



Town of Carver, Massachusetts

Carver Elementary School



PMA Construction Services

Owner's Project Manager

CARVER ELEMENTARY SCHOOL PROJECT

June 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 270 of 627 to Ph.1 Substantial:	43.0%

Project Safety Report

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

Open Scope / Potential Issues

- VFD Manufacturer Site Visit
- Submersible Transducers for New Wells
- Coordination of Traffic and Work Plan for Summer
- Abatement at Maintenance Shed
- Site Dust Control
- Coordination of Tel/Com Utility Pole Installation
- Exterior Envelope Third Party Testing Ongoing
- Third Party Commissioning Ongoing
- 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 (06/30/17)
Actual Incurred to Date: \$13,847,505.64 (06/30/17) (30.0%)
Contingency Remaining: \$1,815,618.18** (92.06%)

Construction Cost Summary:

Award Value (CTA):	\$37,625,070.00
Previously Executed CO's (Net)	\$71,603.97
Previous Contract Value:	\$37,696,673.97
CO's Executed this Month:	\$84,950.87
Current Contract Value:	\$37,781,624.84

Construction Payment Summary:

Previous Gross Amount:	\$37,625,070.00
This Month's Gross Amount:	\$2,191,764.06
Gross Amount to-Date:	\$12,346,251.06
Retainage To-Date @ 5%:	\$617,312.55
Retainage Released	\$0.00
Current Retainage	\$617,312.60
Total Net Payable To-Date:	\$11,728,938.46

Remaining Balance to Finish (gross): **\$25,435,373.78**

* This Value Represents Requisition for Application #8 Waiting to be Signed
 **Value Represents Construction Contingency

Project Status

June 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 Installation of Available Site Drainage Utilities
- Completed all Concrete Slab Work for Building
- Continued Framing and Sheathing on Floors A2 & A1
- Continued Installation of HVAC & Plumbing in 'A' Building Moving Towards 'B' Building
- Continued Exterior Masonry and Sheathing Installation at A, B, & C Wings
- Continued Installation of AVB at all Areas
- Continued Roofing at A Wing and Moving Towards B Wing

July 2017 Forecasted Items

- Install Sub-Grade for Final Driveway and Binder Course
- Continue Site Drainage & Dust Control During Summer
- Continue Installation of Exterior Framing/Sheathing/AVB
- Continue Masonry Work at Building Exterior
- Continue Installation of Roofing at 'B&C' Buildings
- Rough In Electrical at A2/A1
- Begin Window Work at 'B' Building
- Continue Interior Framing in B&C Buildings
- Execute Revised PFA and Bid Amendment 1

