



Town of Carver, Massachusetts
Carver Elementary School

PMA Construction Services
Owner's Project Manager

CARVER ELEMENTARY SCHOOL PROJECT
July 2017 - 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 301 of 627 to Ph.1 Substantial (48.0%)

Project Safety Report

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

Open Scope / Potential Issues

- Site Security/Fencing Ongoing
Submersible Transducers for New Wells
Coordination of Traffic and Work Plan for Summer
Mockup Installation Continues
Coordination of Tel/Com Utilities for New School
Site Dust Control - Water Truck Onsite
Exterior Envelope Third Party Testing Ongoing
Third Party Commissioning Ongoing
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 (07/31/17)
Actual Incurred to Date: \$18,129,108.24 (07/31/17) (39.2%)
Contingency Remaining: \$1,788,280.84** (90.68%)

Construction Cost Summary:

Table with construction cost summary: Award Value (CTA): \$37,625,070.00, Previously Executed CO's (Net) \$156,554.84, Previous Contract Value: \$37,781,624.84, CO's Executed this Month: \$27,337.32, Current Contract Value: \$37,808,962.16

Construction Payment Summary:

Table with construction payment summary: Previous Gross Amount: \$37,625,070.00, This Month's Gross Amount: \$1,979,768.38*, Gross Amount to-Date: \$14,430,189.98, Retainage To-Date @ 5%: \$721,509.50, Retainage Released: \$0.00, Current Retainage: \$721,509.55, Total Net Payable To-Date: \$13,708,680.43

Remaining Balance to Finish (gross): \$23,378,772.18

* This Value Represents Application for Payment #9 Waiting to be Signed
**Value Represents Construction Contingency

Project Status

July 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 Installation of Available Site Drainage Utilities
Began Installation of Windows in Classroom Wings
Continued Framing and Sheathing in B & C Wings
Continued Installation of HVAC & Plumbing in 'B' Building Moving Towards 'C' Building
Continued Exterior Masonry and Sheathing at A and B Wings and Working on C Wing
Continued Installation of AVB at all Areas
Continued Roofing at B Wing and Moving Towards C Wing

