



Town of Carver, Massachusetts

Carver Elementary School



PMA Construction Services

Owner's Project Manager

CARVER ELEMENTARY SCHOOL PROJECT

March 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 176 of 627 to Ph.1 Substantial:	28.1%

Project Safety Report

Safety Incidents this Month • [0]

Past Lost Time Incidents • [0]

Past Minor Reportable Incidents • [0]

Open Scope / Potential Issues

- Door Frame/LGMF Submittals
- Construction Entrance Maintenance Ongoing
- VFD Conduit Runs & Control Wiring
- Submersible Transducers for New Wells
- MEP Coordination – Kitchen Underground
- Utility Company Coordination of Existing Overhead Power and Cable – Removal & Relocation Scheduled
- Monitoring of First Slab Placements for FF/FL Testing
- 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 (03/31/17)

Actual Incurred to Date: \$10,590,056.65 (03/31/17) (20.4%)

Contingency Remaining:** \$1,934,291.45 (98.08%)

Construction Cost Summary:

Award Value (CTA):	\$37,625,070.00
Previously Executed CO's (Net)	\$32,417.61
Previous Contract Value:	\$37,657,487.61
CO's Executed this Month:	\$5,463.94
Current Contract Value:	\$37,662,951.55

Construction Payment Summary:

Previous Gross Amount:	\$37,625,070.00
This Month's Gross Amount:	\$2,493,726.41
Gross Amount to-Date:	\$6,841,248.27
Retainage To-Date @ 5%:	\$342,062.41
Retainage Released	\$0.03
Current Retainage	\$342,062.44
Total Net Payable To-Date:	\$6,499,185.83

Remaining Balance to Finish (gross): **\$30,821,703.28**

**Value Represents Construction Contingency

Project Status

March 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)
- Completed Foundation Work into 'B' & 'C' Building
- Completed Structural Steel Erection in 'B' & 'C' Building
- Underground Site Drainage Continued Around the Building
- Underground Site Sanitary Continued
- MEP Coordination Continued with GC and Subs
- Mock-up Installation Began
- Structural Steel Detailing Completed in 'A' building and Continued in 'B' & 'C' Building

April 2017 Forecasted Items

- Complete Installation of Site Drainage Utilities and Structures
- Continue UG Utility Installation
- Complete Detailing of Structural Steel
- Place First Slab on Deck in 'A' Building
- Place First Slab on Grade in 'A' Building
- Begin Framing of Exterior
- Execute Revised PFA and Bid Amendment 1
- Continue Sitework for Exterior Drainage
- Begin Roofing and Roof Blocking

