



December 23, 2020

Timothy Alix
Colliers Project Leaders
67 Hunt Street, Suite 119
Agawam, MA 01001

RE: Easthampton Maple ES – Schedule Acceleration Proposal

Tim,

At your request, Fontaine Bros. has further studied the proposed acceleration of the Phase 1b substantial completion date for Buildings E, and F from March 1, 2022 to November 1, 2021. This modification to the project schedule would result in a loss of 86 working days for the Phase 1b portions of the building. In order to execute this acceleration, Fontaine anticipates that most subcontractors on-site would need to provide additional manpower and work additional hours, amounting to their respective portion of the work that would be completed within those 86 days. Given that the brick installation must precede the window installation, and the window installation must precede the completion of interior finishes, we expect that the project would need to devote resources to escalate the completion of the exterior of the building by incorporating an additional 5,664 man-hours by the affected exterior trades. The advancement of the exterior progress of the building would then allow the interior finish trades to expedite their work, with an expected additional manpower requirement of 10,180 man-hours. At the same time, we anticipate that the MEP (mechanical, electrical, telecommunications, plumbing, fire protection, etc.) trades would be required to escalate their progress through inclusion of an additional 12,880 man-hours. In order to provide proper egress and accessibility to the Phase 1b portion of the building, we expect that an additional 4,800 man-hours will be required for associated site-development trades. Lastly, it can be anticipated that additional equipment will likely be required to allow some work to occur simultaneously in multiple areas and potentially out of season, and additional supervision will also be required.

While these labor projections do not represent added work for the trades, the fact that they must generate a recovery of 86 days within the existing Phase 1a project schedule means they will come with added cost. Most trades working overtime hours are required to pay their employees 1.5x the base wage rate, which varies by discipline and experience, while others are required to pay their tradespeople 2x the base wage rate. Given the limited pool of tradespeople available, subcontractors will be faced with working their crews on overtime and diverting labor from other committed uses, all of which will be considered additional expense to the project. Using the projected accelerated outputs noted above and average base wage rates by discipline, Fontaine anticipates the need to add \$883,778 in direct subcontractor labor costs to the project in order to achieve the requested schedule acceleration. The breakdown of this labor expense is summarized in the following table:



Easthampton ES - Schedule Acceleration Labor Costs			
Trade	Straight Time Base Rate	Projected Hours	Projected Expenditure
General Contractor	\$ 44.72	1237	\$ 27,659
Exteriors	\$ 45.36	5664	\$ 256,919
Finishes	\$ 39.77	10180	\$ 202,429
MEP's	\$ 49.15	12880	\$ 316,526
Site Development	\$ 44.96	4800	\$ 107,904

Inclusive of subcontractor OH&P (overhead and profit), general contractor OH&P, supervision, equipment rentals and miscellaneous expenses, we anticipate the total cost to advance the Phase 1b substantial completion date to November 1, 2021 to be \$1,175,017. While this is a substantial figure, it should be noted that this amounts to 1.39% of the base contract value, while we will be delivering the completed building 16.56% faster from foundations to substantial completion. While an early finish would typically generate some modest savings on general conditions, the Phase 2 substantial completion date for the project of August 22, 2022 will remain, necessitating that Fontaine and most subcontractors remain mobilized. A summary of these costs is included in the table below:

Summary	
Subcontractor Direct Labor	\$ 883,778
Subcontractor OH&P (10%)	\$ 88,378
Subcontractor Subtotal	\$ 972,156
Misc Equipment & Utilities	\$ 50,000
Supervision	\$ 27,659
GC OH&P (5% / 10%)	\$ 104,982
Bonds (1%)	\$ 20,220
GC Subtotal	\$ 202,861
Total	\$ 1,175,017

Should this acceleration be desirable to the owner, Fontaine anticipates a need to begin this undertaking by February 1, 2021, and requests that the proposal be evaluated and direction issued by this date. We must also make you aware that given the current situation with the pandemic, we need to caveat this proposal with the fact that the owner, and by extension Fontaine Bros., may expend this sizeable sum of money towards this schedule acceleration, only to encounter future unforeseen impacts that prevent us from achieving this goal. As of today, we find ourselves facing a schedule deficit related to brick material delays. We are in the midst of



another spike in cases related to the pandemic that continues to threaten the availability of our workforce, and could at any point lead to work stoppages for individual employees, trades, or even the entire project. There remains continued uncertainty regarding the pandemic's effects on the supply chain, and we could face the next material shortage at any time. Regardless of what decision the City makes, we will put every effort into mitigating these challenges in pursuit of the desired substantial completion date.

We look forward to hearing your thoughts and discussing further and will make ourselves available at your convenience.

Sincerely,

A handwritten signature in blue ink, appearing to read 'J. Kent', is positioned below the word 'Sincerely,'.

Joel Kent
Fontaine Bros., Inc.
Project Manager

CC: Caolo & Bieniek Associates