



Town of Carver, Massachusetts
Carver Elementary School

PMA Construction Services
Owner's Project Manager

CARVER ELEMENTARY SCHOOL PROJECT
December 2016 - Monthly Status Report

Table with project details: Project (Carver Elementary School), Building Size (112,350 sf), Phase 1 Substantial Completion (22 June 2018), Current Phase (Construction), Parcel Size (0 sf), Phase 2 Substantial Completion (30 Nov 2018), Construction Type (New Construction), Design Enrollment (825), Project Total Duration (26 Months), Construction Start Date (03 Oct 2016), Reimbursement Rate (59.47%), Day 89 of 788 to Substantial (11.3%)

Project Safety Report

Safety Incidents this Month • [0]
Past Lost Time Incidents • [0]
Past Minor Reportable Incidents • [0]

Open Scope / Potential Issues

- Decommissioning Old Wells & Tie in of New Wells and Softener System
Schedule Requirement Submission with General Contractor
Site Logistics and Safety Plan Near Play Areas
Utility Company Coordination of Existing Overhead Power and Cable - Removal & Relocation
Winter Conditions Earthwork & Concrete Placement
Control Wiring for Transducers for New Wells
Coordination of Parking and Circulation with School Staff
Community Issues - Abutter Privacy & Security Concern - Scrim Installed
Working to Install Site Cameras for Construction

Budget Status

Total Project Budget: \$51,953,585 as of 10/31/16
Actual Incurred to Date: \$5,209,362 as of 12/31/16 (10.02%)
Contingency Remaining: \$1,969,114.53 (99.84%)

Construction Cost Summary:

Table with construction cost summary: Award Value (CTA): \$37,625,070.00, Previously Executed CO's (Net): \$0.00, Previous Contract Value: \$37,625,070.00, CO's Executed this Month: \$3,058.47, Current Contract Value: \$37,628,128.47

Construction Payment Summary:

Table with construction payment summary: Previous Gross Amount: \$37,625,070.00, This Month's Gross Amount: \$720,219.04, Gross Amount to-Date: \$1,486,595.04, Retainage To-Date @ 5%: \$74,329.75, Retainage Released: \$0.01, Current Retainage: \$74,329.76, Total Net Payable To-Date: \$1,412,265.28

Remaining Balance to Finish (gross): \$36,141,533.43

*December Value Per Draft Payment Application

Project Status

December 2016 Progress

- PMA Performed OPM Duties (i.e. contract document compliance verification, project controls, real-time issues ID and resolution, update TRC on potential changes in the work, etc.)
Designer Continued Construction Administration (i.e. submittals, RFIs, weekly site visits, QA/QC, etc)
Stripped and Stockpile Topsoil

- Chlorinated and Tested All lines to Wells and Connecting EKW and GJC Buildings
Continued Review of Baseline Construction Schedule with General Contractor
Coordinating and Scheduling Utility Companies for Removal and Relocation of Overhead Lines
Coordination of Power from Wells to VFD
Foundation Work Began at A Building

January 2017 Forecasted Items

- Decommission Existing Wells (2) & Cut Over to New Wells
Continue to Work with School in Order to Ensure Safety
Continue CORI Check Process for All Parties Onsite
Installation of Fire Protection Wet Well
Continue Foundation Work at A/B Building
Strip Top Soil and Earthwork Inside Old DEP Well Radius

- Review with MSBA Revised PFA Documentation
Execute Revised PFA and Bid Amendment 1
Work with Town to Ensure all Safety Protocols and Site Logistics are Being Adhered
Work with General Contractor to Mitigate Potential Risks
Continue MEP Coordination with Trades

