



Town of Carver, Massachusetts
Carver Elementary School

PMA Construction Services
Owner's Project Manager

CARVER ELEMENTARY SCHOOL PROJECT
October/November 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), Enrollment (825), Project Total Duration (26 Months), Construction Start Date (03 Oct 2016), Reimbursement Rate (59.47%), Day 58 of 788 to Substantial (7.4%).

Project Safety Report

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

Open Scope / Potential Issues

- Coordination Between Water Treatment Division 46 Work with General Contractor
Schedule Requirement Reviews with General Contractor
Site Logistics and Safety Plan
Community Issues - Abutter Privacy & Security Concern
DEP authorization for Zone 1 vs. Zone 2
Tree Clearing Near Occupied Area
Traffic Flow During Initial Site Setup
Working on New Temporary Water Connection Line
Begin Foundation Work as Soon as Possible

Budget Status

Total Project Budget: \$51,953,585 as of 10/31/16
Actual Incurred to Date: \$3,357,742 as of 10/31/16 (15.47%)
Contingency Remaining: \$1,972,173 (100.00%)

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: \$0.00, Current Contract Value: \$37,625,070.00

Construction Payment Summary:

Table with construction payment summary: Previous Gross Amount: \$37,625,070.00, This Month's Gross Amount: \$766,376.00, Gross Amount to-Date: \$766,376.00, Retainage To-Date @ 5%: \$38,318.80, Retainage Released: \$0.00, Current Retainage: \$38,318.80, Total Net Payable To-Date: \$728,057.20

Remaining Balance to Finish (gross): \$37,625,070.00

*November Value Per Draft Payment Application

Project Status

October & November 2016 Progress

- PMA Performed OPM Duties (i.e. contract document compliance verification, project controls, real-time issues ID and resolution)
Designer Began Construction Administration (i.e. submittals, RFIs, weekly site visits, QA/QC, etc)
Notice to Proceed (NTP) Issued to General Contractor on 10/3/16

- Contract Executed on 10/6/16
Groundbreaking Ceremony Held on 10/14/16
Kickoff Meeting Held with OPM, Designer, Town, and General Contractor on 10/17/16
Site Security Fence with Scrim & Erosion Controls
Weekly Construction Update Meetings Began on 10/24/16
Building Permit Received in November
Tree Clearing and New Well Line Work Began

December 2016 Forecasted Items

- Finish Scrim at Chance Court Security Fence
Continue to Work with School in Order to Ensure Safety
Continue CORI Check Process for All Parties Onsite
Finish Fitout of OPM Site Trailer
Install Temporary Power
Commission New Wells and Decommission Existing Wells

- Submit and Review Full Construction Schedule with GC
Complete and Submit 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 Review Potential Risks

