



**Town of Carver, Massachusetts**  
Carver Elementary School



**PMA Construction Services**  
Owner's Project Manager

## **CARVER ELEMENTARY SCHOOL PROJECT** *May 2017 – Monthly Status Report*

<b>Project:</b>	Carver Elementary School	<b>Building Size (New):</b>	112,350 sf	<b>Phase 1 Substantial Completion:</b>	22June2018
<b>Current Phase:</b>	Construction	<b>Parcel Size:</b>	0 sf	<b>Phase 2 Substantial Completion:</b>	30Nov2018
<b>Construction Type:</b>	New Construction	<b>Design Enrollment:</b>	825	<b>Project Total Duration:</b>	26 Months
<b>Construction Start Date:</b>	03Oct2016	<b>Reimbursement Rate:</b>	59.47%	<b>Day 206 of 627 to Ph.1 Substantial:</b>	37.8%

### **Project Safety Report**

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

### **Open Scope / Potential Issues**

- VFD Conduit Runs/Control Wiring Pricing Work
- Submersible Transducers for New Wells
- Construction Entrance Maintenance Ongoing
- Coordination of Translucent Panels & Glazing
- MEP Coordination – Remaining for C Building
- Coordination of Summer Work Between General Contractor and Summer Programs
- Coordination of End of Year Programs and Traffic
- 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 (05/31/17)  
**Actual Incurred to Date:** \$12,222,152.18 (05/31/17) (23.5%)  
**Contingency Remaining:** \$1,883,384.08\*\* (98.08%)

### **Construction Cost Summary:**

Award Value (CTA):	\$37,625,070.00
Previously Executed CO's (Net)	\$37,881.55
Previous Contract Value:	\$37,662,951.55
CO's Executed this Month:	\$33,722.42
<b>Current Contract Value:</b>	<b>\$37,696,673.97</b>

### **Construction Payment Summary:**

Previous Gross Amount:	\$37,625,070.00
This Month's Gross Amount:	\$1,736,768.92*
Gross Amount to-Date:	\$10,271,801.29
Retainage To-Date @ 5%:	\$513,590.06
Retainage Released	\$0.18
<b>Current Retainage</b>	<b>\$513,590.24</b>
<b>Total Net Payable To-Date:</b>	<b>\$9,758,211.05</b>

<b>Remaining Balance to Finish (gross):</b>	<b>\$27,424,872.68</b>
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\* This Value Represents Pencil Requisition for Application #7  
\*\*Value Represents Construction Contingency

### **Project Status**

#### **May 2017 Progress**

- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li>• 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.)</li> <li>• Designer Continued Construction Administration (i.e. submittals, RFIs, weekly site visits, QA/QC, etc)</li> <li>• Continued Installation of Available Site Drainage Utilities</li> </ul> | <ul style="list-style-type: none"> <li>• Completed Pouring of Slab on Decks at 'A', 'B', &amp; 'C' Buildings</li> <li>• Completed Pouring Slab on Grades at 'A' &amp; 'B' Building</li> <li>• Began Installation of HVAC &amp; Plumbing in 'A' Building</li> <li>• Began Installation of Exterior Framing and Sheathing at 'A' Building</li> <li>• Began Installation of AVB at 'A' building</li> <li>• Began Masonry Work at 'A' Building</li> </ul> |
|---|---|

#### **June 2017 Forecasted Items**

- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li>• Complete Slab on Grade Work at 'C' Building</li> <li>• Continue Site Drainage &amp; Dust Control During Summer</li> <li>• Continue Installation of Exterior Framing/Sheathing/AVB</li> <li>• Continue Masonry Work at Building Exterior</li> <li>• Continue Installation of Roofing at 'A' Building</li> </ul> | <ul style="list-style-type: none"> <li>• Work to Enclose Building 'A' for Weather</li> <li>• Begin Window Work at 'A' Building</li> <li>• Continue Interior Framing Where Available</li> <li>• Execute Revised PFA and Bid Amendment 1</li> </ul> |
|---|---|