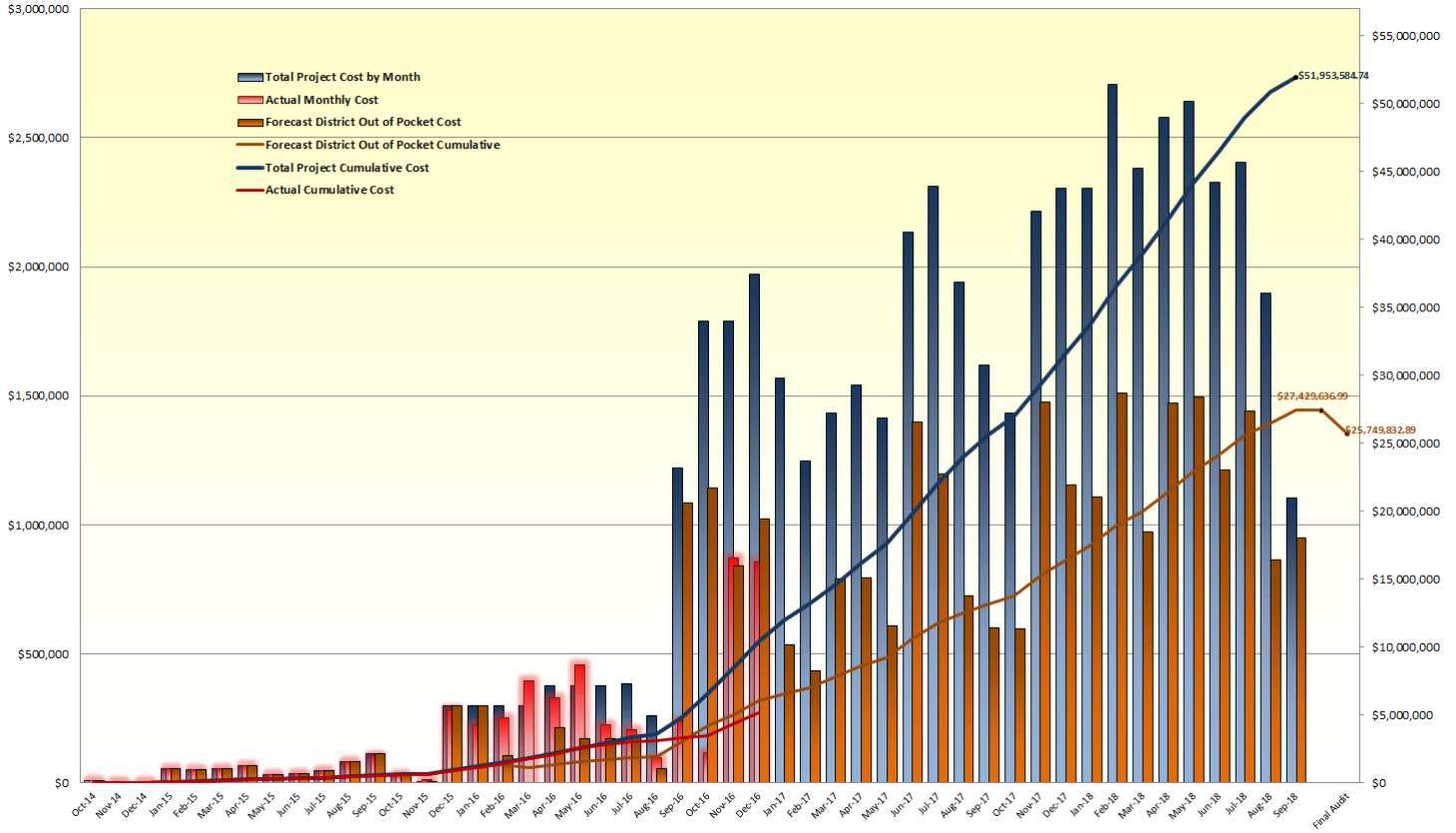


Town of Carver, Massachusetts
Carver Elementary School

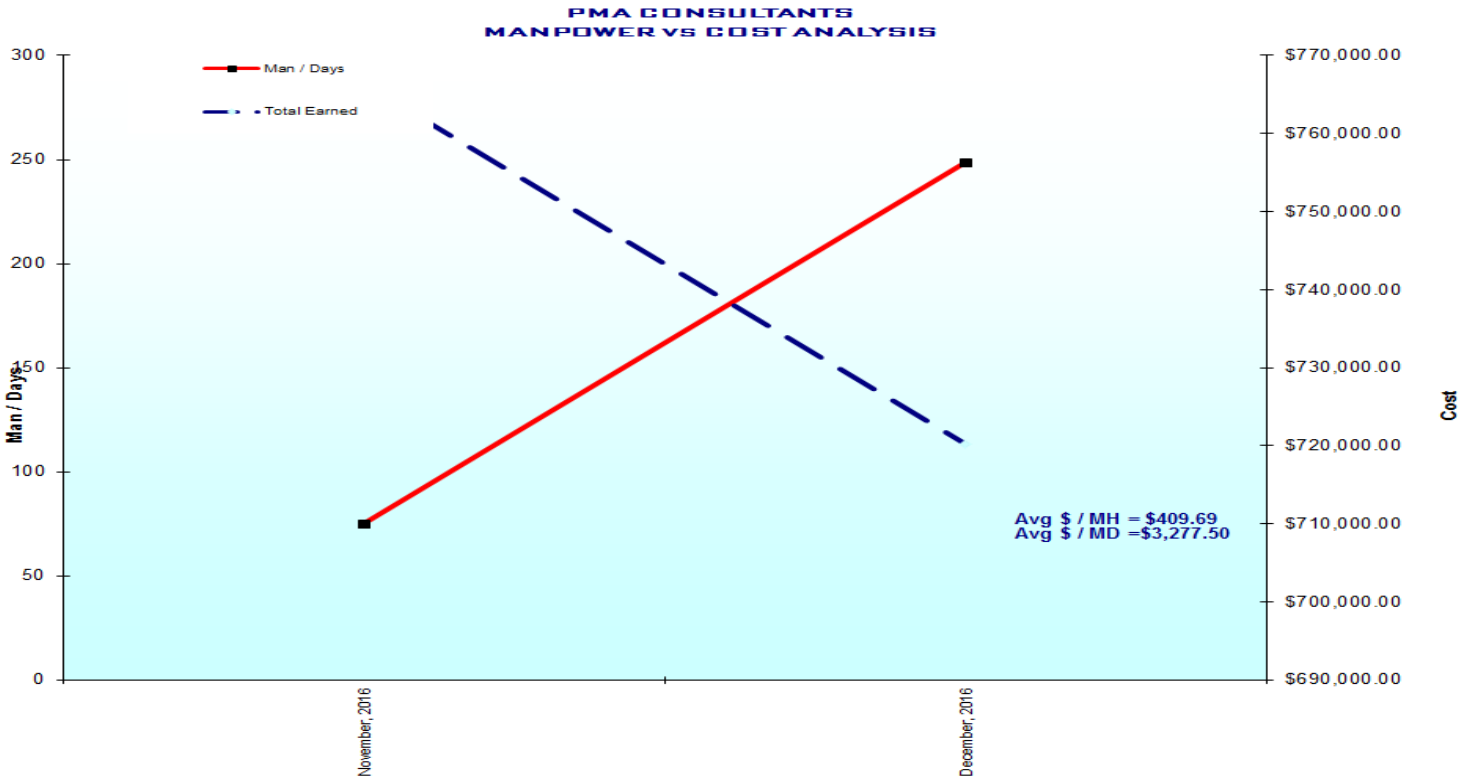
PMA Construction Services
Owner's Project Manager

Cumulative Cashflow Projection

Carver Cashflow Projection - \$51.95M TPB



Manpower vs Cost Analysis





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Milestone Dates

Milestone Dates	Forecast	Actual	Status	Schedule Notes
Notice to Proceed	10/3/16	10/3/16	√	
New Wells Online	1/5/17	1/6/17	√	
Start Strip & Stockpile Top Soil	11/16/16	11/16/16	√	CTA Permitted to Proceed Prior to Well Decommissioning
