LeftField

THE RIGHT CHOICE IN PROJECT MANAGEMENT

WILLIAM H. GALVIN MIDDLE SCHOOL

Canton, MA

OPM Monthly Project Update Report

January 2026

FS	SD	DD	CD	BIDDING	CONSTRUCTION	CLOSEOUT	SITE

During the month of January, the Design Team further developed the construction documents, submitting an estimating set to the Project Team and estimators. Estimates are expected back in early March with a reconciliation meeting to follow. The project is on track to submit the 90% CD set documents to the MSBA on March 20, 2026.

Looking ahead to bidding, the Project Team has started the first of two rounds of Filed Sub Bidder (FSB) Prequalification, one for the early package which will include underground waterproofing and elevators being bid off a set to be released on March 20, 2026. A second round of Prequal will follow for the main bid package which is set to be released for bidding in June 2026. A Prequalification Committee was established at the December SBC meeting.

During the month of January, meetings with the Planning Board continued with the goal to obtain Zoning Board of Appeals approval in February.

I. TASKS COMPLETED THROUGH JANUARY 2026

The following tasks were completed in 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

II. TASKS PLANNED FOR FEBRUARY 2026

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

2/6/26	Working Group Meeting
2/6/26	Enhanced MEP/ Structural Coordination Meeting
2/12/26	Bi-weekly Project Team Check In
2/13/26	Working Group Meeting
2/18/26	Planning Board Meeting
2/25/26	School Building Committee Meeting
2/26/26	Bi-weekly Project Team Check In
2/26/26	Zoning Board of Appeals Meeting

2/27/26 Working Group Meeting

III. PROJECT BUDGET OVERVIEW

Expenditures against the budget totaled $2,550,582.41this 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 January 31, 2026.

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 January 31, 2026.

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 January 31, 2026
Invoice Summary Memo, dated January 31, 2026
Total Project Budget Status Report, dated January 31, 2026
Monthly and Cumulative Cash Flow Reports, dated January 31, 2026
Preliminary Project Schedule, dated January 31, 2026
Consigli Construction Management Monthly Report, dated January 31, 2026

DRAFT

Leftfield, LLC | **Jennifer Carlson** | **Progress Report as of Date 1/31/2026**

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)	$18,475,747
General Contractor Contact Name	Matthew Consigli	Project Completion Percentage	8%

OPM — Leftfield, LLC — Progress Report as of Date 1/31/2026

Contract Summary		Payment Summary	
Original Contract Amount	$346,000	Total Contract Amount	$7,553,279
Contract Amendments (to Date)	3	Invoices Paid (to Date)	$3,462,523
Value of Contract Amendments (to Date)	$7,207,279	Invoices Received (Reporting Period)	$21,366
Total Contract Amount	$7,553,279	Contract Amount Remaining	$4,069,390
Contract Amendments as Percentage of Original Contract Amount	2,083.0%		

OPM Activities (Reporting Period)	The following tasks were completed in the month of January 2026: I. 1/6/26 Working Group Meeting II. 1/8/26 Enhanced MEP Coordination Meeting III. 1/8/26 Zoning Board of Appeals Meeting IV. 1/9/26 Working Group Meeting V. 1/15/26 Bi-weekly Project Team Check In VI. 1/16/26 Working Group Meeting VII. 1/21/26 School Building Committee Meeting VIII. 1/21/26 Planning Board Meeting IX. 1/22/26 Enhanced MEP Coordination Meeting X. 1/23/26 Working Group Meeting XI. 1/29/26 Bi-weekly Project Team Check In XII. 1/30/26 Working Group Meeting
Project Budget Status	Expenditures against the budget totaled $2,550,582.41this 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 January 31, 2026.
MSBA Closeout Status	This project is in Construction Document phase.
Potential Issues	There are no potential issues identified at this time.

DESIGNER — Ai3 Architects LLC — Progress Report as of Date 1/31/2026

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)	$11,213,289
Value of Contract Amendments (to Date)	$19,891,239	Invoices Received (Reporting Period)	$2,511,732
Total Contract Amount	$20,979,099	Contract Amount Remaining	$7,254,078
Contract Amendments as Percentage of Original Contract Amount	1,828.5%		

MBE/WBE		Workforce Participation	
MBE Percentage	5.4%	Total Hours	
MBE Actual	6.7%	Minority Hours	484
WBE Percentage	10.4%	Minority Percentage	20.8%
WBE Actual	10.4%	Minority Workforce Participation	
		Female Hours	862
		Female Percentage	37.2%
		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 January 2026: I. 1/6/26 Working Group Meeting II. 1/8/26 Enhanced MEP Coordination Meeting III. 1/8/26 Zoning Board of Appeals Meeting IV. 1/9/26 Working Group Meeting V. 1/15/26 Bi-weekly Project Team Check In VI. 1/16/26 Working Group Meeting VII. 1/21/26 School Building Committee Meeting VIII. 1/21/26 Planning Board Meeting IX. 1/22/26 Enhanced MEP Coordination Meeting X. 1/23/26 Working Group Meeting XI. 1/29/26 Bi-weekly Project Team Check In XII. 1/30/26 Working Group Meeting		
30 Day Look Ahead	The following tasks are planned for the month of February 2026: I. 2/6/26 Working Group Meeting II. 2/6/26 Enhanced MEP/ Structural Coordination Meeting III. 2/12/26 Bi-weekly Project Team Check In IV. 2/13/26 Working Group Meeting V. 2/18/26 Planning Board Meeting VI. 2/25/26 School Building Committee Meeting VII. 2/26/26 Bi-weekly Project Team Check In 2/26/26 Zoning Board of Appeals Meeting VIII. 2/27/26 Working Group Meeting		
Commissioning Consultant	Affiliated Engineers, Inc. and Thrive		
Commissioning Consultant Status	Affiliated Engineers, Inc. and Thrive have been active on the project, reviewing the documents at each phase. Their specifications have been included in the documents.		