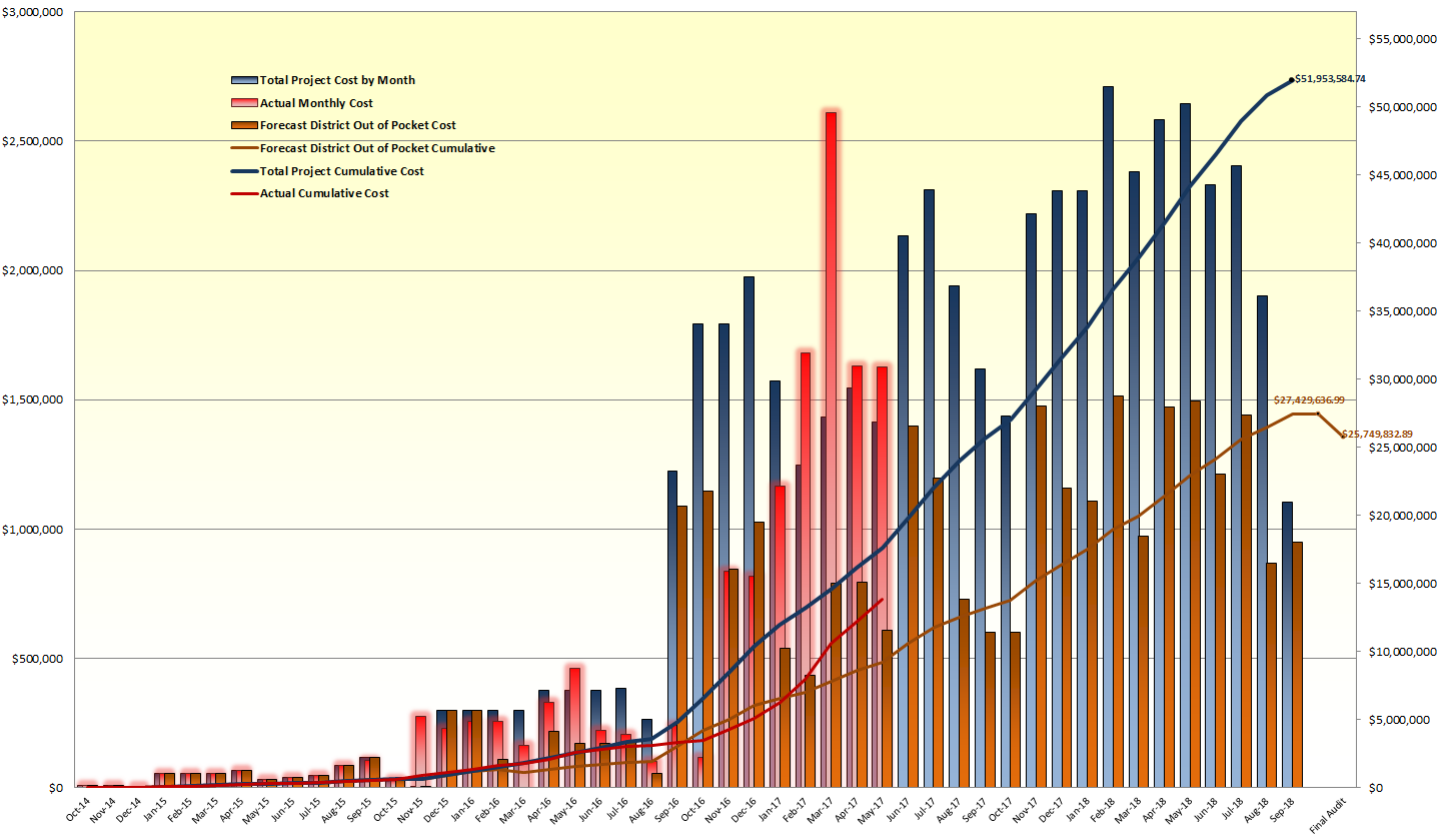


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Carver Elementary School