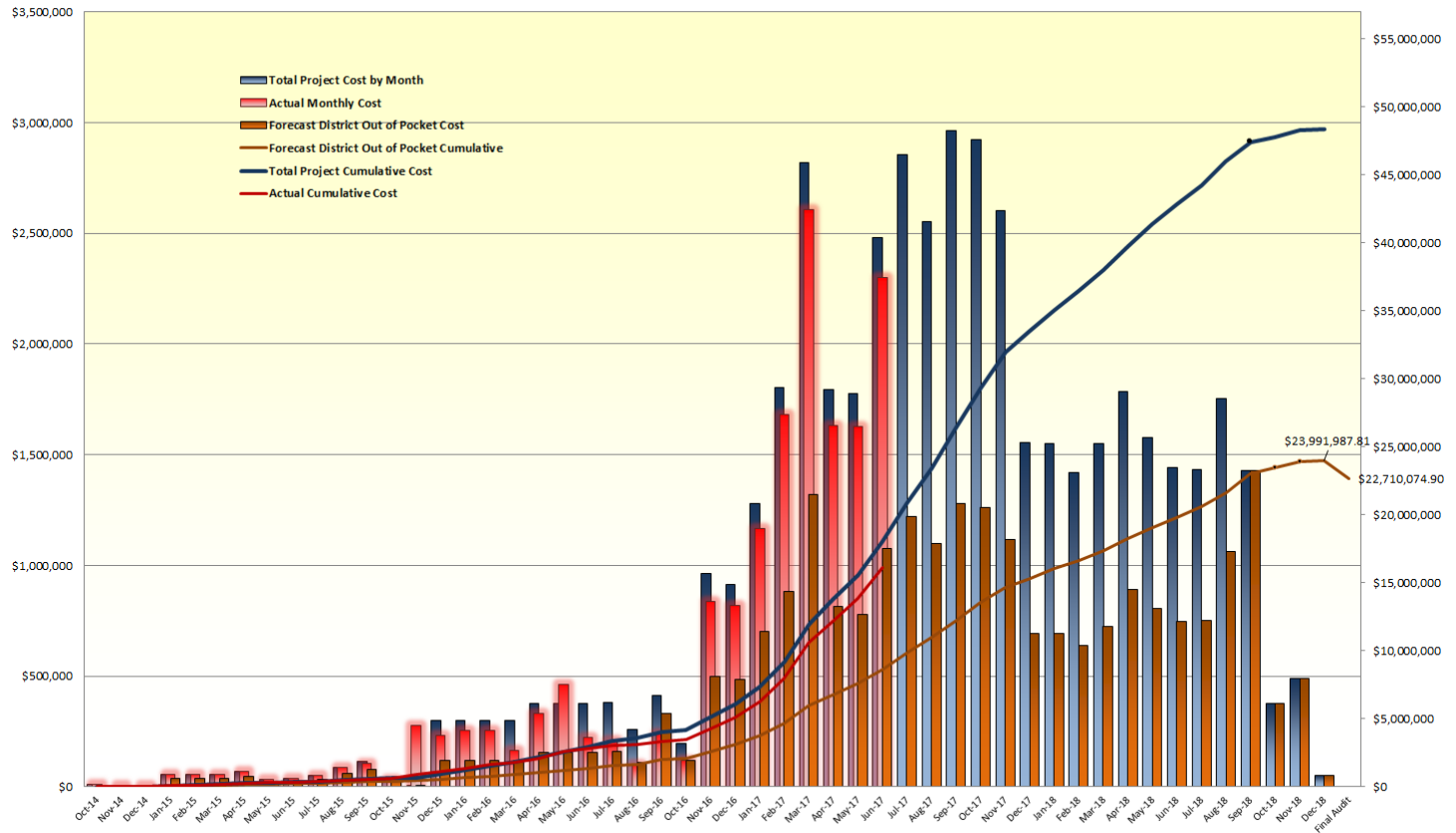
August 2017 Forecasted Items

- Fine Grade Sub-Grade for Binder Course
Continue Site Drainage & Dust Control During Summer
Continue Installation of Exterior Metal Panel Sheathing
Continue Masonry Work at Building Exterior
Continue Installation of Roofing at 'C' Buildings Low and High Roof
Rough in Electrical at B2/B1
Continue Window Work at Classroom Wings and Window Testing with Third Party
Continue Interior Framing in B&C Buildings
Begin Drywall Activities in A Wing following Sign-off



