LeftField

THE RIGHT CHOICE IN PROJECT MANAGEMENT

WILLIAM H. GALVIN MIDDLE SCHOOL

Canton, MA

OPM Monthly Project Update Report

December 2025

FS	SD	DD	CD	BIDDING	CONSTRUCTION	CLOSEOUT	SITE

During the month of December, the Project Team further developed the construction documents, moving into the 90% CD phase with a goal of submitting the 90% CD set documents to the MSBA on March 20, 2026.

Looking ahead to bidding, the Project Team has started planning for two rounds of Filed Sub Bidder (FSB) Prequalification, one for the early package which will include underground waterproofing and elevators. A second round of Prequal will follow for the main bid package which is set to be released for bidding in June 2026. The SBC will be appointing a Prequalification Committee no later than January 2026. A Prequalification Committee was established at the December SBC meeting.

During the month of December, submissions to and meetings with the Planning Board kicked off and the team met with the Canton Historical Commission.

I. TASKS COMPLETED THROUGH DECEMBER 2025

The following tasks were completed in the month of December 2025:

12/5/25	Working Group Meeting – Signage Package Review
12/12/25	Working Group Meeting
12/15/25	LEED Credit
12/17/25	School Building Committee Meeting
12/17/25	Planning Board Meeting
12/18/25	Canton Historical Commission Meeting
12/18/25	Bi-weekly Project Team Check In
12/18/25	Enhanced MEP Coordination Meeting
12/19/25	Working Group Meeting

II. TASKS PLANNED FOR JANUARY 2026

The following tasks are planned for the month of January 2026:

1/6/26	Working Group Meeting
1/8/26	Enhanced MEP Coordination Meeting
1/8/26	Zoning Board of Appeals Meeting
1/9/26	Working Group Meeting
1/15/26	Bi-weekly Project Team Check In
1/16/26	Working Group Meeting
1/21/26	School Building Committee Meeting
1/21/26	Planning Board Meeting
1/22/26	Enhanced MEP Coordination Meeting
1/23/26	Working Group Meeting
1/29/26	Bi-weekly Project Team Check In
1/30/26	Working Group Meeting

III. PROJECT BUDGET OVERVIEW

Expenditures against the budget totaled $809,758.64 this month. Invoices submitted and approved this month include LeftField, Ai3 base contract and other reimbursables, and Consigli preconstruction.

Refer to the attached Total Project Budget Status Report and Cash Flow Charts, dated December 31, 2025.

IV. PROJECT SCHEDULE OVERVIEW

The project is currently on target to hit the following milestone dates:

- *October 27, 2023 - Preliminary Design Program (PDP) Submission due to MSBA for staff review - SUBMITTED*
- *February 5, 2024 - Preferred Schematic Report (PSR) to MSBA – SUBMITTED*
- *March 13, 2024 – Facilities Assessment Subcommittee (FAS) Meeting*
- *April 24, 2024 - MSBA Board of Directors Meeting to approve PSR*
- *June 27, 2024 – Schematic Design (SD) Report to be submitted to MSBA*
- *August 28, 2024 - MSBA Board of Directors Meeting for Project Scope & Budget*
- *District Vote: November 18 & December 10, 2024*
- *May 23, 2025 – Design Development (DD) Submission to MSBA*
- *June 23, 2025 – Early Site Enabling Work to Commence*
- *October 30, 2025 – 60% Construction Documents (CD) Submission to MSBA*
- ***March 20, 2026 – 90% CD Submission to MSBA***
- *June 2026 – 100% CD Documents Complete*

V. CONTRACT AMENDMENTS/BUDGET TRANSFERS

There were no contracts or contract amendments during the month of December.

Refer to the attached Total Project Budget Status Report, dated December 31, 2025.

VI. MBE / WBE PARTICIPATION

The Minority Business Enterprise (MBE) participation goal is 5.4% and for Women Business Enterprise (WBE) participation, the goal is 10.4%. Based on the Designer Subcontracts awarded for the Feasibility Study/Schematic Design Phase, the percentage of fee for MBE is 8.1% and WBE is 18.7% for a combined total MBE/WBE participation of 26.8%.

The project will be submitting 60% CD Estimates to the Supplier Diversity Office to calculate updated percentages for the construction phase.

VII. COMMUNITY OUTREACH

LeftField has developed a website for the Galvin Middle School project that will continue to be used throughout the project to keep the community up to date with the latest information. Approved meeting minutes, agendas, monthly reports, MSBA submissions, presentation materials, and more will be posted to the website. A newsletter has also been implemented and will be updated every other month.

VIII. ATTACHMENTS

MSBA Online Report Submission, dated December 31, 2025
Invoice Summary Memo, dated December 17, 2025
Total Project Budget Status Report, dated December 31, 2025
Monthly and Cumulative Cash Flow Reports, dated December 31, 2025
Preliminary Project Schedule, dated December 31, 2025
Consigli Construction Management Monthly Report, dated November 30, 2025

DRAFT

Leftfield, LLC	Jennifer Carlson	Progress Report as of Date 12/31/2025

District Name	Canton	MSBA ID	202100500305
School Name	Wm H Galvin Middle	Project Name	
OPM Firm Name	Leftfield, LLC	School Building Committee Representative	Derek Folan
Project Director	Jennifer Carlson	Total Project Budget (ProPay)	$241,764,835
Designer Firm Name	Ai3 Architects LLC	Encumbered (Reporting Period)	$0
Principal	James S Jordan	Encumbered (to Date)	$29,762,030
General Contractor Firm Name	Consigli Construction Company, Inc.	Total Project Invoices Received (to Date)	$15,926,164
General Contractor Contact Name	Matthew Consigli	Project Completion Percentage	7%

OPM — Leftfield, LLC — Progress Report as of Date 12/31/2025

Contract Summary		Payment Summary	
Original Contract Amount	$346,000	Total Contract Amount	$7,553,279
Contract Amendments (to Date)	3	Invoices Paid (to Date)	$3,441,157
Value of Contract Amendments (to Date)	$7,207,279	Invoices Received (Reporting Period)	$21,366
Total Contract Amount	$7,553,279	Contract Amount Remaining	$4,090,756
Contract Amendments as Percentage of Original Contract Amount	2,083.0%		

OPM Activities (Reporting Period)	The following tasks were completed in the month of December 2025: I. 12/5/25 Working Group Meeting – Signage Package Review II. 12/12/25 Working Group Meeting III. 12/15/25 LEED Credit IV. 12/17/25 School Building Committee Meeting V. 12/17/25 Planning Board Meeting VI. 12/18/25 Canton Historical Commission Meeting I. 12/18/25 Bi-weekly Project Team Check In II. 12/18/25 Enhanced MEP Coordination Meeting VII. 12/19/25 Working Group Meeting
Project Budget Status	Expenditures against the budget totaled $809,758.64 this month. Invoices submitted and approved this month include LeftField, Ai3 base contract and other reimbursables, and Consigli preconstruction. There were no contracts or contract amendments during the month of December. Refer to the attached Total Project Budget Status Report and Cash Flow Charts, dated December 31, 2025.
MSBA Closeout Status	This project is in the detailed design phase.
Potential Issues	There are no potential issues at this time.