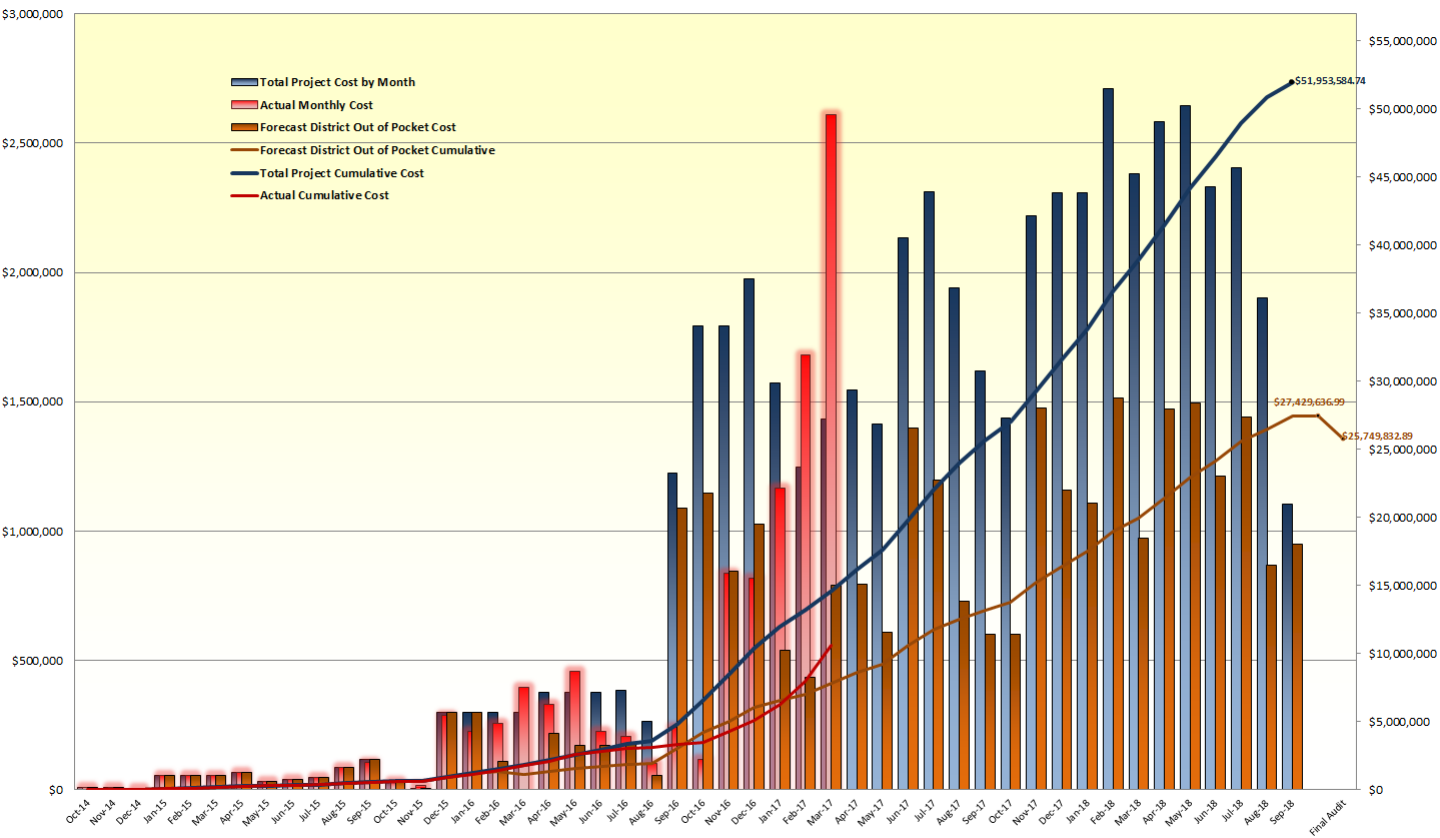


Town of Carver, Massachusetts
Carver Elementary School

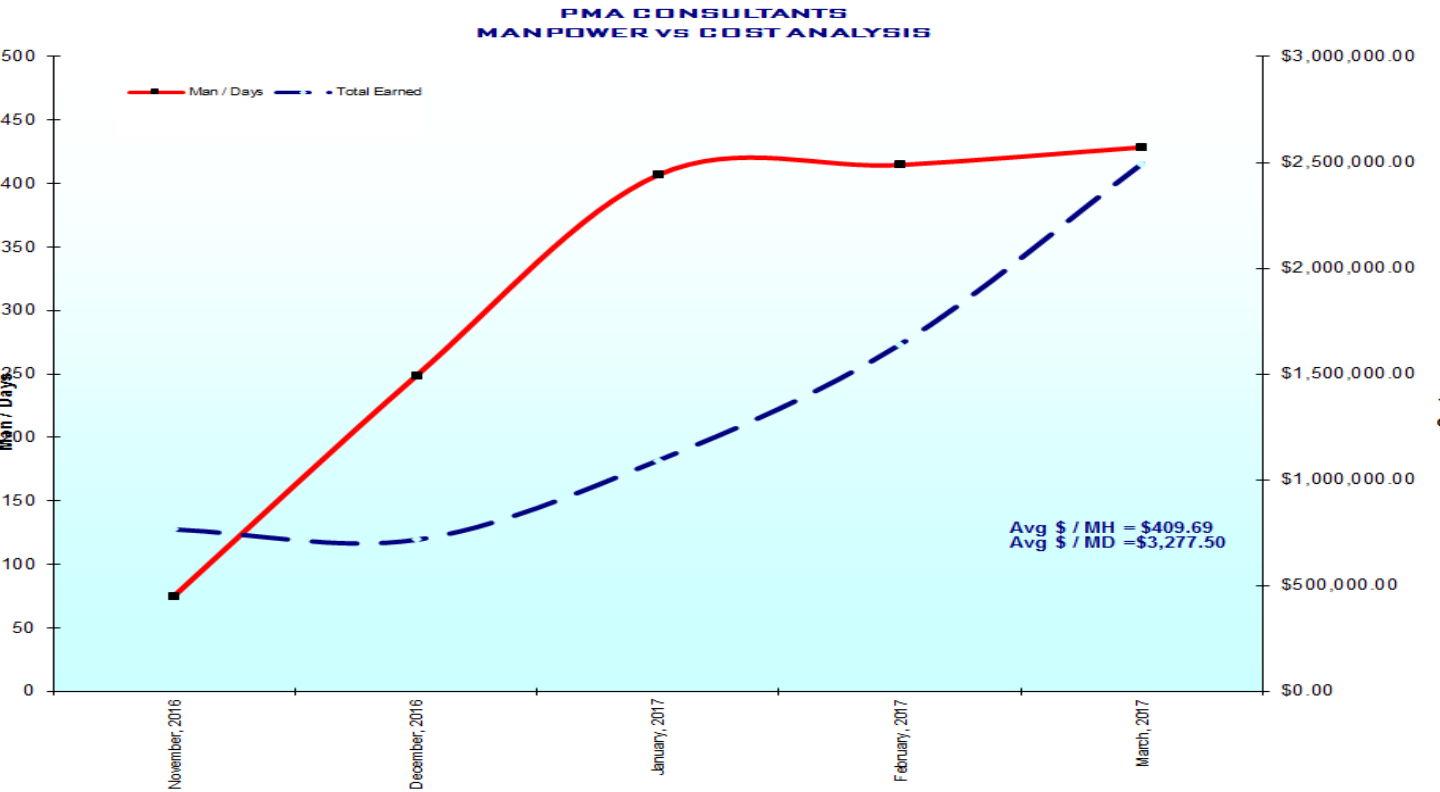
PMA Construction Services
Owner's Project Manager

Cumulative Cashflow Projection

Carver Cashflow Projection - \$51.95M TPB



Manpower vs Cost Analysis





Town of Carver, Massachusetts
Carver Elementary School

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	✓	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	3/30/17	✓	Ahead of Schedule
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
#010	Harold	Belimo Zone type valves and actuators credit	(\$9,636.00)	(\$9,636.00)		\$0.00	HMFH waiting on ATC submittal	CTA
#022	WJGEI	Electrical changes per PR #02	\$924.27	\$924.27		\$0.00	On Hold Pending PR #14	CTA
#025	Eaton	CCD #005/ PCO #025 Doors and Hardware changes from submittal	\$21,864.62		\$14,892.29	(\$6,972.33)	Rec'd 3/28, HMFH comments fwd on 3/29, CCD #005 issued on 4/12	CCD
#026	Eaton	PR #10 Change door hardware to sargent	\$29,963.81	\$8,708.25		(\$21,255.56)	HMFH/PMA Reviewing, Locksets Only cost carried	HMFH
