



Town of Carver, Massachusetts

Carver Elementary School



PMA Construction Services

Owner's Project Manager

CARVER ELEMENTARY SCHOOL PROJECT

January 2017 – Monthly Status Report

Project:	Carver Elementary School	Building Size (New):	112,350 sf	Phase 1 Substantial Completion:	22June2018
Current Phase:	Construction	Parcel Size:	0 sf	Phase 2 Substantial Completion:	30Nov2018
Construction Type:	New Construction	Design Enrollment:	825	Project Total Duration:	26 Months
Construction Start Date:	03Oct2016	Reimbursement Rate:	59.47%	Day 89 of 788 to Substantial:	15.2%

Project Safety Report

Safety Incidents this Month • [0]

Past Lost Time Incidents • [0]

Past Minor Reportable Incidents • [0]

Open Scope / Potential Issues

- Schedule Requirement Submission with General Contractor
- Construction Entrance Maintenance Ongoing
- Winter Conditions Earthwork & Concrete Placement Monitoring Continued
- Submersible Transducers for New Wells
- MEP Coordination
- 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 01/31/17

Actual Incurred to Date: \$6,170,031 as of 01/31/17 (11.9%)

Contingency Remaining:** \$1,938,150.11 (98.27%)

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:

Previous Gross Amount:	\$37,625,070.00
This Month's Gross Amount:	\$1,092,272.22
Gross Amount to-Date:	\$2,576,067.71
Retainage To-Date @ 5%:	\$128,803.39
Retainage Released	\$0.00
Current Retainage	\$128,803.39
Total Net Payable To-Date:	\$2,447,264.32

Remaining Balance to Finish (gross): **\$35,049,002.29**

*January Value Per Draft Payment Application

**Value Represents Construction Contingency

Project Status

January 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 Stripping Topsoil in Area 'B' & 'C'
- Decommissioned Old Wells and Severed Connections to Existing GJC and EKW Buildings
- Prepping for Footing Installation in Area 'B' & 'C'
- Utility Company Removed Overhead Lines at Area 'C'
- Installation of Wet Wells and Fire Protection Cistern
- Continued Pouring Piers, Footings, and Walls in Area 'A', 'B', & 'C'
- Site Drainage Utility Installation Began

February 2017 Forecasted Items

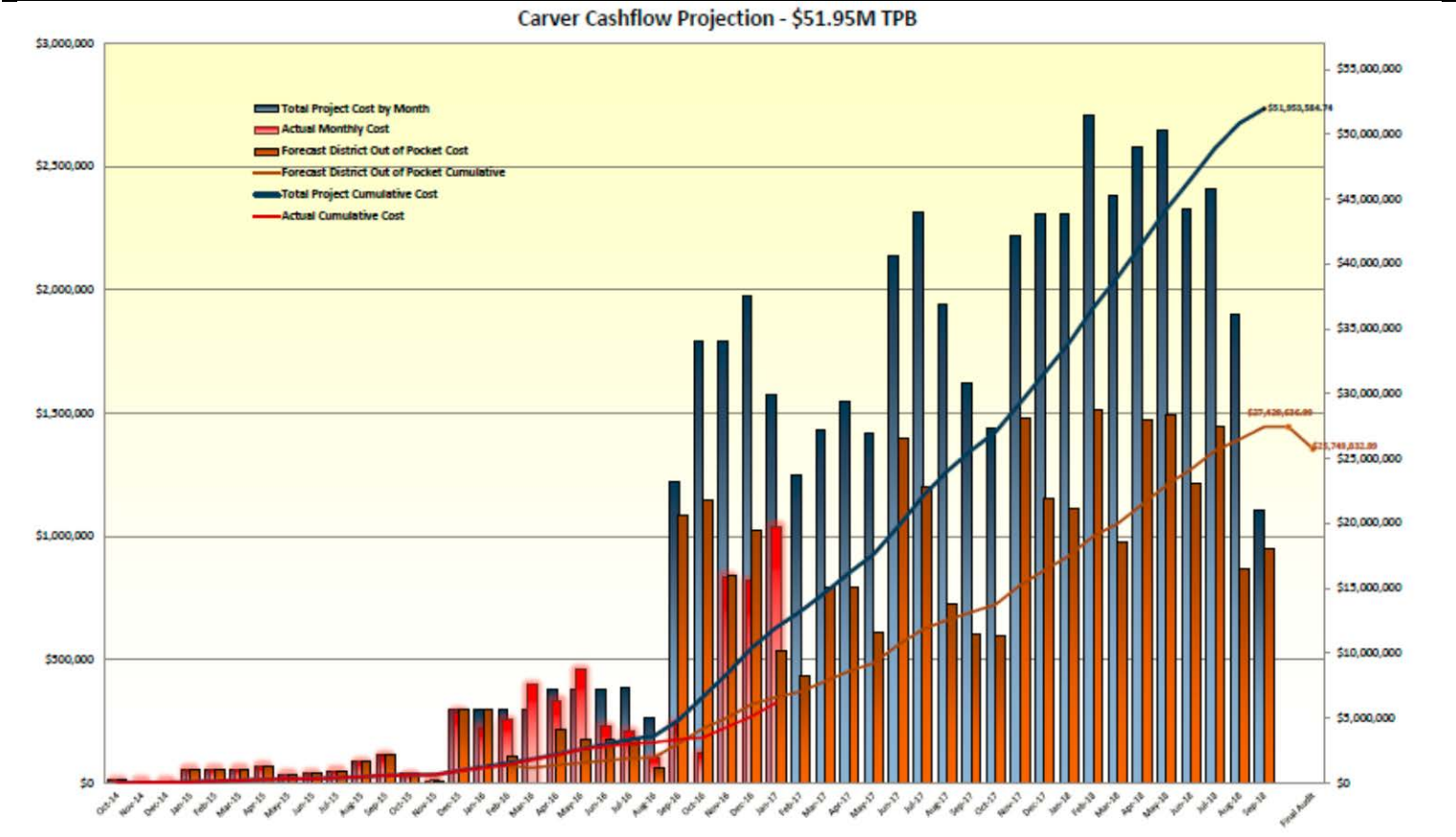
- Continue Installation of Site Drainage Utilities and Structures
- Begin and Continue UG Utility Installation
- Continue Installation of Walls, Piers, and Footings
- Backfill Fire Protection Wet Well
- Preparation for Structural Steel Installation
- Coordination of MEP Trades with Architect
- Review 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
- Work with General Contractor to Mitigate Potential Risks