GENERAL CONTRACTOR — Consigli Construction Company, Inc. — Progress Report as of Date 1/31/2026

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)	$1,154,430
Value of Change Orders (to Date)	$0	Invoices Received (Reporting Period)	$17,484
Total Contract Amount	$1,574,923	Contract Amount Remaining	$403,009
Procurement Type	CM-at-Risk		
Change Orders as Percentage of Original Contract Amount	0.0%		
Pending Change Orders	$0		
Change Order Status	There have been no change orders on the project to date.		

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

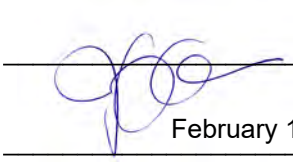
Schedule Assessment		
Notice to Proceed Date		
Physical Progress		0%
Substantial Completion Date (Reported)		
Substantial Completion Date (Contract)		
Substantial Completion Date (Certificate)		
Construction Progress (Reporting Period)		
30 Day Look Ahead	The following tasks are planned for the month of February 2026: I. 2/6/26 Working Group Meeting II. 2/6/26 Enhanced MEP/ Structural Coordination Meeting III. 2/12/26 Bi-weekly Project Team Check In IV. 2/13/26 Working Group Meeting V. 2/18/26 Planning Board Meeting VI. 2/25/26 School Building Committee Meeting VII. 2/26/26 Bi-weekly Project Team Check In 2/26/26 Zoning Board of Appeals Meeting VIII. 2/27/26 Working Group Meeting	
Overall Schedule Assessment	The project is currently tracking on schedule.	
Problems Identified (Schedule or Construction)	There have been no issues identified at this time.	
Quality Control	N/A	
Safety Compliance	N/A	
Number of Claims (to Date)		0
Value of Claims (to Date)		$0
Comments	N/A	
Recorded Manpower (Reporting Period)		
Contractor Closeout Status	This project is in Preconstruction.	

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

February 12, 2026
_____ Date

MEMORANDUM

To: William H. Galvin Middle School Building Committee

From: Jen Carlson, LeftField, LLC

Date: January 21, 2026

Re: William H. Galvin Middle School Project – December 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 $**
0102-0600	12/31/2025	LeftField	32	Bidding	OPM Services from December 1 - December 31, 2025	**$21,366.00**
0201-0500	12/31/2025	Ai3	24B	Construction Documents	A/E Base Services fromDecember 1 - December 31, 2025	$ 2,467,312.01
0204-0300	12/31/2025	Ai3	18E	Geotechnical/Geo-Environmental	A/E Geotechnical/Geo-Environmental from December 1 - December 31, 2025	$ 4,624.95
0203-9900	12/31/2025	Ai3	18E	Other Reimburseables	A/E Geotechnical/Geo-Environmental from December 1 - December 31, 2025	$ 39,795.45
					Ai3 Architects Total: (for summary only)	**$ 2,511,732.41**
0501-0000	12/31/2025	Consigli	13	CMR Pre-Con Services	Preconstruction Services from December 1 - December 31, 2025	**$ 17,484.00**
					TOTAL:	**$ 2,550,582.41**

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 January 2025 OPM Monthly Report will be electronically submitted to the MSBA and to the School Building Committee and Canton Public Schools by the February 12, 2026 deadline. All invoices above will be included in the January 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

Mr. Derek Folan
Superintendent
Canton Public Schools
960 Washington Street
Canton, MA 02021

Invoice Date: 12/31/25
Invoice No: 32

FOR: Project Management Services
Galvin Middle School Project
55 Pecunit Street, Canton, MA 02021

Professional Services from December 1 to December 31, 2025

OPM Services		Amount
12/31/2025	Construction Document Services:	$ 21,366.00
	Total Labor:	**$ 21,366.00**

Reimbursable Expenses		Amount
Reimbursables 12/01/25 - 12/31/25		$0.00
	Total Expenses:	**$0.00**

Total this Invoice: $ 21,366.00

Contract Status	Budget	Previous	Current	Total To Date	Balance
Feasibility Study/Schematic Design Phase	$346,000	$346,000	$0	$346,000	$0
Design Development Phase	$1,025,562	$1,025,562	$0	$1,025,562	$0
Construction Documents Phase	$2,051,124	$2,051,124	$0	$2,051,124	$0
Bid Phase	$170,927	$21,366	$21,366	$42,732	$128,195
Construction Phase	$3,418,539	$0	$0	$0	$3,418,539
Closeout Phase	$170,927	$0	$0	$0	$170,927
OPM Services Total:	$7,183,079	$3,444,052	$21,366	$3,465,418	$3,717,661
Reimbursable Expenses Total:	$24,200	$9,900	$0	$9,900	$14,300
Total Contract:	**$7,207,279**	**$3,453,952**	**$21,366**	**$3,475,318**	**$3,731,961**

Please Remit Payment To:
LeftField, LLC
P.O. Box 307
Hingham, MA 02043

ARCHITECT / ENGINEER REQUEST FOR PAYMENT

Ai3 Architects LLC
111 Speen Street, Suite 300
Framingham, MA 01701

Telephone: (508) 358-0790
Fax: (508) 358-0791

Canton Public Schools
ATTN: Brian Lynch, Assistant Superintendent of Finance & Operations
801 Washington Street
Canton, MA 02021

Telephone:
Email:

MSBA ID:

Contract for: William H. Galvin Middle School

Period Ending: **December 31, 2025**

BASIC SERVICES

Invoice 0024B-2303.00

Project Phase	Approved Budget	Percent of Total	Previously Approved Payments	Request This Period	Total Complete to Date	% Complete	Balance to Finish
Feasibility Study Phase	*$ 550,000.00*		*$ 550,000.00*	*$ -*	*$ 550,000.00*	*100.00%*	*$ -*
Full Schematic Design Phase	*$ 350,000.00*		*$ 350,000.00*	*$ -*	*$ 350,000.00*	*100.00%*	*$ -*
Design Development Phase	*$ 5,902,893.00*		*$ 5,902,893.00*	*$ -*	*$ 5,902,893.00*	*100.00%*	*$ -*
Construction Documents Phase	$ 8,552,208.00		$ 3,947,172.90	**$ 2,467,312.01**	$ 6,414,484.91	75.00%	$ 2,137,723.09
Early Bid Packages	N/A		$ -	**$ -**	$ -		
Bidding Phase	$ 485,921.00		$ -	**$ -**	$ -		$ 485,921.00
Construction Administration Phase	$ 3,304,262.00		$ -	**$ -**	$ -		$ 3,304,262.00
Completion Phase	$ 291,553.00		$ -	**$ -**	$ -		$ 291,553.00
Totals	$ 19,436,837.00		$ 10,750,065.90	**$ 2,467,312.01**	$ 13,217,377.91	68.00%	$ 6,219,459.09

Architect:
Firm: Ai3 Architects LLC

By:

Date: 12/31/2025

Reviewed: Project Manager
Firm: LeftField

By:

Date:

Approved:
LGU: Town of Canton

By:

Date:

Ai3 Architects LLC
111 Speen Street, Suite 300
Framingham, MA 01701

Telephone: 508-358-0790
Fax: 508-358-0791

Canton Public Schools
ATTN: Brian Lynch, Assistant Superintendent of Finance & Operations
801 Washington Street
Canton, MA 02021

Telephone: 781-821-5060 x1245
Email: lynchbr@cantonma.org

MSBA ID:

Contract for: William H. Galvin Middle School

Period Ending: **December 31, 2025**

EXTRA SERVICES

Invoice 0018E-2303.00

Project Phase	MSBA Cost Codes	Approved Budget	Previously Approved Payments	Request This Period	Total Complete to Date	% Complete	Balance to Finish
Phase 1 & 2: Site Surveyor - Full Topographical & Boundary Survey		*$ 97,500.00*	*$ 97,500.00*	*$ -*	*$ 97,500.00*	*100.00%*	*$ -*
Phase 1: Preliminary Geotechnical Evaluation of Proposed Site Area		*$ 33,000.00*	*$ 33,000.00*	*$ -*	*$ 33,000.00*	*100.00%*	*$ -*
Phase 1: Hazardous Materials Survey & Inspection Services		*$ 1,980.00*					
Phase 1: Destruction Testing for Hazardous Materials Survey & Inspection Services		*$ 3,850.00*	*$ 5,830.00*	*$ -*	*$ 5,830.00*	*100.00%*	*$ -*
Phase 1: Traffic Study		*$ 13,310.00*	*$ 13,309.99*	*$ -*	*$ 13,309.99*	*100.00%*	*$ 0.01*
Phase 1: Environmental Site Assessment		*$ 3,812.00*	*$ 3,811.50*	*$ -*	*$ 3,811.50*	*100.00%*	*$ 0.50*
Phase 1: Environmental Permitting & Coordination with Town and State Officials		*$ 16,500.00*	*$ 16,500.00*	*$ -*	*$ 16,500.00*	*100.00%*	*$ -*
Phase 1: Wetland Delineations		*$ 4,235.00*	*$ 4,235.00*	*$ -*	*$ 4,235.00*	*100.00%*	*$ -*
Phase 1: Soil Characterization		*$ 9,438.00*	*$ 9,438.00*	*$ -*	*$ 9,438.00*	*100.00%*	*$ -*
Phase 1: Hydrant Flow Testing		*$ 4,235.00*	*$ 4,235.00*	*$ -*	*$ 4,235.00*	*100.00%*	*$ -*
Phase 2: Geotechnical Evaluation (Design Phase)		$ 65,000.00	$ 53,640.95	$ 4,624.95	$ 58,265.90	89.64%	$ 6,734.10
Phase 2: On-Site Geotechnical Engineer During Site Excavation/Compaction (Construction Phase)		$ 160,000.00	$ -	$ -	$ -		$ 160,000.00
Phase 2: Hazardous Materials Investigation (Design Phase)		*$ 10,450.00*	*$ 10,450.00*	*$ -*	*$ 10,450.00*	*100.00%*	*$ -*
Phase 2: Hazardous Materials Surveys, Monitoring, Testing and Inspections (Construction Phase)		$ 203,500.00	$ -	$ -	$ -		$ 203,500.00
Phase 2: Historic Commission Filings, Hearings, or Approvals		$ 7,500.00	$ -	$ -	$ -		$ 7,500.00
Phase 2: Traffic Study		$ 16,335.00	$ -	$ 15,518.25	$ 15,518.25	95.00%	$ 816.75
Phase 2: Underground Storage Tank Investigations & Report		$ 16,637.50	$ -	$ -	$ -		$ 16,637.50

Phase 2: MAAB Variance Application		$ 5,000.00	$ -	$ -	$ -		$ 5,000.00
Phase 2: Soil Characterization		$ 113,038.20	$ -	$ -	$ -		$ 113,038.20
Phase 2: Installation Management of FF&E		$ 66,693.00	$ -	$ -	$ -		$ 66,693.00
Phase 2: Sustainable Design / LEED Consulting / Utility Impact Study / Analysis		$ 392,000.00	$ 156,800.00	$ 19,600.00	$ 176,400.00	45.00%	$ 215,600.00
Phase 2: Solar Design Engineering and Consulting Services for Net Zero Energy		$ 225,000.00	$ -	$ -	$ -		$ 225,000.00
Phase 2: Stormwater Permitting		$ 50,336.00	$ 8,382.00	$ 1,773.20	$ 10,155.20	20.17%	$ 40,180.80
Phase 2: Wetlands Delineation & Permitting		$ 12,912.00	$ -	$ 2,904.00	$ 2,904.00	22.49%	$ 10,008.00
Phase 2: Reimbursable Expenses / Other Unforeseen Additional Costs		$ 5,000.00	$ 1,485.00	$ -	$ 1,485.00	29.70%	$ 3,515.00
Totals		$ 1,537,261.70	$ 418,617.44	**$ 44,420.40**	$ 463,037.84	30.12%	$ 1,074,223.86

