



Town of Carver, Massachusetts
Carver Elementary School

PMA Construction Services
Owner's Project Manager

CARVER ELEMENTARY SCHOOL PROJECT
February 2017 - Monthly Status Report

Table with project details: Project (Carver Elementary School), Building Size (112,350 sf), Phase 1 Substantial Completion (22 June 2018), etc.

Project Safety Report

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

Open Scope / Potential Issues

- February Schedule Pending with General Contractor
Construction Entrance Maintenance Ongoing
Winter Conditions Earthwork & Slab Placement Monitoring Continued
Submersible Transducers for New Wells
MEP Coordination - Kitchen Underground
Utility Company Coordination of Existing Overhead Power and Cable - Removal & Relocation Complete
Sequencing of Abatement and Demolition Ph. 2
Day to Day Coordination with School Personnel
Day to Day Coordination with Life Safety Officials
Day to Day Coordination with Town Officials

Budget Status

Total Project Budget: \$51,953,585 as of 02/28/17
Actual Incurred to Date: \$7,981,256 as of 02/28/17 (15.4%)
Contingency Remaining\*\*: \$1,939,755.39 (98.36%)

Construction Cost Summary:

Table with construction cost summary: Award Value (CTA): \$37,625,070.00, Previously Executed CO's (Net): \$0.00, etc.

Construction Payment Summary:

Table with construction payment summary: Previous Gross Amount: \$37,625,070.00, This Month's Gross Amount: \$1,558,195.09, etc.

Remaining Balance to Finish (gross): \$33,441,214.53

\*February Value Per Draft Payment Application Pending Pre-Requisites
\*\*Value Represents Construction Contingency

Project Status

February 2017 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)
Continued Foundation Work into 'B' & 'C' Building

- Completed Backfill of Underground Fire Cistern
Underground Site Drainage Continued Around the Building
Erection of Steel at 'A' Building Began on 2/24/16
MEP Coordination Continued with GC and Subs
Temporary Electric Brought into Building
Underground Sanitary and Drainage Inside Building Footprint Continued

March 2017 Forecasted Items

- Continue Installation of Site Drainage Utilities and Structures
Continue UG Utility Installation
Complete Installation of Walls, Piers, and Footings
Continue Structural Steel Erection in 'B' & 'C' Building
Coordination of MEP Trades with Architect

- 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
Potential Topping Off Ceremony Near End of March