DESIGNER — Ai3 Architects LLC — Progress Report as of Date 12/31/2025

Contract Summary		Payment Summary	
Original Contract Amount	$1,087,860	Total Contract Amount	$20,979,099
Contract Amendments (to Date)	1	Invoices Paid (to Date)	$10,535,690
Value of Contract Amendments (to Date)	$19,891,239	Invoices Received (Reporting Period)	$677,599
Total Contract Amount	$20,979,099	Contract Amount Remaining	$9,765,810
Contract Amendments as Percentage of Original Contract Amount	1,828.5%		

MBE/WBE		Workforce Participation	
MBE Percentage	5.4%	Total Hours	1,379
MBE Actual	6.7%	Minority Hours	338
WBE Percentage	10.4%	Minority Percentage	25.0%
WBE Actual	9.1%	Minority Workforce Participation	
		Female Hours	521
		Female Percentage	38.0%
		Female Workforce Participation	

RFIs and Submittals			
RFIs Issued (Reporting Period)	0		
Total RFIs Issued (to Date)	0		
Remaining Open RFIs – Past 30 Days	0		
Notes			
Remaining Open RFIs – Past 60 Days	0		
Notes			
Remaining Open RFIs – Past 90 Days	0		
Notes			
Submittals Received (Reporting Period)	0		
Total Submittals Received (to Date)	0		
Submittals Reviewed (Reporting Period)	0		
Total Submittals Reviewed (to Date)	0		
Comments (Remaining Open Submittals)	N/A		
Phase	Design Development	Phase Scheduled Completion Date	6/22/2026
Designer Activities (Reporting Period)	The following tasks were completed in the month of December 2025: I. 12/5/25 Working Group Meeting – Signage Package Review II. 12/12/25 Working Group Meeting III. 12/15/25 LEED Credit IV. 12/17/25 School Building Committee Meeting V. 12/17/25 Planning Board Meeting VI. 12/18/25 Canton Historical Commission Meeting I. 12/18/25 Bi-weekly Project Team Check In II. 12/18/25 Enhanced MEP Coordination Meeting VII. 12/19/25 Working Group Meeting		
30 Day Look Ahead	The following tasks are planned for the month of January 2026: VIII. 1/6/26 Working Group Meeting IX. 1/8/26 Enhanced MEP Coordination Meeting X. 1/8/26 Zoning Board of Appeals Meeting XI. 1/9/26 Working Group Meeting XII. 1/15/26 Bi-weekly Project Team Check In XIII. 1/16/26 Working Group Meeting XIV. 1/21/26 School Building Committee Meeting XV. 1/21/26 Planning Board Meeting XVI. 1/22/26 Enhanced MEP Coordination Meeting XVII. 1/23/26 Working Group Meeting XVIII. 1/29/26 Bi-wee		
Commissioning Consultant	Affiliated Engineers, Inc. and Thrive		
Commissioning Consultant Status	Affiliated Engineers, Inc. and Thrive have been appointed to the project and have been involved in design reviews.		

GENERAL CONTRACTOR — Consigli Construction Company, Inc. — Progress Report as of Date 12/31/2025

Contract Summary		Payment Summary	
Original Contract Amount (including CM-At-Risk Amendments)	$1,574,923	Total Contract Amount	$1,574,923
Change Orders (to Date)	0	Invoices Paid (to Date)	$1,045,876
Value of Change Orders (to Date)	$0	Invoices Received (Reporting Period)	$108,554
Total Contract Amount	$1,574,923	Contract Amount Remaining	$420,493
Procurement Type	CM-at-Risk		
Change Orders as Percentage of Original Contract Amount	0.0%		
Pending Change Orders	$0		
Change Order Status	This project is in Construction Documents.		

MBE/WBE		Workforce Participation
MBE Percentage		Total Hours
MBE Actual		Minority Hours
WBE Percentage		Minority Percentage
WBE Actual		Minority Workforce Participation
		Female Hours
		Female Percentage
		Female Workforce Participation

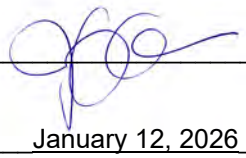
Schedule Assessment	
Notice to Proceed Date	
Physical Progress	0%
Substantial Completion Date (Reported)	
Substantial Completion Date (Contract)	
Substantial Completion Date (Certificate)	
Construction Progress (Reporting Period)	The project is in Construction Documents phase.
30 Day Look Ahead	The following tasks are planned for the month of January 2026: VIII. 1/6/26 Working Group Meeting IX. 1/8/26 Enhanced MEP Coordination Meeting X. 1/8/26 Zoning Board of Appeals Meeting XI. 1/9/26 Working Group Meeting XII. 1/15/26 Bi-weekly Project Team Check In XIII. 1/16/26 Working Group Meeting XIV. 1/21/26 School Building Committee Meeting XV. 1/21/26 Planning Board Meeting XVI. 1/22/26 Enhanced MEP Coordination Meeting XVII. 1/23/26 Working Group Meeting XVIII. 1/29/26 Bi-wee
Overall Schedule Assessment	The project is tracking on schedule.
Problems Identified (Schedule or Construction)	There are no issues identified at this time.
Quality Control	The project is in Construction Documents phase.
Safety Compliance	The project is in Construction Documents phase.
Number of Claims (to Date)	0
Value of Claims (to Date)	$0
Comments	N/A
Recorded Manpower (Reporting Period)	N/A
Contractor Closeout Status	N/A

Certification

The undersigned hereby certifies that, to the best of his/her knowledge, the information contained in this monthly report and attached hereto are true and accurate.