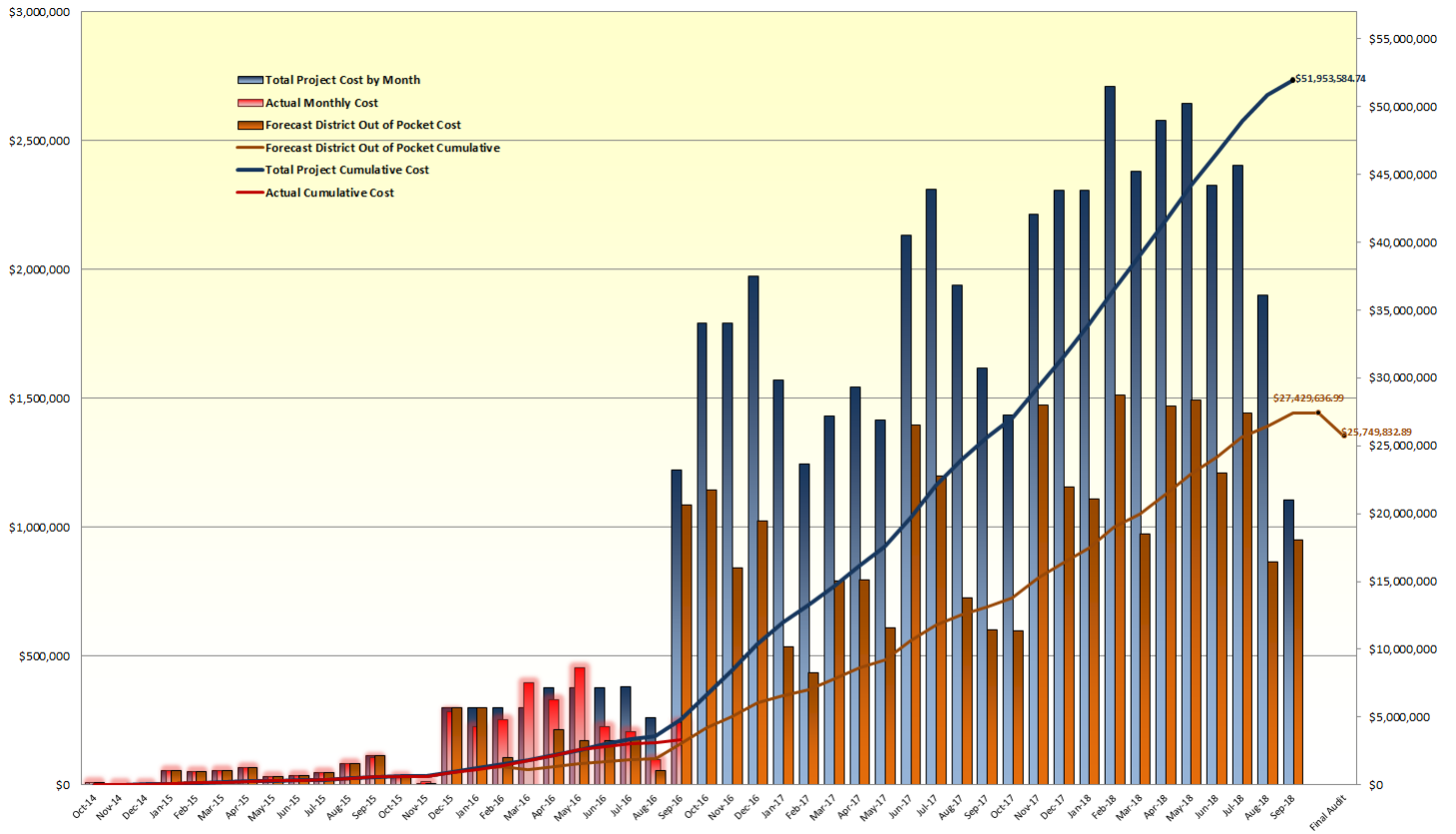


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Carver Elementary School

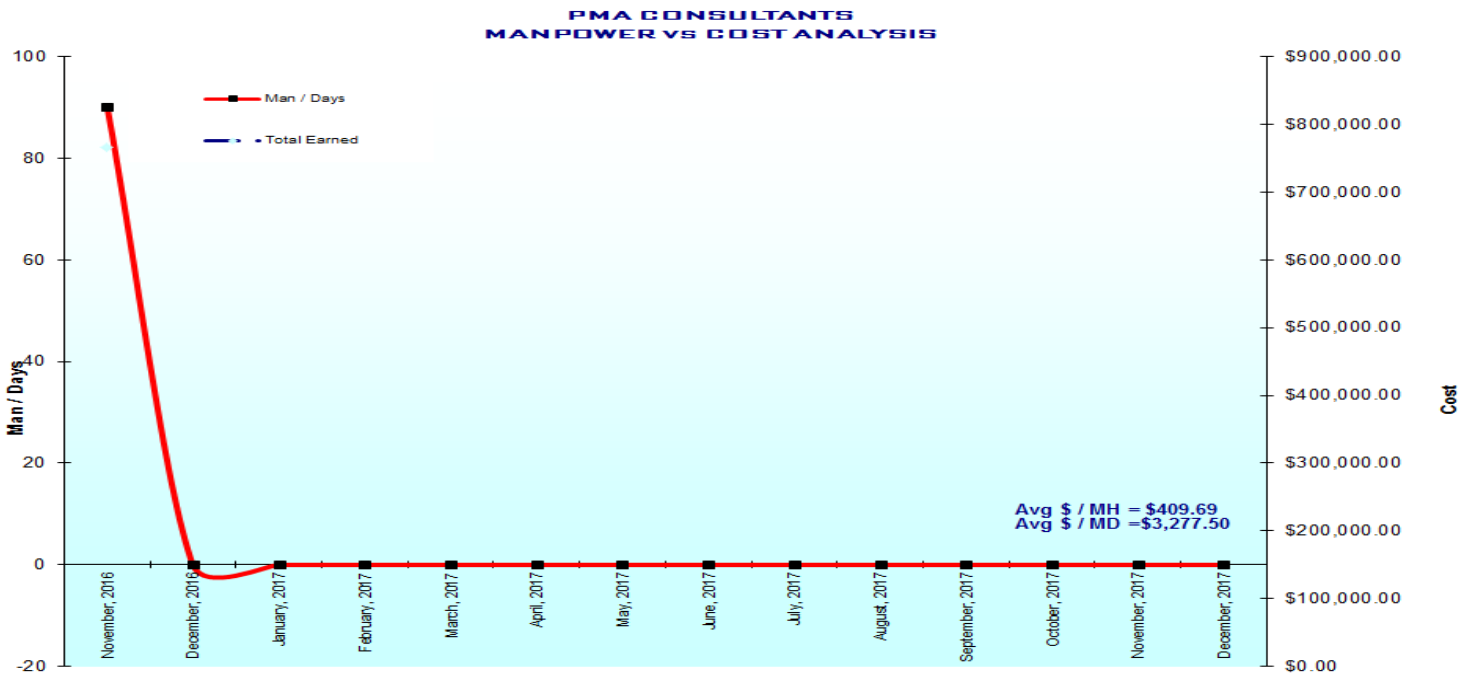
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Cumulative Cashflow Projection