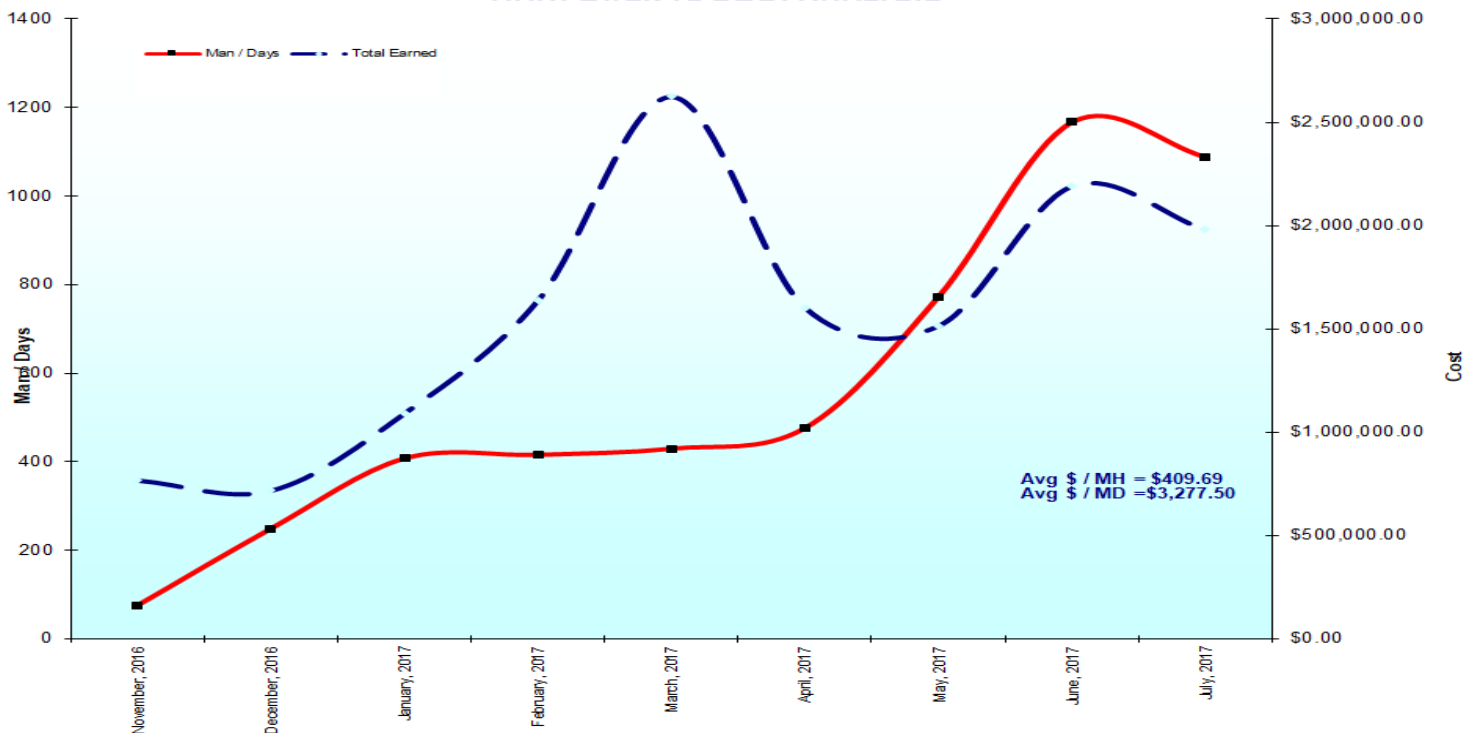
Cumulative Cashflow Projection

Carver Cashflow Projection - \$48.35M TPB (Adjusted at PFA Bid Amendment)