Project Director/Project Manager

Jen Carlson Print Name

 Signature

January 12, 2026 Date

MEMORANDUM

To: William H. Galvin Middle School Building Committee

From: Jen Carlson, LeftField, LLC

Date: December 17, 2025

Re: William H. Galvin Middle School Project – November 2025 Invoice Summary

Cc: Jim Rogers, Lynn Stapleton, Linda Liporto, LeftField, LLC

Enclosed for approval and processing, please find the following invoices:

INVOICES (Payments)						
ProPay Code	**Invoice Date**	**Vendor**	**Invoice #**	**Budget Category**	**Description of Services**	**Invoice $**
0601-0000	12/8/2025	Andelman and Lelek	2025-5247	Utility Company Fees	Net Zero Energy Study for Eversource Path 1	**$2,240.00**
0102-0600	11/30/2025	LeftField	31	Bidding	OPM Services from November 1 - November 30, 2025	**$21,366.00**
0201-0500	11/30/2025	Ai3	23B	Construction Documents	A/E Base Services from November 1 - November 30, 2025	$ 657,862.15
0204-0300	11/30/2025	Ai3	17E	Geotechnical/Geo-Environmental	A/E Geotechnical/Geo-Environmental from November 1 - November 30, 2025	$ 19,736.95
					Ai3 Architects Total: (for summary only)	**$ 677,599.10**
0501-0000	11/30/2025	Consigli	12	CMR Pre-Con Services	Construction Services from November 1 - November 30,	**$ 17,484.00**
0502-0010	11/30/2025	Consigli	AFP 5	Construction	CM Fee	$ 895.19
0502-0100	11/30/2025	Consigli	AFP 5	Construction	Division 1 – General Conditions / General Requirements	$ 641.85
0502-3100	11/30/2025	Consigli	AFP 5	Construction	Division 31 - Sitework	$ 45,366.67
0502-9900	11/30/2025	Consigli	AFP 5	Construction	Retainage Released to Contractor	$ 44,165.83
					Consigli AFP Total: (for summary only)	**$ 91,069.54**
					TOTAL:	**$ 809,758.64**

The invoices listed above are consistent with the approved Total Project Budget and to the best of our knowledge, are eligible for reimbursement from the Massachusetts School Building Authority. LeftField, LLC recommends that the invoices be approved and paid.

The December 2025 OPM Monthly Report will be electronically submitted to the MSBA and to the School Building Committee and Canton Public Schools by the January 12, 2026 deadline. All invoices above will be included in the December 2025 Project Budget Report unless rejected by the School Building Committee. If you have any questions, please feel free to contact Jennifer Carlson, Owner's Project Manager, LeftField, LLC.

SBC Chair Signature Date

Verifying SBC Approval

William H. Galvin Middle School - Canton, MA — **December 31, 2025**

Total Project Budget Status Report

ProPay Code	Description	Total Project Budget	Authorized Changes	Revised Total Budget	Total Committed	% Cmtd to Date	Actual Spent to Date	% Spent to Date	Balance To Spend	Comments
	FEASIBILITY STUDY AGREEMENT									
0001-0000	OPM Feasibility Study/Schematic Design	$ 346,000	$ 9,900	$ 355,900	$ 355,900	100%	$ 355,900	100%	$ -	
0002-0000	A&E Feasibility Study/Schematic Design	$ 900,000	$ 187,860	$ 1,087,860	$ 1,087,860	100%	$ 1,087,858	100%	$ -	
0003-0000	Environmental & Site	$ 204,000	$ (159,392)	$ 44,608	$ 44,608	100%	$ 44,608	100%	$ -	
0004-0000	Other	$ 50,000	$ (38,368)	$ 11,632	$ 638	5%	$ 638	5%	$ 10,994	
	SUB-TOTAL	**$ 1,500,000**	**$ -**	**$ 1,500,000**	**$ 1,489,006**	**99%**	**$ 1,489,004**	**99%**	**$ 10,994**	
	ADMINISTRATION									
0101-0000	**Legal Fees**	**$ -**	**$ -**	**$ -**	**$ -**	**0%**	**$ -**	**0%**	$ -	
	Owner's Project Manager	**$ 6,837,079**	**$ -**	**$ 6,887,079**	**$ 6,851,379**	**99%**	**$ 3,103,772**	**45%**	**$ 3,858,307**	
0102-0400	Design Development	$ 1,025,562		$ 1,025,562	$ 1,025,562	100%	$ 1,025,562	100%	$ -	
0102-0500	Construction Documents	$ 2,051,124		$ 2,051,124	$ 2,051,124	100%	$ 2,051,124	100%	$ -	
0102-0600	Bidding	$ 170,927		$ 170,927	$ 170,927	100%	$ 21,366	13%	$ 149,561	
0102-0700	Construction Administration	$ 3,418,539		$ 3,418,539	$ 3,418,539	100%	$ -	0%	$ 3,418,539	
0102-0800	Closeout	$ 170,927		$ 170,927	$ 170,927	100%	$ -	0%	$ 170,927	
0102-0900	Extra Services	$ -		$ -	$ -	0%	$ -	0%	$ -	
0102-1000	Reimbursable Services	$ 50,000		$ 50,000	$ 14,300	29%	$ 5,720	11%	$ 44,280	
0201-1100	Cost Estimates	$ 75,000		$ 75,000	$ -	0%	$ -	0%	$ 75,000	
0103-0000	**Advertising & Printing**	**$ 40,000**		**$ 40,000**	**$ 2,000**	**5%**	**$ 2,000**	**5%**	**$ 38,000**	
0104-0000	**Permitting**	**$ -**	**$ -**	**$ -**	**$ -**	**0%**	**$ -**	**0%**	**$ -**	
0105-0000	**Owner's Insurance**	**$ -**	**$ -**	**$ -**	**$ -**	**0%**	**$ -**	**0%**	**$ -**	
0199-0000	**Other Administrative Costs**	**$ 100,000**	**$ -**	**$ 100,000**	**$ 851**	**1%**	**$ 851**	**1%**	**$ 99,149**	
	SUB-TOTAL	**$ 7,102,079**	**$ -**	**$ 7,102,079**	**$ 6,854,230**	**0%**	**$ 3,106,623**	**44%**	**$ 3,995,456**	
	Architectural & Engineering									
	A/E Basic Services	**$ 18,536,837**	**$ -**	**$ 18,536,837**	**$ 18,536,837**	**100%**	**$ 9,850,066**	**53%**	**$ 8,686,771**	
0201-0400	Design Development	$ 5,902,893		$ 5,902,893	$ 5,902,893	100%	$ 5,902,893	100%	$ -	
0201-0500	Construction Documents	$ 8,552,208		$ 8,552,208	$ 8,552,208	100%	$ 3,947,173	46%	$ 4,605,035	
0201-0600	Bidding	$ 485,921		$ 485,921	$ 485,921	100%	$ -	0%	$ 485,921	
0201-0700	Construction Administration	$ 3,304,262		$ 3,304,262	$ 3,304,262	100%	$ -	0%	$ 3,304,262	
0201-0800	Closeout	$ 291,553		$ 291,553	$ 291,553	100%	$ -	0%	$ 291,553	
0201-9900	Other Basic Services	$ -		$ -	$ -	0%	$ -	0%	$ -	
	Extra/Reimbursable Services	**$ 1,349,402**	**$ -**	**$ 1,349,402**	**$ 1,349,402**	**100%**	**$ 230,758**	**17%**	**$ 1,113,644**	
0203-0200	Printing (Over Minimum)	$ 5,000		$ 5,000	$ 5,000	100%				
0203-9900	Other Reimbursables	$ 696,193		$ 696,193	$ 696,193	100%	$ 119,085	17%	$ 577,108	
0204-0200	HazMat (incl. monitoring)	$ 230,588		$ 230,588	$ 230,588	100%	$ 10,450	5%	$ 220,138	
0204-0300	Geotechnical/Geo-Environmental	$ 338,038		$ 338,038	$ 338,038	100%	$ 101,223	30%	$ 236,815	
0204-0400	Site Survey & Site Requirements	$ -		$ -	$ -	0%	$ -	0%	$ -	
0204-0500	Wetlands	$ 63,248		$ 63,248	$ 63,248	100%	$ -	0%	$ 63,248	
0204-1200	Traffic Studies	$ 16,335		$ 16,335	$ 16,335	100%	$ -	0%	$ 16,335	
	SUB-TOTAL	**$ 19,886,239**	**$ -**	**$ 19,886,239**	**$ 19,886,239**	**0%**	**$ 10,080,824**	**51%**	**$ 9,800,415**	
	SITE ACQUISITION									
0301-0000	Land/Bldg. Purchase/Associated Services	$ -		$ -	$ -	0%	$ -	0%	$ -	
	SUB-TOTAL	**$ -**	**$ -**	**$ -**	**$ -**	**0%**	**$ -**	**0%**	**$ -**	

