



Town of Carver, Massachusetts
Carver Elementary School



PMA Construction Services
Owner's Project Manager

CARVER ELEMENTARY SCHOOL PROJECT *September 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 362 of 627 to Ph.1 Substantial:	57.7%

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 Traffic for Upcoming School Year
- Mockup Installation Continues (Roof Edge)
- Coordination of Tel/Com Utilities for New School
- Temporary Heat/Dehumidification Plans
- Development 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 (09/30/17)
Actual Incurred to Date: \$23,560,969.40 (09/30/17) (51%)
Contingency Remaining: \$1,714,303.17** (86.92%)

Construction Cost Summary:

Award Value (CTA):	\$37,625,070.00
Previously Executed CO's (Net)	\$257,869.83
Previous Contract Value:	\$37,882,939.83
CO's Executed this Month:	\$0.00
Current Contract Value:	\$37,882,939.83

Construction Payment Summary:

Previous Gross Amount:	\$37,625,070.00
This Month's Gross Amount:	\$3,092,739.75
Gross Amount to-Date:	\$19,796,233.62
Retainage To-Date @ 5%:	\$989,811.68
Retainage Released	\$0.00
Current Retainage	\$989,811.73
Total Net Payable To-Date:	\$18,806,421.89

Remaining Balance to Finish (gross):	\$18,086,706.21
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**Value Represents Construction Contingency

Project Status

September 2017 Progress

- | | |
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| <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 Exterior Masonry | <ul style="list-style-type: none"> • Completed Installation of Windows in Classroom Wings • Continued Exterior Framing and Sheathing in C Wing • Continued Installation of HVAC & Plumbing in 'C' Building • Continued Sheathing at C Wing • Completed Installation of Irrigation Well • Continued Installation of Window Assemblies Around Building |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

October 2017 Forecasted Items

- | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> • Finish Installing Window Assemblies • Continue Installing Curtain Wall and Translucent Panels • Continue Installation of Exterior Metal Panel Sheathing Systems • Continue Installation of Sub Grade at Courtyards • Installation of Wood Fence at Chance Court | <ul style="list-style-type: none"> • Rough in MEP's in C Building Upper and Lower • Begin Installation of Drywall Activities in B Wing • Begin Installation of Millwork in A Building • Begin Installation of Painting Activities in A Building • Continue Interior Framing in B&C Buildings • Continue Installation of Temporary Heat and Dehumidification Plans |
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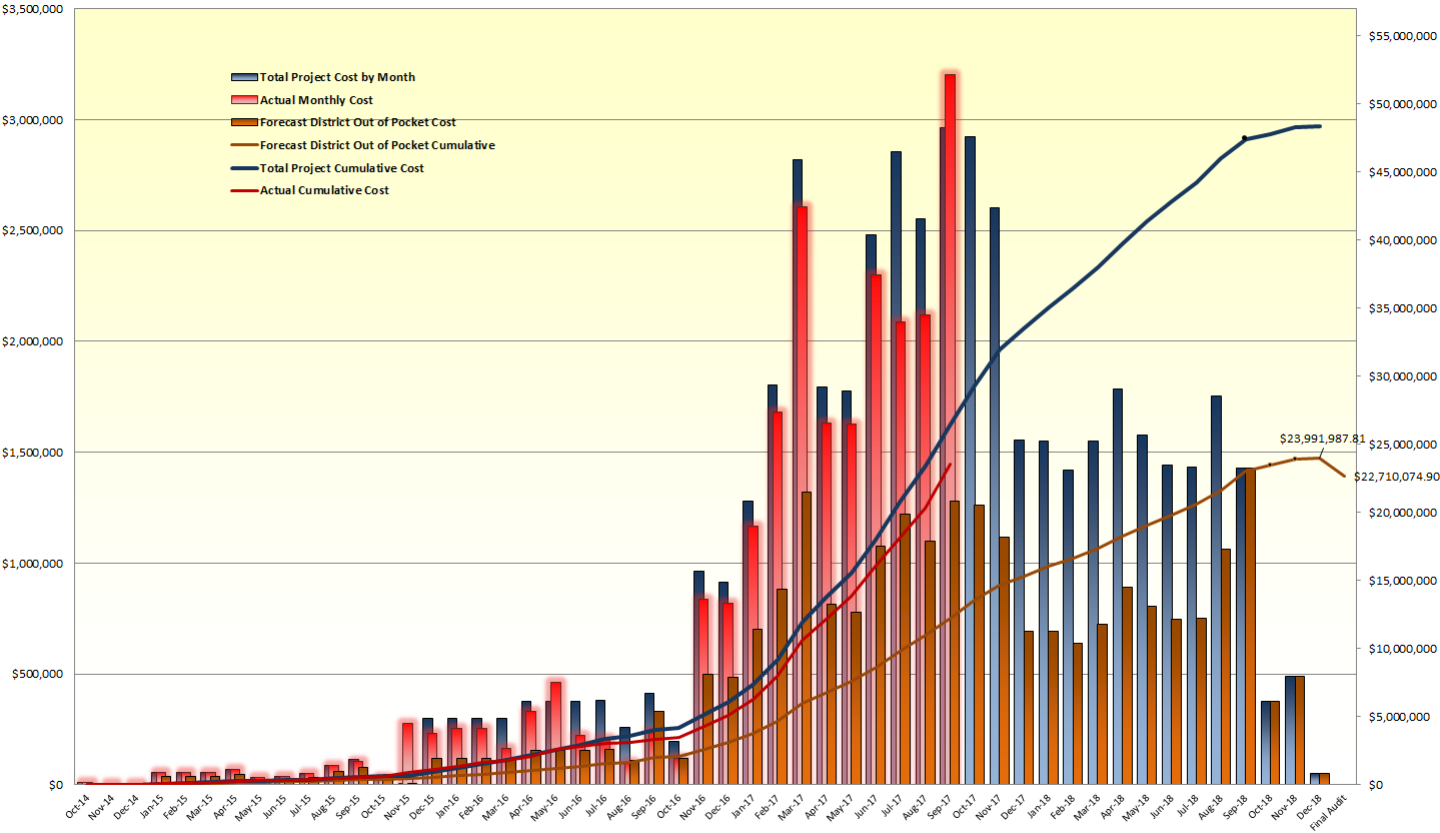