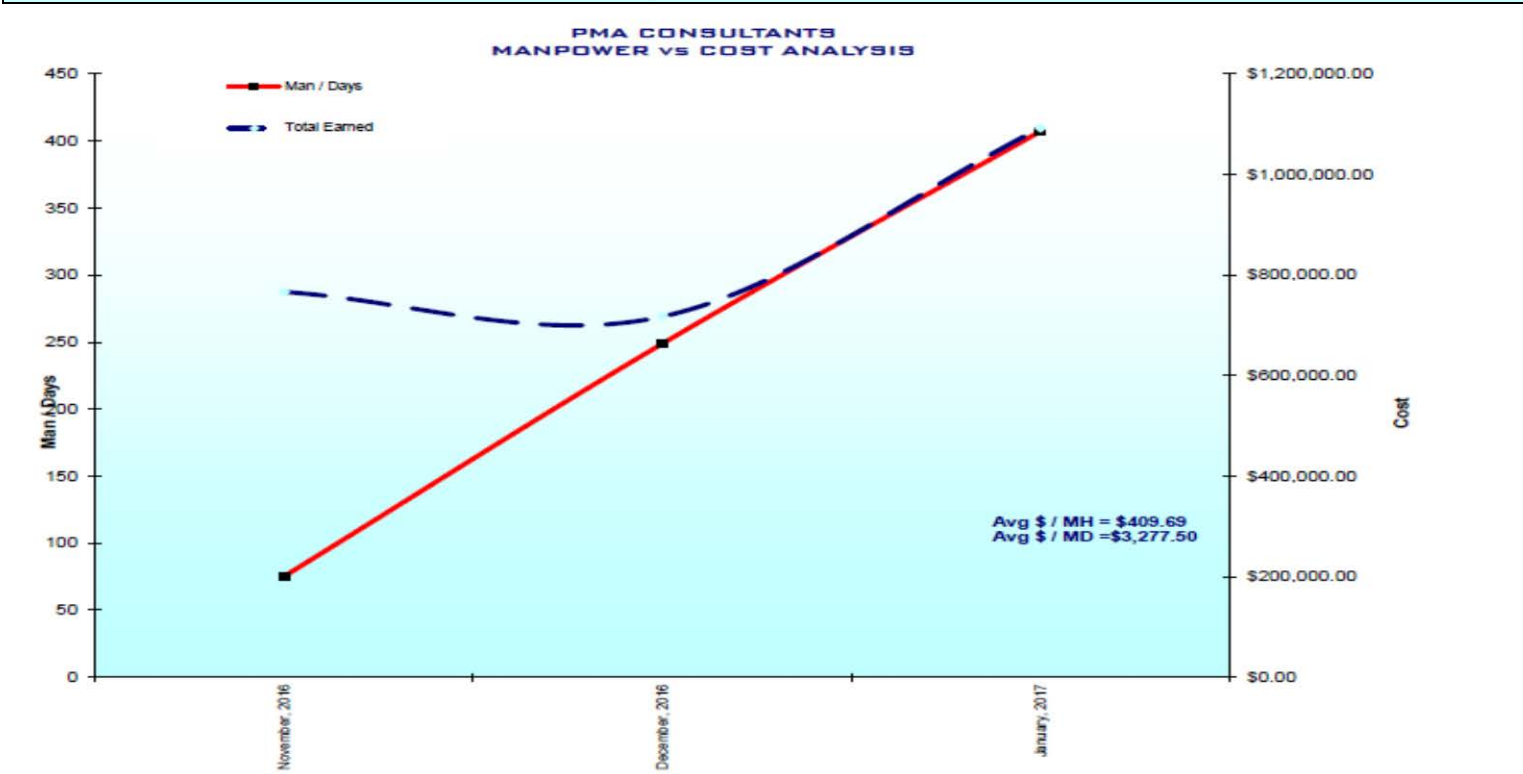
Town of Carver, Massachusetts
Carver Elementary School