#TBD	WJGEI, Araujo	PR #11 Food Service equipment adjustments	\$2,000.00	\$2,000.00		\$0.00	CTA Pricing	CTA
#TBD	RBOur, WJGEI, Araujo	CCD #04 & PR #15 Services and New Outbuilding	\$15,000.00	\$15,000.00		\$0.00	CTA Pricing	CTA
#TBD	RBOur, Clearwater	PR #14 Shed and VFD relocation	\$15,000.00	\$15,000.00		\$0.00	CTA Pricing	CTA
#TBD	Clifford & Galvin	PR #12 Tile backer at wall tile	\$10,000.00	\$10,000.00		\$0.00	CTA to submit	CTA
#TBD	Eaton	PR #13 Door hardware at green room	(\$1,233.38)	(\$1,233.38)		\$0.00	CTA submitted on 4/20/17, PMA sent email back on 4/21 about contradictory language	CTA
#TBD	Rustic	PR #16 RFI #174 FP Controller	\$5,000.00	\$5,000.00		\$0.00	CTA to submit	CTA
#TBD	RBOur	RFI #172 Tying condensate drain to stormtech system	\$5,000.00	\$5,000.00		\$0.00	PR Forthcoming	HMFH
#TBD	Norgate, Silktown	PR #17 Relocation of Roof Drains	\$7,500.00	\$7,500.00		\$0.00	CTA to submit	CTA
#TBD	Araujo	RFI #167 - Added cost for additional roof drain piping	\$1,000.00	\$1,000.00		\$0.00	CTA reviewing	CTA
#028	Rustic	RFI #147 Added PIV Valve	\$4,297.18	\$4,297.18		\$0.00	Submitted by CTA on 4/27/17, PMA sent email back on 4/27 about contradictory language	CTA