Town of Carver, Massachusetts
Carver Elementary School

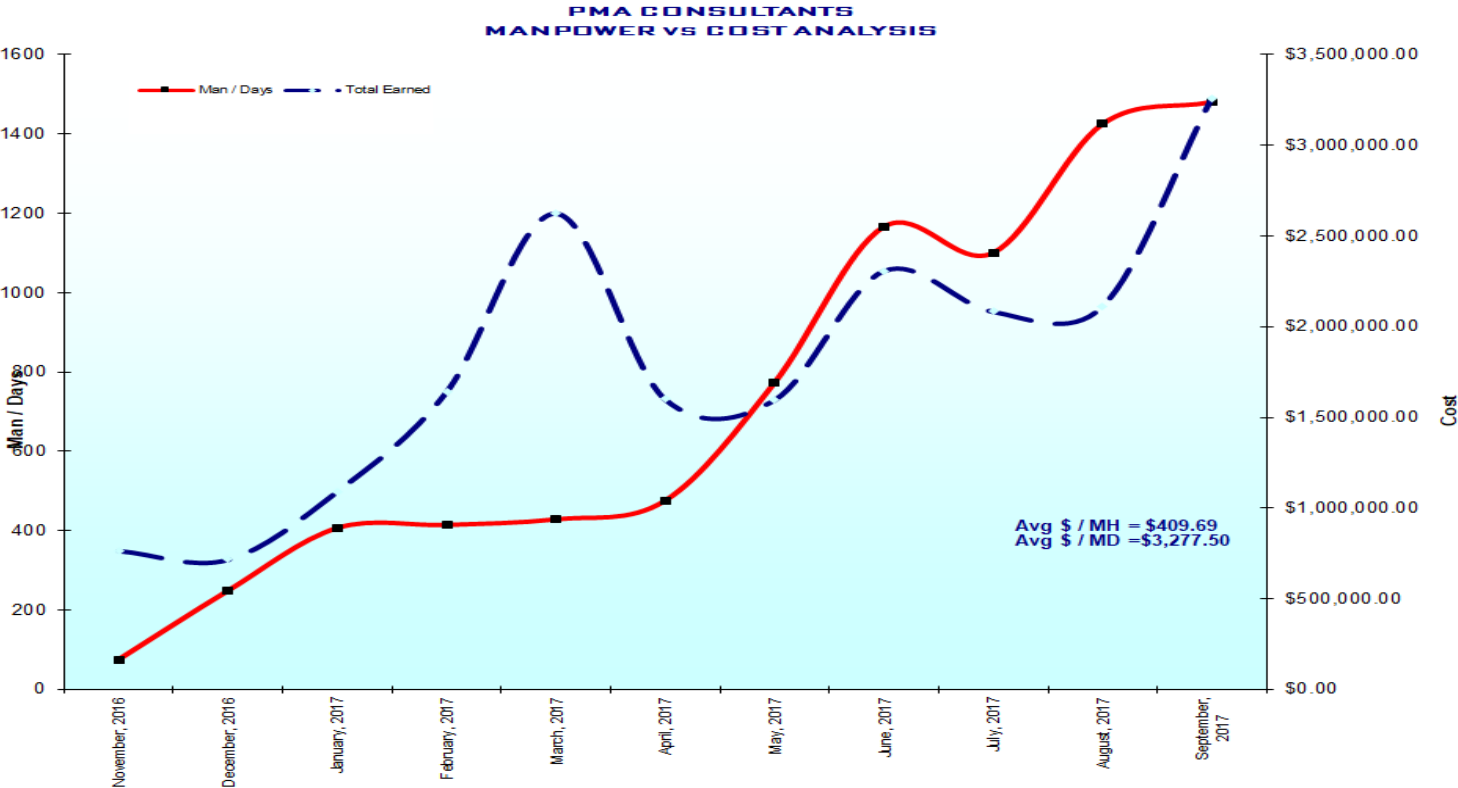
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Cumulative Cashflow Projection

