



Town of Carver, Massachusetts
Carver Elementary School



PMA Construction Services
Owner's Project Manager

CARVER ELEMENTARY SCHOOL PROJECT *April 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 206 of 627 to Ph.1 Substantial:	32.8%

Project Safety Report

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

Open Scope / Potential Issues

- FP Tank Damage/Repair Ongoing
- Construction Entrance Maintenance Ongoing
- VFD Conduit Runs & Control Wiring
- Submersible Transducers for New Wells
- MEP Coordination – Remaining for C Building
- Existing Overhead Power and Cable – Removal & Relocation Scheduled
- Continue Slab Placements on Deck & on Grade
- 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 (04/30/17)
Actual Incurred to Date: \$12,161,053.05 (04/30/17) (23.4%)
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:	\$1,522,256.38
Gross Amount to-Date:	\$8,443,623.44
Retainage To-Date @ 5%:	\$422,181.17
Retainage Released	\$0.04
Current Retainage	\$422,181.21
Total Net Payable To-Date:	\$8,021,442.23

Remaining Balance to Finish (gross):	\$29,219,328.11
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**Value Represents Construction Contingency

Project Status

April 2017 Progress

- | | |
|---|--|
| <ul style="list-style-type: none"> • 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 Installation of Available Site Drainage Utilities | <ul style="list-style-type: none"> • Completed Structural Steel Detailing in B & C Building • Placed First Slab on Deck in A Building • Placed First Slab on Grade in A Building • MEP Coordination Continued with GC and Subs • Mock-up Installation Continued with Air Vapor Barrier • Roof Blocking and Edge Work Began |
|---|--|

May 2017 Forecasted Items

- | | |
|--|---|
| <ul style="list-style-type: none"> • Continue Slab on Grade and Slab on Deck Installation • Mobilize and Begin Masonry Work at Elevator and Exterior • Complete Detailing of Structural Steel at Canopy Area • Finish Repairs of FP Tank • Begin Framing of Exterior A Building | <ul style="list-style-type: none"> • Begin Waterproofing at Exterior of A Building • Execute Revised PFA and Bid Amendment 1 • Begin Interior Framing at A Building • Start and Continue Roofing Installation |
|--|---|

