



Town of Carver, Massachusetts

Carver Elementary School



PMA Construction Services

Owner's Project Manager

CARVER ELEMENTARY SCHOOL PROJECT

October 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 393 of 627 to Ph.1 Substantial:	62.7%

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 Translucent Wall Panels
- Installation of Temporary Heat/Dehumidification
- Roof Edge AVB Carlisle Warranty
- Coordination of Tel/Com Utilities for New School
- Insulation at Concrete/Brick shelf
- Irrigation Well Development (Low Flow)
- 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 (10/31/17)
Actual Incurred to Date: \$26,726,936.85 (10/31/17) (57.6%)
Contingency Remaining: \$1,714,303.03** (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:	\$3,165,967.20
Gross Amount to-Date:	\$23,128,830.76
Retainage To-Date @ 5%:	\$1,156,441.54
Retainage Released	\$0.00
Current Retainage	\$1,156,441.62
Total Net Payable To-Date:	\$21,972,389.14

Remaining Balance to Finish (gross):	\$14,754,109.07
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**Value Represents Construction Contingency

Project Status

October 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)
- Installation of Millwork Began in A Wing
- Painting Activities Began in A wing
- Installation of Translucent Panels and Metal Wall Panels Continued
- Installation of Ceramic Tile Floor Began
- Drywall Installation Continued in B wing 1st and 2nd Floor
- Final Roof Top Units Set
- Available Site Activities Continued Around North Side of Building

November 2017 Forecasted Items

- Continue Installing Millwork in A Wing Both Floors
- Continue Installation of Translucent Panels, Metal Panels, and Curtain Walls
- Continue Painting Activities in A Wing and Began Painting in B Wing
- Continue Installation of MEP Rough in C Wing Prior to Drywall Activities
- Begin Installation of Millwork in B Wing
- Continue to Maintain Temporary Heat/Dehumidification
- Permanent Power and Permanent Gas Hookups to be Utilized Onsite
- Continue Commissioning Meetings and Testing Activities
- Complete Framing Activities in C Wing and Begin Drywall Activities in C Wing