LeftField
THE RIGHT CHOICE IN PROJECT MANAGEMENT

William H. Galvin Middle School - Canton, MA — December 31, 2025

Total Project Budget Status Report

ProPay Code	Description	Total Project Budget	Authorized Changes	Revised Total Budget	Total Committed	% Cmtd to Date	Actual Spent to Date	% Spent to Date	Balance To Spend	Comments
	PRE CONSTRUCTION COSTS									
0501-0000	CMR Pre-Con Services	$ 314,712	$ 141,415	$ 456,127	$ 456,127	0%	$ 316,255	69%	$ 139,872	
	SUB-TOTAL	$ 314,712	$ 141,415	$ 456,127	$ 456,127	0%	$ 316,255	69%	$ 139,872	
	CONSTRUCTION COSTS									
0502-0001	Construction Budget	$ 195,345,100	$ (141,415)	$ 195,203,685	$ 1,074,188	0%	$ 930,218	0%	$ 194,273,467	
0508-0000	Change Orders	$ -	$ -	$ -	$ -	0%	$ -	0%	$ -	
	SUB-TOTAL	$ 195,345,100	$ (141,415)	$ 195,203,685	$ 1,074,188	0%	$ 930,218	0%	$ 194,273,467	
	ALTERNATES									
0506-0000				$ -	$ -	0%	$ -	0%	$ -	
	SUB-TOTAL	$ -	$ -	$ -	$ -	0%	$ -	0%	$ -	
	OTHER PROJECT COSTS									
0507-0000	Construction Contingency	$ 9,767,255	$ -	$ 9,767,255	$ -	0%	$ -	0%	$ 9,767,255	
	Miscellaneous Project Costs	$ 1,000,000	$ -	$ 1,000,000	$ 2,240	0%	$ 2,240	0%	$ 997,760	
0601-0000	Utility Company Fees	$ 350,000		$ 350,000	$ 2,240	1%	$ 2,240	1%	$ 347,760	
0602-0000	Testing Services	$ 350,000		$ 350,000	$ -	0%	$ -	0%	$ 350,000	
0699-0000	Other Project Costs	$ 300,000		$ 300,000	$ -	0%	$ -	0%	$ 300,000	
	Furnishings and Equipment	$ 4,896,000	$ -	$ 4,896,000	$ -	0%	$ -	0%	$ 4,896,000	
0701-0000	Furnishings	$ 2,448,000		$ 2,448,000	$ -	0%	$ -	0%	$ 2,448,000	
0702-0000	Equipment	$ -		$ -		0%	$ -	0%	$ -	
0703-0000	Technology Equipment	$ 2,448,000		$ 2,448,000	$ -	0%	$ -	0%	$ 2,448,000	
0801-0000	Owner's Contingency	$ 1,953,451		$ 1,953,451	$ -	0%	$ -	0%	$ 1,953,451	
	SUB-TOTAL	$ 17,616,706	$ -	$ 17,616,706	$ 2,240	0%	$ 2,240	0%	$ 17,614,466	
	TOTAL PROJECT BUDGET	$ 241,764,836	$ -	$ 241,764,836	$ 29,762,030	12%	$ 15,925,164	7%	$ 225,839,672	

FUNDING SOURCES	Max w/ Conting.	Max w/o Conting.
Maximum State Share	$ 74,695,416	$ 73,145,938
Local Share	$ 167,069,420	$ 168,618,898
SUB-TOTAL	$ 241,764,836	$ 241,764,836

