



Town of Carver, Massachusetts

Carver Elementary School



PMA Construction Services

Owner's Project Manager

CARVER ELEMENTARY SCHOOL PROJECT

August 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 332 of 627 to Ph.1 Substantial:	53.0%

Project Safety Report

Safety Incidents this Month • [0]

Past Lost Time Incidents • [0]

Past Minor Reportable Incidents • [0]

Open Scope / Potential Issues

- Site Security/Fencing Ongoing
- Coordination of Change Order Pricing
- Coordination of Traffic for Upcoming School Year
- Mockup Installation Continues
- Coordination of Tel/Com Utilities for New School
- Site Dust Control – Water Truck Onsite/Ongoing
- Location/Installation of Irrigation Well
- 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 (08/31/17)
Actual Incurred to Date: \$20,356,187.81 (08/31/17) (44%)
Contingency Remaining: \$1,788,280.84** (90.68%)

Construction Cost Summary:

Award Value (CTA):	\$37,625,070.00
Previously Executed CO's (Net)	\$183,892.16
Previous Contract Value:	\$37,808,962.16
CO's Executed this Month:	\$0.00
Current Contract Value:	\$37,808,962.16

Construction Payment Summary:

Previous Gross Amount:	\$37,625,070.00
This Month's Gross Amount:	\$2,005,001.61
Gross Amount to-Date:	\$16,540,718.05
Retainage To-Date @ 5%:	\$827,035.90
Retainage Released	\$0.00
Current Retainage	\$827,035.96
Total Net Payable To-Date:	\$15,713,682.09

Remaining Balance to Finish (gross):	\$21,268,244.11
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**Value Represents Construction Contingency

Project Status

August 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)
- Install Binder Course for Roadway Around School
- Continued Installation of Windows in Classroom Wings
- Continued Exterior Framing and Sheathing in B & C Wings
- Continued Installation of HVAC & Plumbing in 'B' Building Moving Towards 'C' Building
- Continued Exterior Masonry and Sheathing at C Wing
- Located and Began Installation of Irrigation Well
- Finished B Wing and Tightened up C Wing Roof Assemblies

September 2017 Forecasted Items

- Finish Installing Exterior Masonry
- Continue Installing Windows in B/C Wings
- Continue Installation of Exterior Metal Panel Sheathing Systems
- Continue Installation of Roofing at 'C' Buildings Low and High Roof
- Rough in MEP's in B Building Upper and Lower
- Begin Installation of Drywall Activities in A Wing
- Begin Installation of Curtain wall Assemblies and Translucent Panel Assemblies
- Continue Window Work at Classroom Wings and Window Testing with Third Party
- Continue Interior Framing in B&C Buildings