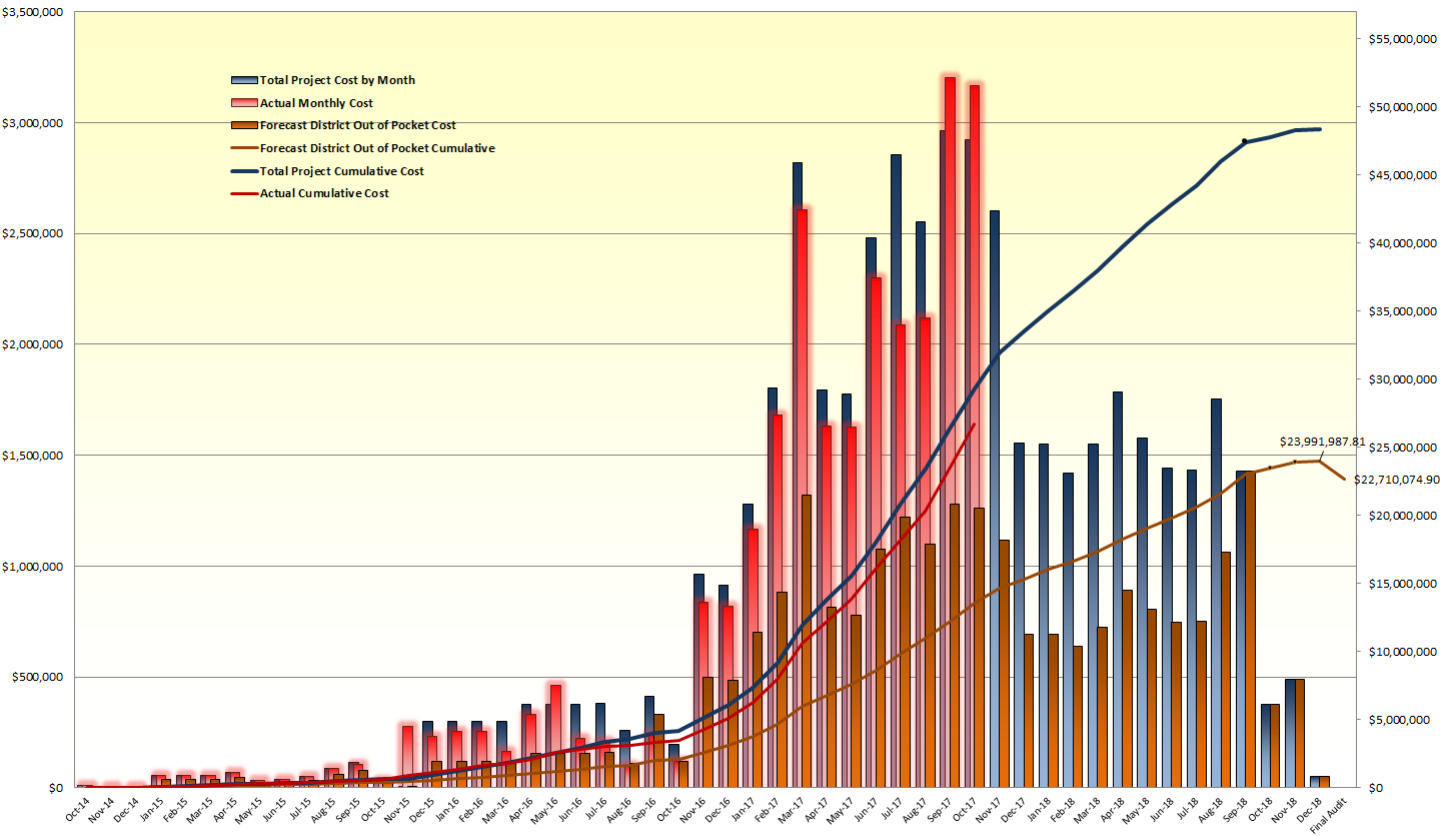


Town of Carver, Massachusetts
Carver Elementary School

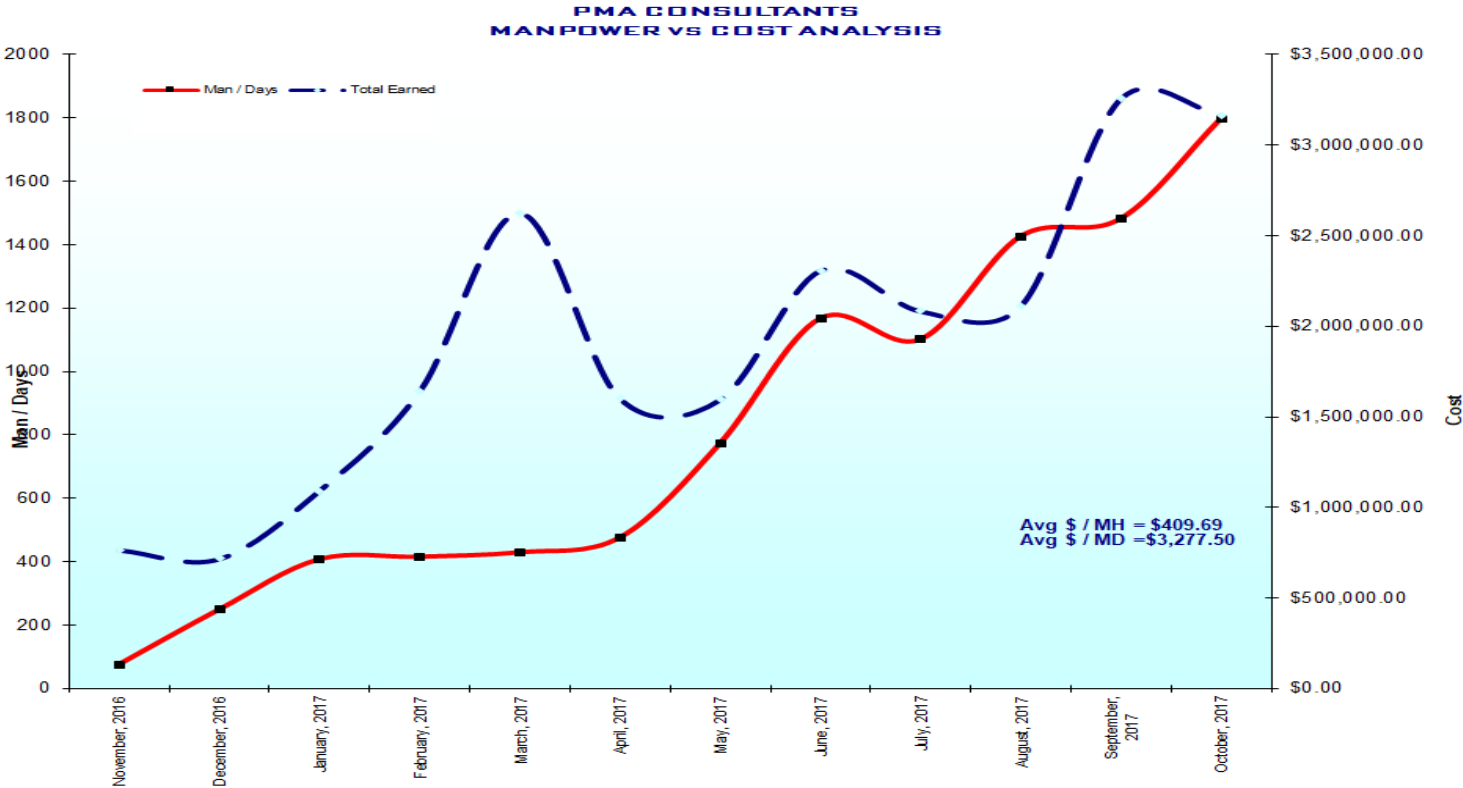
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Cumulative Cashflow Projection