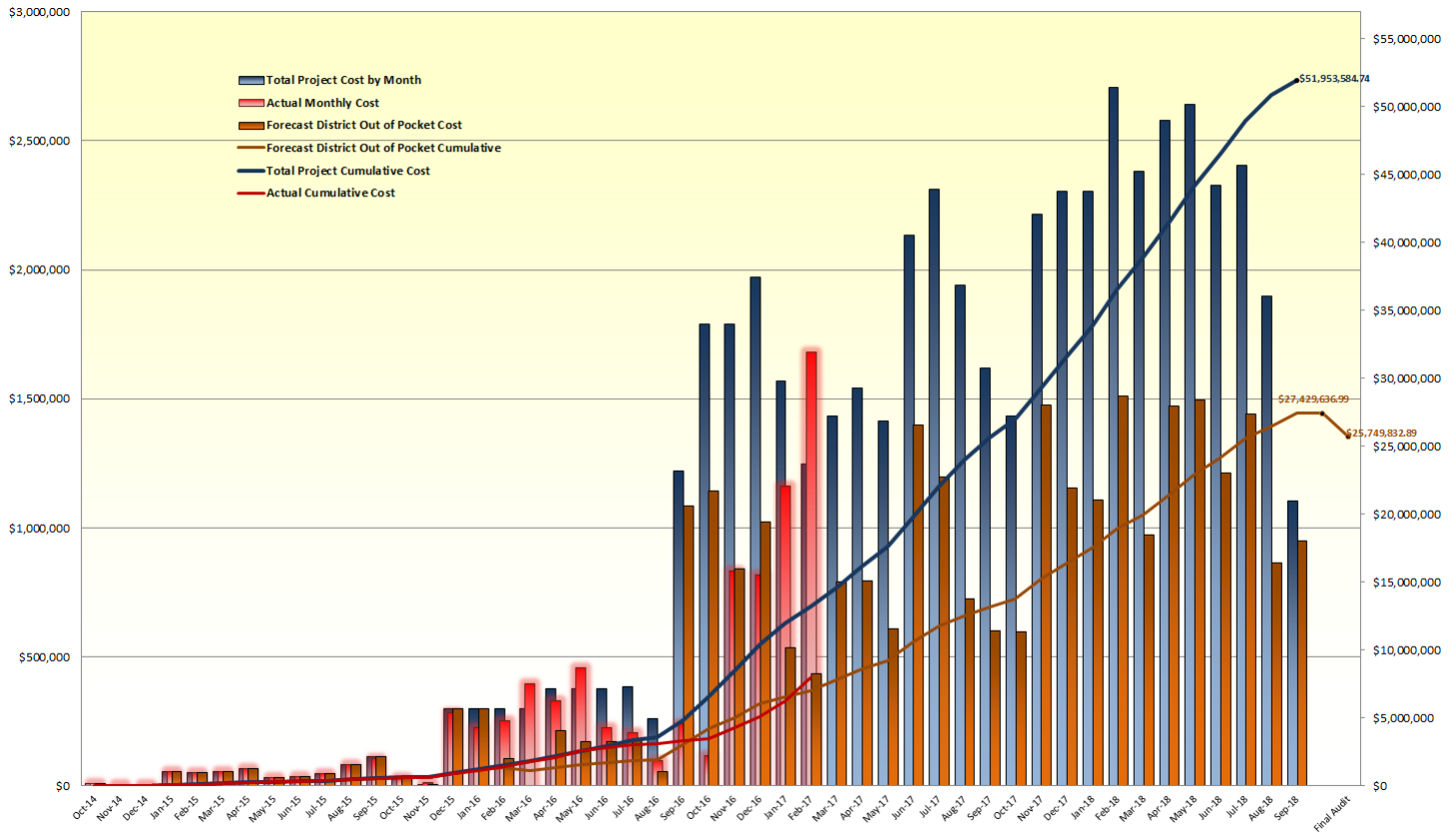


**Town of Carver, Massachusetts**  
Carver Elementary School

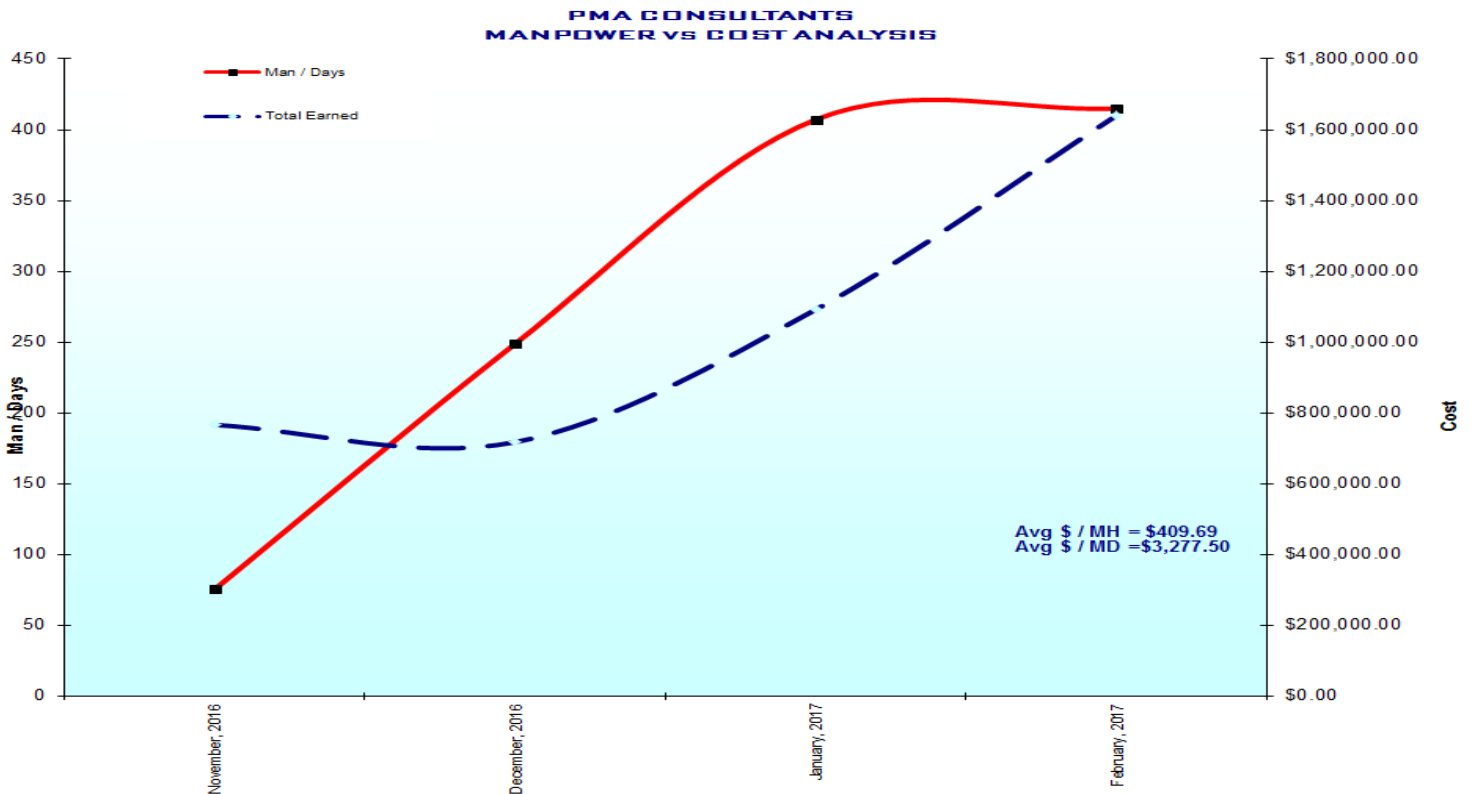
**PMA Construction Services**  
Owner's Project Manager