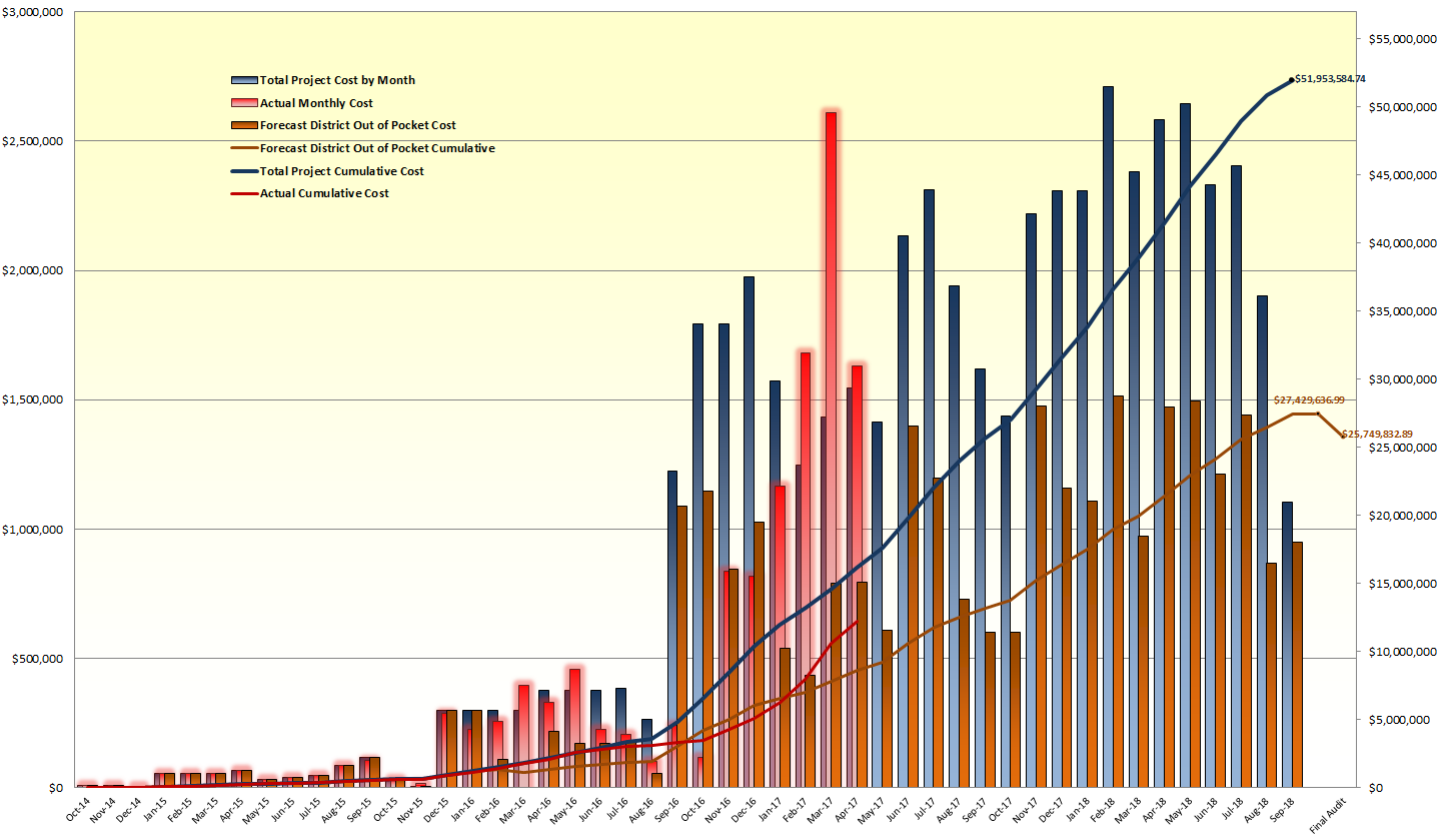


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