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



Manpower vs Cost Analysis





Town of Carver, Massachusetts
Carver Elementary School

PMA Construction Services
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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	7/26/17	✓	Completed
Area 'C' Roof Type (394)	8/30/17	9/11/17	✓	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

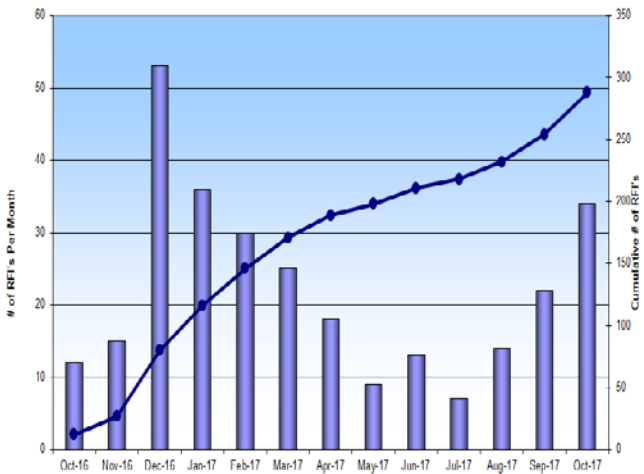
Key: Approved Under Review Rejected Pending

PCO	Issued By / For	Description	Proposed Cost	Pending Cost	Approved Cost	DELTA (final vs initial)	PMA Notes	Ball in Court
			\$1,024,272.48	\$262,074.03	\$257,869.83	(\$600,464.62)		
#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 6/8/17, PMA sent comments back on 6/8/17, CTA received comments from Norgate on 10/26/17, to be provided to PMA for review.	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 7/28/17 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
#068A	Clifford & Galvin	ASI #29 Window shade pockets at music room	\$7,036.47	\$3,178.10	\$0.00	(\$3,858.37)	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 9/29/17, CTA sent revised pricing on 10/20/17, BH/DS approved on 10/26/17	Pending CO #07
#070	Clifford & Galvin	Additional GWB panels CCD #07R1	\$44,500.05	\$35,181.60	\$0.00	(\$9,318.45)	CCD #07R1 CFD tack surface adjustment to meet NFPA, CCD #071R1 issued on 9/11/17, 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 10/9/17	CTA
#080	CTA	PR #41 Revised concrete block walkway detail	\$0.00	\$0.00	\$0.00	\$0.00	PR #41 issued on 9/29/17, CTA submitted \$0 cost pco, DS/BH voted to approve on 10/26/17	Pending CO #07
#081	Araujo	RFI #268 Adding water at B157 to RF3 ice machine	\$1,265.40	\$1,265.40	\$0.00	\$0.00	CTA submitted costs on 10/16/17, PMA to send comments to CTA on amount of hours to install copper line, Installation of icemaker included in costs, DS motioned to approve BH/JDP voted yes on 11/2/17	Pending CO #07
#082	WJGEI	Furnish and install Cat 5 cable from projector lift to wall switch location	\$458.32	\$458.32	\$0.00	\$0.00	CTA submitted costs on 10/20/17, DS/BH voted to approve on 10/26/17	Pending CO #07