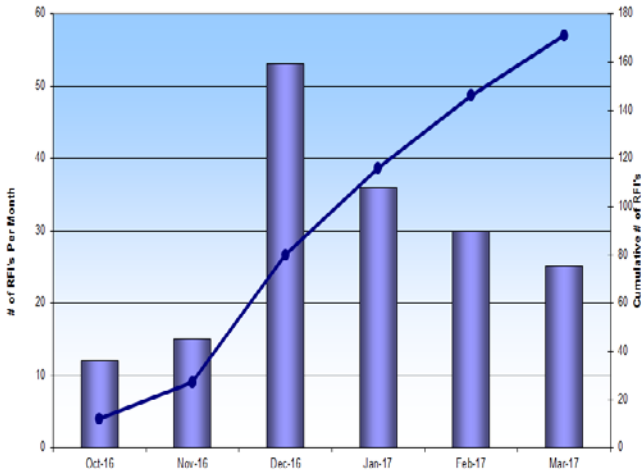


Town of Carver, Massachusetts
Carver Elementary School

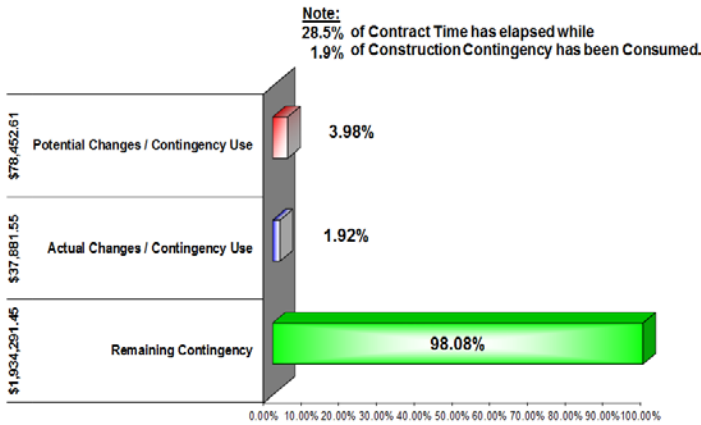
PMA Construction Services
Owner's Project Manager

Graphs & Data

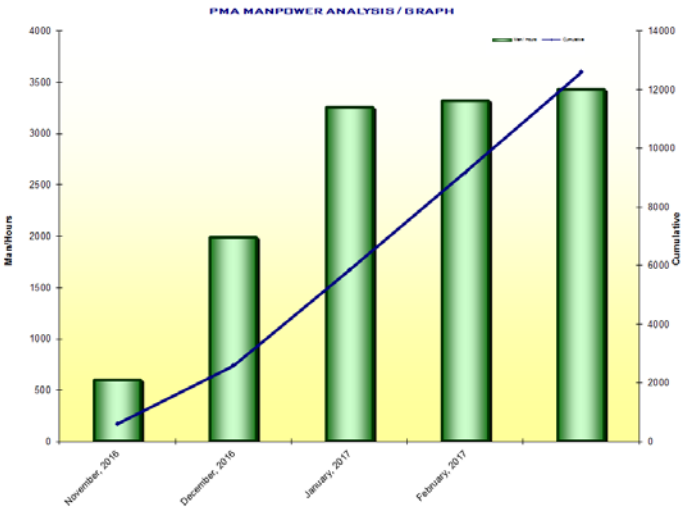
Requests for Information (RFIs)