Architect:
Firm: Ai3 Architects LLC

By:

Date: 12/31/2025

Reviewed: Project Manager
Firm: LeftField

By:

Date:

Approved:
LGU: Town of Canton

By:

Date:

MSBA Form 3012

December 31, 2025

Mr. Brian Lynch, Assistant Superintendent of Finance & Operations
Canton Public Schools
801 Washington Street
Canton, MA 02021

Dear Brian,

The following invoice is for Traverse Landscape Architects' time spent-to-date on the "Phase 2: Traffic Study" item for William H. Galvin Middle School:

TRAVERSE LANDSCAPE ARCHITECTS		
12/10/25 Invoice #K1056.1-010 – Galvin Middle School	$	3,712.50
09/12/25 Invoice #K1056.1-007 – Galvin Middle School	$	10,395.00
SUBTOTAL	$	14,107.50
10% Administrative Mark-Up as per Article 9.1 of the Contract for Designer Services:	$	1,410.75

This GRAND TOTAL amount of **$15,518.25** is shown in our Architect / Engineer Request For Payment 0018E-2303.00 for the period ending December 31, 2025 for EXTRA Services.

If you have any questions, please feel free to contact me.

Sincerely,

Kristen Baker, Principal | Office Manager
Ai3 Architects LLC

TRAVERSE

Bill from	Bill to
Traverse Landscape Architects	**Ai3 Architects**
150 Chestnut Street, 4th Floor Providence , RI 02903 United States	Kristen Baker 111 Speen St., Suite 300 Framingham, MA 01701

Project K1056.1

Canton Galvin DD-CA

Services through

Aug 1, 2025 - Aug 31, 2025

Note

workforce hours are reported on Page 2

Invoice #	Terms	Issue date	Due date	Invoice total
K1056.1-007	**Net 30**	**Sep 12, 2025**	**Oct 12, 2025**	**$124,024.30**

-$0.02 overpayment 9/29/25 # 3207

Fixed Fee Services

PHASE	BUDGET	PREVIOUSLY BILLED ($)	PREVIOUSLY BILLED (%)	% COMPLETE	CURRENT DUE
Design Development	$366,952.00	$259,638.00	71%	76%	$20,800.00
Construction Documentation	$538,961.00	$61,886.20	11%	29%	$92,829.30
Bidding & Negotiation	$28,668.00	$0.00	0%	0%	$0.00
Construction Administration	$194,944.00	$0.00	0%	0%	$0.00
Closeout	$17,200.00	$0.00	0%	0%	$0.00
Phase II Traffic Analysis	$14,850.00	$0.00	0%	70%	$10,395.00
Soil Characterization	$102,762.00	$0.00	0%	0%	$0.00
Phase II Wetland Dilineation	$7,920.00	$0.00	0%	0%	$0.00
Regulatory Permitting	$45,760.00	$7,620.00	17%	17%	$0.00
UST Investigation	$15,125.00	$0.00	0%	0%	$0.00

Fixed Fee Services Total	BUDGET	PREVIOUSLY BILLED ($)	PREVIOUSLY BILLED (%)	% COMPLETE	CURRENT DUE
	$1,333,142.00	**$329,144.20**	**25%**	**34%**	**$124,024.30**

12/31/25 CO#6 - 2202.00

TRAVERSE

Bill from	Bill to
Traverse Landscape Architects	**Ai3 Architects**
150 Chestnut Street, 4th Floor Providence , RI 02903 United States	111 Speen St., Suite 300 Framingham, MA 01701

Project K1056.1

Canton Galvin DD-CA

Services through

Nov 1, 2025 - Nov 30, 2025

Note

workforce hours are reported on Page 2

Invoice #	Terms	Issue date	Due date	Invoice total
K1056.1-010	**Net 30**	**Dec 10, 2025**	**Jan 9, 2026**	**$54,684.05**

Fixed Fee Services

PHASE	BUDGET	PREVIOUSLY BILLED ($)	PREVIOUSLY BILLED (%)	% COMPLETE	CURRENT DUE
Design Development	$366,952.00	$311,933.00	85%	95%	$35,500.00
Construction Documentation	$538,961.00	$210,413.08	39%	42%	$15,471.55
Bidding & Negotiation	$28,668.00	$0.00	0%	0%	$0.00
Construction Administration	$194,944.00	$0.00	0%	0%	$0.00
Closeout	$17,200.00	$0.00	0%	0%	$0.00
Phase II Traffic Analysis	$14,850.00	$10,395.00	70%	95%	$3,712.50
Soil Characterization	$102,762.00	$0.00	0%	0%	$0.00
Phase II Wetland Dilineation	$7,920.00	$2,640.00	33%	33%	$0.00
Regulatory Permitting	$45,760.00	$9,232.00	20%	20%	$0.00
UST Investigation	$15,125.00	$0.00	0%	0%	$0.00

Fixed Fee Services Total	BUDGET	PREVIOUSLY BILLED ($)	PREVIOUSLY BILLED (%)	% COMPLETE	CURRENT DUE
	$1,333,142.00	**$544,613.08**	**41%**	**45%**	**$54,684.05**

12/31/25 0018E-2303.00

December 31, 2025

Mr. Brian Lynch, Assistant Superintendent of Finance & Operations
Canton Public Schools
801 Washington Street
Canton, MA 02021

Dear Brian,

The following invoice is for Traverse Landscape Architects' time spent-to-date on the "Phase 2: Wetlands Delineation & Permitting" item for William H. Galvin Middle School:

TRAVERSE LANDSCAPE ARCHITECTS		
11/18/25 Invoice #K1056.1-009 – Galvin Middle School	$	2,640.00
SUBTOTAL	$	2,640.00
10% Administrative Mark-Up as per Article 9.1 of the Contract for Designer Services:	$	264.00

This GRAND TOTAL amount of **$2,904.00** is shown in our Architect / Engineer Request For Payment 0018E-2303.00 for the period ending December 31, 2025 for EXTRA Services.