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



Manpower vs Cost Analysis





Town of Carver, Massachusetts
Carver Elementary School

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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

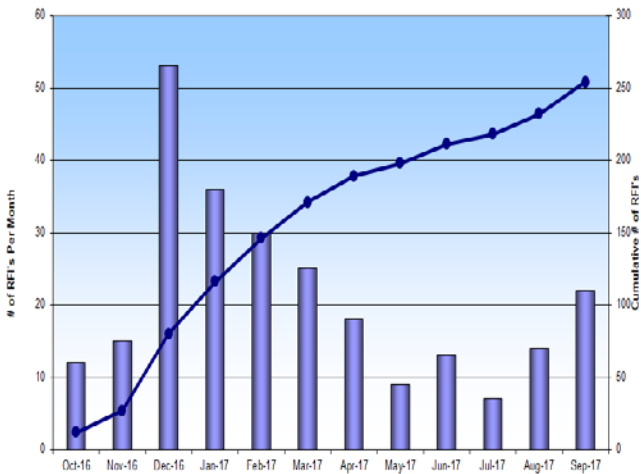
Key: Approved Under Review Rejected Pending

PCO	Issued By / For	Description	Proposed Cost	Pending Cost	Approved Cost	DELTA (final vs initial)	PMA Notes	Ball in Court
			\$1,007,313.95	\$265,536.68	\$257,869.83	(\$580,043.24)		
#041	Norgate, Silktown	PR #17 Relocation of Roof Drains	\$6,236.06	\$6,236.06	\$0.00	\$0.00	PR #17 issued on 4/19/17. CTA Proceeding on T&M 5/9/17. CTA submitted costs on 6/9/17. PMA sent comments back on 6/8/17	CTA
#048	Eaton	Door hardware/schedule changes	\$12,517.11	\$12,517.11	\$0.00	\$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	\$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	\$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
#068	Clifford & Galvin	ASI #29 Window shade pockets at music room	\$7,036.47	\$7,036.47	\$0.00	\$0.00	ASI #29 issued 8/18/17. CTA submitted costs 9/22/17. HMFH reviewing. HMFH offered comments back to CTA about costs being high and provided a new detail on 9/20/17. CTA pricing	CTA
#069	Clifford & Galvin	Added blocking and control joints	\$760.41	\$760.41	\$0.00	\$0.00	ASI #29 added blocking and control joints. HMFH responded on 9/22/17 that blocking is a costs but believes CJs are owned. PMA responded to CTA on 10/5 and 10/6 to provide revised pricing per email	CTA
#070	Clifford & Galvin	Additional GWB panels CCD #07R1	\$44,500.05	\$35,161.60	\$0.00	(\$9,318.45)	CCD #07R1 CFD task surface adjustment to meet NFPA. CCD #07R1 issued on 8/11/17. CTA submitted costs on 9/22/17. PMA/HMFH offered comments back about costs being excessively high. CTA resubmitted lower costs on 9/29/17. PMA sent comments to CTA on 10/6/17	CTA