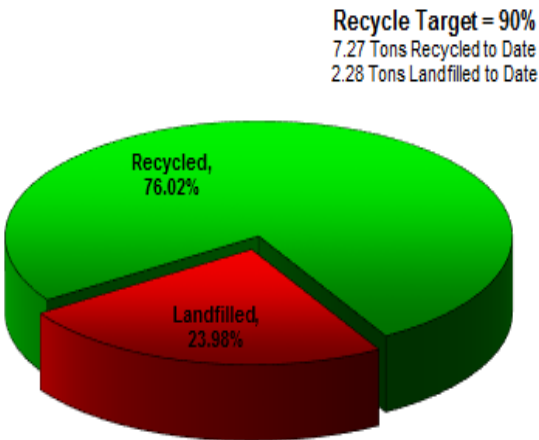
Contingency Utilization



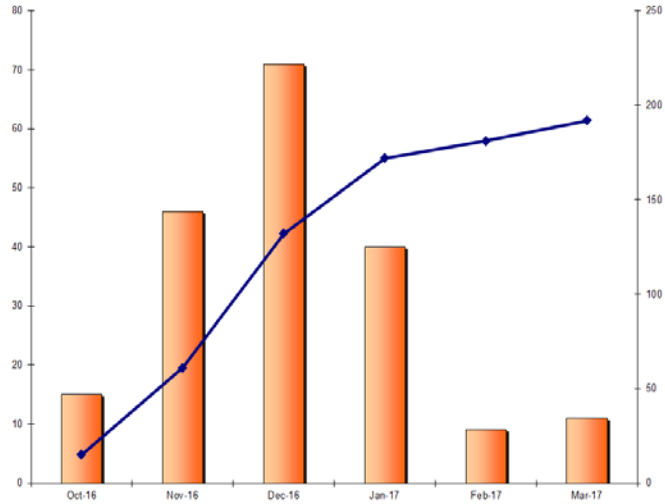
Monthly Manpower



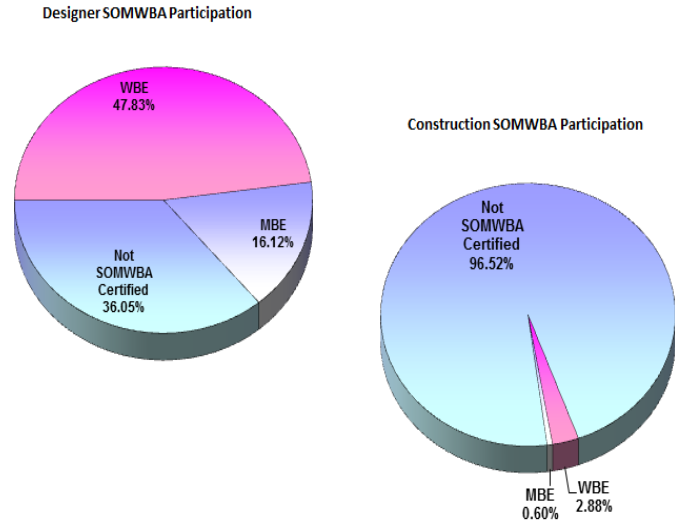
NE-CHPS Waste Management



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 Site Drainage at East Elevation