PMA Construction Services
Owner's Project Manager

Cumulative Cashflow Projection



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	✓	
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
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	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, 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 - Part of CO#01	CO #01 Pending
#003	CTA	Temporary Water Connection	\$11,006.50	\$7,628.03			PMA authorized T&M for Water Connection, Submitted PCO is in review. CTA signed copy rec'd 2/1 but includes unsubstantiated schedule delay	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	Approved
#006	CTA	Structural Steel Changes per ASI #02	\$6,512.74		\$6,512.74	\$0.00	Signed 1/19/17	Approved
#007	CTA	Plumbing Invert Revisions per PR #04	\$10,000.00	\$10,000.00			Need from CTA ~6500 for plumber, ~1000 for rebar and mesh, 50-60 ft for RBO excavation	CTA
#008	CTA/Rustic	Addendum 5 Fire Protection Dry Hydrant & Vent Piping	\$13,719.03	\$0.00	\$0.00	(\$13,719.03)	Rejected by GGD - owned per CD's	CTA
#009	CTA	Roofing changes per ASI #02	\$4,068.29		\$2,973.56	(\$1,094.73)	Signed 2/3/17, Sent 2/6/17	Approved
#010	CTA	Belimo Zone type valves and actuators credit	(\$9,636.00)	(\$9,636.00)			HMFH requested ATC submittal	CTA
#011	CTA	Roof Hatch per PR #03 and RFI #44	\$3,742.40		\$3,742.40	\$0.00	Executed 1/25/17	Approved
#012	CTA	Electrical changes for submersible sewer pumps PR #05	(\$1,198.00)		(\$1,198.00)	\$0.00	Sent to HMFH, will forward ASAP	Approved
#013	CTA	Elevator roof revisions & wall support at stair 5 PR #06/CCD#02	\$3,735.19	\$3,735.19			CTA to respond to HMFH comments provided 2/6/17	CTA
#014	CTA	Change to Lochnivar Boilers	\$29,176.18	\$0.00	\$0.00		PMA requested more backup and PCO from CTA	Rejected



Town of Carver, Massachusetts
Carver Elementary School

PMA Construction Services
Owner's Project Manager

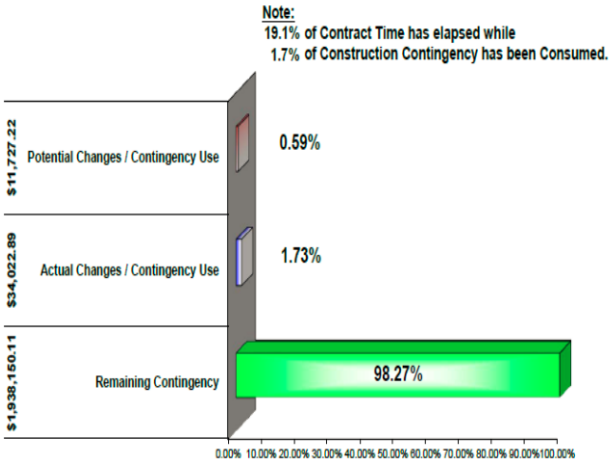
Graphs & Data

Requests for Information (RFIs)