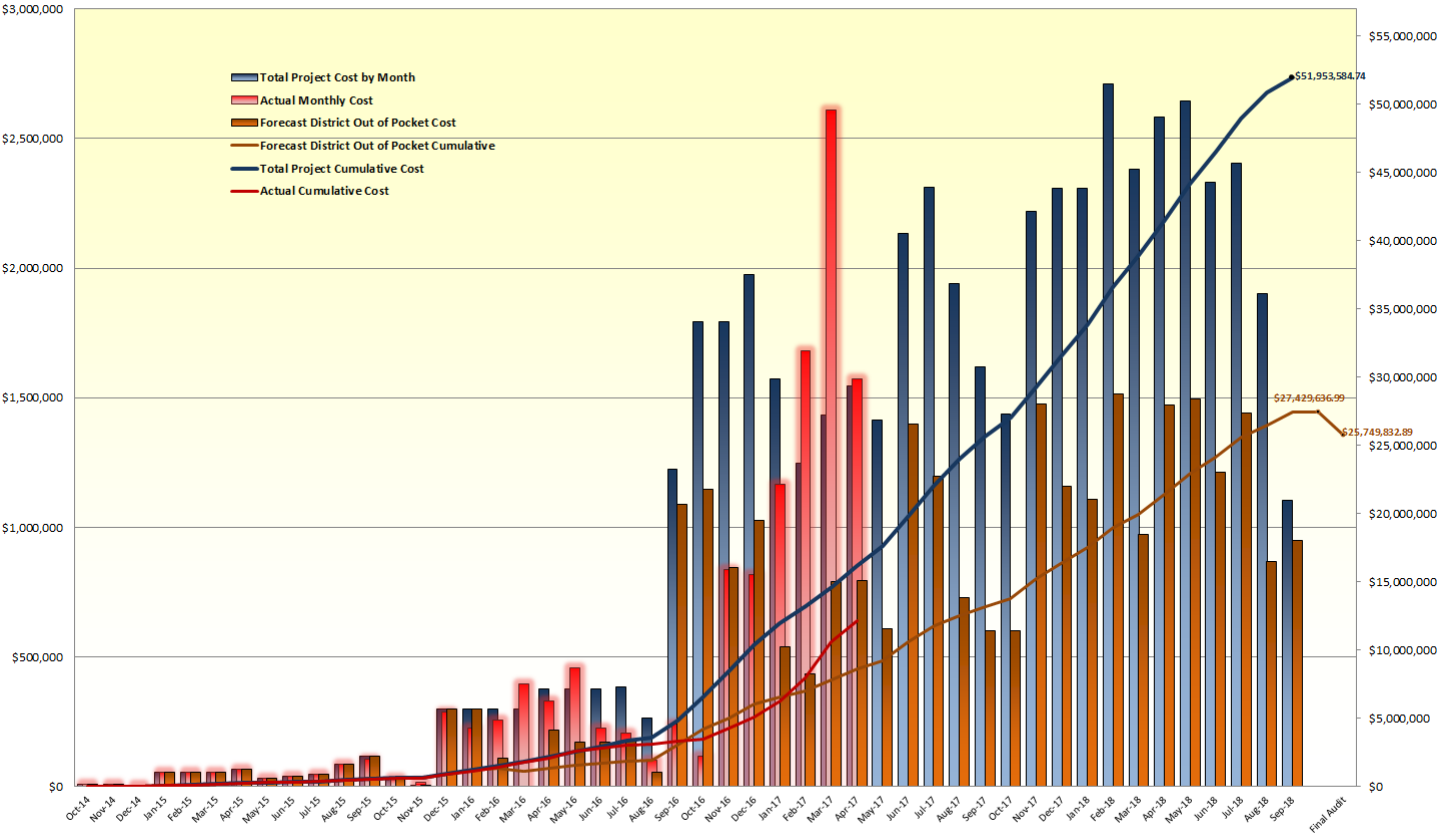


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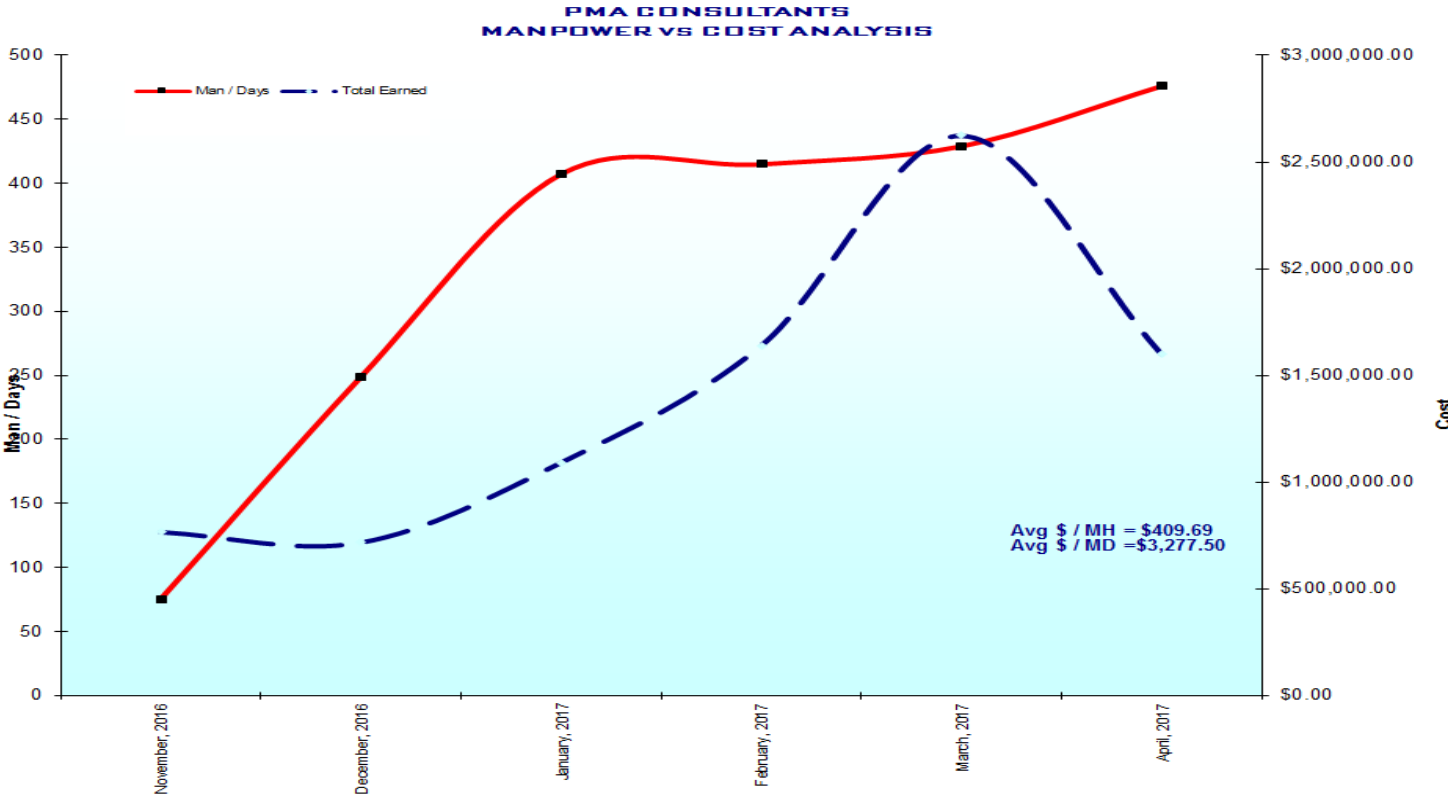
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Cumulative Cashflow Projection