#TBD	CTA	PR #19 Picnic Tables and anchors per SKL 02	\$1,000.00	\$1,000.00	\$0.00	\$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	\$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	\$25,000.00	\$25,000.00	\$0.00	\$0.00	HMFH issued on 8/4/17. CTA pricing	CTA
#TBD	WJGEI, Clifford & Galvin	PR #33 Addition of lift for projector at multipurpose room	\$10,000.00	\$10,000.00	\$0.00	\$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	\$0.00	PR issued on 9/5/17	CTA
#TBD	WJGEI	PR #39 & RFI #231 Emergency power shunt trip and Carbon Monoxide detection in mechanical room	\$5,000.00	\$5,000.00	\$0.00	\$0.00	RFI response on 9/11/17 and PR #28 issued on 9/22/17	CTA
#TBD	CTA	PR #41 Revised concrete block walkway detail	\$0.00	\$0.00	\$0.00	\$0.00	PR #41 issued on 9/28/17. PMA waiting for submission from CTA	CTA
#TBD	CTA	Markerboards added during submittal review	\$17,120.00	\$17,120.00	\$0.00	\$0.00	CTA notified team of costs from pending submittal review on 10/2/17. HMFH reviewing	HMFH
#TBD	WJGEI	T&M Slips for lift/projector in cafeteria - Correct wiring required	\$1,500.00	\$1,500.00	\$0.00	\$0.00	CTA to submit	CTA
#TBD	WJGEI	Wrapping UG vault with grounding wire per Eversource	\$1,500.00	\$1,500.00	\$0.00	\$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	\$0.00	Old leaching field not ID'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	\$0.00	PMA carrying costs after meeting on 8/15/17	HMFH
#TBD	Town	Generator purchasing through DS	\$25,000.00	\$25,000.00	\$0.00	\$0.00	DS Purchasing. PMA was asked to carry costs on 8/17/17. DS to provide final invoice	Town
#TBD	Town	Donation of furniture costs	\$20,900.00	\$20,900.00	\$0.00	\$0.00	PMA was asked to carry costs on 8/17/17	Town
#TBD	CTA	IR Well Unit Cost Credit	(\$27,480.00)	(\$27,480.00)	\$0.00	\$0.00	Owned in contract documents per ft. PMA calculated on 8/31/17	HMFH
#TBD	CTA	Design of Globe on Floor at Multipurpose room	\$9,659.52	\$9,659.52	\$0.00	\$0.00	HMFH email on 9/29/17 for quote and scope of work	HMFH

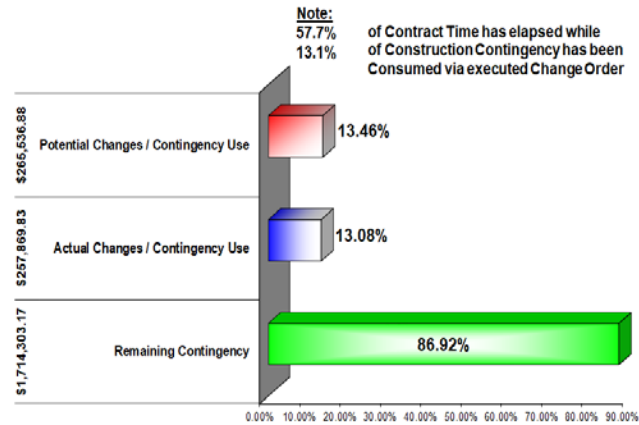


Graphs & Data

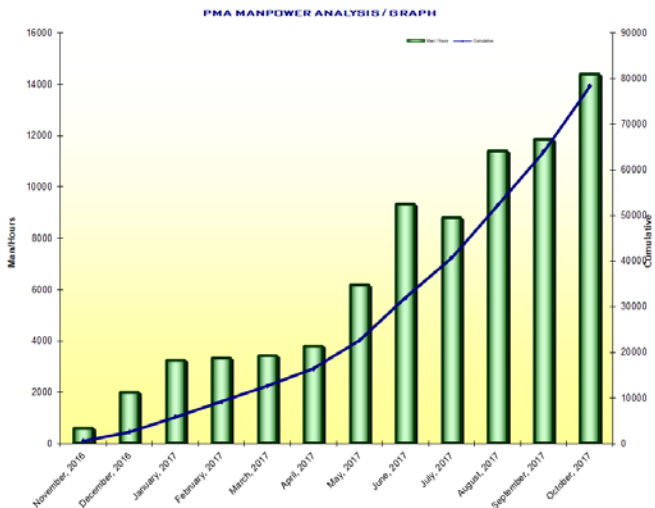
Requests for Information (RFIs)