Manpower vs Cost Analysis

PMA CONSULTANTS
MANPOWER VS COST ANALYSIS





Town of Carver, Massachusetts
Carver Elementary School

PMA Construction Services
Owner's Project Manager

Milestone Dates

Milestone Dates	Forecast	Actual	Status	Schedule Notes
Notice to Proceed	10/3/16	10/3/16	√	Completed
Steel Topping Off	5/4/17	3/30/17	√	Completed Ahead of Schedule
Area 'A' Roof Type	7/18/17	6/23/18	√	Completed Ahead of Schedule
Area 'B' Roof Type	8/2/17			On Target
Area 'C' Roof Type	8/30/17			On Target
Drywall Complete	12/22/17			On Target
HVAC Roof Top A/B/C Startup	1/18/18			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
#029A	Araujo, Harold	ASI #7 Changes - HVAC & Plumbing	\$33,196.29	\$33,196.29		\$0.00	ASI #7 issued on 3/29/17, CTA submitted on 5/5/17, HMFH responded on 5/16/17, CTA to respond, PMA checked in on 6/2/17, CTA resubmitted on 6/16/17, HMFH responded on 6/26/17, CTA to have subs respond	CTA
#041	Norgate, Silktown	PR #17 Relocation of Roof Drains	\$6,236.06	\$6,236.06		\$0.00	PR #17 issued on 4/19/17, CTA Proceeding on T&M 5/9/17, CTA submitted costs on 6/8/17, PMA sent comments back on 6/8/17	CTA
#048	Eaton	Door hardware/schedule changes	\$12,517.11	\$12,517.11		\$0.00	CTA submitted costs on 6/23/17, HMFH responded on 6/27/17, CTA to update if any costs remain, CTA still working with Eaton as of 7/27/17	CTA
#058	Rustic	ASI #26 change fire protection back to upright head in gym	\$863.60	\$863.60		\$0.00	CTA submitted costs on 7/26/17 from Rustic, Per 7/27/17 meeting with TRC this cost is hold pending final resolution	Town
#TBD	CTA	PR #19 Picnic Tables and anchors per SKL 02	\$1,000.00	\$1,000.00		\$0.00	PR #19 issued on 4/26/17, CTA to submit	CTA
#TBD	RBOur	PR #20 RFI #172 Tying condensate drain to stormtech system	\$5,000.00	\$5,000.00		\$0.00	PR #20 issued on 4/26/17, CTA to submit	CTA
#TBD	CTA, Griffin	PR #22 Change backstop from motorized to fixed	(\$1,000.00)	(\$1,000.00)		\$0.00	PR #22 issued on 5/9/17, CTA to submit	CTA
#TBD	WJGEI	PR #28 Data Drops for 29 office/small group areas	\$2,500.00	\$2,500.00		\$0.00	PR #28 issued on 6/29/17	CTA
#TBD	K&K	PR #30 Revise ceiling type at gymnasium ACT to 1 1/2"	\$15,000.00	\$15,000.00		\$0.00	PR #30 issued on 7/24/17	CTA
#TBD	CTA	PR #31 Revisions to landings at doors/revisions to poured in place playground surface detail	\$12,000.00	\$12,000.00		\$0.00	HMFH issued on 8/4/17, CTA pricing	CTA
#TBD	WJGEI, CTA	PR #32 added outlets in meeting space, english immersion, and kitchen, adjusted casework in meeting space	\$5,000.00	\$5,000.00		\$0.00	HMFH issued on 8/8/17, CTA pricing	CTA
#TBD	Silkotwn	ASI #23 Roof to metal panel added detail	\$5,136.00	\$5,136.00		\$0.00	CTA brought up costs to PMA on 7/19/17, Per meeting on 7/28/17 CTA pricing all areas, DS made motion to approve NTE \$7,500 SK second and all approved (SK BH DS)	CTA
#TBD	WJGEI	Wrapping UG vault with grounding wire per Eversource	\$1,500.00	\$1,500.00		\$0.00	CTA authorized to proceed T&M on 5/30/17 by PMA	CTA
#TBD	RBOur	Underground Structures/Leaching at Old Parking Lot	\$5,000.00	\$5,000.00		\$0.00	Old leaching field not ID'd. See nitsch 12/29 email response to PMA 12/28 inquiry, PMA reviewing with CTA/Rbo, DS made motion to approve T&M SK second and all approved (SK BH DS)	CTA

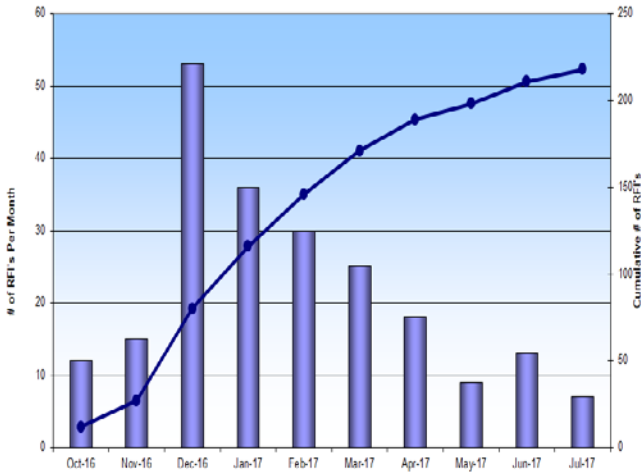


Town of Carver, Massachusetts
Carver Elementary School

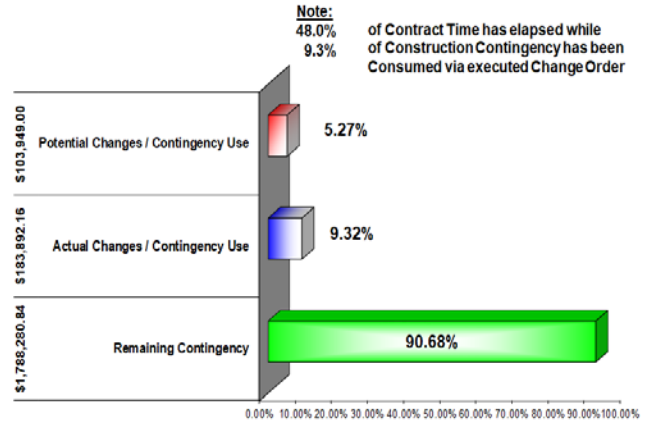
PMA Construction Services
Owner's Project Manager