Carver Cashflow Projection - \$51.95M TPB



Manpower vs Cost Analysis





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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	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



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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, PMA requested locksets only, CTA to revise 5/9/17	CTA
#027	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, Signed version marked up waiting for signature	HMFH
#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, PMA responded again on 5/9/17	CTA
#029	Araujo, Harold	ASI-7 Changes	\$30,488.28	\$30,488.28		\$0.00	HMFH reviewing, Need response by CTA	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 pricing	CTA
#TBD	CTA	Construction Fencing Credit 8' vs. 6' and privacy screen	(\$20,000.00)			\$0.00	Estimated Value	PMA
#TBD	CTA	Trailer Cleaning 17 weeks not provided, 1 week provided	(\$1,700.00)			\$0.00	100/week	PMA
#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, Siltown	PR #17 Relocation of Roof Drains	\$3,500.00	\$3,500.00		\$0.00	Proceeding on T&M 5/9/17	CTA
#TBD	Araujo	RFI #167 - Added cost for additional roof drain piping	\$1,000.00	\$1,000.00		\$0.00	CTA reviewing	CTA
#TBD	Fernandes	ASI #9 Modifications to Masonry at windows	\$2,500.00	\$2,500.00		\$0.00	CTA to submit	CTA

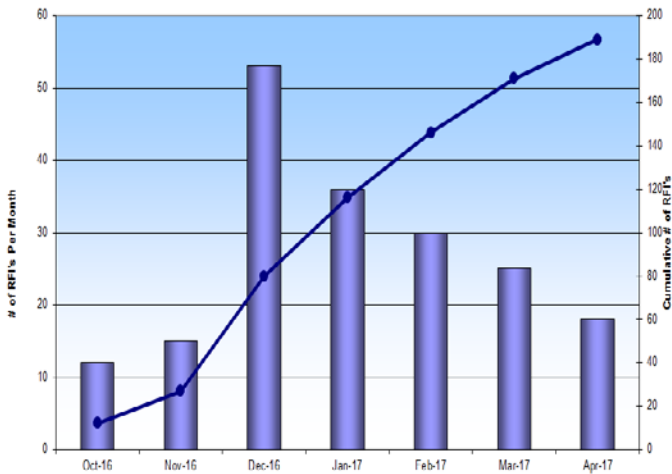


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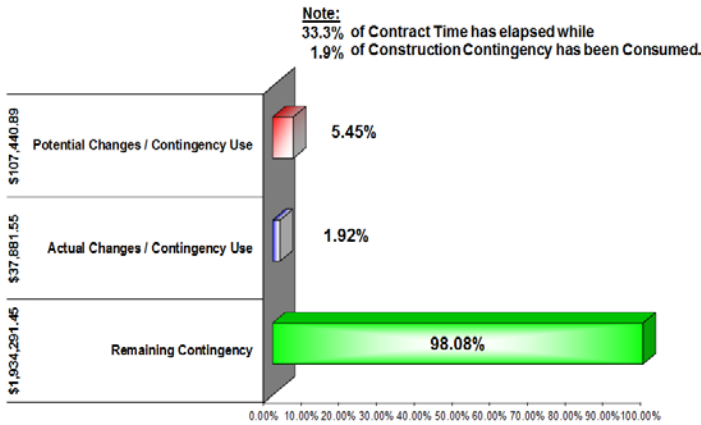
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Graphs & Data