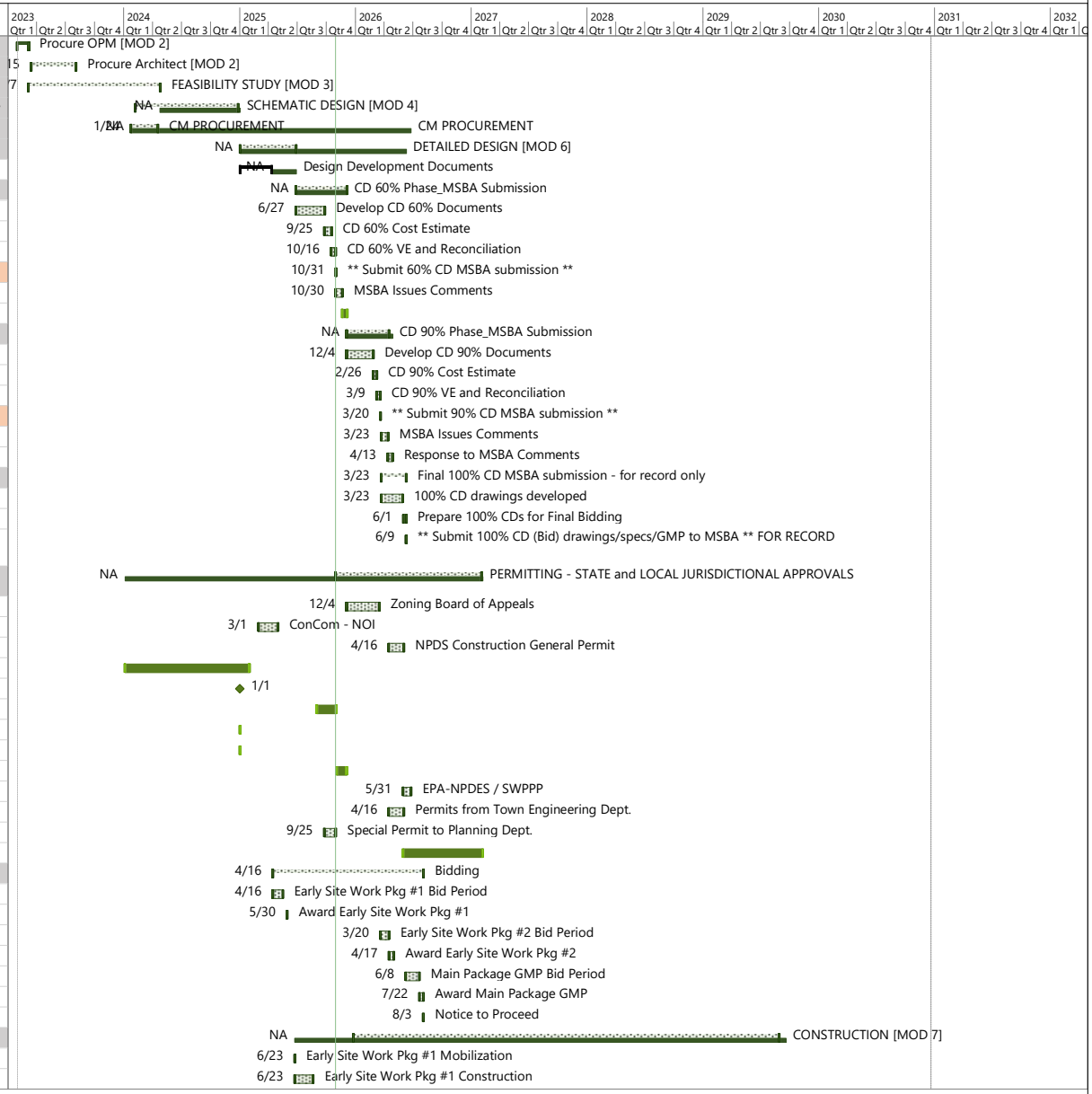
Project Budget	Scope Items Excluded	Contingencies	Basis of Total Facilities Grant	Reimbursement Rate
$ 241,764,836	$ 91,666,763	$ 11,720,706	$ 73,173,951	52.88%

GALVIN MIDDLE SCHOOL

Preliminary Schedule

60% Construction Document Submission December 31, 2025

ID	Task Mode	Task Name	Duration	Start	Finish
1		**Procure OPM [MOD 2]**	**27 days**	**Mon 1/30/23**	**Tue 3/7/23**
7		**Procure Architect [MOD 2]**	**102 days**	**Wed 3/15/23**	**Thu 8/3/23**
30		**FEASIBILITY STUDY [MOD 3]**	**297 days**	**Tue 3/7/23**	**Wed 4/24/24**
65		**SCHEMATIC DESIGN [MOD 4]**	**228 days**	**Tue 2/6/24**	**Thu 12/26/24**
83		**CM PROCUREMENT**	**61 days**	**Wed 1/24/24**	**Wed 4/17/24**
87		**DETAILED DESIGN [MOD 6]**	**126 days**	**Thu 1/2/25**	**Fri 6/27/25**
88		**Design Development Documents**	**72 days**	**Thu 1/2/25**	**Fri 4/11/25**
94		**CD 60% Phase_MSBA Submission**	**113 days**	**Fri 6/27/25**	**Thu 12/4/25**
95		Develop CD 60% Documents	65 days	Fri 6/27/25	Fri 9/26/25
96		CD 60% Cost Estimate	16 days	Thu 9/25/25	Thu 10/16/25
97		CD 60% VE and Reconciliation	11 days	Thu 10/16/25	Thu 10/30/25
98		**** Submit 60% CD MSBA submission ****	**1 day**	**Fri 10/30/25**	**Fri 10/30/25**
99		MSBA Issues Comments	16 days	Thu 10/30/25	Thu 11/20/25
100		Response to MSBA Comments	11 days	Thu 11/20/25	Fri 12/5/25
101		**CD 90% Phase_MSBA Submission**	**94 days**	**Thu 12/4/25**	**Thu 4/16/26**
102		Develop CD 90% Documents	59 days	Thu 12/4/25	Thu 2/26/26
103		CD 90% Cost Estimate	8 days	Thu 2/26/26	Mon 3/9/26
104		CD 90% VE and Reconciliation	9 days	Mon 3/9/26	Thu 3/19/26
105		**** Submit 90% CD MSBA submission ****	**1 day**	**Fri 3/20/26**	**Fri 3/20/26**
106		MSBA Issues Comments	16 days	Mon 3/23/26	Mon 4/13/26
107		Response to MSBA Comments	11 days	Mon 4/13/26	Mon 4/27/26
108		**Final 100% CD MSBA submission - for record only**	**56 days**	**Mon 3/23/26**	**Tue 6/9/26**
109		100% CD drawings developed	49 days	Mon 3/23/26	Fri 5/29/26
110		Prepare 100% CDs for Final Bidding	7 days	Mon 6/1/26	Tue 6/9/26
111		** Submit 100% CD (Bid) drawings/specs/GMP to MSBA ** FOR RECORD	1 day	Tue 6/9/26	Tue 6/9/26
112		**PERMITTING - STATE and LOCAL JURISDICTIONAL APPROVALS**	**320 days**	**Thu 10/30/25**	**Mon 2/1/27**
113		Zoning Board of Appeals	71 days	Thu 12/4/25	Mon 3/16/26
114		ConCom - NOI	45 days	Sat 3/1/25	Thu 5/1/25
115		NPDS Construction General Permit	33 days	Thu 4/16/26	Tue 6/2/26
116		MHC - PNF	275 days	Fri 1/5/24	Fri 1/31/25
117		MEPA - MA, ENF, EIR and Article 97 - N/A	0 days	Wed 1/1/25	Wed 1/1/25
118		MA DEP - NOI	45 days	Mon 9/1/25	Fri 10/31/25
119		MA DOT - N/A	1 day	Wed 1/1/25	Wed 1/1/25
120		MA DPH - N/A	1 day	Wed 1/1/25	Wed 1/1/25
121		MAAB	22 days	Mon 11/3/25	Wed 12/3/25
122		EPA-NPDES / SWPPP	20 days	Sun 5/31/26	Thu 6/25/26
123		Permits from Town Engineering Dept.	33 days	Thu 4/16/26	Tue 6/2/26
124		Special Permit to Planning Dept.	26 days	Thu 9/25/25	Thu 10/30/25
125		Building Permit	177 days	Sun 5/31/26	Fri 2/5/27
126		**Bidding**	**333 days**	**Wed 4/16/25**	**Mon 8/3/26**
127		Early Site Work Pkg #1 Bid Period	23 days	Wed 4/16/25	Fri 5/16/25
128		Award Early Site Work Pkg #1	1 day	Fri 5/30/25	Fri 5/30/25
129		Early Site Work Pkg #2 Bid Period	20 days	Fri 3/20/26	Thu 4/16/26
130		Award Early Site Work Pkg #2	11 days	Fri 4/17/26	Fri 5/1/26
131		Main Package GMP Bid Period	32 days	Mon 6/8/26	Tue 7/21/26
132		Award Main Package GMP	9 days	Wed 7/22/26	Mon 8/3/26
133		Notice to Proceed	1 day	Mon 8/3/26	Mon 8/3/26
134		**CONSTRUCTION [MOD 7]**	**942 days**	**Thu 12/25/25**	**Tue 8/28/29**
135		Early Site Work Pkg #1 Mobilization	1 day	Mon 6/23/25	Mon 6/23/25
136		Early Site Work Pkg #1 Construction	42 days	Mon 6/23/25	Wed 8/20/25