Sanitary and Waste Underground Tanks Installed



Exterior Sheathing & Window Framing at Mockup



Shear Stud Welding for Decking at A Building



Rolled Deck at Gymnasium Roof



"Topping Off" Ceremonial Beam Lift



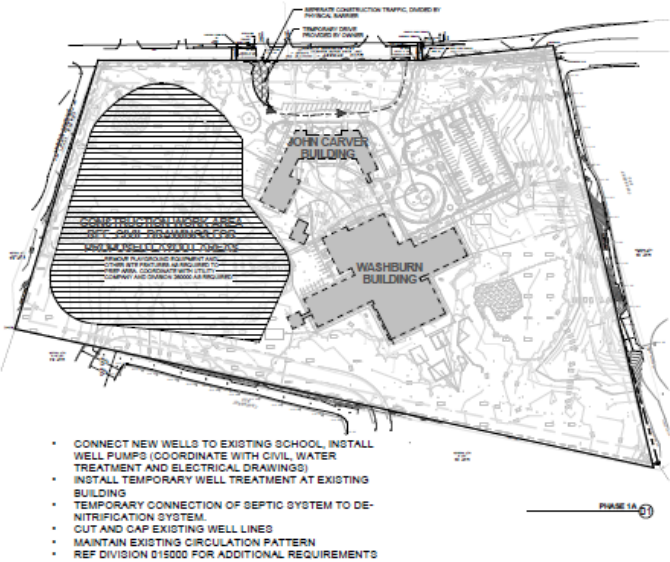


Town of Carver, Massachusetts
Carver Elementary School

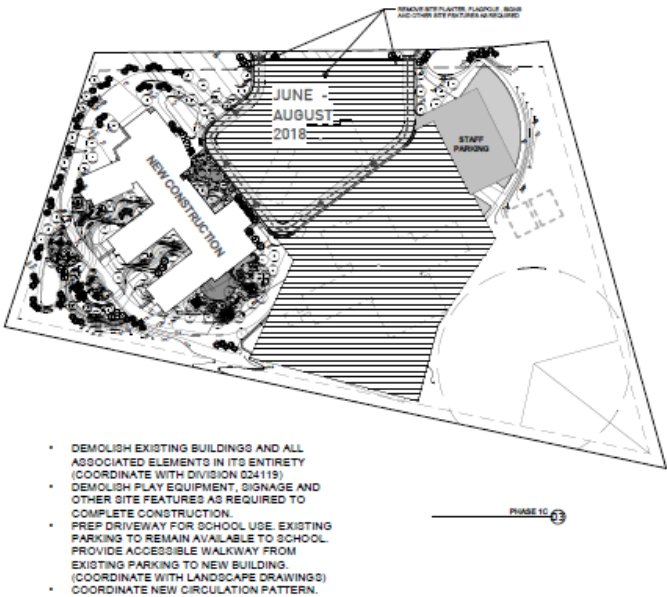
PMA Construction Services
Owner's Project Manager

Project Phasing

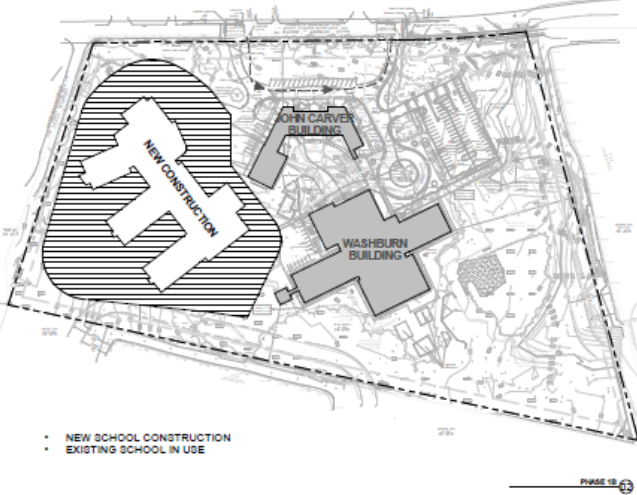
Phase 1A: Well Connections



Phase 1C: June 2018-August 2018



Phase 1B: Construction of New School



Phase 2: August 2018-November 2018