PMA RFI HISTOGRAM

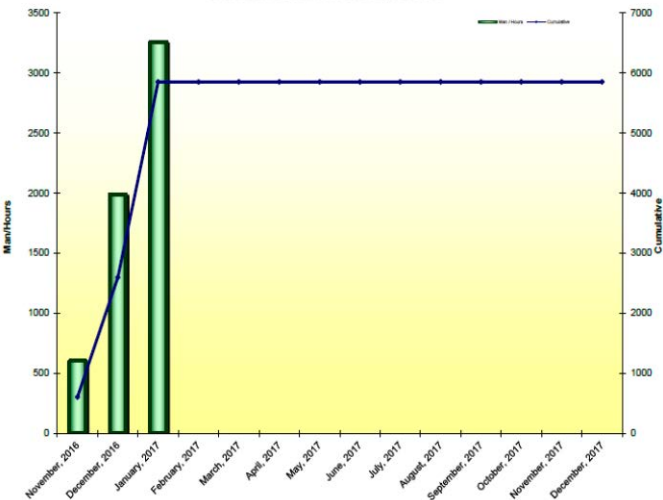


Contingency Utilization

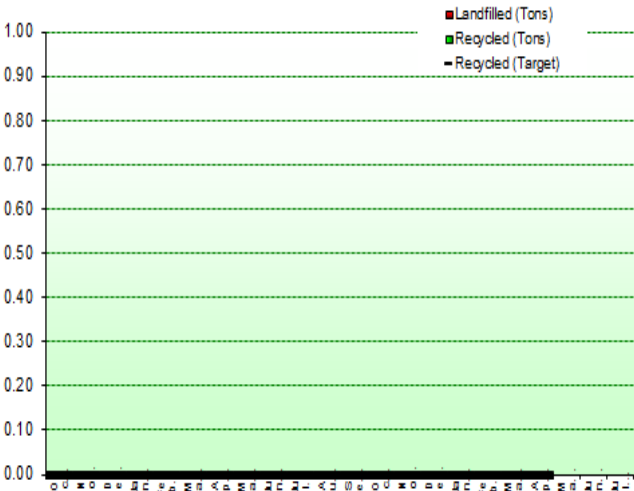


Monthly Manpower

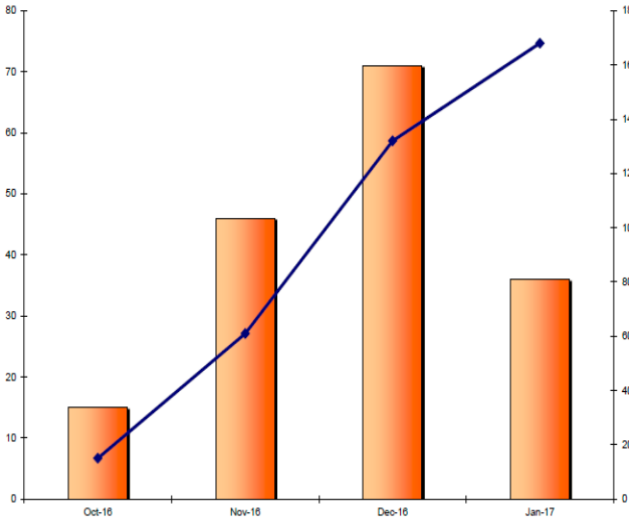
PMA MANPOWER ANALYSIS / GRAPH



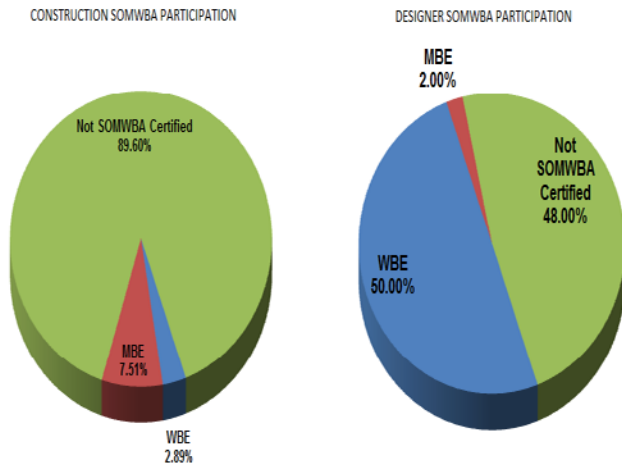
NE-CHPS Waste Management



Economic Impact – Work Force Employed To-Date



MBE / WBE Participation (Based on CTA Commitment)