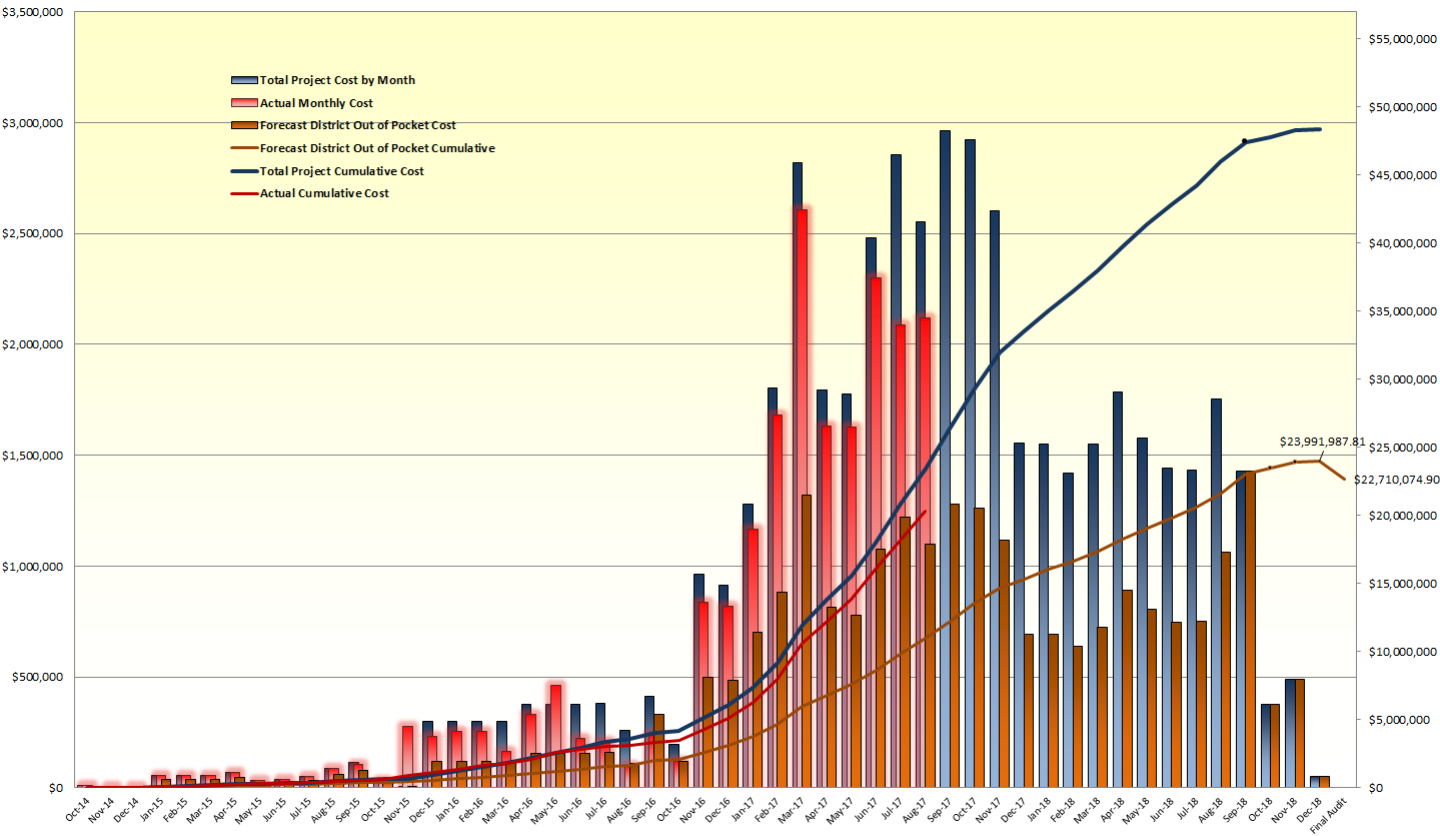


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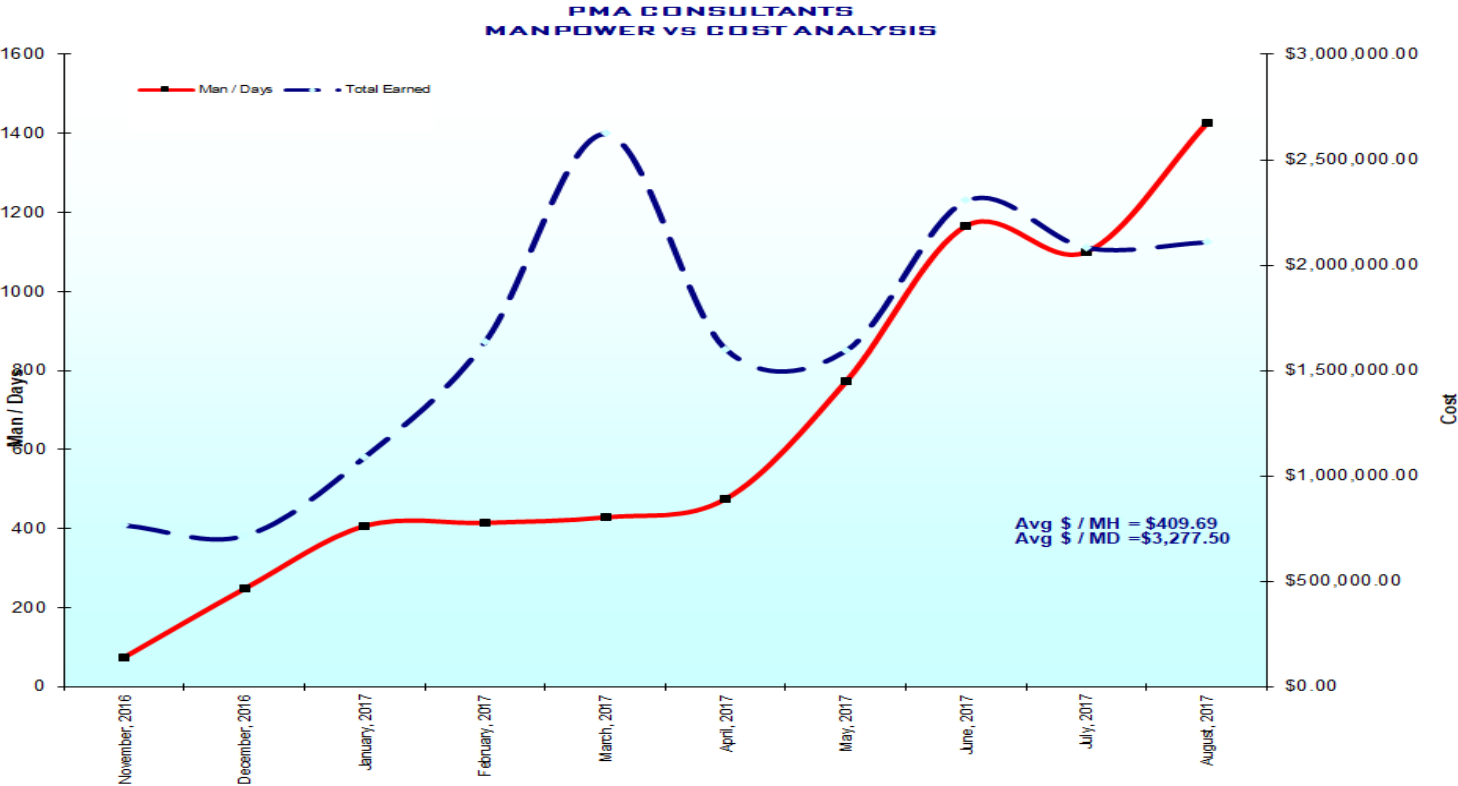
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Cumulative Cashflow Projection

Carver Cashflow Projection - \$48.35M TPB (Adjusted at PFA Bid Amendment)



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 (374)	8/2/17		✓	Completed
Area 'C' Roof Type (394)	8/30/17		✓	Completed
Drywall Complete 837	12/22/17			On Target
HVAC Roof Top A/B/C Startup 870	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