**Cumulative Cashflow Projection**

Carver Cashflow Projection - \$51.95M TPB



**Manpower vs Cost Analysis**





**Town of Carver, Massachusetts**  
Carver Elementary School

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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	√	Proceeded Prior to Well Decommissioning
Foundations Start	12/12/16	12/12/16	√	Proceeded Prior to Well Decommissioning
Structural Steel Start	3/3/17	2/24/17	√	Ahead of Schedule
Steel Topping Off	5/4/17			Targeting 3/28/17
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  
Carver Elementary School



PMA Construction Services  
Owner's Representative

**PMA CONSTRUCTION CHANGE AUTHORIZATION LOG**

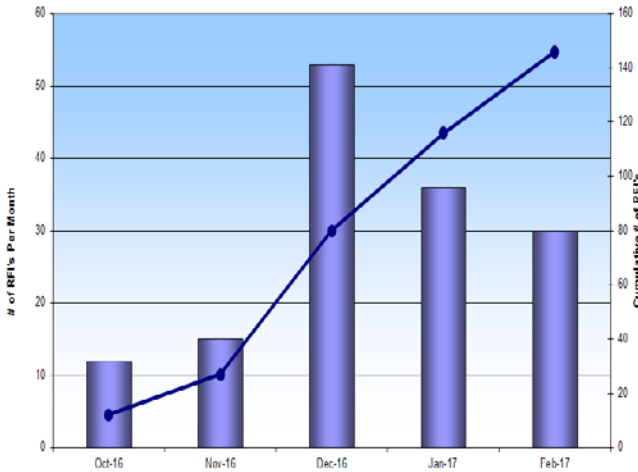
Key:   Approved   Under Review   Rejected   Pending