#083	WJGEI	Additional irrigation conduit to Denite shed	\$514.99	\$514.99	\$0.00	\$0.00	CTA submitted costs on 10/20/17, DS/BH voted to approve on 10/26/17	Pending CO #07
#084	Silktown	RFI #253 Response to C Canopy Roof	\$935.95	\$935.95	\$0.00	\$0.00	RFI response on 9/29/17, CTA submitted costs on 10/20/17, HMFH/GGD reviewing, PMA sent response to CTA on 11/9/17	CTA
#085	Araujo	RFI #259 Response for water treatment tie in location	\$2,444.98	\$2,444.98	\$0.00	\$0.00	RFI #259 answered on 10/18/17, CTA submitted costs on 11/1/17, DS Motion to approve BH/JDP voted yes on 11/2/17	Pending CO #07
#087	Skylight New England	RFI #252 TW-14 framing dimension conflicts	\$2,998.80	\$2,998.80	\$0.00	\$0.00	RFI #252 response issued on 9/29/17, CTA submitted costs on 11/1/17	HMFH
#088	WJGEI	PR #39 & RFI #231 Emergency power shunt trip and Carbon Monoxide detection in mechanical room	\$2,379.40	\$2,379.40	\$0.00	\$0.00	RFI #231 response on 9/11/17 and PR #39 issued on 9/27/17, CTA submitted costs on 11/15/17	HMFH
#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	CTA	PR #42 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	CTA
#TBD	CTA	PR #43 Plaque Installations	\$1,000.00	\$1,000.00	\$0.00	\$0.00	PR #43 issued on 11/6/17	CTA
#TBD	CTA	Additional irrigation piping/changes due to flow rate	\$10,000.00	\$10,000.00	\$0.00	\$0.00	Waiting on design update	HMFH
#TBD	CTA	Technology conduits 4" to be added at data rooms	\$1,500.00	\$1,500.00	\$0.00	\$0.00	PMA reviewed area and asked CTA to have Griffin core when coring in C wing	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	Skylight New England	RFI #276 TW-17 - Metal shim	\$3,000.00	\$3,000.00	\$0.00	\$0.00		
#TBD	RBOur	Underground Structures/Leaching at Old Parking Lot	\$5,000.00	\$5,000.00	\$0.00	\$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	\$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	(\$36,304.80)	(\$36,304.80)	\$0.00	\$0.00	Owned in contract documents per ft. PMA calculated on 8/31/17	HMFH
#TBD	Araujo	Water pipe routing adjustments at backflow and water meter per AHJ	\$1,000.00	\$1,000.00	\$0.00	\$0.00	RFI #260 issued by CTA on 9/26/17, Potential costs as described in PCO #085	CTA

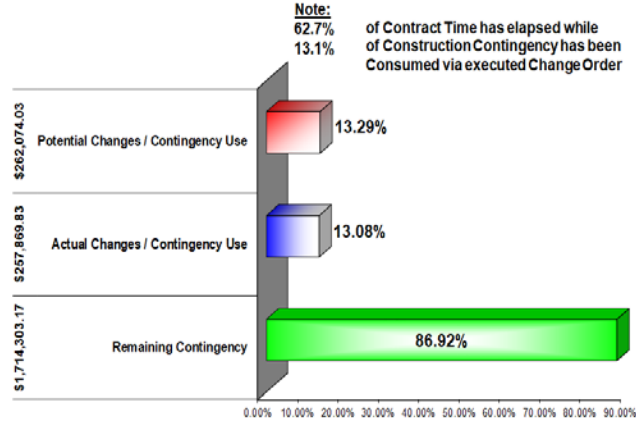


Graphs & Data

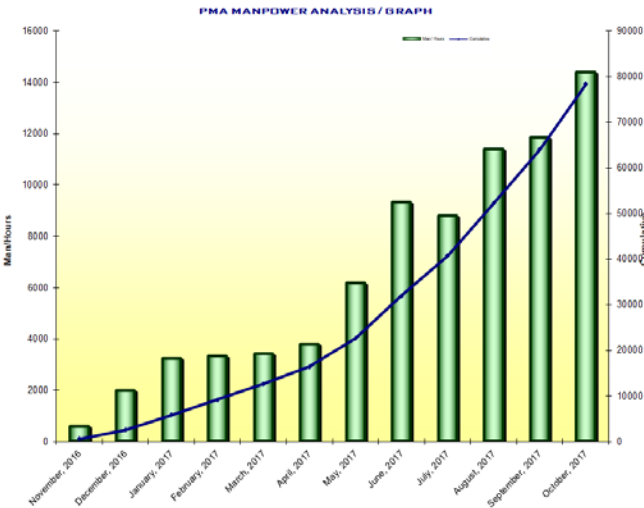
Requests for Information (RFIs)