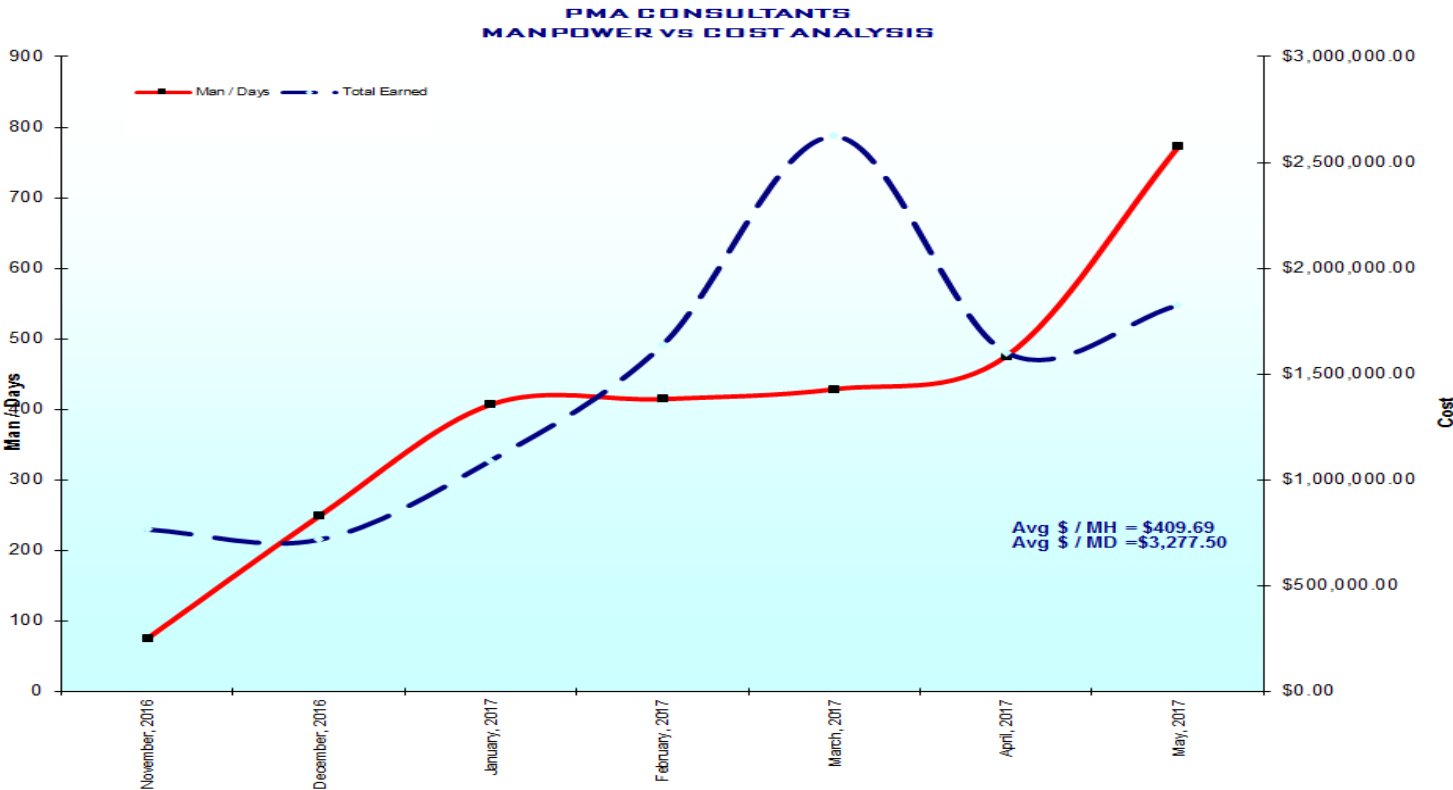
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Cumulative Cashflow Projection