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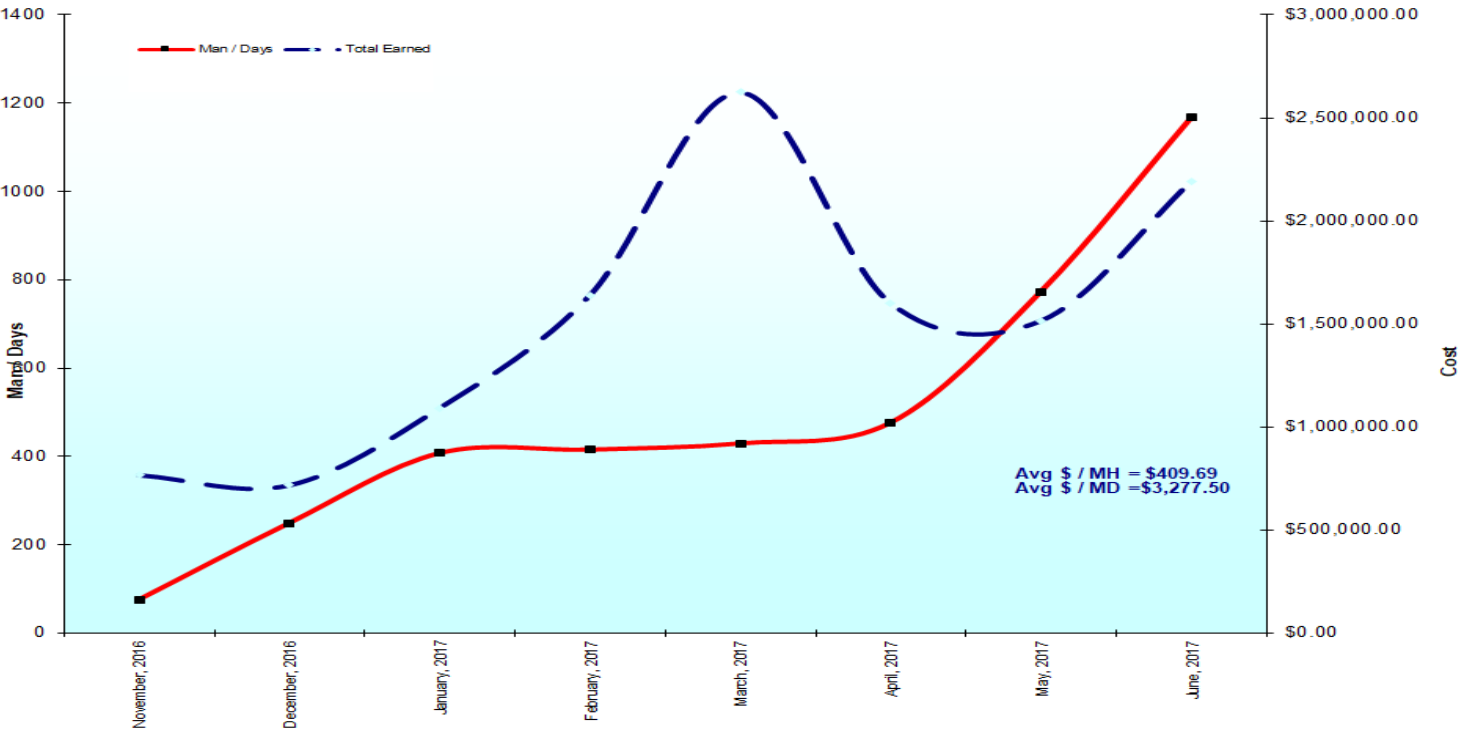
Cumulative Cashflow Projection