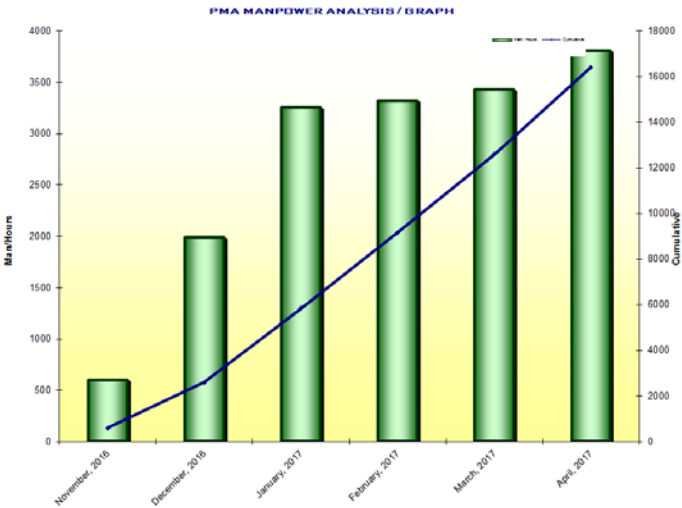
Requests for Information (RFIs)



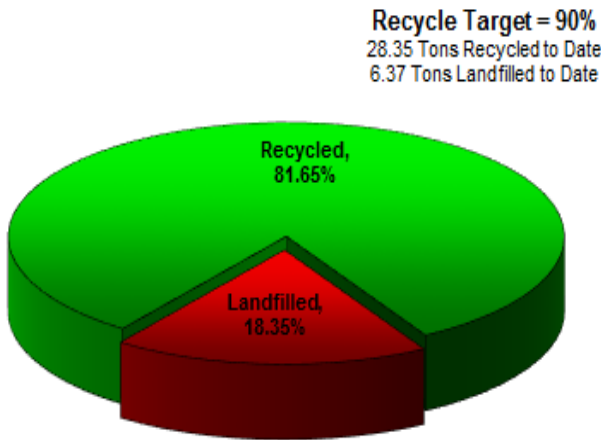
Contingency Utilization



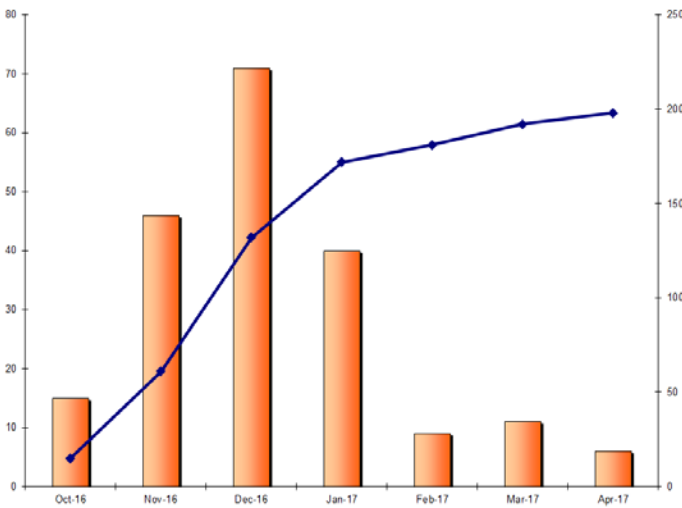
Monthly Manpower



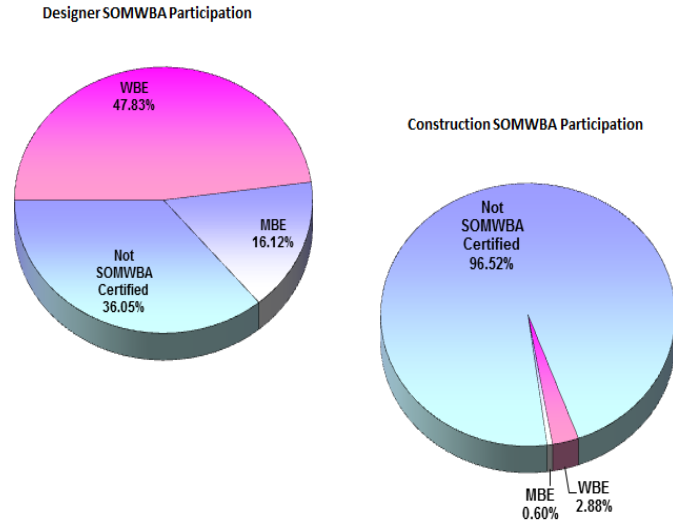
NE-CHPS Waste Management



Economic Impact – Work Force Employed To-Date



MBE / WBE Participation (Based on CTA Commitment)