PCO	Issued By / For	Description	Proposed Cost	Pending Cost	Approved Cost	DELTA (final vs initial)	PMA Notes	Ball in Court
#001	CTA	Install sidewalks at Main entrance of site previous work of MDOT	\$2,421.28		\$2,421.28	\$0.00	Signed 11/22/16 - Part of CO#01	CO #01 Pending
#002	CTA, WJGEI	Relocate water line and power to new well per PR #01	\$7,196.30		\$3,864.59	(\$3,331.71)	Signed 11/22/16 - Part of CO#01	CO #01 Pending
#003	Araujo	Temporary Water Connection	\$11,006.50	\$7,628.03		(\$3,378.47)	PMA to respond to CTA letter	PMA
#004	CTA	Rigid Insulation Credit	(\$3,227.40)		(\$3,227.40)	\$0.00	Signed 12/15/16 - Part of CO #01	CO #01 Pending
#005	CTA/Rustic	Addendum 5 Fire Protection Tank Deadmen hold downs	\$18,933.72		\$18,933.72	\$0.00	Signed 1/13/17	CO #01 Pending
#006	CTA	Structural Steel Changes per ASI #02	\$6,512.74		\$6,512.74	\$0.00	Signed 1/19/17	CO #01 Pending
#007	CTA	Plumbing Invert Revisions per PR #04	\$12,887.32	\$11,000.00		(\$1,887.32)	CTA revising per HMFH/PMA comments	CTA
#008	CTA/Rustic	Addendum 5 Fire Protection Dry Hydrant & Vent Piping	\$13,719.03	\$0.00		(\$13,719.03)	Rejected by GGD - owned per CD's	Rejected
#009	CTA	Roofing changes per ASI #02	\$4,068.29		\$2,973.56	(\$1,094.73)	Signed 2/3/17, Sent 2/6/17	CO #01 Pending
#010	CTA	Belimo Zone type valves and actuators credit	(\$9,636.00)	(\$9,636.00)		\$0.00	HMFH requested ATC submittal	CTA
#011	CTA	Roof Hatch per PR #03 and RFI #44	\$3,742.40		\$3,742.40	\$0.00	Signed 1/25/17	CO #01 Pending
#012	CTA	Electrical changes for submersible sewer pumps PR #05	(\$1,198.00)		(\$1,198.00)	\$0.00	Signed 2/6/17, Sent 2/16/17	CO #01 Pending
#013	CTA	Elevator roof revisions & wall support at stair 5 PR #06/CCD#02	\$3,735.19		\$2,660.39	(\$1,074.80)	Signed 2/23/17	CO #01 Pending
#014	CTA	Change to Lochnivar Boilers	\$29,176.18	\$0.00		(\$29,176.18)	Not pursued	Void
#015	CTA	Fire Protection Seismic Credit	(\$4,265.67)		(\$4,265.67)	\$0.00	Signed 2/23/17	CO #01 Pending
#016	CTA/Griffin	Deletion of conduit and wiring for future PV use PR #07	(\$5,031.00)	(\$5,031.00)		\$0.00	PMA/HMFH to respond	HMFH/PMA
#017	CTA	PR #08 Increase size of CMU walls at dumpsters	\$4,695.30	\$4,695.30		\$0.00	HMFH reviewing	HMFH/PMA
#018	CTA	PR #9 Added slips to acoustical CMU & Grout credit	\$7,557.73	\$7,557.73		\$0.00	CTA to provide credit for grout	CTA
#019	Chandler	ASI #4 Chandler Arch changes	\$2,057.24	\$2,057.24		\$0.00	HMFH provided comments 3/14	CTA
#020	Clearwater	RFI #17 Additional Water Treatment Work	\$12,702.06	\$0.00		(\$12,702.06)	PMA responded - Rejected on 3/13/17	Rejected
#021						\$0.00		
#022	WJGEI	Electrical changes per PR #02	\$924.27	\$924.27		\$0.00	Schedule impact not ID'd	HMFH
#023	WJGEI	ASI #4 Relocation of Generator Quick Connect Tap Box, Lighting Revisions in Stair and Gathering Area	\$1,770.36	\$1,770.36		\$0.00		HMFH