Carver Cashflow Projection - \$51.95M TPB



Manpower vs Cost Analysis

PMA CONSULTANTS
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	✓	Completed
Steel Topping Off	5/4/17	3/30/17	✓	Completed Ahead of Schedule
Area 'A' Roof Type	7/18/17	6/23/18	✓	Completed Ahead of Schedule
Area 'B' Roof Type	8/2/17			On Target
Area 'C' Roof Type	8/30/17			On Target
Drywall Complete	12/22/17			On Target
HVAC Roof Top A/B/C Startup	1/18/18			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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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)			\$0.00	HMFH waiting on ATC submittal	CTA
#029A	Araujo, Harold	ASI #7 Changes - HVAC & Plumbing	\$33,196.29	\$33,196.29		\$0.00	ASI #7 issued on 3/29/17, CTA submitted on 5/5/17, HMFH responded on 5/16/17, CTA to respond, PMA checked in on 6/2/17, CTA resubmitted on 6/16/17, HMFH responded on 6/26/17, CTA to have subs respond	CTA
#036A.2	Harold, RJ Prescott	Mechanical Equipment for VFD Shed, Pressure Transducer Drawbar	\$5,945.12	\$5,945.12		\$0.00	CTA chasing pricing from Harold for mechanical equipment, CTA submitted costs on 6/28/17	HMFH
#041	Norgate, Silkdown	PR #17 Relocation of Roof Drains	\$6,236.06	\$6,236.06		\$0.00	PR #17 issued on 4/19/17, CTA Proceeding on T&M 5/9/17, CTA submitted costs on 6/8/17, PMA sent comments back on 6/8/17	CTA
#042A	Harold	PR #18 Story room lights inactive radiant panels	\$2,756.75	\$2,756.75		\$0.00	PR #18 issued on 4/21/17, CTA submitted costs on 7/6/17	HMFH
#044	Araujo	Domestic Water Storage Tank	\$5,209.47	\$5,209.47		\$0.00	CTA submitted costs on 6/16/17	HMFH
#048	Eaton	Door hardware/schedule changes	\$12,517.11	\$12,517.11		\$0.00	CTA submitted costs on 6/23/17, HMFH responded on 6/27/17, CTA to update if any costs remain	CTA
#049	CTA	CCD #06 Additional Roofing material removal at back shed	\$10,000.00	\$6,640.20		(\$3,359.80)	UEC email came back 6/20/17 on issue CTA to provide cost, CTA working with Costello to provide cost, CCD #06 issued on 6/29/17	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	WJGEI	PR #25 Putty backer for outlets	\$500.00	\$500.00		\$0.00	CTA	CTA
#TBD	CTA	PR #26 FF&E Adjustments	\$7,500.00	\$7,500.00		\$0.00	PR #26 issued on 6/13/17	CTA
#TBD	WJGEI	PR #28 Data Drops for 29 office/small group areas	\$2,500.00	\$2,500.00		\$0.00	PR #28 issued on 6/29/17	CTA
#TBD	K&K	PR #29 Gym Ceiling Tile Upgrade for Durability	\$12,500.00	\$12,500.00		\$0.00	PR #29 issued on 6/29/17	CTA
#TBD	Rustic	Change sprinkler heads from uprights to downwards	\$4,000.00	\$4,000.00		\$0.00	CTA rough costs	CTA
#TBD	RBO	PR #XXX Outbuilding Tight tank for PCO #32	\$10,000.00	\$10,000.00		\$0.00	HMFH to send PR	HMFH
#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
#TBD	RBOur	Underground Structures/Leaching at Old Parking Lot	\$5,000.00	\$5,000.00		\$0.00	Old leaching field not D'd. See nitsch 12/29 email response to PMA 12/28 inquiry, PMA reviewing with CTA/Rbo	CTA

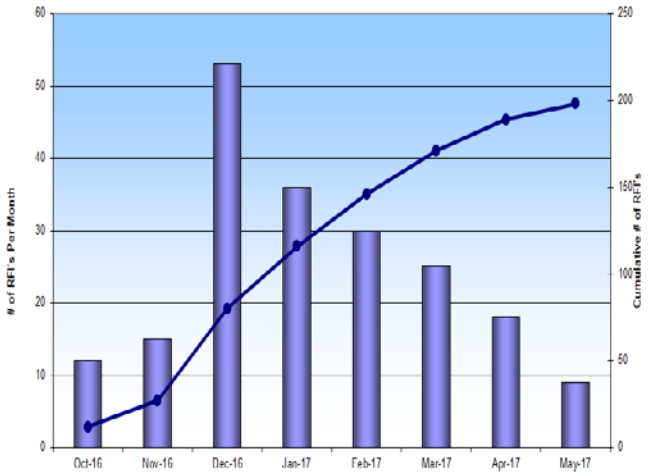


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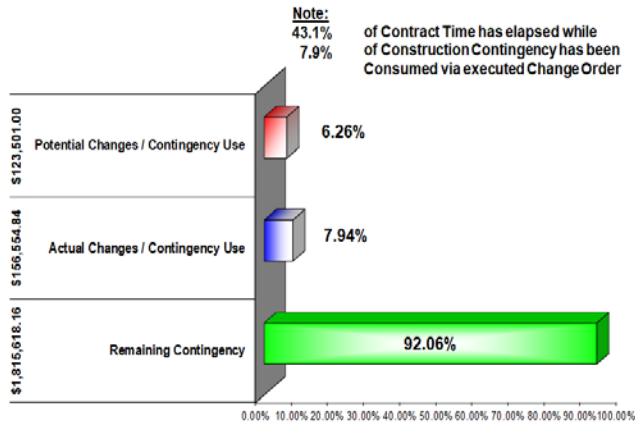
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Graphs & Data