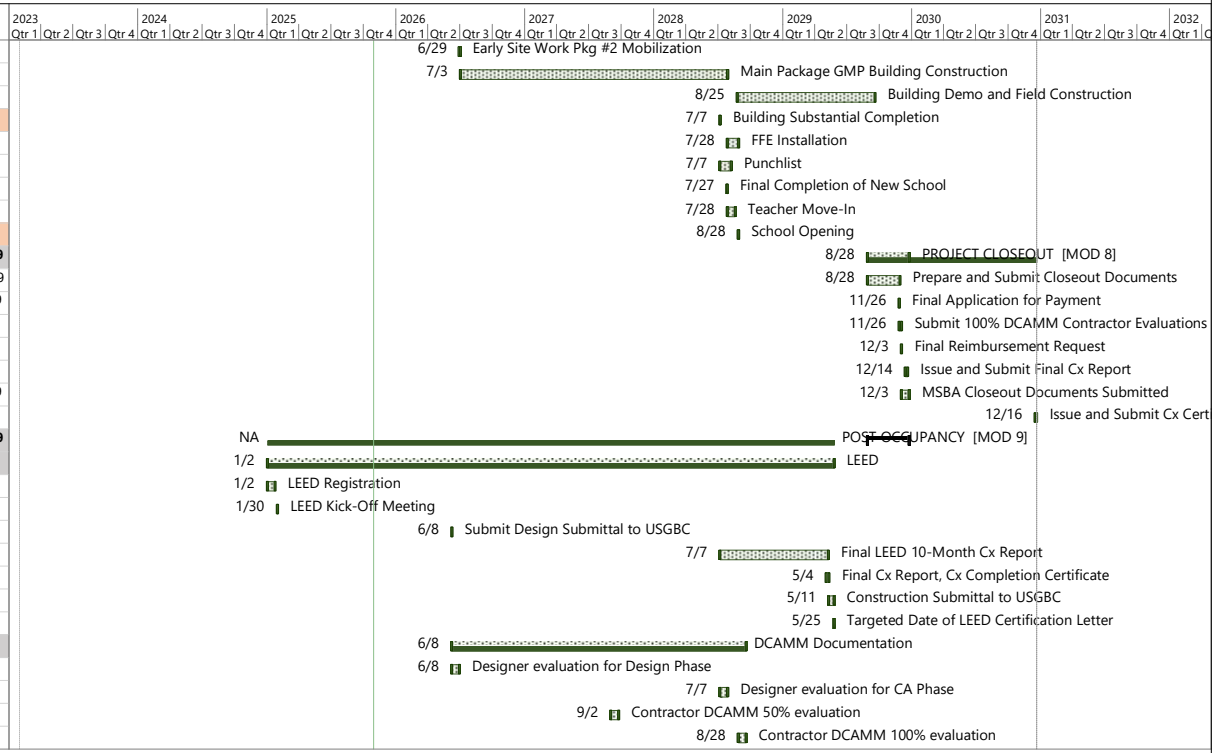


Project: Galvin MS Schedule
60 Date: 12/31/25

Task | Split | Milestone | Summary
Project Summary | Inactive Task | Inactive Milestone | Inactive Summary
Manual Task | Duration-only | Manual Summary Rollup | Manual Summary
Start-only | Finish-only | External Tasks | External Milestone
Deadline | Progress | Manual Progress

GALVIN MIDDLE SCHOOL
Preliminary Schedule
60% Construction Document Submission December 31, 2025