Carver Cashflow Projection - \$51.95M TPB



Manpower vs Cost Analysis (Cost Data Based on CTA Pencil Requisition Nov 16')





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Milestone Dates (Tentative – Pending)

Milestone Dates	Forecast	Actual	Status	Schedule Notes
Notice to Proceed	10/3/16	10/3/16	√	
New Wells Online/ Decommission Existing Wells	12/29/16		√	On Target *Based on CTA Draft Schedule
Start Strip & Stockpile Top Soil	1/4/17		√	On Target *Based on CTA Draft Schedule
Foundations Start	TBD		√	On Target *Based on CTA Draft Schedule
Structural Steel Start	2/21/17		√	On Target *Based on CTA Draft Schedule
Roof Weather Tight	6/7/17		√	On Target *Based on CTA Draft Schedule
Phase 1 Substantial Completion	6/22/18		√	On Target *Based on CTA Draft Schedule
Students & Teachers Return	8/27/18		√	On Target *Based on CTA Draft Schedule
Phase 2 Substantial Completion	11/30/18		√	On Target *Based on CTA Draft Schedule

Change Management – Potential Construction Contingency Usage



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Carver Elementary School



PMA Construction Services
Owner's Representative

PMA CONSTRUCTION CHANGE AUTHORIZATION LOG

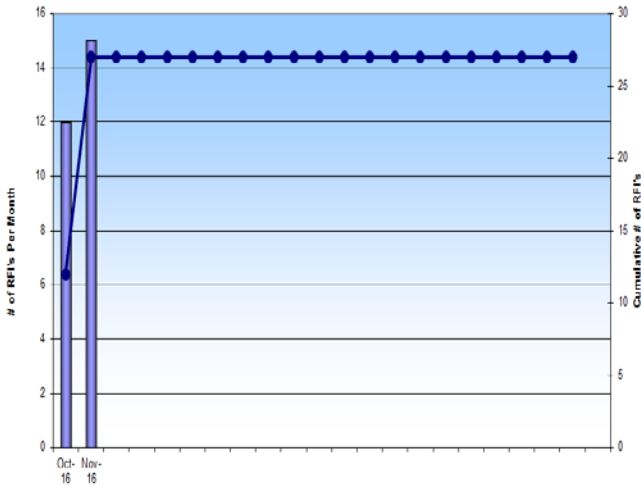
Key: Approved Under Review Rejected Pending

PCO	Issued By / For	Description	Proposed Cost	Pending Cost	Approved Cost	DELTA	PMA Notes	Status
			\$20,624.08	\$11,006.50	\$6,285.87	\$0.00		
#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		Signed 11/22/16	Approved
#003	CTA	Temporary Water Connection	\$11,006.50	\$11,006.50			PMA authorized T&M for Water Connection	Open