If you have any questions, please feel free to contact me.

Sincerely,

Kristen Baker, Principal | Office Manager
Ai3 Architects LLC

TRAVERSE

Bill from	Bill to
Traverse Landscape Architects	**Ai3 Architects**
150 Chestnut Street, 4th Floor Providence , RI 02903 United States	111 Speen St., Suite 300 Framingham, MA 01701

Project K1056.1

Canton Galvin DD-CA

Services through

Oct 1, 2025 - Oct 31, 2025

Note

workforce hours are reported on Page 2

Invoice #	Terms	Issue date	Due date	Invoice total
K1056.1-009	Net 30	Nov 18, 2025	Dec 18, 2025	$49,606.55

Fixed Fee Services

PHASE	BUDGET	PREVIOUSLY BILLED ($)	PREVIOUSLY BILLED (%)	% COMPLETE	CURRENT DUE
Design Development	$366,952.00	$280,438.00	76%	85%	$31,495.00
Construction Documentation	$538,961.00	$194,941.53	36%	39%	$15,471.55
Bidding & Negotiation	$28,668.00	$0.00	0%	0%	$0.00
Construction Administration	$194,944.00	$0.00	0%	0%	$0.00
Closeout	$17,200.00	$0.00	0%	0%	$0.00
Phase II Traffic Analysis	$14,850.00	$10,395.00	70%	70%	$0.00
Soil Characterization	$102,762.00	$0.00	0%	0%	$0.00
Phase II Wetland Dilineation	$7,920.00	$0.00	0%	33%	$2,640.00
Regulatory Permitting	$45,760.00	$9,232.00	20%	20%	$0.00
UST Investigation	$15,125.00	$0.00	0%	0%	$0.00

	BUDGET	PREVIOUSLY BILLED ($)	PREVIOUSLY BILLED (%)	% COMPLETE	CURRENT DUE
Fixed Fee Services Total	**$1,333,142.00**	**$495,006.53**	**37%**	**41%**	**$49,606.55**

12/31/25
0018E-2303.00

December 31, 2025

Mr. Brian Lynch, Assistant Superintendent of Finance & Operations
Canton Public Schools
801 Washington Street
Canton, MA 02021

Dear Brian,

The following invoice is for Traverse Landscape Architects' time spent-to-date on the "Phase 2: Stormwater Permitting" item for William H. Galvin Middle School:

TRAVERSE LANDSCAPE ARCHITECTS		
10/10/25 Invoice #K1056.1-008 – Galvin Middle School	$	1,612.00
SUBTOTAL	$	1,612.00
10% Administrative Mark-Up as per Article 9.1 of the Contract for Designer Services:	$	161.20

This GRAND TOTAL amount of **$1,773.20** is shown in our Architect / Engineer Request For Payment 0018E-2303.00 for the period ending December 31, 2025 for EXTRA Services.

If you have any questions, please feel free to contact me.

Sincerely,

Kristen Baker, Principal | Office Manager
Ai3 Architects LLC

TRAVERSE

Bill from	Bill to
Traverse Landscape Architects	Ai3 Architects
150 Chestnut Street, 4th Floor Providence , RI 02903 United States	Kristen Baker 111 Speen St., Suite 300 Framingham, MA 01701

Project K1056.1

Canton Galvin DD-CA

Services through

Sep 1, 2025 - Sep 30, 2025

Note

workforce hours are reported on Page 2

Invoice #	Terms	Issue date	Due date	Invoice total
K1056.1-008	Net 30	Oct 10, 2025	Nov 9, 2025	$41,838.03

Fixed Fee Services

PHASE	BUDGET	PREVIOUSLY BILLED ($)	PREVIOUSLY BILLED (%)	% COMPLETE	CURRENT DUE
Design Development	$366,952.00	$280,438.00	76%	76%	$0.00
Construction Documentation	$538,961.00	$154,715.50	29%	36%	$40,226.03
Bidding & Negotiation	$28,668.00	$0.00	0%	0%	$0.00
Construction Administration	$194,944.00	$0.00	0%	0%	$0.00
Closeout	$17,200.00	$0.00	0%	0%	$0.00
Phase II Traffic Analysis	$14,850.00	$10,395.00	70%	70%	$0.00
Soil Characterization	$102,762.00	$0.00	0%	0%	$0.00
Phase II Wetland Dilineation	$7,920.00	$0.00	0%	0%	$0.00
Regulatory Permitting	$45,760.00	$7,620.00	17%	20%	$1,612.00
UST Investigation	$15,125.00	$0.00	0%	0%	$0.00

Fixed Fee Services Total	BUDGET	PREVIOUSLY BILLED ($)	PREVIOUSLY BILLED (%)	% COMPLETE	CURRENT DUE
	$1,333,142.00	**$453,168.50**	**34%**	**37%**	**$41,838.03**

12/31/25
00186-2303.00

December 31, 2025

Mr. Brian Lynch, Assistant Superintendent of Finance & Operations
Canton Public Schools
801 Washington Street
Canton, MA 02021

Dear Brian,

The following invoice is for Lahlaf Geotechnical Consulting, Inc.'s ("LGCI") time spent-to-date on the "Phase 2: Geotechnical Evaluation (Design Phase)" item for William H. Galvin Middle School:

LGCI		
12/10/25 Invoice #2329-04 – Galvin Middle School	$	4,204.50
SUBTOTAL	$	4,204.50
10% Administrative Mark-Up as per Article 9.1 of the Contract for Designer Services:	$	420.45

This GRAND TOTAL amount of **$4,624.95** is shown in our Architect / Engineer Request For Payment 0018E-2303.00 for the period ending December 31, 2025 for EXTRA Services.

If you have any questions, please feel free to contact me.