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Project Photos

Pouring Concrete at 'A' Wing Slab on Deck



Waterproofing and CMU Block Install at Mockup



Underground Electrical Conduit at Main Corridor



Stone Installation at Runoff Area Drain



Roof Pad Concrete Installation



HVAC Ductwork Installation and Protection at 'A' Wing



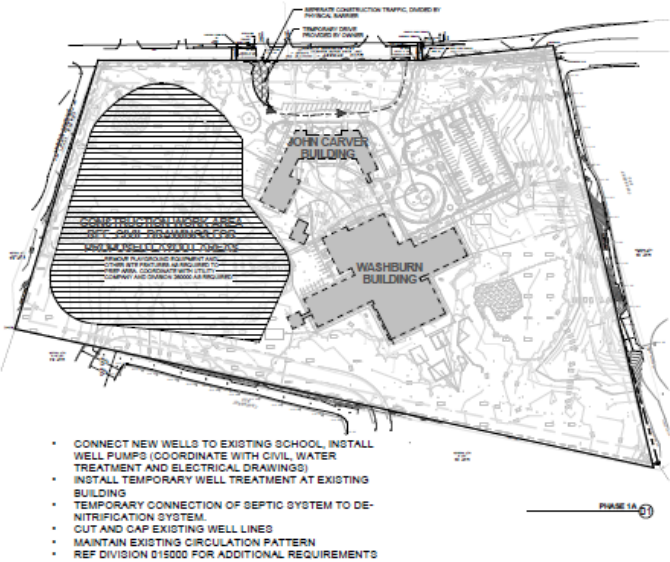


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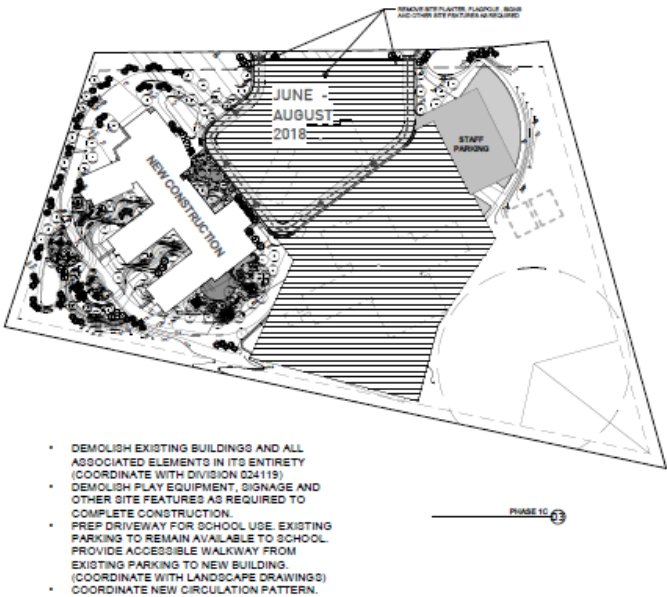
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Project Phasing

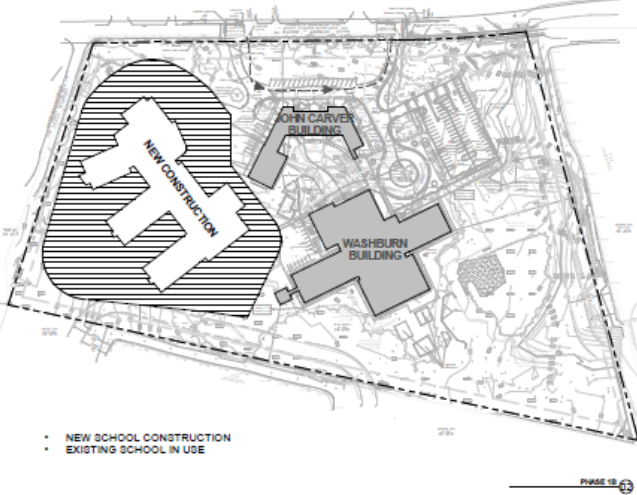
Phase 1A: Well Connections



Phase 1C: June 2018-August 2018



Phase 1B: Construction of New School



Phase 2: August 2018-November 2018