Foundations Start	12/12/16	12/12/16	√	CTA Permitted to Proceed Prior to Well Decommissioning
Structural Steel Start	3/3/17			On Target
Roof Weather Tight	7/18/17			On Target
Phase 1 Substantial Completion	6/22/18			On Target
Students & Teachers Return	8/27/18			On Target
Phase 2 Substantial Completion	11/30/18			On Target

Change Management – Potential Construction Contingency Utilization



Town of Carver, Massachusetts
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PMA Construction Services
Owner's Representative

PMA CONSTRUCTION CHANGE AUTHORIZATION LOG

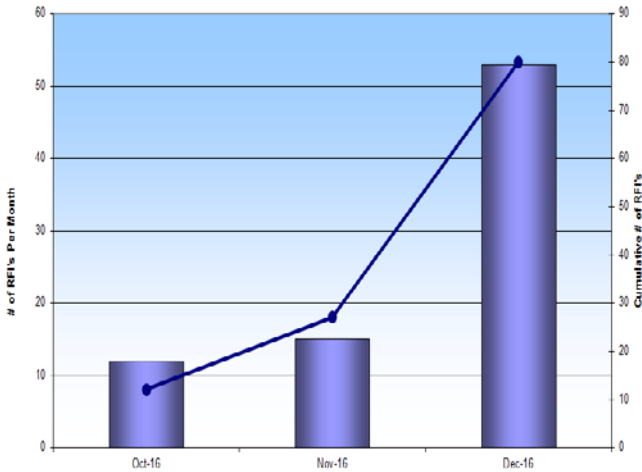
Key: Approved Under Review Rejected Pending