Sincerely,

Kristen Baker, Principal | Office Manager
Ai3 Architects LLC

LGCI
Lahlaf Geotechnical Consulting, Inc.
100 Chelmsford Road
Suite 2
Billerica, MA 01862
Phone: (978) 330-5912
Fax: (978) 330-5056
E-mail: LGCI@LGCinc.net

Invoice

Invoice No.:	2329-04
Invoice for Period Ending:	11/30/2025
Date:	12/10/2025

Bill To

James Jordan
Ai3 Architects
111 Speen Street, Suite 300
Framingham, MA 01701

Terms	Client No.	Project Name	Project Number	Location
Due on receipt	0850	Prop. Galvin Elementary School	2329	Canton, MA

Description	Qty	Rate	Amount
Services Performed September 29, 2025 through November 30, 2025			
LGCI Proposal No. 24068 $164,960.00 Amount previously Invoiced $48,764.50 Current LGCI Invoice No. 2329-04 $4,204.50 Total invoiced including this invoice $52,969.00 Balance remaining from Budget amount $111,991.00			
Task 608-1 Review Drawings	1	2,040.00	2,040.00
Task 608-2 Prepare Specifications	1	2,040.00	2,040.00
Task 608-3 Consultation Senior Geotechnical Engineer - Consultation	0.5	249.00	124.50

Make check payable to Lahlaf Geotechnical Consulting, Inc.

Total due this invoice $4,204.50

Balance Due $4,204.50

12/31/25
0018E - 2303.00

Consigli Construction Co., Inc.
72 Sumner Street
Milford, MA 01757
(508)473-2580

Town of Canton
801 Washington Street
Canton, MA 02021

INVOICE ID: 13
DATE: December 31,2025

Period From: 12/1/2025 To: 12/31/2025

Item Id	Description	Contract Amount	Percent Complete	Total Billed	Previous Billed	Total This Invoice
22-000	Canton - Galvin Middle School					
22-100	Schematic Design	44,608.00	100.00 %	44,608.00	44,608.00	
22-105	Post-SD Precon Services	314,712.00	61.11 %	192,324.00	174,840.00	17,484.00
22-110	Geothermal Test Well	141,415.00	100.00 %	141,415.00	141,415.00	
Total		500,735.00	75.56 %	378,347.00	360,863.00	17,484.00

Contract Summary

Original contract amount	500,735.00
Approved changes	0.00
Revised contract amount	500,735.00
Invoiced to date	378,347.00
Remaining to invoice	122,388.00
Current Payment Due	$17,484.00
Percent billed	75.56 %
Retainage balance	0.00

Approved by:

Name: _____

Title: _____

Date: _____

LeftField
THE RIGHT CHOICE IN PROJECT MANAGEMENT

William H. Galvin Middle School - Canton, MA — January 31, 2026

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%**	**$ 3,125,138**	**45%**	**$ 3,836,941**	
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%	$ 42,732	25%	$ 128,195	
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%**	**$ 3,127,989**	**44%**	**$ 3,974,090**	
	Architectural & Engineering									
	A/E Basic Services	**$ 18,536,837**	**$ -**	**$ 18,536,837**	**$ 18,536,837**	**100%**	**$ 12,317,378**	**66%**	**$ 6,219,459**	
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%	$ 6,414,485	75%	$ 2,137,723	
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%**	**$ 275,178**	**20%**	**$ 1,069,224**	
0203-0200	Printing (Over Minimum)	$ 5,000		$ 5,000	$ 5,000	100%				
0203-9900	Other Reimbursables	$ 696,193		$ 696,193	$ 696,193	100%	$ 198,080	28%	$ 498,113	
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%	$ 66,648	20%	$ 271,390	
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%**	**$ 12,592,556**	**63%**	**$ 7,288,683**	
	SITE ACQUISITION									
0301-0000	Land/Bldg. Purchase/Associated Services	$ -		$ -	$ -	0%	$ -	0%	$ -	
	SUB-TOTAL	**$ -**	**$ -**	**$ -**	**$ -**	**0%**	**$ -**	**0%**	**$ -**	

William H. Galvin Middle School - Canton, MA — **January 31, 2026**

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%	$ 333,739	73%	$ 122,388	
	SUB-TOTAL	$ 314,712	$ 141,415	$ 456,127	$ 456,127	0%	$ 333,739	73%	$ 122,388	
	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%	$ 18,475,747	8%	$ 223,289,089	

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%

3225 - CANTON - GALVIN MIDDLE SCHOOL

MONTHLY PRECONSTRUCTION REPORT

December 2025 & January 2026

TABLE OF CONTENTS

SECTION 1 **Executive Summary**

SECTION 2 **Key Studies / Decisions**

SECTION 3 **Meetings Attended**

SECTION 4 **Deliverables List**

SECTION 5 **Precon Services Cost Summary**

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.

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.

December and January Update:
The team has shifted some of the focus to more refined construction details and coordination between trade packages in preparation of the upcoming 90% CD set and Bid Package #2 which includes the early release bid packages. Leftfield has posted the project in the Central Register advertising for the (2) Trade Bid packages; Below-grade waterproofing and Elevator. The Statements of Qualifications (SOQs) are due February 4th. Due to the small selection of trades in this RFQ, Leftfield will be managing the process directly in lieu of running the prequalifications through an online system.

Additionally, we continue to study the temporary parking situation and have raised concerns due to a deficit in spaces needed during the first academic school year when the new school building opens and the existing building is being demolished and the parking lot in the back is not yet available.

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.

Temporary Parking (Academic Year 2028-29)
Based on the temporary parking analysis and parking study, once the new school building opens, there currently is a shortage of 27 parking spaces during that first academic school year (2028-2029) until the final phase of construction is completed in 2029. Consigli provided a few temporary (and permanent) options to Ai3 and Leftfield that were discussed. Ai3 took the diagrams and shared them with both their consultants for further review and updated their permanent proposed parking solution. This in response to feedback from the Planning Board saying additional parking needed to be included due to the auditorium seat count. After a few revisions looking at parallel parking options, we appear to be only a handful of spaces short during the construction phase (after the new building opens and before the existing building is demolished and the new parking lots are open).