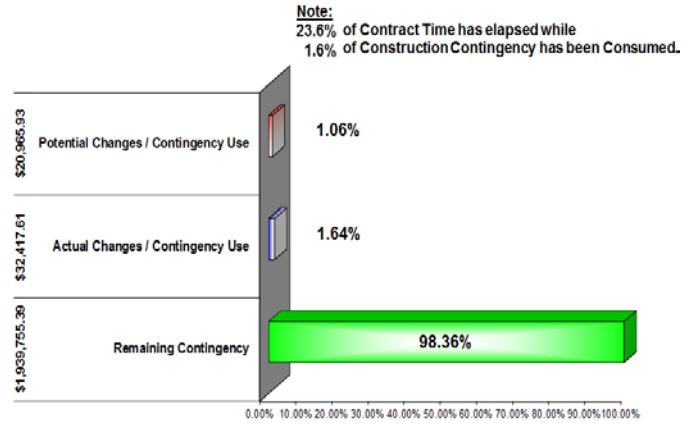


**Graphs & Data**

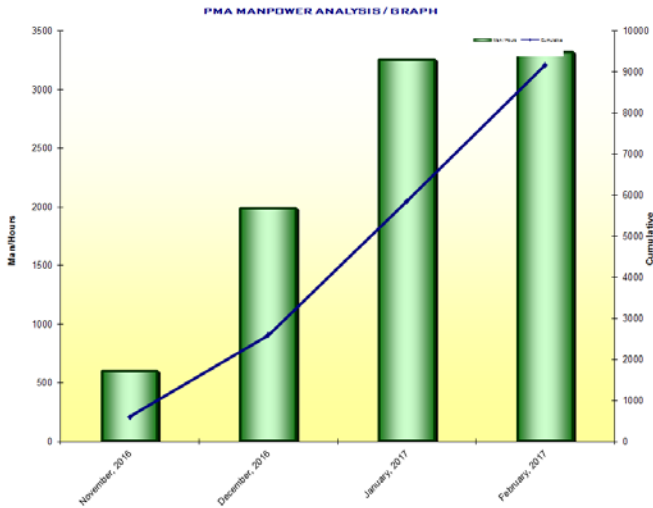
**Requests for Information (RFIs)**



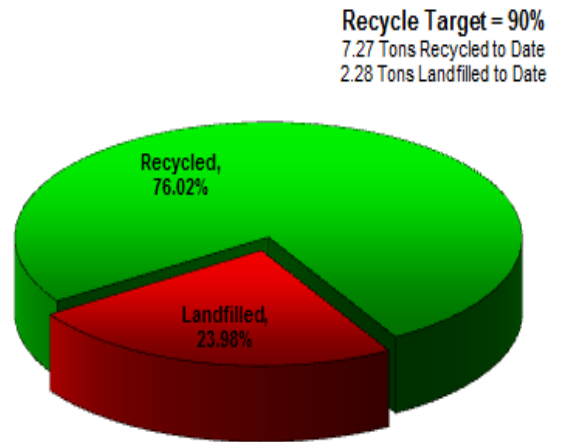
**Contingency Utilization**



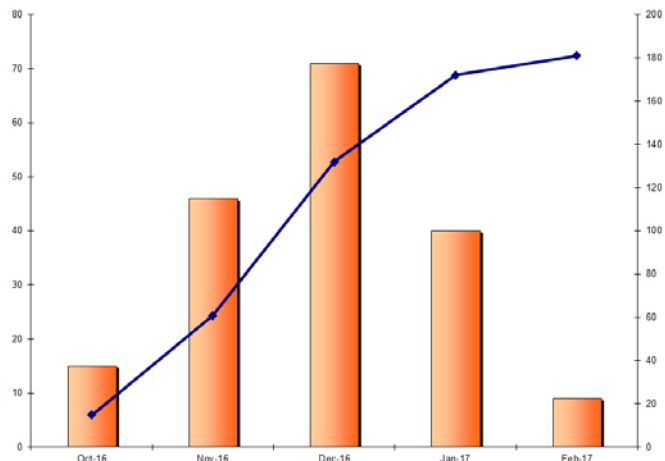
**Monthly Manpower**



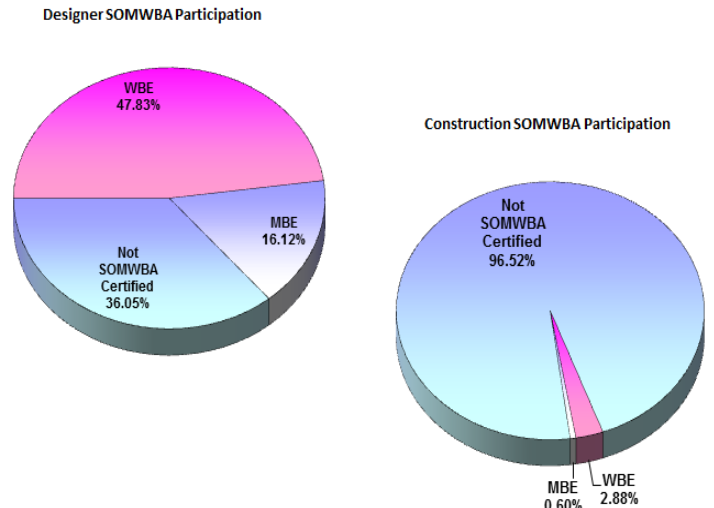
**NE-CHPS Waste Management**



**Economic Impact – Work Force Employed To-Date**



**MBE / WBE Participation (Based on CTA Commitment)**





**Project Photos**

**Backfill Site Drainage at West Elevation**



**Sanitary and Waste Underground at 'A' Building**



**Infiltration System at Play Area**