PCO	Issued By / For	Description	Proposed Cost	Pending Cost	Approved Cost	DELTA	PMA Notes	Status
			\$56,562.16	\$44,865.48	\$3,058.47	(\$3,331.71)		
#001	CTA	Install sidewalks at Main entrance of site previous work of MDOT	\$2,421.28		\$2,421.28		Signed 11/22/16	Approved
#002	CTA, WJGE	Relocate water line and power to new well per PR #01	\$7,196.30		\$3,864.59	(\$3,331.71)	Signed 11/22/16	Approved
#003	CTA	Temporary Water Connection	\$11,006.50	\$7,500.00			PMA authorized T&M for Water Connection	Open
#004	CTA	Rigid Insulation Credit			(\$3,227.40)	(\$3,227.40)	Signed 12/15/16	Approved
#005	CTA	Fire Protection Addendum 5 scope	\$32,652.74	\$32,652.74			In Review	Open
#006	CTA	Structural Steel Changes per ASI #02	\$6,512.74	\$6,512.74			In Review	Open

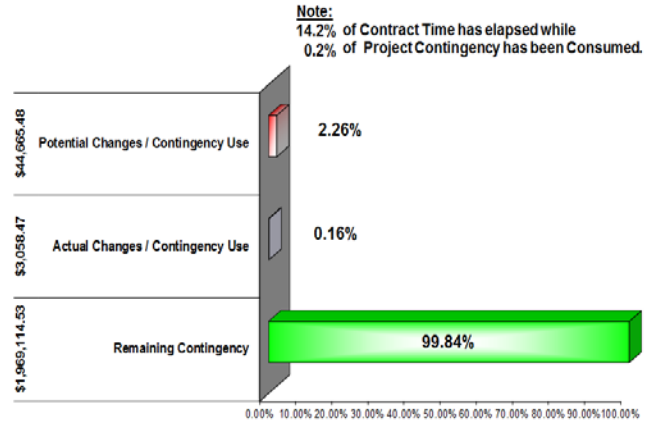


Graphs & Data

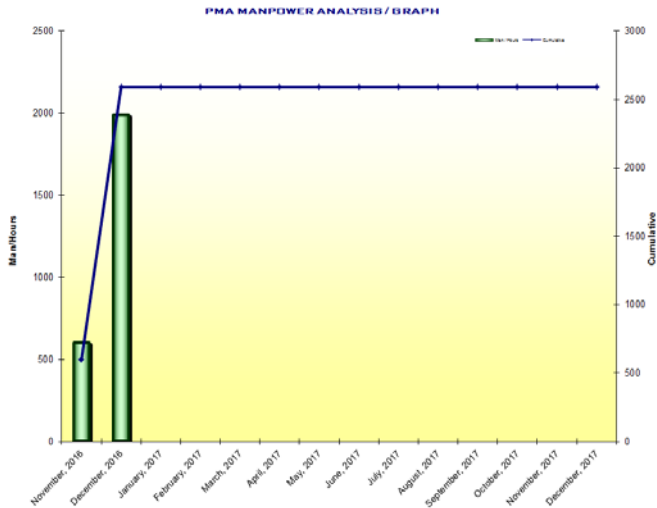
Requests for Information (RFIs)