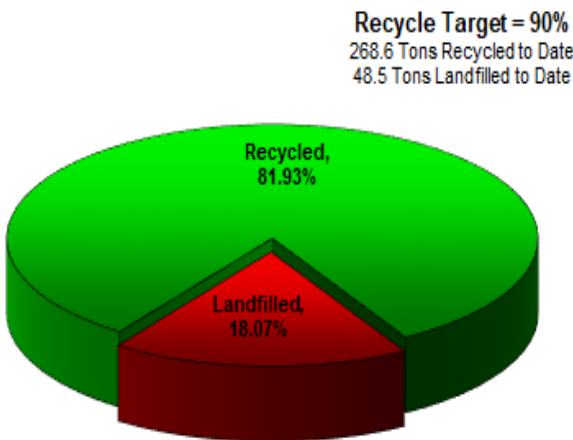
Contingency Utilization



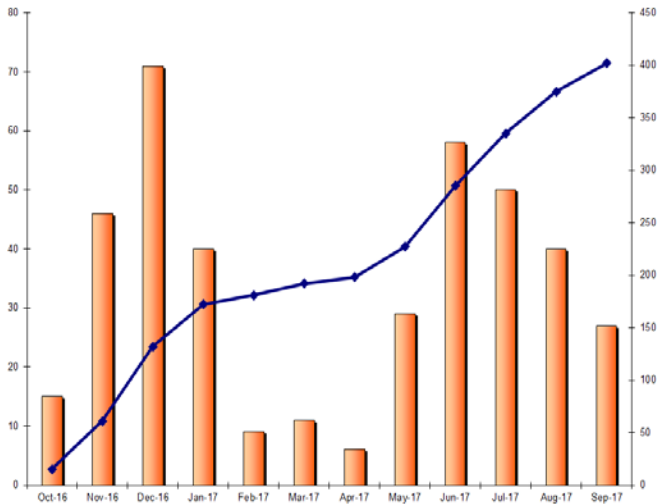
Monthly Manpower



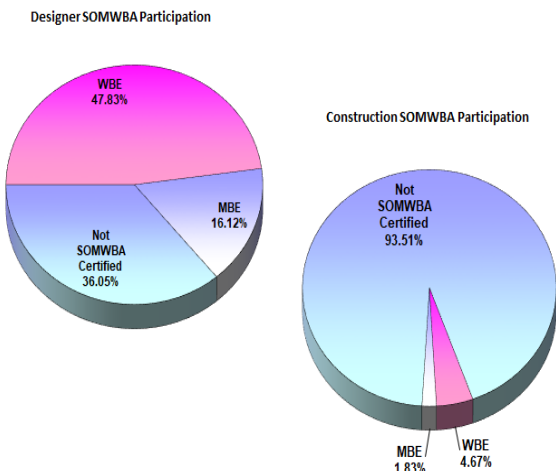
NE-CHPS Waste Management



Economic Impact – Work Force Employed To-Date



MBE / WBE Participation (Based on CTA Commitment)