Early Release Package & Direct Buy Coordination
One of Consigli's most effective approaches to schedule certainty is to both award select contractors early as well as to release key material through direct purchasing utilizing Consigli's Arch Energy division. On December 19th, the project team met with the G+V, the electrical and mechanical consultants, to discuss their concerns on the direct purchase approach with the upcoming Bid Package #2 / 90% CD set phase and agreed on the approach.

Bid Package	Tracking Item	Pricing Set (issuance date)	Owner Award Date	Anticipated Commitment	Comments:
BP #1	***Bid Package #1***				
31-01	Sitework - Enabling Scope	BP #1 Set - Enabling	May 2025 SBC	$ 1,074,188	OAL #01 - Sitework Enabling Package
			Subtotal	***$ 1,074,188***	
	Early Release Bid Packages				
31-23	Sitework package	Bid Package #2 Set (3-20-2026)	5/6/2026	$ 21,390,621	Potentially utilize the "Draft" BP#2 set for early engagement/pricing due to 5/6 NTP
33-20	Geothermal Package	Bid Package #2 Set (3-20-2026)	5/6/2026	$ 1,612,955	
05-50	Structural Steel Package	Bid Package #2 Set (3-20-2026)	5/6/2026	$ 11,067,458	
07-01	Below Grade Waterproofing Package	Bid Package #2 Set (3-20-2026)	5/14/2026	$ 68,321	Trade Contractor
03-30	Concrete Package	Bid Package #2 Set (3-20-2026)	5/20/2026	$ 8,570,708	Includes site concrete
14-20	Elevator Package	Bid Package #2 Set (3-20-2026)	6/11/2026	$ 719,448	Trade Contractor
			Subtotal	***$ 43,429,511***	
	Early Release Direct Purchase Packages				
26-01	Generator & associated ATS	Bid Package #2 Set (3-20-2026)	5/14/2026	$ 677,250	
26-01	3000A Switchboards (SWBD1 &2)	Bid Package #2 Set (3-20-2026)	5/20/2026	$ 490,000	
26-01	1200A Distribution Panels (OEDP1 &2)	Bid Package #2 Set (3-20-2026)	5/20/2026	$ 75,000	
23-01	Packaged Rooftop Water Source Heat Pump Units (ERU-5,8,9, 11, and 12)	Bid Package #2 Set (3-20-2026)	5/20/2026	$ 1,651,450	
23-01	Packaged Rooftop Air Source Heat Pump Units (ERU-1-4,6,7, 10, and 13)	Bid Package #2 Set (3-20-2026)	5/20/2026	$ 1,323,900	
			Subtotal	***$ 4,217,600***	
	Total Early Release Commitment			***$ 48,721,299***	
n/a	**GMP Approval**	**100% CD**	**July 2026 SBC**	**$ 146,377,718**	**Remaining Balance**
			Total Project Cost	**$ 195,099,017**	60% CD Estimate (dated 10.23.25)

SECTION 3 - MEETINGS ATTENDED

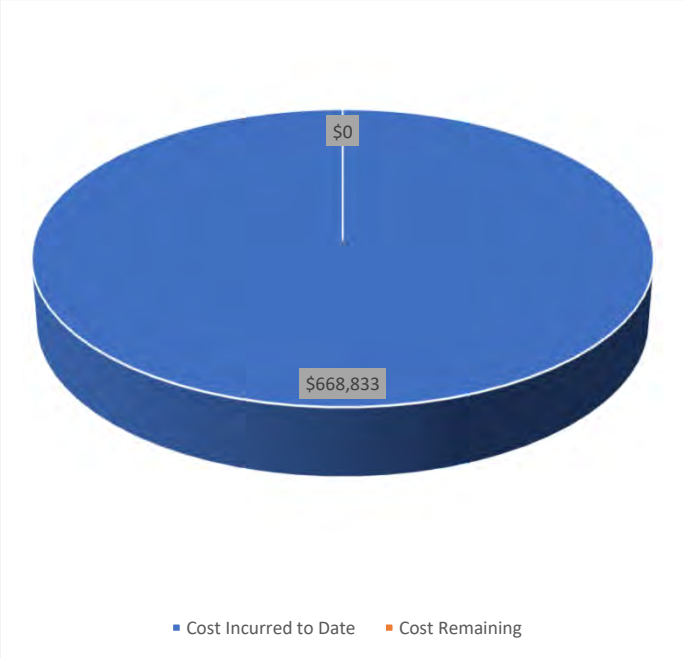
DATE	MEETING TYPE	LOCATION
11/06/25	Consigli-Ai3-Leftfield Check-in	Virtual
11/06/25	Enhanced MEP Coordination Meeting	Virtual
11/19/25	SBC Meeting	In-person
11/20/25	Consigli-Ai3-Leftfield Check-in	Virtual
11/20/25	Enhanced MEP Coordination Meeting	Virtual
11/21/25	Canton-Leftfield-Ai3-Consigli Working Group	In-person
12/04/25	**Consigli-Ai3-Leftfield Check-in**	**Virtual**
12/04/25	**Enhanced MEP Coordination Meeting**	**Virtual**
12/05/25	**Canton-Leftfield-Ai3-Consigli Working Group**	**In-person**
12/08/25	**Soil Sampling Review**	**Virtual**
12/12/25	**Canton-Leftfield-Ai3-Consigli Working Group**	**In-person**
12/15/25	**LEED credit/Prequals: MEP**	**Virtual**
12/16/25	**LEED credit/Prequals: Site**	**Virtual**
12/18/25	**SBC Meeting**	**In-person**
12/18/25	**Consigli-Ai3-Leftfield Check-in**	**Virtual**
12/18/25	**Enhanced MEP Coordination Meeting**	**Virtual**
12/19/25	**Canton-Leftfield-Ai3-Consigli Working Group**	**Virtual**
12/19/25	**Direct Purchase Discussion**	**Virtual**
01/06/26	**Follow up for Additional Parking Options**	**Virtual**
01/08/26	**Enhanced MEP Coordination Meeting**	**Virtual**
01/15/26	**Consigli-Ai3-Leftfield Check-in**	**Virtual**
01/16/26	**Canton-Leftfield-Ai3-Consigli Working Group**	**In-person**
01/23/26	**Canton-Leftfield-Ai3-Consigli Working Group**	**Virtual**
01/29/26	**Consigli-Ai3-Leftfield Check-in**	**Virtual**
01/30/26	**Canton-Leftfield-Ai3-Consigli Working Group**	**Virtual**