Graphs & Data

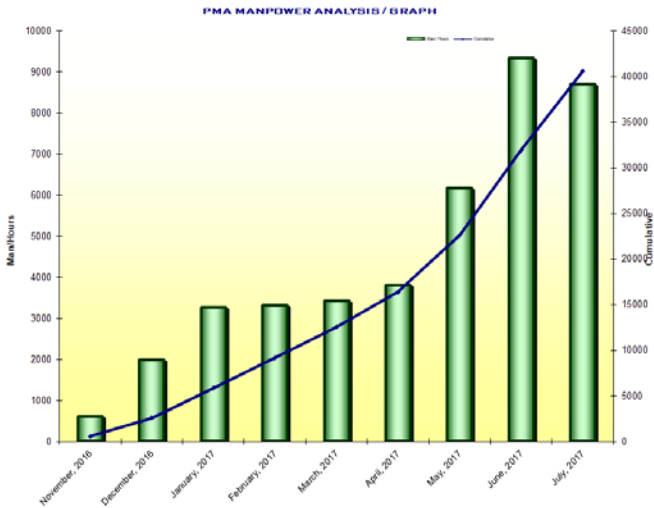
Requests for Information (RFIs)



Contingency Utilization

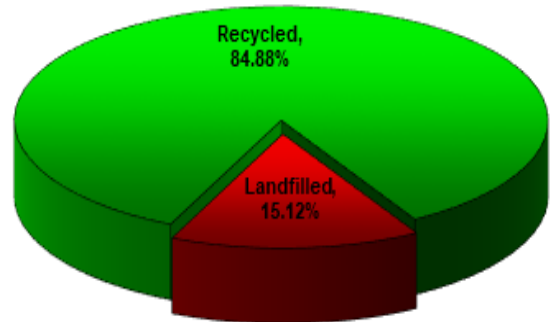


Monthly Manpower

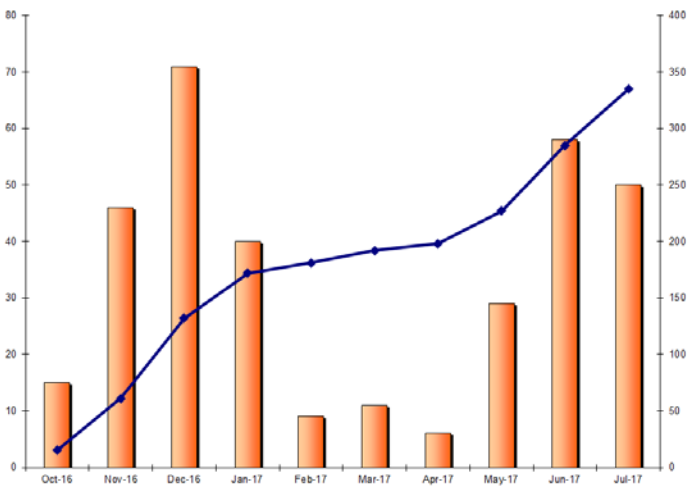


NE-CHPS Waste Management

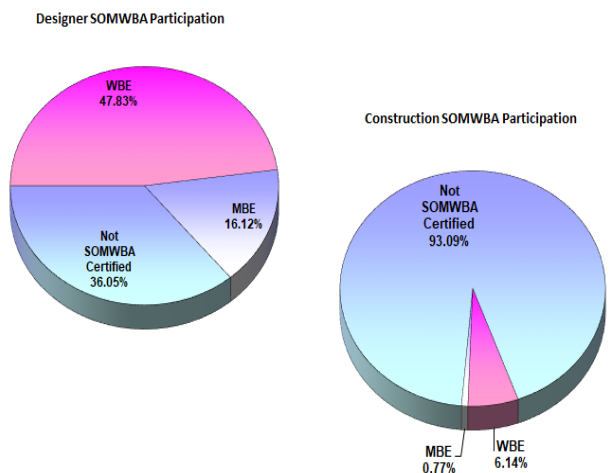
Recycle Target = 90%
91.85 Tons Recycled to Date
16.36 Tons Landfilled to Date