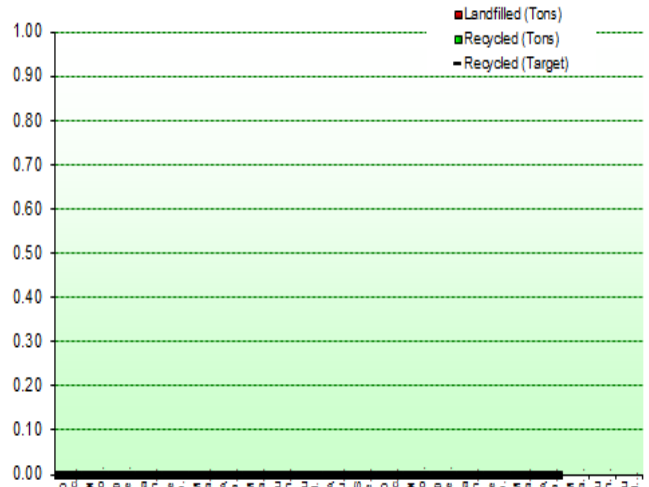
Contingency Utilization



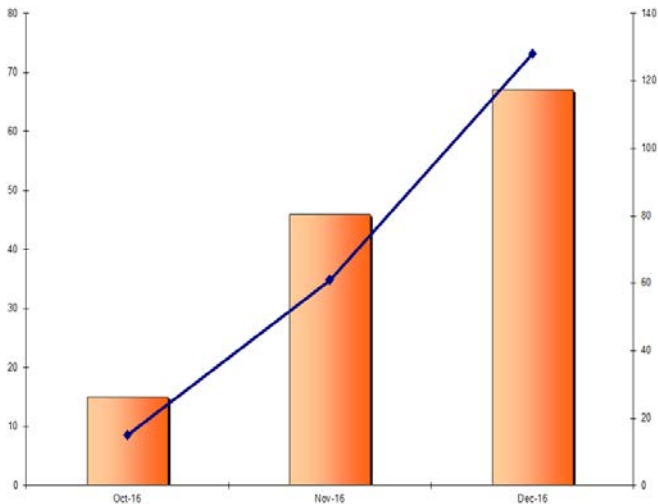
Monthly Manpower



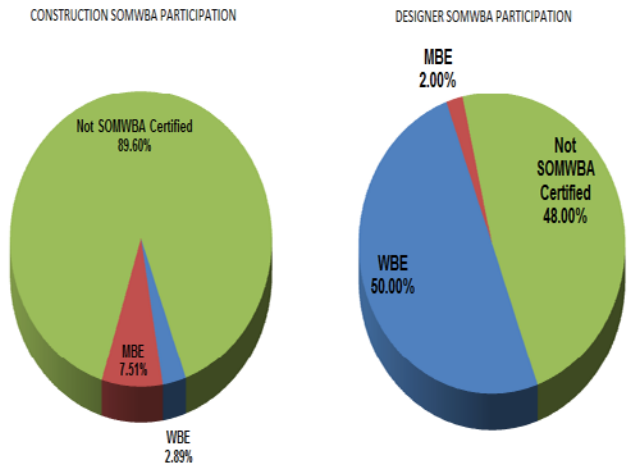
NE-CHPS Waste Management



Economic Impact – Work Force Employed To-Date



MBE / WBE Participation (Based on CTA Commitment)