ID	Task Mode	Task Name	Duration	Start	Finish
137		Early Site Work Pkg #2 Mobilization	4 days	Mon 6/29/26	Thu 7/2/26
138		Main Package GMP Building Construction	532 days	Fri 7/3/26	Fri 7/28/28
139		Building Demo and Field Construction	272 days	Fri 8/25/28	Tue 9/18/29
140		**Building Substantial Completion**	**1 day**	**Fri 7/7/28**	**Fri 7/7/28**
141		FFE Installation	22 days	Fri 7/28/28	Mon 8/28/28
142		Punchlist	22 days	Fri 7/7/28	Mon 8/7/28
143		Final Completion of New School	1 day	Thu 7/27/28	Thu 7/27/28
144		Teacher Move-In	16 days	Fri 7/28/28	Fri 8/18/28
145		**School Opening**	**1 day**	**Mon 8/28/28**	**Mon 8/28/28**
146		**PROJECT CLOSEOUT [MOD 8]**	**83 days**	**Tue 8/28/29**	**Mon 12/24/29**
147		Prepare and Submit Closeout Documents	65 days	Tue 8/28/29	Wed 11/28/29
148		Final Application for Payment	1 day	Mon 11/26/29	Mon 11/26/29
149		Submit 100% DCAMM Contractor Evaluations	6 days	Mon 11/26/29	Mon 12/3/29
150		Final Reimbursement Request	1 day	Mon 12/3/29	Mon 12/3/29
151		Issue and Submit Final Cx Report	5 days	Fri 12/14/29	Thu 12/20/29
152		MSBA Closeout Documents Submitted	16 days	Mon 12/3/29	Mon 12/24/29
153		Issue and Submit Cx Certificate of Completion	5 days	Mon 12/16/30	Fri 12/20/30
154		**POST OCCUPANCY [MOD 9]**	**83 days**	**Tue 8/28/29**	**Mon 12/24/29**
155		**LEED**	**1128 days**	**Thu 1/2/25**	**Fri 5/25/29**
156		LEED Registration	16 days	Thu 1/2/25	Thu 1/23/25
157		LEED Kick-Off Meeting	1 day	Thu 1/30/25	Thu 1/30/25
158		Submit Design Submittal to USGBC	1 day	Mon 6/8/26	Mon 6/8/26
159		Final LEED 10-Month Cx Report	215 days	Fri 7/7/28	Wed 5/9/29
160		Final Cx Report, Cx Completion Certificate	6 days	Fri 5/4/29	Fri 5/11/29
161		Construction Submittal to USGBC	11 days	Fri 5/11/29	Fri 5/25/29
162		Targeted Date of LEED Certification Letter	1 day	Fri 5/25/29	Fri 5/25/29
163		**DCAMM Documentation**	**587 days**	**Mon 6/8/26**	**Mon 9/18/28**
164		Designer evaluation for Design Phase	16 days	Mon 6/8/26	Mon 6/29/26
165		Designer evaluation for CA Phase	16 days	Fri 7/7/28	Fri 7/28/28
166		Contractor DCAMM 50% evaluation	16 days	Thu 9/2/27	Thu 9/23/27
167		Contractor DCAMM 100% evaluation	16 days	Mon 8/28/28	Mon 9/18/28



Project: Galvin MS Schedule
60 Date: 12/31/25

Task	Project Summary	Manual Task	Start-only	Deadline
Split	Inactive Task	Duration-only	Finish-only	Progress
Milestone	Inactive Milestone	Manual Summary Rollup	External Tasks	Manual Progress
Summary	Inactive Summary	Manual Summary	External Milestone

CONSIGLI

3225 - CANTON - GALVIN MIDDLE SCHOOL

MONTHLY PRECONSTRUCTION REPORT

November 2025

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SECTION 1 - EXECUTIVE SUMMARY

The project includes Pre-construction services associated with the new Galvin Middle School in Canton, MA. The Architect is Ai3 and the Owner's Project Manager is Leftfield, LLC. Consigli Construction was brought on board in May of 2024. The project is a 218,350 SF 3-story ground-up middle school for grades 5-8, and includes an 800-seat auditorium, 12,000 SF gymnasium, synthetic turf athletic fields, as well as a partial geothermal system. The project's most significant challenge is working around an occupied and active campus and minimizing any construction-related interruptions. The approved preconstruction service contract is through Schematic Design; however, the additional preconstruction services through Construction Documents/GMP was approved as a change order. As such, the total preconstrution phase spans 25 months.

The project construction budget is $195.3M and was both approved at the Town Meeting in November 2024 and subsequently voted to proceed by the Town residents in December 2024.

This Preconstruction Monthly Report captures the collaborative effort that Consigli's project team has undertaken over the past several weeks and represents our understanding of the project through the end of this month.

October Update:
The initial 60% CD Estimate was submitted on October 16th with the reconciliation with PMC and the project team taking place on October 20th. After a collaborative detailed discussion of each discipline, the budget total was $195,099,017. This reconciled milestone package was prepared and submitted to MSBA on October 31st.

November Update:
Following the MSBA submission, the team has shifted focus back to constructability and coordination detailing. The Enhanced MEP effort has been well received by the design team and their consultants and it is proving to be a valuable service for address ingearly clashes in the 3D model and potential roadblocks down the road.

The working group met on November 21 to pre-review the project with Ed Walsh and Greg Pando of the Zoning Board to discuss several items and clarify the permit approval process in the Town of Canton ahead of Zoning and Planning Board meetings in December.

SECTION 2 - KEY STUDIES / DECISIONS

MEP Constructability Coordination (ongoing):
Bi-weekly constructability coordinatation meetings with Consigli, Ai3 and their consultants to discuss the most significant MEP-FP coordination issues on Revizto (software platform used for tracking issues) are ongoing.

Other Constructability Coordination (ongoing):
Consigli, Ai3, and Leftfield have a bi-weekly check-in meeting to discuss open issues to help move the project along. Most recently, the following items are being discussed and are ongoing:
- Temporary parking shortage during Academic School year 2028-2029
- Early release package coordination

Zoning and Planning Board Pre-review Meeting:
On Friday, November 21, the working group invited Ed Walsh and Greg Pando of Canton's Zoning Board to present the project ahead of the formal submission to the Board. Ai3 and their civil and landscaping consultants were looking to verify their permit process assumptions and to provide the proper documentation for items that may be required in order to avoid delays in their approval due to missing documentation.

SECTION 3 - MEETINGS ATTENDED

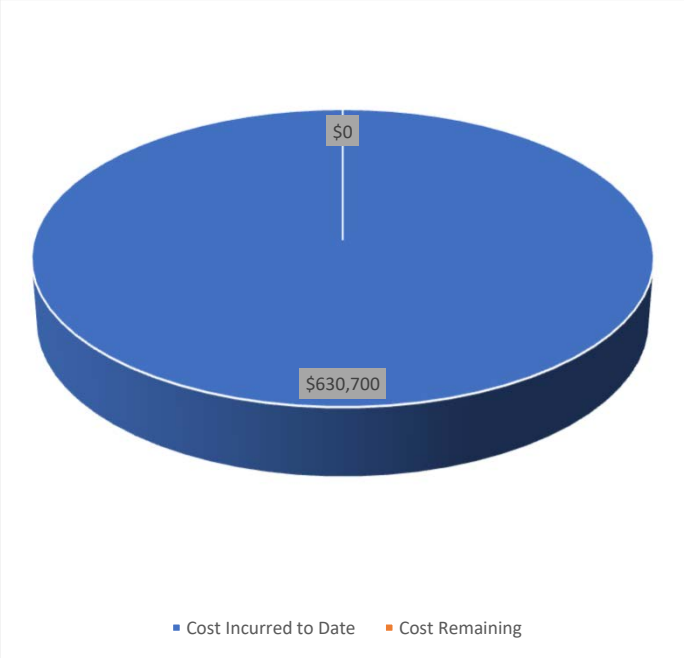
DATE	MEETING TYPE	LOCATION
10/02/25	Enhanced MEP Coordination Meeting	Virtual
10/09/25	Consigli-Ai3-Leftfield Check-in	Virtual
10/10/25	Canton-Leftfield-Ai3-Consigli Working Group	In-person
10/16/25	Enhanced MEP Coordination Meeting	Virtual
10/23/25	Consigli-Ai3-Leftfield Check-in	Virtual
10/24/25	Canton-Leftfield-Ai3-Consigli Working Group	In-person
10/29/25	SBC Meeting	In-person
10/30/25	Enhanced MEP Coordination Meeting	Virtual
11/06/25	**Consigli-Ai3-Leftfield Check-in**	**Virtual**
11/06/25	**Enhanced MEP Coordination Meeting**	**Virtual**
11/19/25	**SBC Meeting**	**In-person**
11/20/25	**Consigli-Ai3-Leftfield Check-in**	**Virtual**
11/20/25	**Enhanced MEP Coordination Meeting**	**Virtual**
11/21/25	**Canton-Leftfield-Ai3-Consigli Working Group**	**In-person**