**Crane Mobilization and Setup**



**'A' Building Steel Erection Classroom Area**



**'A' Building Column Erection Near Cafeteria**



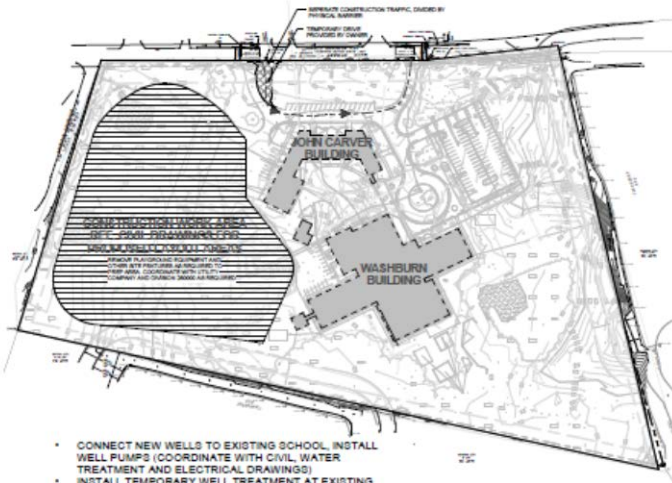


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Project Phasing

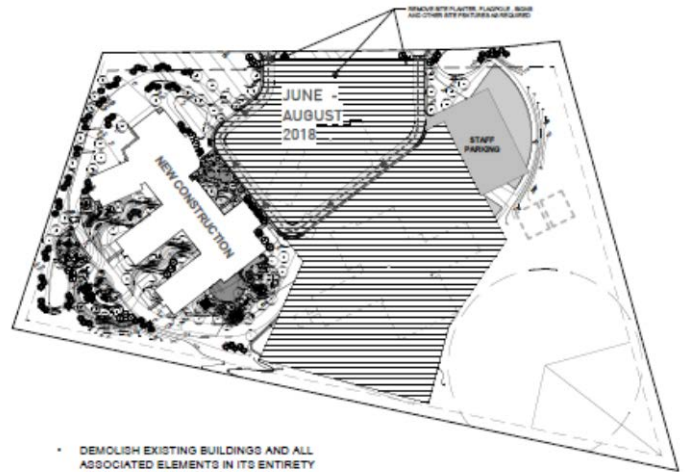
Phase 1A: Well Connections



- 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

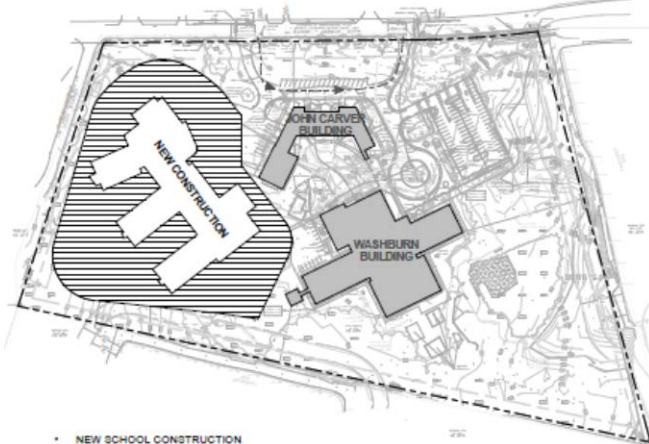
Phase 1C: June 2018-August 2018



- DEMOLISH EXISTING BUILDINGS AND ALL ASSOCIATED ELEMENTS IN ITS ENTIRETY (COORDINATE WITH DIVISION 034115)
- 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