Project Photos

Cold Weather Concrete Protection at Foundations



Temporary Water Treatment System



Anchor Bolt Plates & Soil Compaction at Foundation



Rebar Inspection at Column Base Plate



Subsurface Infiltration Materials



Column Baseplate Concrete Footing



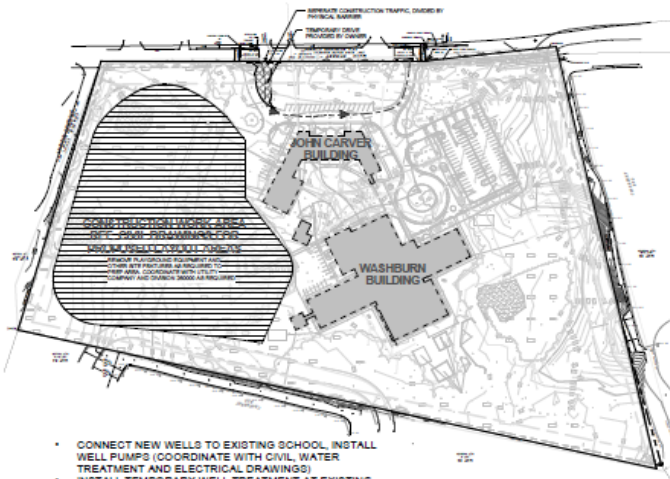


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Project Phasing

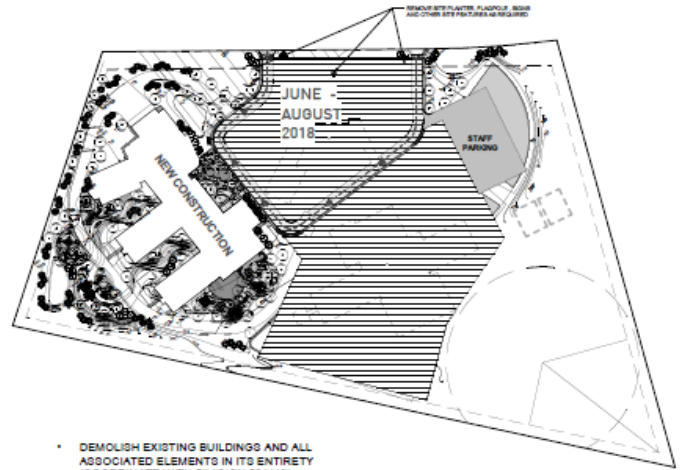
Phase 1A: Well Connections



- CONNECT NEW WELLS TO EXISTING SCHOOL. INSTALL WELL PUMPS (COORDINATE WITH CIVIL, WATER TREATMENT AND ELECTRICAL DRAWINGS)
- INSTALL TEMPORARY WELL TREATMENT AT EXISTING BUILDING
- TEMPORARY CONNECTION OF SEPTIC SYSTEM TO DENITRIFICATION SYSTEM.
- CUT AND CAP EXISTING WELL LINES
- MAINTAIN EXISTING CIRCULATION PATTERN
- REF DIVISION 015000 FOR ADDITIONAL REQUIREMENTS

PHASE 1A

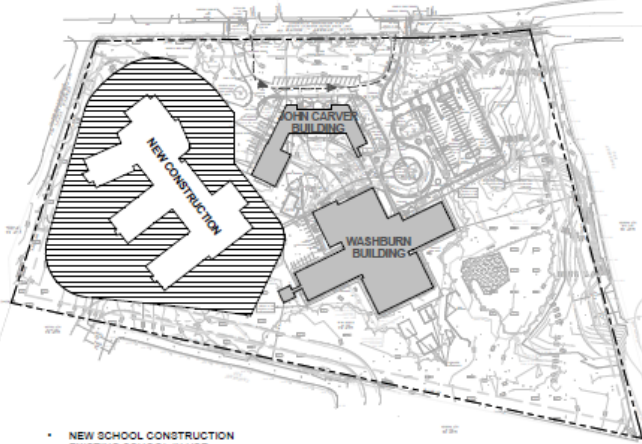
Phase 1C: June 2018-August 2018



- DEMOLISH EXISTING BUILDINGS AND ALL ASSOCIATED ELEMENTS IN ITS ENTIRETY (COORDINATE WITH DIVISION 024118)
- DEMOLISH PLAY EQUIPMENT, SIGNAGE AND OTHER SITE FEATURES AS REQUIRED TO COMPLETE CONSTRUCTION.
- PREP DRIVEWAY FOR SCHOOL USE. EXISTING PARKING TO REMAIN AVAILABLE TO SCHOOL. PROVIDE ACCESSIBLE WALKWAY FROM EXISTING PARKING TO NEW BUILDING. (COORDINATE WITH LANDSCAPE DRAWINGS)
- COORDINATE NEW CIRCULATION PATTERN.

PHASE 1C

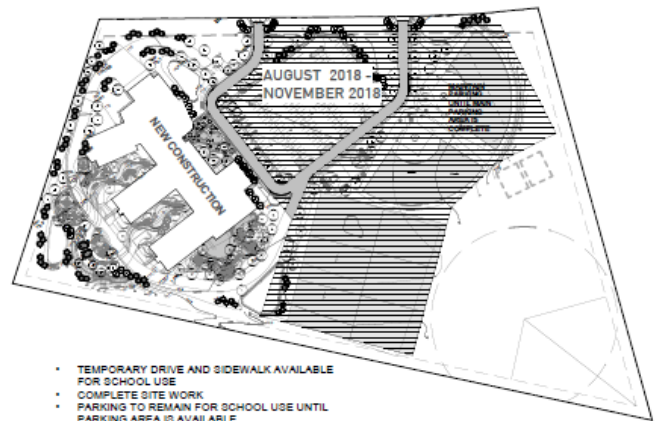
Phase 1B: Construction of New School



- NEW SCHOOL CONSTRUCTION
- EXISTING SCHOOL IN USE

PHASE 1B

Phase 2: August 2018-November 2018



- TEMPORARY DRIVE AND SIDEWALK AVAILABLE FOR SCHOOL USE
- COMPLETE SITE WORK
- PARKING TO REMAIN FOR SCHOOL USE UNTIL PARKING AREA IS AVAILABLE
- DEMOLISH TEMP PARKING
- COMPLETE ROADWAY FINISH COURSE

PHASE 2