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
#041	Norgate, Silktown	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
#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 still working with Eaton as of 7/27/17	CTA
#058	Rustic	ASI #26 change fire protection back to upright head in gym	\$863.60	\$863.60		\$0.00	CTA submitted costs on 7/26/17 from Rustic, Per 7/27/17 meeting with TRC this cost is hold pending final resolution, PMA sent comments to CTA on 8/31	CTA
#062	WJGEI	RFI #219 Response for LV wiring sleeves into classroom corridor	\$7,242.11	\$7,242.11		\$0.00	RFI was asked on 7/28/17 and answered by HMFH on 8/4/17, CTA submitted costs on 9/6/17, Per Meeting with WJGEI/PMA/CTA on 9/12/17 this work is proceeding on T&M, All smurf tube that is exposed now needs to be removed and replaced with EMT per CD's. Slips to be provided and wrapped into PCO	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	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	CTA	PR #31 Revisions to landings at doors/revisions to poured in place playground surface detail	\$15,000.00	\$15,000.00		\$0.00	HMFH issued on 8/4/17, CTA pricing	CTA
#TBD	WJGEI, Clifford & Glavin	PR #33 Addition of lift for projector at multipurpose room	\$10,000.00	\$10,000.00		\$0.00	PR issued on 8/11/17	CTA
#TBD	CTA	PR #34 Sidewalk Math at two areas	\$2,500.00	\$2,500.00		\$0.00	PR issued on 9/5/17	CTA
#TBD	Rustic	PR #35 FD Dual Storz connection near chance court & Knox Box	\$5,000.00	\$3,424.00		(\$1,576.00)	PR #35 issued on 9/7/17FD reviewed submittal and is not what is desired	CTA
#TBD	CTA	PR #37 Corrected power to D-Nite shed	\$1,500.00	\$1,500.00		\$0.00	DS confirmed what is needed, CD's call for 20A but 60A required, PR #37 issued on 9/13/17	CTA
#TBD	Silktown	ASI #23 Roof to metal panel added detail	\$5,136.00	\$5,136.00		\$0.00	CTA brought up costs to PMA on 7/19/17, Per meeting on 7/28/17 CTA pricing all areas, DS made motion to approve NTE \$7,500 SK second and all approved (SK BH DS)	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, DS made motion to approve T&M SK second and all approved (SK BH DS)	CTA
#TBD	Town	IT Procurement Overrun (Classroom sound, FM system, Doc Cameras, 1 to 1 Computers, Local sound system in gathering and music rooms)	\$100,000.00	\$100,000.00		\$0.00	PMA carrying costs after meeting on 8/15/17	HMFH
#TBD	WJGEI	RFI #220 Irrigation control panel change to 480V	\$5,000.00	\$5,000.00		\$0.00	CTA reviewing with Griffin - Email sent on 8/16/17	HMFH
#TBD	Town	Generator purchasing through DS	\$25,000.00	\$25,000.00		\$0.00	DS Purchasing, PMA was asked to carry costs on 8/17/17	Town
#TBD	Town	Donation of furniture costs	\$10,000.00	\$10,000.00		\$0.00	PMA was asked to carry costs on 8/17/17	Town
#TBD	CTA	BMS on Emergency power	\$2,000.00	\$2,000.00		\$0.00	Request made during Cx Meeting on 8/16/17 by DS	HMFH
#TBD	CTA	IR Well Unit Cost Credit	(\$27,480.00)	(\$27,480.00)		\$0.00	Owned in contract documents per ft. PMA calculated on 8/31/17	HMFH
#TBD	WJGEI	Cafeteria Lighting via RFI 235	\$5,000.00	\$5,000.00		\$0.00	PR forthcoming for encilium area, CTA notified of possible schedule impact on 9/13/17, PMA responded on 9/14/17 for additional information	CTA
#TBD	CTA	Treatment of slab edge at curtain wall RFI #247	\$1,500.00	\$1,500.00		\$0.00	RFI submitted on 9/13/17 HMFH responded to RFI	CTA
#TBD	CTA	Eversource revised meter detail	\$1,500.00	\$1,500.00		\$0.00	Detail not provided in drawing, Eversource detail received late, CTA to provide costs if any	CTA
#TBD	CTA	Carver Fire Tack surface adjustment to meet NFP requirements	\$15,000.00	\$15,000.00		\$0.00	CCD #07 & #07R1 issued for A/B/C wings on 9/8/17 & 9/11/17	CTA

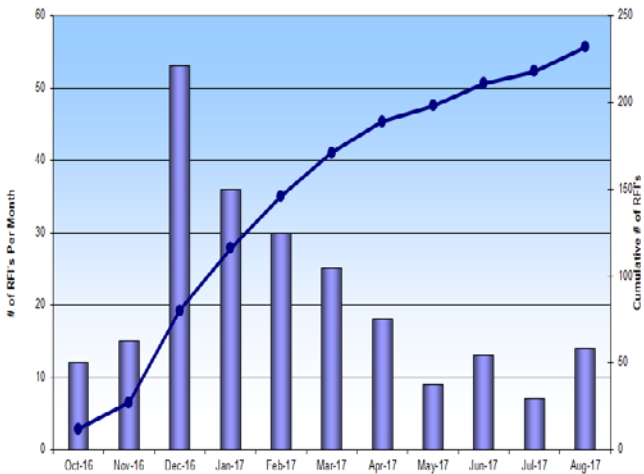


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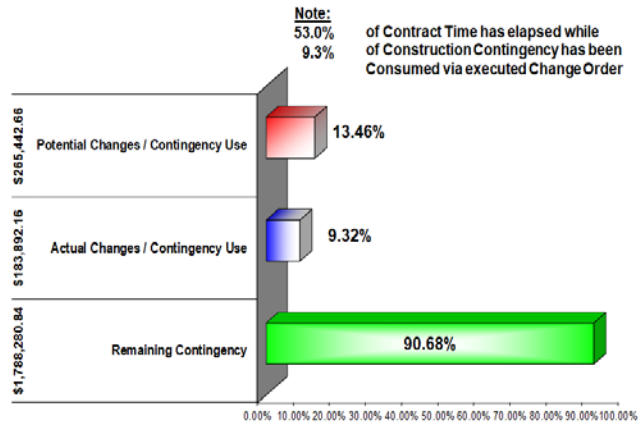
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Graphs & Data