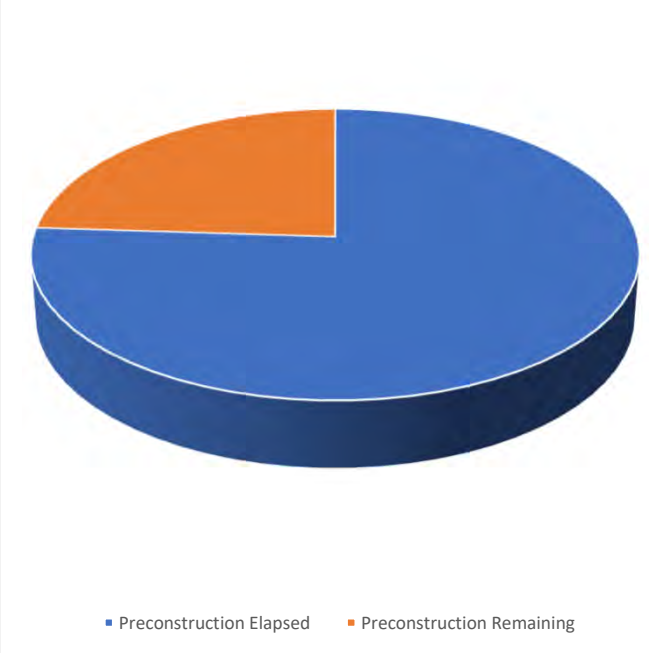
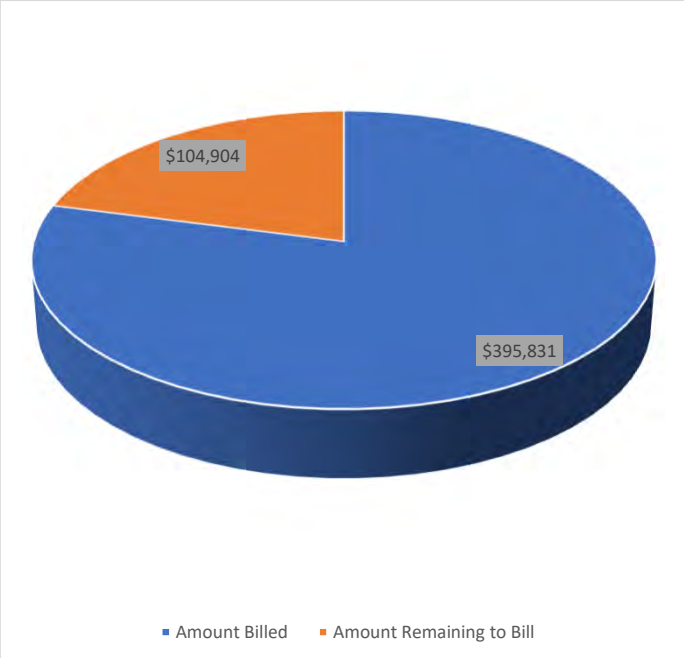
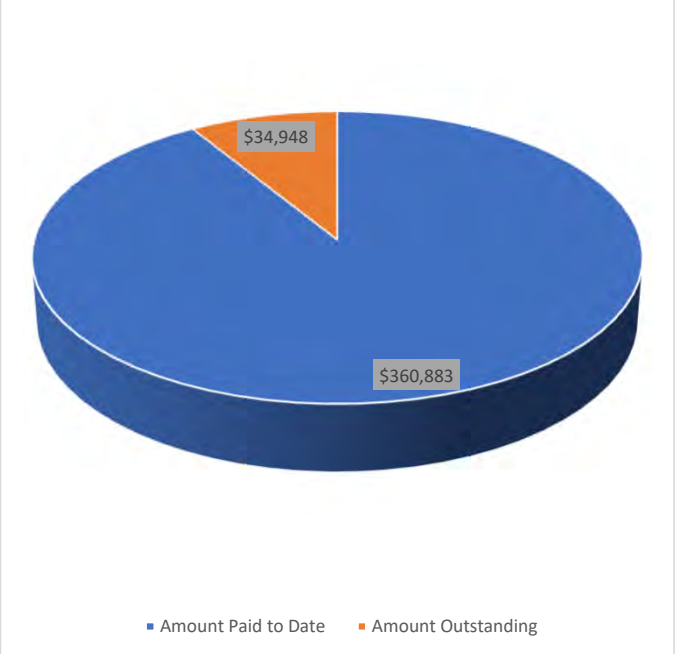
SECTION 4 - DELIVERABLES

DATE	TYPE	DESCRIPTION
11/20/25	Report	Early Release Tracker (draft) & Temporary Parking Study, revised
11/24/25	Report	60% CD Constructability Report, standalone file
12/16/25	**Analysis**	**Temporary Parking Study for 2028-2029**

SECTION 5 - PRECONSTRUCTION SERVICES COST SUMMARY

Contract Amount:	$500,735.00	Preconstruction Duration (months)	25
Cost Incurred to Date:	$668,832.89	Preconstruction Elapsed (months)	19





Amount Billed to Date:	$395,831.00	Amount Paid to Date:	$360,883.00