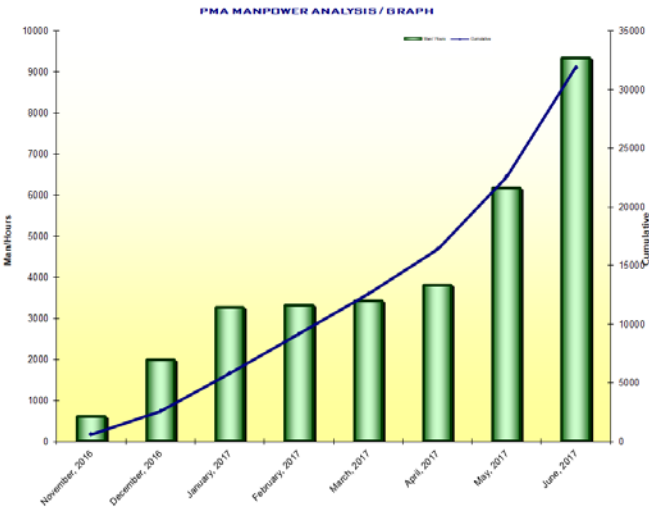
Requests for Information (RFIs)



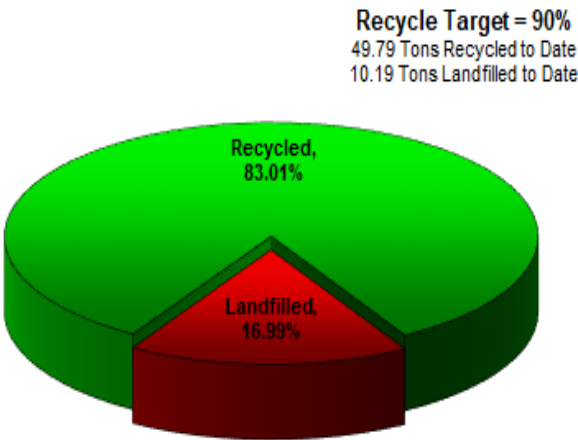
Contingency Utilization



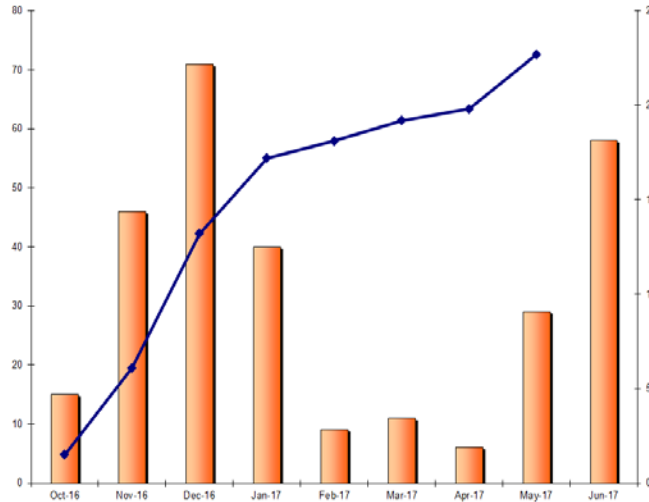
Monthly Manpower



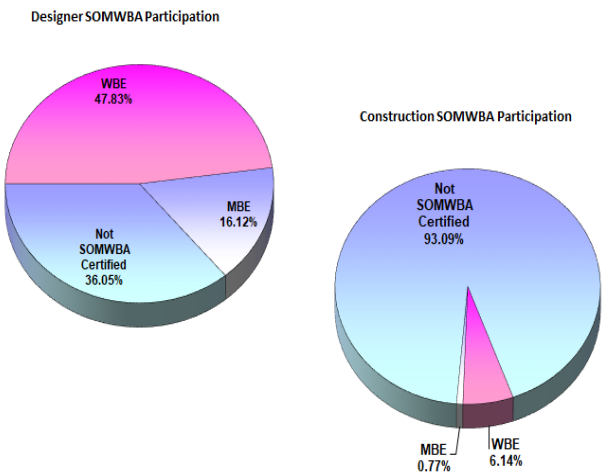
NE-CHPS Waste Management



Economic Impact – Work Force Employed To-Date



MBE / WBE Participation (Based on CTA Commitment)





