics Temp. Off-Site Sanitary Facilities at Cabot, Warren, Albemarle and Cold Springs Parks
12. \$ 68,090	7/27/09	Additional LSP/Geotechnical Services at the construction site by McPhail Associates to confirm soil compaction and suitability prior to concrete
13. \$ 99,500	11/10/09	ATC – Asbestos Testing in existing building to determine hidden locations of asbestos
14. \$ 25,000	11/13/09	UTS – Required Owner Concrete Testing in new building per contract documents
15. \$ 244,000	12/16/09	Turner – PM Services for the period 9/1/09 – 1/31/10. Existing contract ran through 8/31/09
16. \$ 63,526	12/16/09	Re-Design of VCT Flooring Changes due to change in type of original flooring
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\$1,399,764		