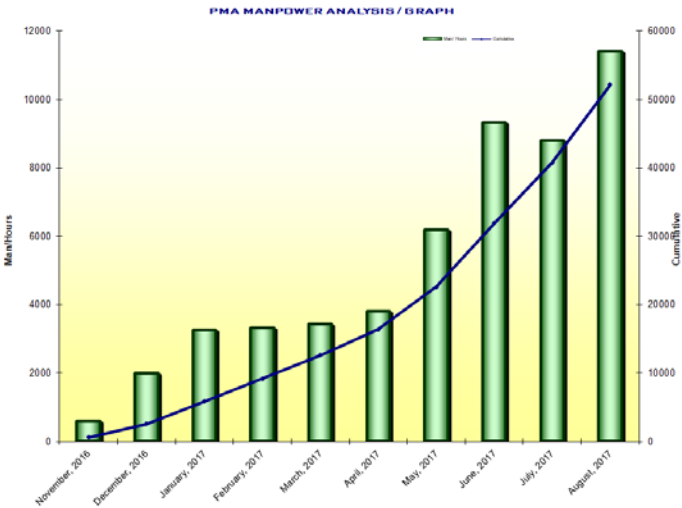
Requests for Information (RFIs)



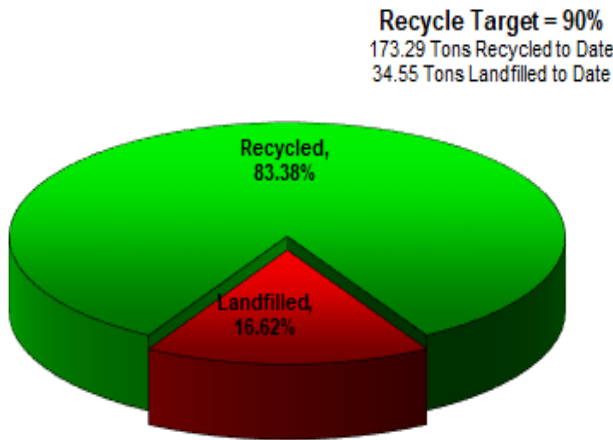
Contingency Utilization



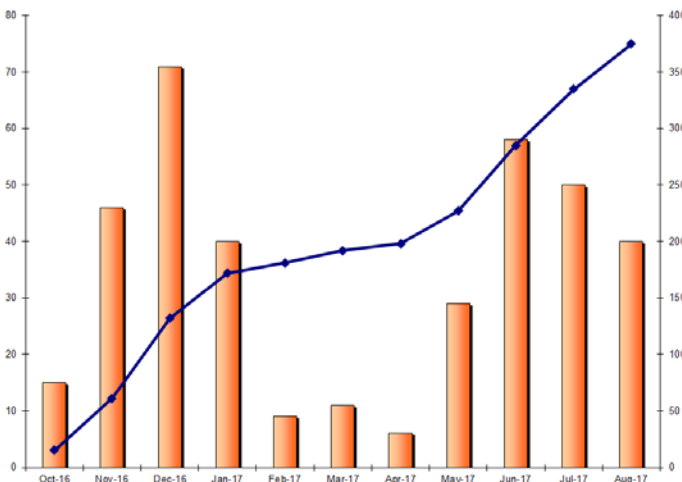
Monthly Manpower



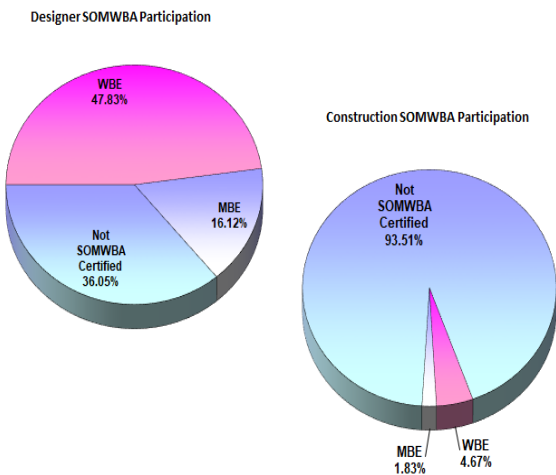
NE-CHPS Waste Management



Economic Impact – Work Force Employed To-Date



MBE / WBE Participation (Based on CTA Commitment)