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

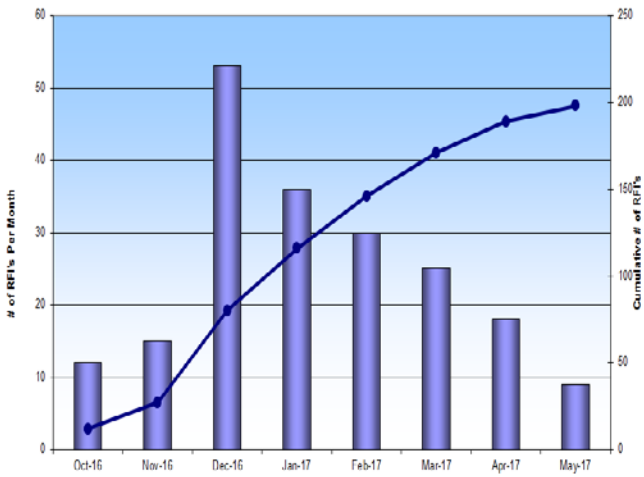
Key: Approved Under Review Rejected Pending

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
#029	Araujo, Harold	ASI-7 Changes - HVAC & Plumbing	\$30,488.28	\$30,488.28		\$0.00	ASI #7 issued on 3/29/17, CTA submitted on 5/5/17, HMFH responded on 5/16/17, CTA to respond	CTA
#032	RBOur, WJGEI, Araujo	CCD #04 & PR #15 Services and New Outbuilding	\$30,158.97	\$30,158.97		\$0.00	CTA submitted 5/11/17, PMA responded to CTA on 5/19/17 to remove SMH and Copper, CTA to respond	CTA
#034	Major Industries	Fiberglass Sandwich Mullion	\$9,371.25	\$9,371.25		\$0.00	CTA submitted on 5/22/17, HMFH issued response on 5/23/17, CTA to respond	CTA
#038	Clifford & Galvin	PR #12 Tile backer at wall tile	\$10,784.97	\$10,784.97		\$0.00	PR #12 issued on 3/24/17, CTA submitted 5/25/17, On hold per TRC on 6/2/17	Hold
#039	Silktown	ASI #8 tapered insulation roofing adjustments	\$1,502.61	\$1,502.61		\$0.00	CTA submitted 5/31/17	HMFH
#040	Clifford & Galvin	ASI #3 & SKA-047 added column/wall/borrowed lights	\$3,192.65	\$3,192.65		\$0.00	CTA submitted on 5/31/17	HMFH
#TBD	RBO, Clearwater, WJGEI	PR #14 VFD relocation work	\$25,000.00	\$25,000.00		\$0.00	PR #14 issued on 3/28/17, CTA has not submitted this portion to date	CTA
#TBD	Norgate, Silktown	PR #17 Relocation of Roof Drains	\$3,500.00	\$3,500.00		\$0.00	PR #17 issued on 4/19/17, CTA Proceeding on T&M 5/9/17, CTA to submit	CTA
#TBD	Griffin	PR #18 Story room lighting revisions	\$3,500.00	\$3,500.00		\$0.00	PR #18 issue don 4/21/17, CTA to submit	CTA
#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	Araujo	RFI #167 - Added cost for additional roof drain piping	\$1,000.00	\$1,000.00		\$0.00	CTA reviewing if applicable	CTA
#TBD	Fernandes	ASI #9 Modifications to Masonry at windows	\$2,500.00	\$2,500.00		\$0.00	ASI #9 issued on 4/21/17, CTA to submit if applicable	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