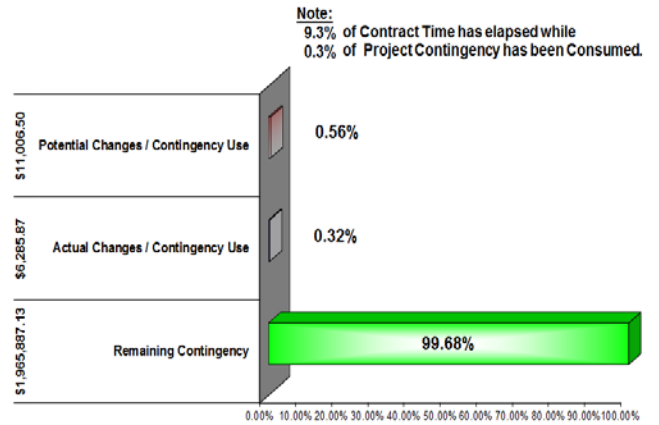


Graphs & Data

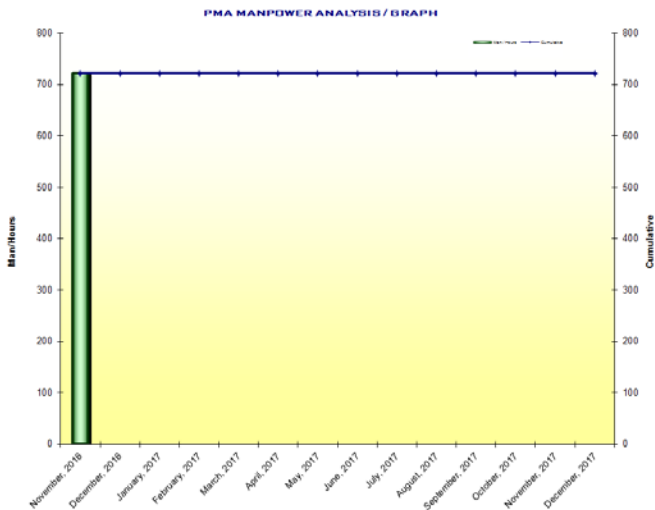
Requests for Information (RFIs)



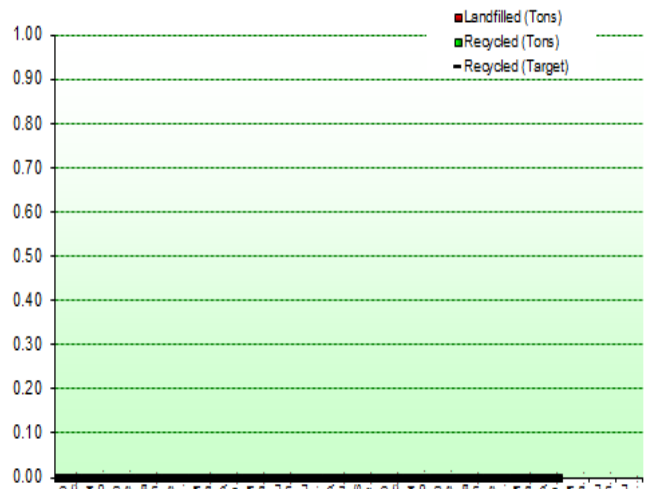
Contingency Utilization



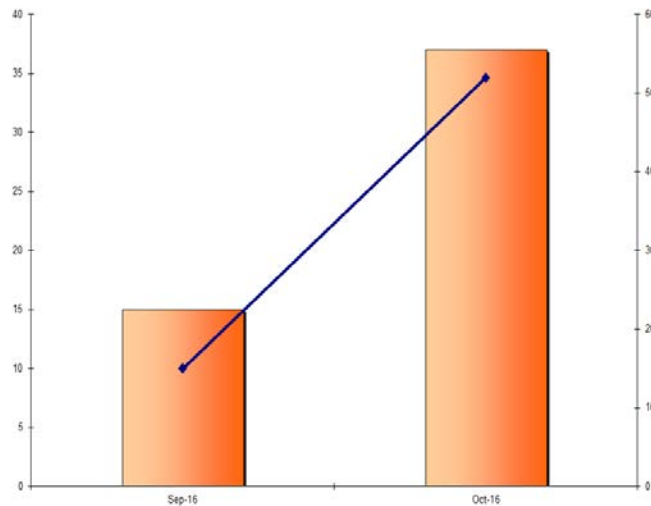
Monthly Manpower (Oct & Nov 16' Combined)