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Project Photos

Curtain Wall & Z Girt Installation at Music Area



Domestic Water Storage Tank Delivery



Canopy Roof Framing at Front Entryway



Courtyard A/B Subgrade Installation



Preliminary Acoustical Testing in Classroom



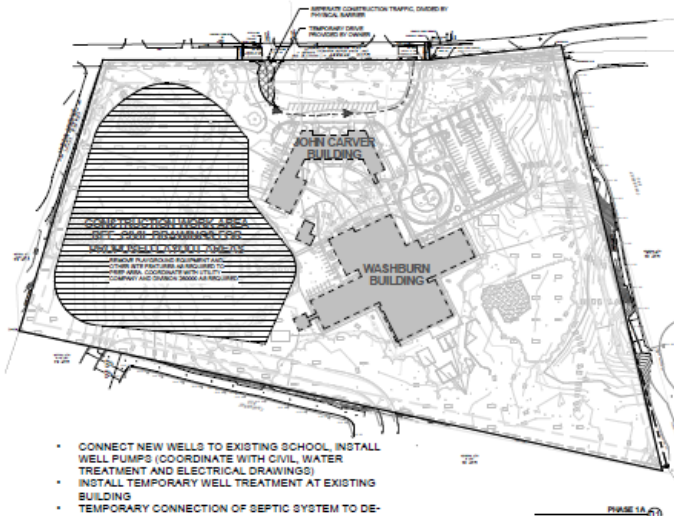
Walk-In Cooler & Freezer Installation





Project Phasing

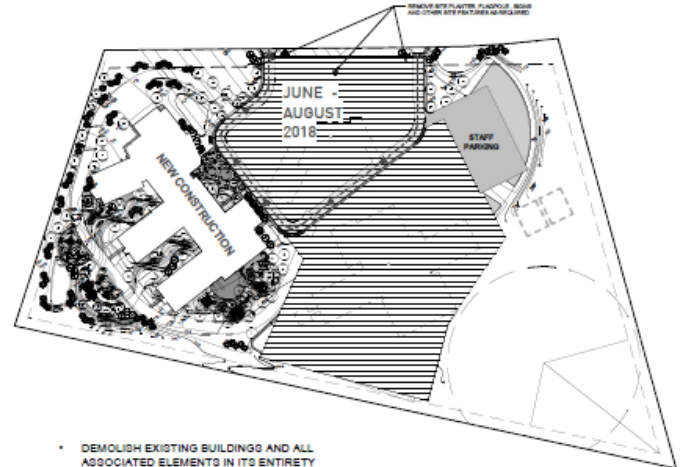
Phase 1A: Well Connections



- 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 015000 FOR ADDITIONAL REQUIREMENTS

PHASE 1A

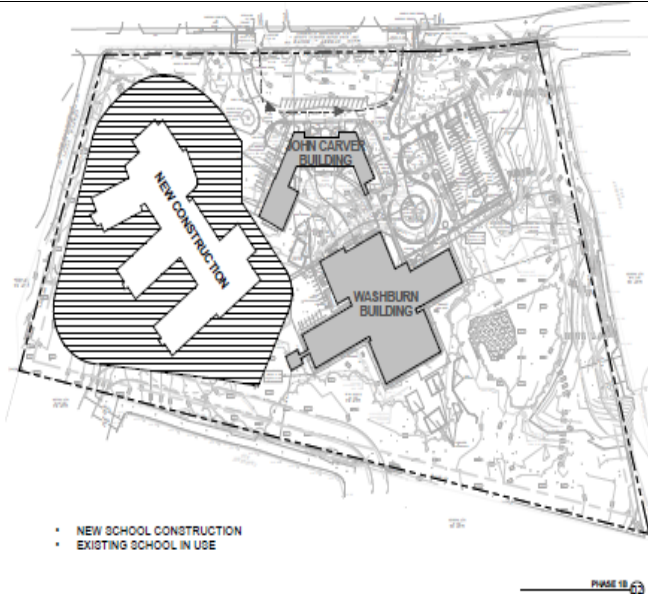
Phase 1C: June 2018-August 2018



- 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

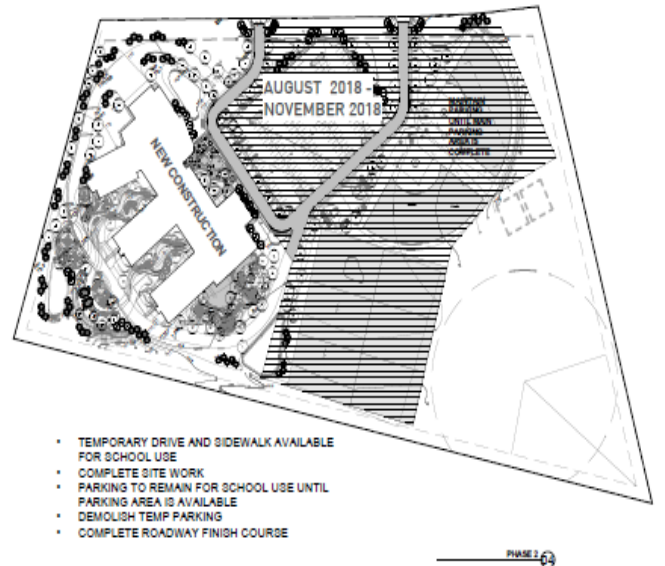
Phase 1B: Construction of New School



- 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