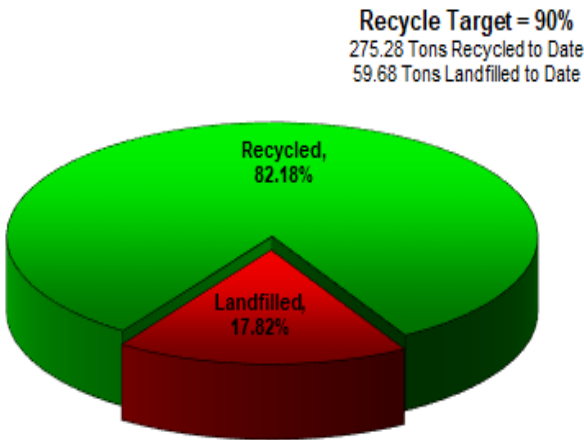
Contingency Utilization



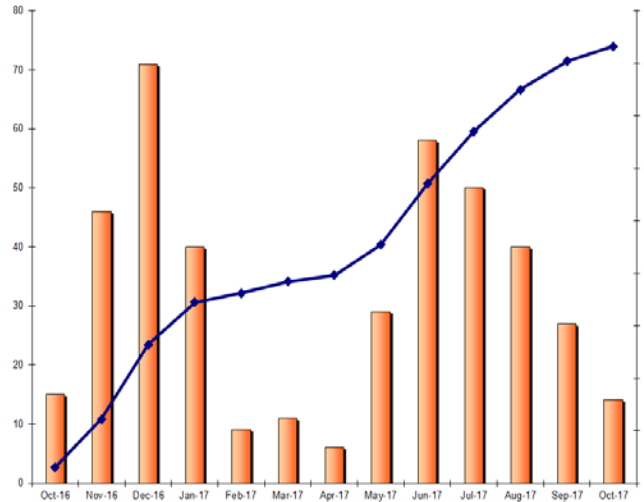
Monthly Manpower



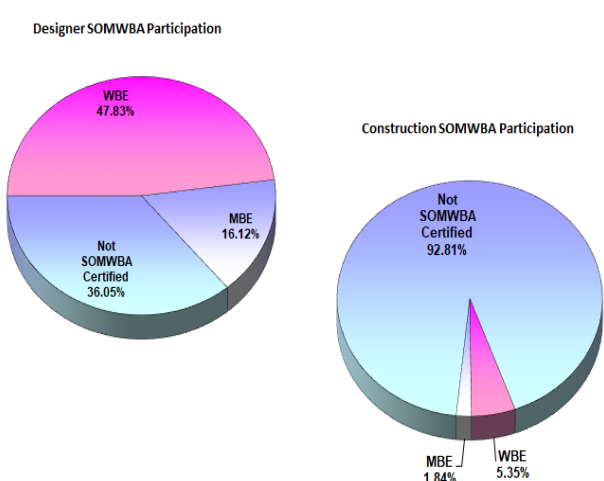
NE-CHPS Waste Management



Economic Impact – Work Force Employed To-Date



MBE / WBE Participation (Based on CTA Commitment)