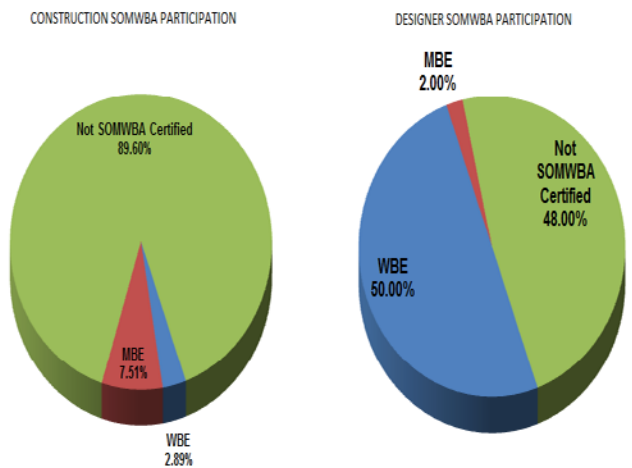
NE-CHPS Waste Management



Economic Impact – Work Force Employed To-Date



MBE / WBE Participation (Based on CTA Commitment)





Project Photos

Phase I Tree Clearing at Southwest



Phase II Tree Clearing at Teacher Parking



Construction Site Fencing



Erosion Controls at Site Perimeter



Construction Trailers Delivered to Site



Power and new Water Line Backfill & Compaction



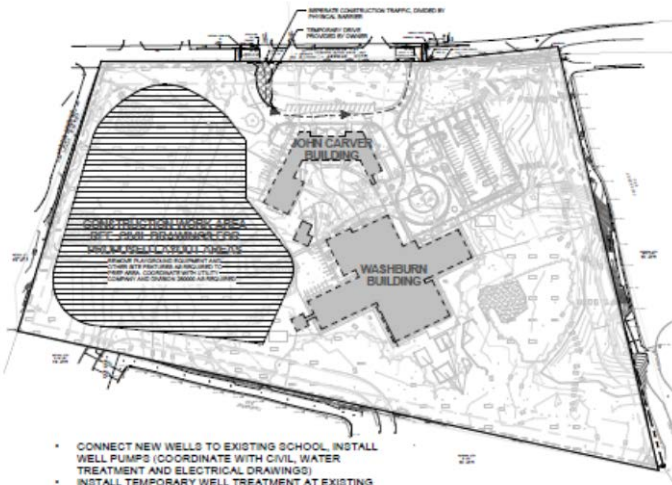


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Project Phasing

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

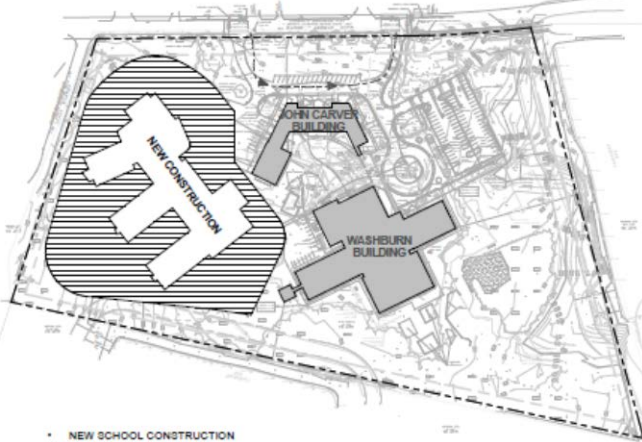
Phase 1C: June 2018-August 2018



- DEMOLISH EXISTING BUILDINGS AND ALL ASSOCIATED ELEMENTS IN ITS ENTIRETY (COORDINATE WITH DIVISION 024119)
- 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

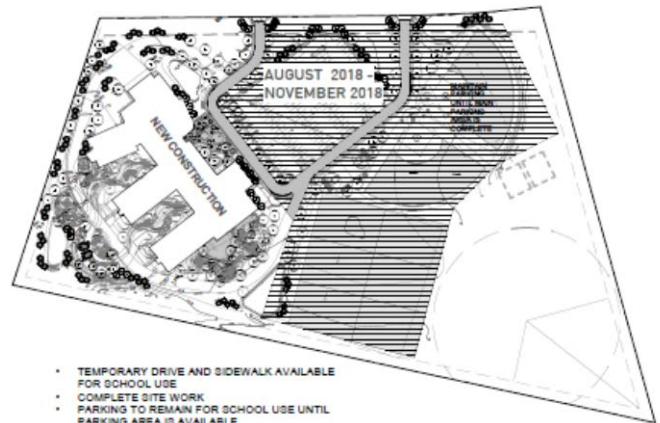
Phase 1B: Construction of New School



- 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