Town of Carver, Massachusetts
Carver Elementary School



PMA Construction Services
Owner's Project Manager

Project Photos

Backfill at Area A Classroom Wing



Disconnection and Decommissioning of Old Well



Setting New Wet Well Tanks near Cafeteria



Deadman System Installed Prior to Fire Protection Cistern



Fire Protection Cistern Installation



Backfill and Compaction at Fire Protection Cistern



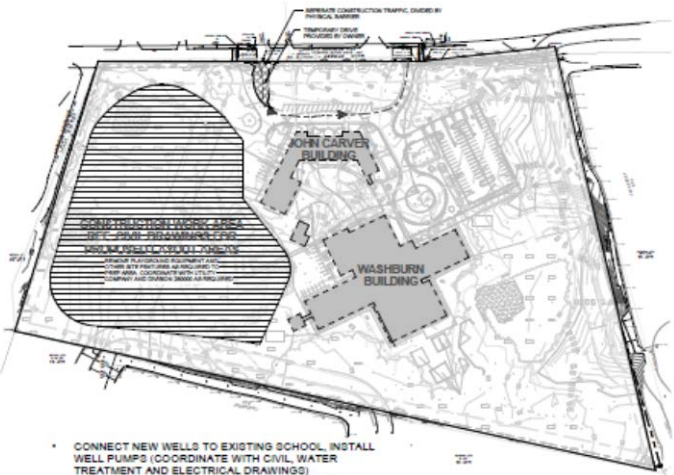


Town of Carver, Massachusetts
Carver Elementary School

PMA Construction Services
Owner's Project Manager

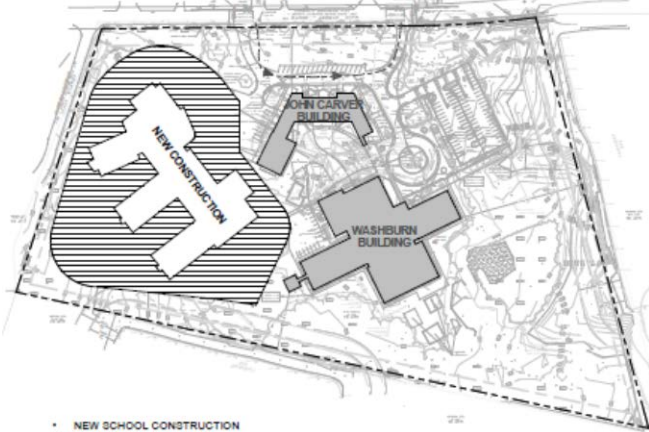
Project Phasing

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 1B: Construction of New School



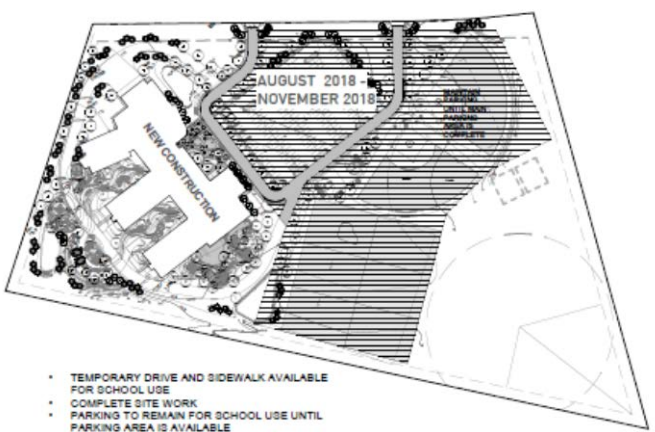
- NEW SCHOOL CONSTRUCTION
- EXISTING SCHOOL IN USE

Phase 1C: June 2018-August 2018



- DEMOLISH EXISTING BUILDINGS AND ALL ASSOCIATED ELEMENTS IN ITS ENTIRETY (COORDINATE WITH DIVISION 034119)
- 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 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