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Project Photos

Millwork Installation 'A' Wing 2nd floor



Metal Panel Installation at Cafeteria



Condensate Drain Filtration Area



Mechanical Ventilation Units



Ceramic Tile Installation at 'A' Bathroom



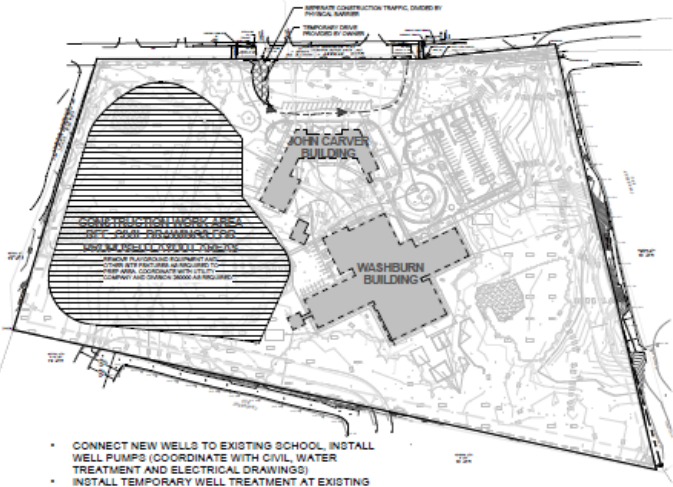
Dense Grade Installation at Courtyard





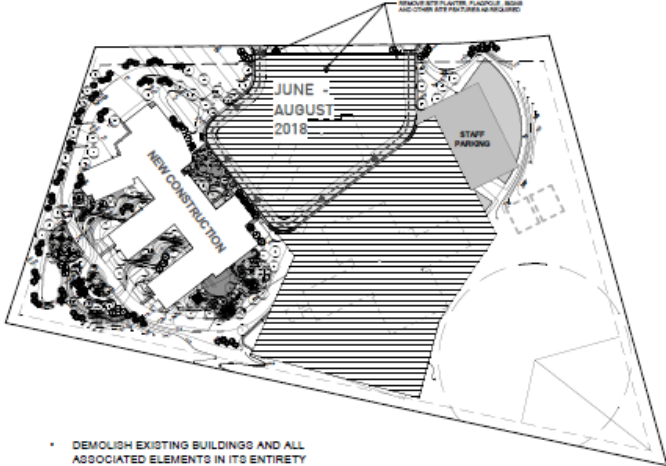
Project Phasing

Phase 1A: Well Connections



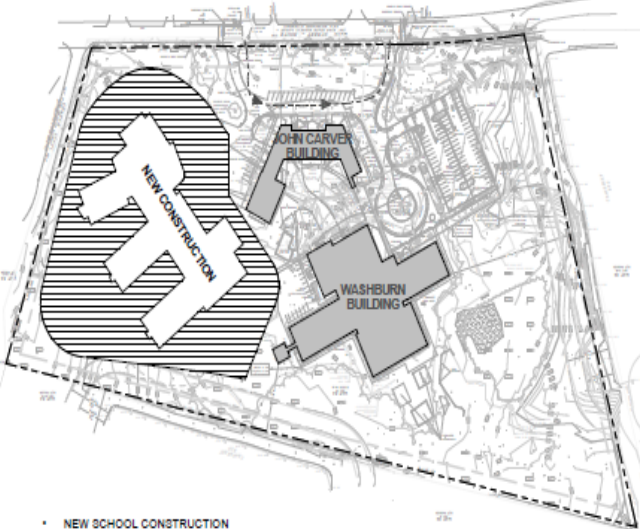
- CONNECT NEW WELLS TO EXISTING SCHOOL, INSTALL WELL PUMPS (COORDINATE WITH CIVIL, WATER TREATMENT AND ELECTRICAL DRAWINGS)
- INSTALL TEMPORARY WELL TREATMENT AT EXISTING BUILDING
- TEMPORARY CONNECTION OF SEPTIC SYSTEM TO DENITRIFICATION SYSTEM
- CUT AND CAP EXISTING WELL LINES
- MAINTAIN EXISTING CIRCULATION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

Phase 1C: June 2018-August 2018



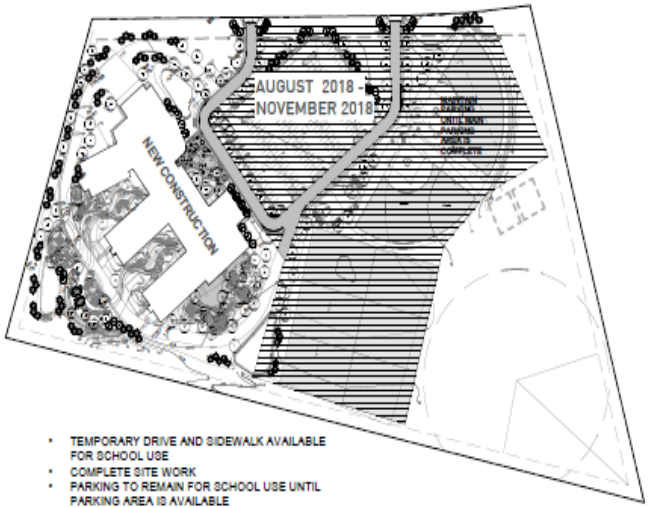
- DEMOLISH EXISTING BUILDINGS AND ALL ASSOCIATED ELEMENTS IN ITS ENTIRETY (COORDINATE WITH DIVISION 024115)
- DEMOLISH PLAY EQUIPMENT, SIGNAGE AND OTHER SITE FEATURES AS REQUIRED TO COMPLETE CONSTRUCTION
- PREP DRIVEWAY FOR SCHOOL USE, EXISTING PARKING TO REMAIN AVAILABLE TO SCHOOL, PROVIDE ACCESSIBLE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