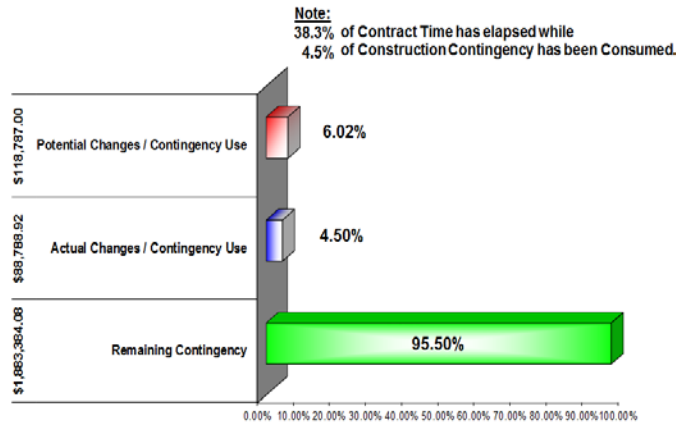


Graphs & Data

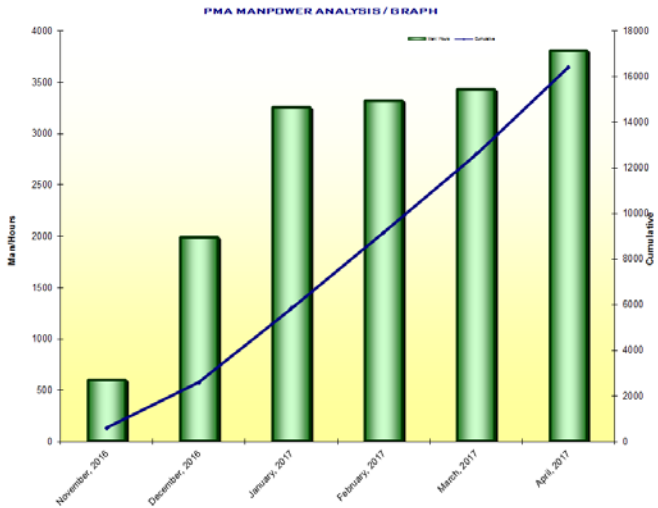
Requests for Information (RFIs)