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Project Photos

Air Vapor Barrier at Gymnasium Wall



Sub Grading at Front Entry



Spray On Fire Proofing Application



Asphalt Binder Course Installation



Installation of Curtain-wall at Music Rooms



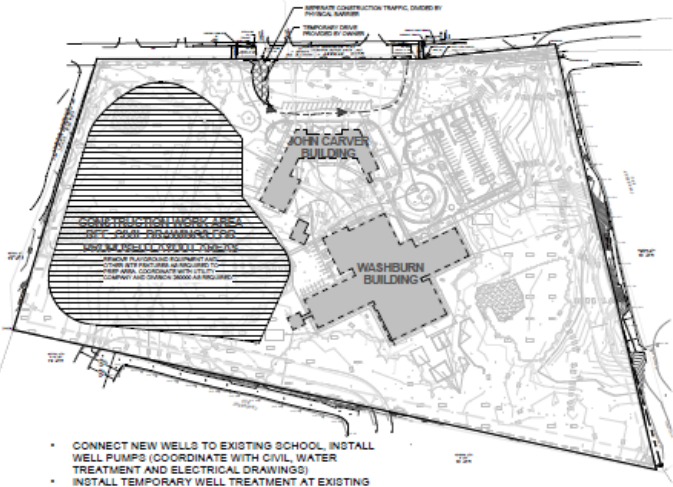
Installation of Irrigation Well



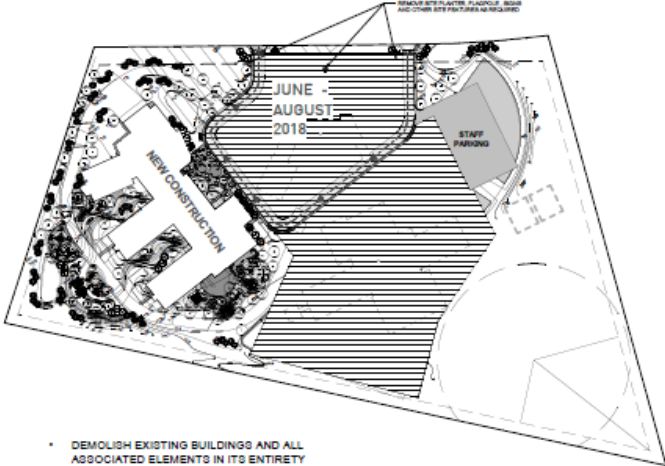


Project Phasing

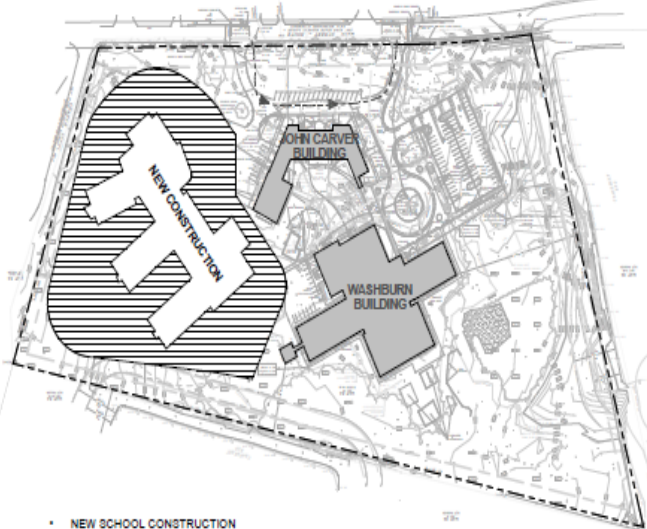
Phase 1A: Well Connections



Phase 1C: June 2018-August 2018



Phase 1B: Construction of New School



Phase 2: August 2018-November 2018