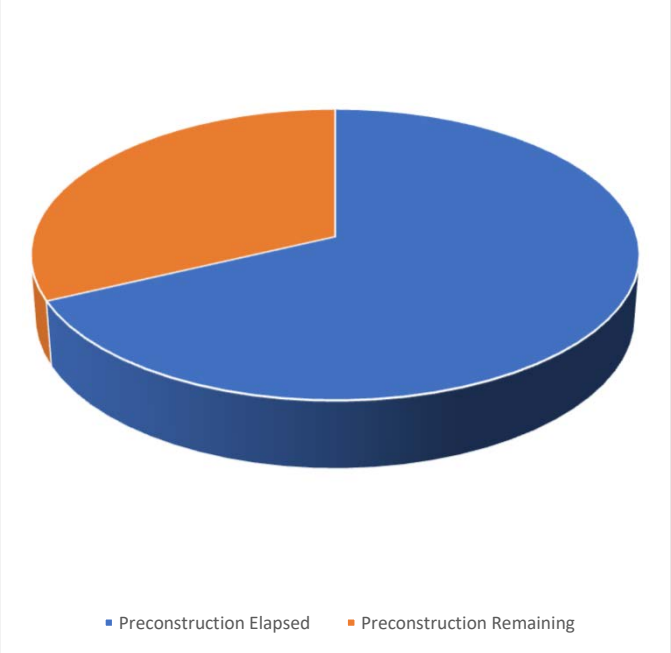
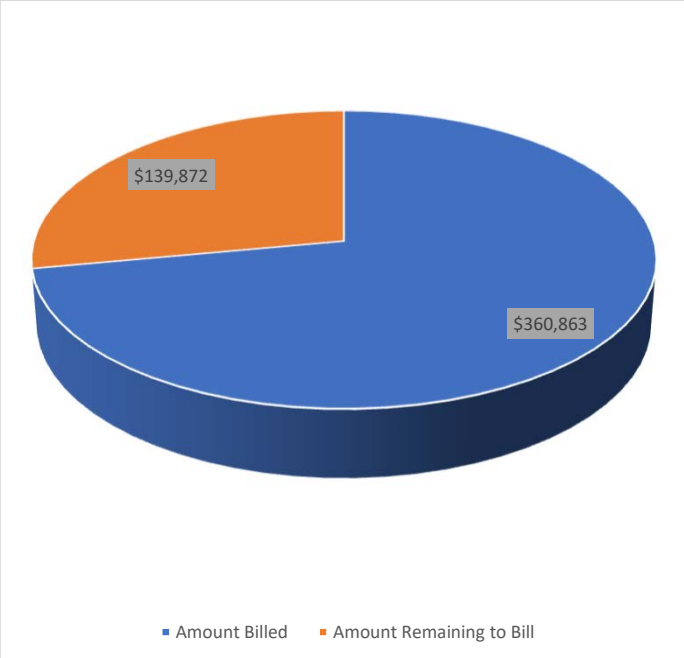
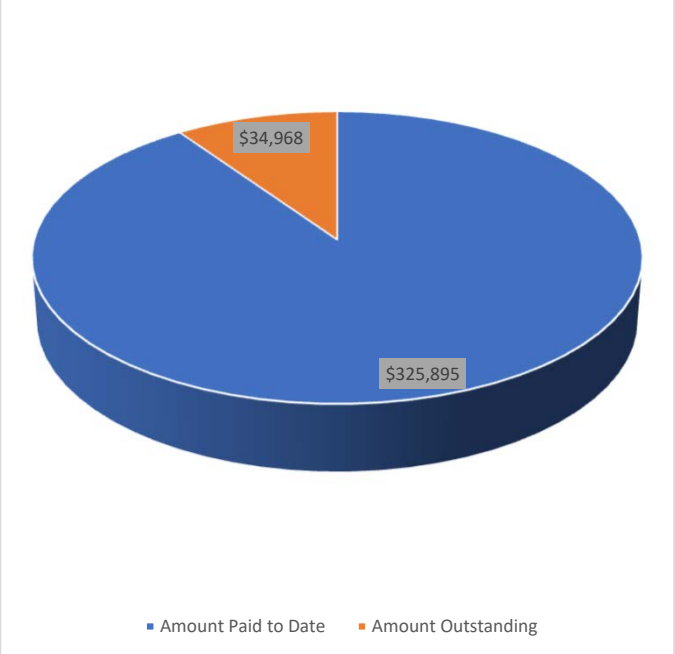
SECTION 4 - DELIVERABLES

DATE	TYPE	DESCRIPTION
10/06/25	Report	60% CD Firmus Drawing Analysis
10/16/25	Estimate	60% CD Initial Estimate Package
10/17/25	Analysis	60% CD Initial Reconciliation Worksheet
10/23/25	Estimate	60% CD Estimate Package (MSBA Submission)
10/23/25	Report	Early Release Tracker (draft) & Temporary Parking Study
11/20/25	**Report**	**Early Release Tracker, Updated**
11/24/25	**Analysis**	**60% CD Constructability Report, standalone**

SECTION 5 - PRECONSTRUCTION SERVICES COST SUMMARY

Contract Amount:	$500,735.00	Preconstruction Duration (months)	25
Cost Incurred to Date:	$630,700.39	Preconstruction Elapsed (months)	17





Amount Billed to Date:	$360,863.00	Amount Paid to Date:	$325,895.00