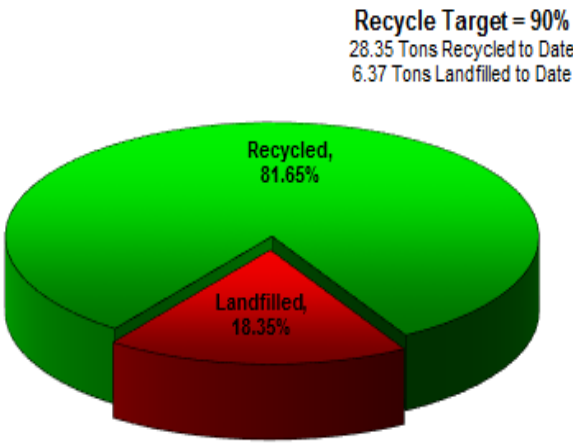
Contingency Utilization



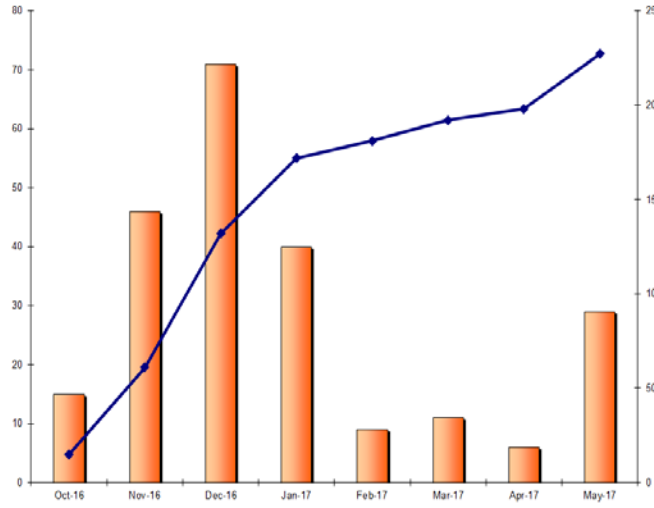
Monthly Manpower



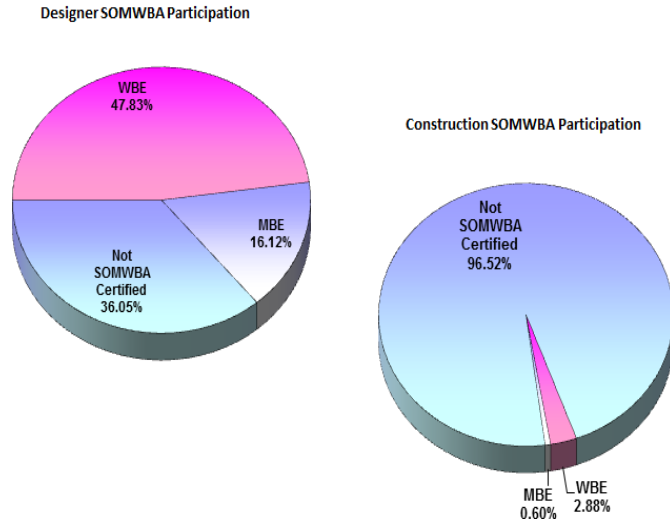
NE-CHPS Waste Management



Economic Impact – Work Force Employed To-Date



MBE / WBE Participation (Based on CTA Commitment)







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**Project Photos**

**'A' Wing Brick Shelf AVB Installation**



**Rain Leader Piping Installation at 2<sup>nd</sup> Floor 'A' Wing**



**Sheathing Installation at 'A' Wing North Elevation**



**Mockup Installation of Translucent Panel System**



**Interior Framing at 'A' Wing Corridor**



**Masonry Block Installation at 'A' Wing North Elevation**



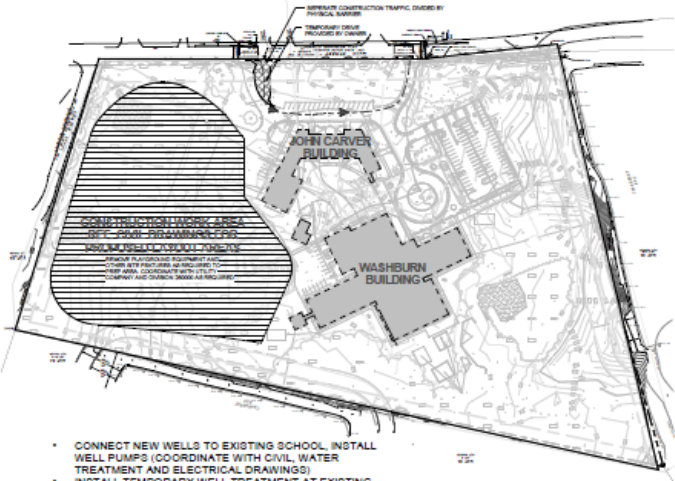


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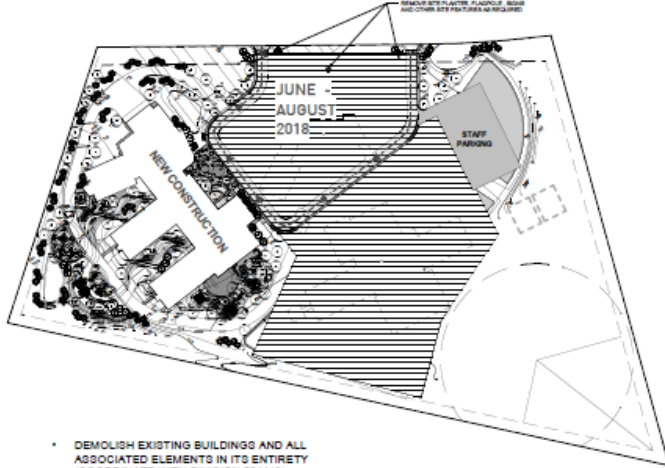
Project Phasing