Economic Impact – Work Force Employed To-Date



MBE / WBE Participation (Based on CTA Commitment)





Project Photos

Excavating Trench for New Tel/Com Utility



Air Vapor Barrier & Green Girt Installation at Cafeteria



Demolition of Existing Shed



Tel/Com Utility Pole Installation at Rt. 58



Cafeteria and Multipurpose Room Soffit Framing



Exterior Masonry/Air Vapor Barrier/Window Install



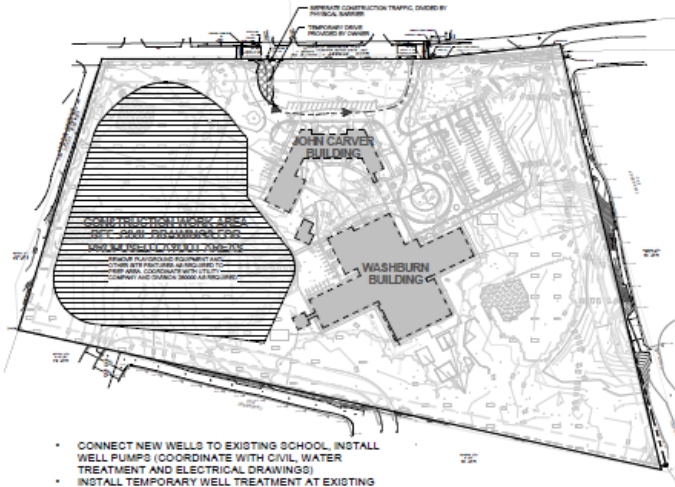


Town of Carver, Massachusetts
Carver Elementary School

PMA Construction Services
Owner's Project Manager

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

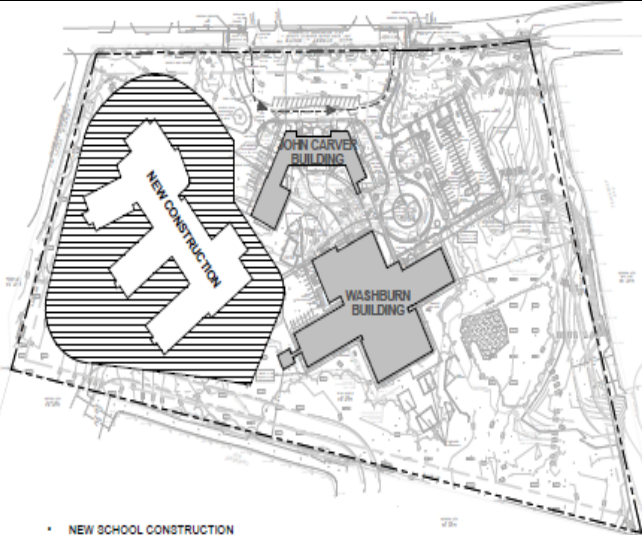
Phase 1C: June 2018-August 2018



- DEMOLISH EXISTING BUILDINGS AND ALL ASSOCIATED ELEMENTS IN ITS ENTIRETY (COORDINATE WITH DIVISION 024115)
- 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

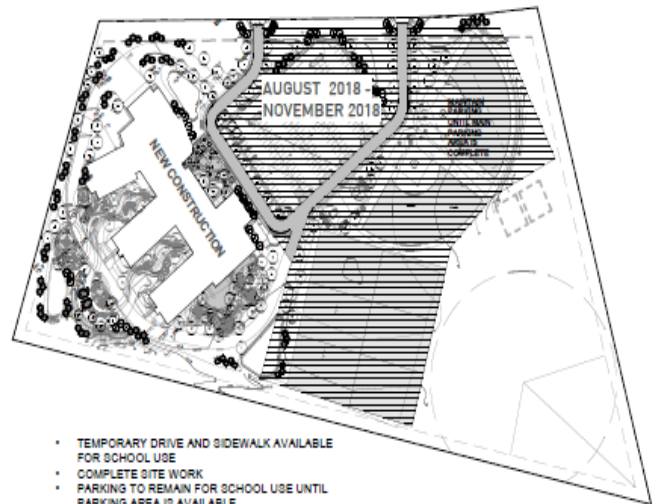
Phase 1B: Construction of New School



- 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