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Project Photos

Roofing System Installation at 'A' High Roof



Air Vapor Barrier & Masonry installation at 'B' Wing



Electrical Duct Bank Installation at Northeast Elevation



Generator Pad Installation



'A' Wing Temporary Window Installation



Stair 2 at 'B' Corridor



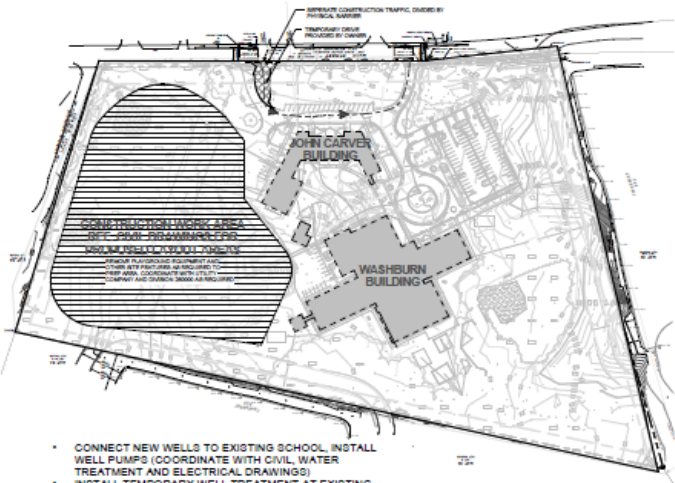


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Project Phasing

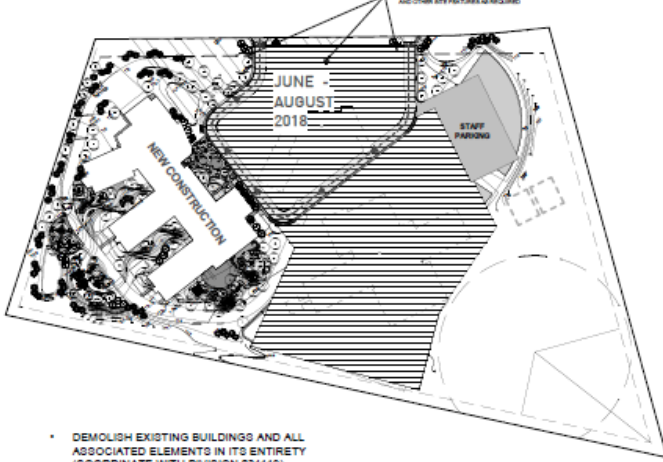
Phase 1A: Well Connections



- 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 DE-NITRIFICATION SYSTEM
- CUT AND CAP EXISTING WELL LINES
- MAINTAIN EXISTING CIRCULATION PATTERN
- REF DIVISION 015005 FOR ADDITIONAL REQUIREMENTS

PHASE 1A

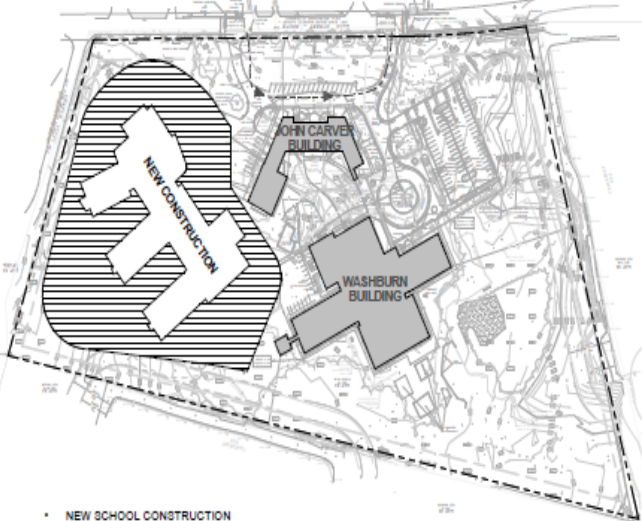
Phase 1C: June 2018-August 2018



- 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 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