Phase 1A: Well Connections



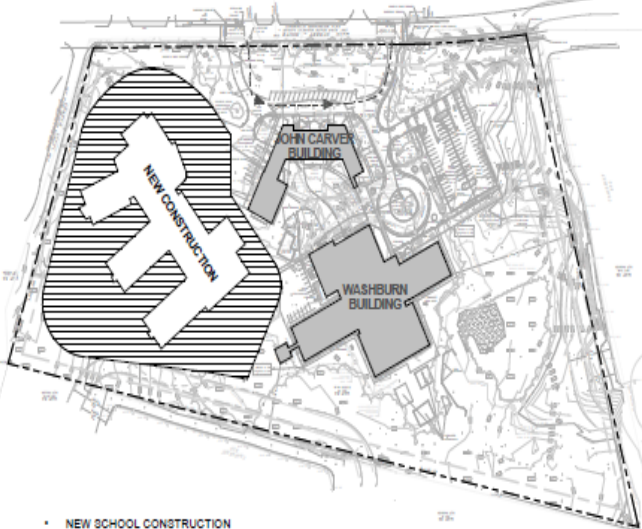
- CONNECT NEW WELLS TO EXISTING SCHOOL, INSTALL WELL PUMPS (COORDINATE WITH CIVIL, WATER TREATMENT AND ELECTRICAL DRAWINGS)
- INSTALL TEMPORARY WELL TREATMENT AT EXISTING BUILDING
- TEMPORARY CONNECTION OF SEPTIC SYSTEM TO DENITRIFICATION SYSTEM
- CUT AND CAP EXISTING WELL LINES
- MAINTAIN EXISTING CIRCULATION PATTERN
- REF DIVISION 015005 FOR ADDITIONAL REQUIREMENTS

Phase 1C: June 2018-August 2018



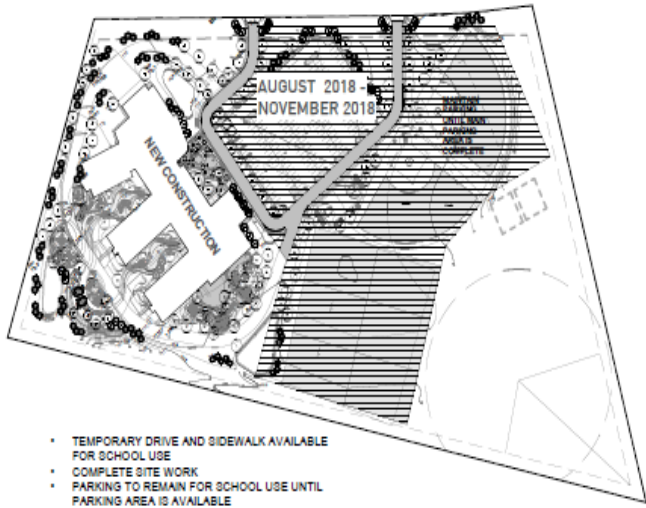
- DEMOLISH EXISTING BUILDINGS AND ALL ASSOCIATED ELEMENTS IN ITS ENTIRETY (COORDINATE WITH DIVISION 024115)
- DEMOLISH PLAY EQUIPMENT, SIGNAGE AND OTHER SITE FEATURES AS REQUIRED TO COMPLETE CONSTRUCTION
- PREP DRIVEWAY FOR SCHOOL USE, EXISTING PARKING TO REMAIN AVAILABLE TO SCHOOL. PROVIDE ACCESSIBLE WALKWAY FROM EXISTING PARKING TO NEW BUILDING. (COORDINATE WITH LANDSCAPE DRAWINGS)
- COORDINATE NEW CIRCULATION PATTERN.

Phase 1B: Construction of New School



- NEW SCHOOL CONSTRUCTION
- EXISTING SCHOOL IN USE

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