

Town of Carver, MA
 Carver Elementary School

CARVER ELEMENTARY SCHOOL PROJECT

November 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 Maintenance
- 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
- Cold Weather Concreting Procedure Adherence
- FF&E/IT Budget Development and Procurement
- Day to Day Coordination with Town Officials/School

Project Budget Status

Total Project Budget: \$48,348,869.00 (11/30/17)
Actual Incurred to Date: \$26,853,848.33 (11/30/17) (58%)
Contingency Remaining: \$1,683,230.89** (11/30/17) (85%)

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:	\$31,072.28
Current Contract Value:	\$37,914,012.11

Construction Payment Summary:

Previous Gross Amount:	\$37,625,070.00
This Month's Gross Amount:	\$2,257,688.87
Gross Amount to-Date:	\$25,478,757.74
Retainage To-Date @ 5%:	\$1,273,937.89
Retainage Released	\$0.00
Current Retainage	\$1,273,937.96
Total Net Payable To-Date:	\$24,204,819.78

Remaining Balance to Finish (gross):	\$12,435,254.37
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*Value Represents Draft November Requisition
 **Value Represents Construction Contingency

PROJECT STATUS

November 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)

- Painting Activities Continued in A wing
- Installation of Translucent Panels and Metal Wall Panels Continued
- Installation of Ceramic Tile Floor Continued in A/B Wings
- Drywall Installation Continued in B wing 1st and 2nd Floor
- Final Roof Top Units Set
- MEP Rough-in Continued in B/C Wings

December 2017 Forecasted Items

- Continue Installing Millwork in B Wing Both Floors
- Continue Installation of Translucent Panels, Metal Panels, and Curtain Walls
- Continue Painting Activities in A Wing and Began Painting in B

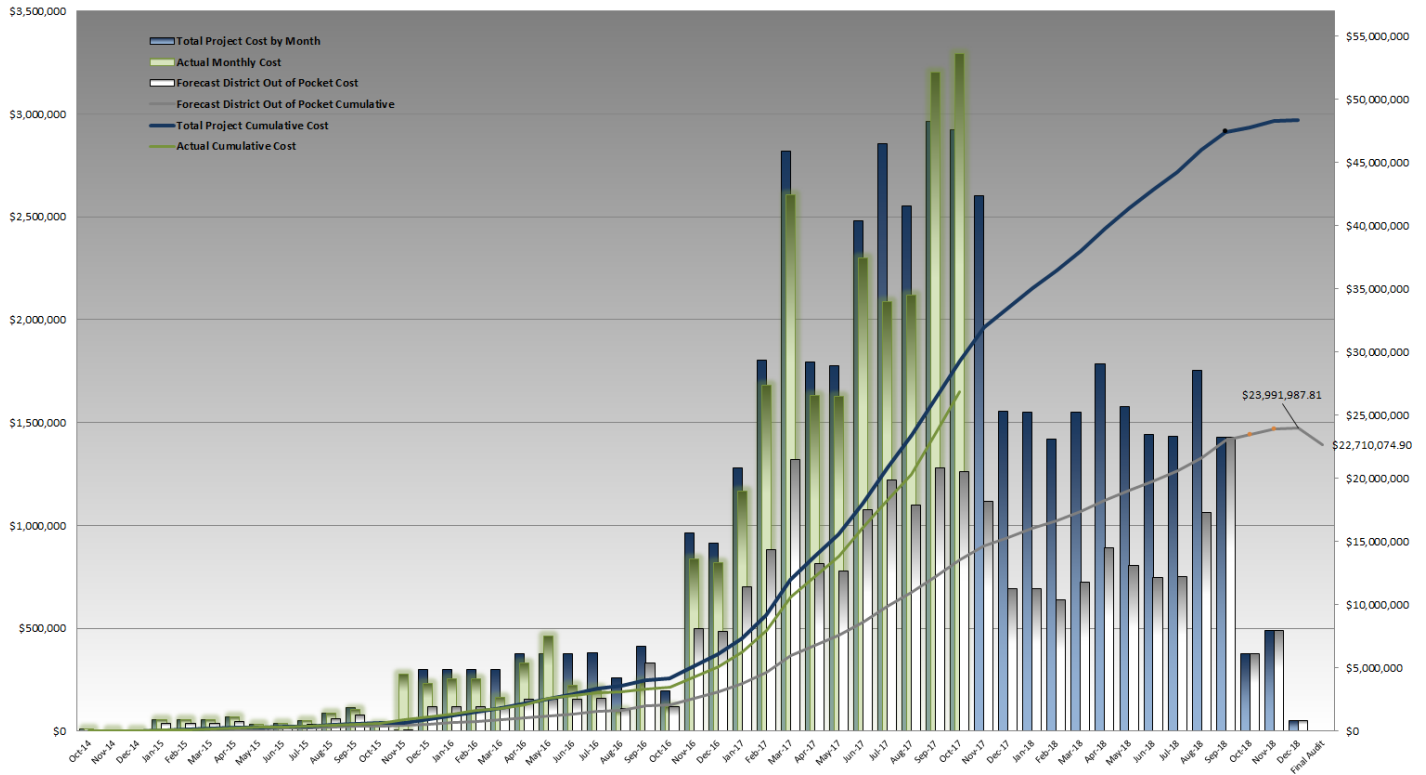
- Continue Installation of Ceramic Tile in B Wing
- Continue to Maintain Temporary Heat/Dehumidification
- Permanent Power and Permanent Gas Hookups to be Utilized Onsite
- Continue Commissioning Meetings and Testing Activities
- Continue FF&E/IT Budget/Design Development with Town

Town of Carver, MA

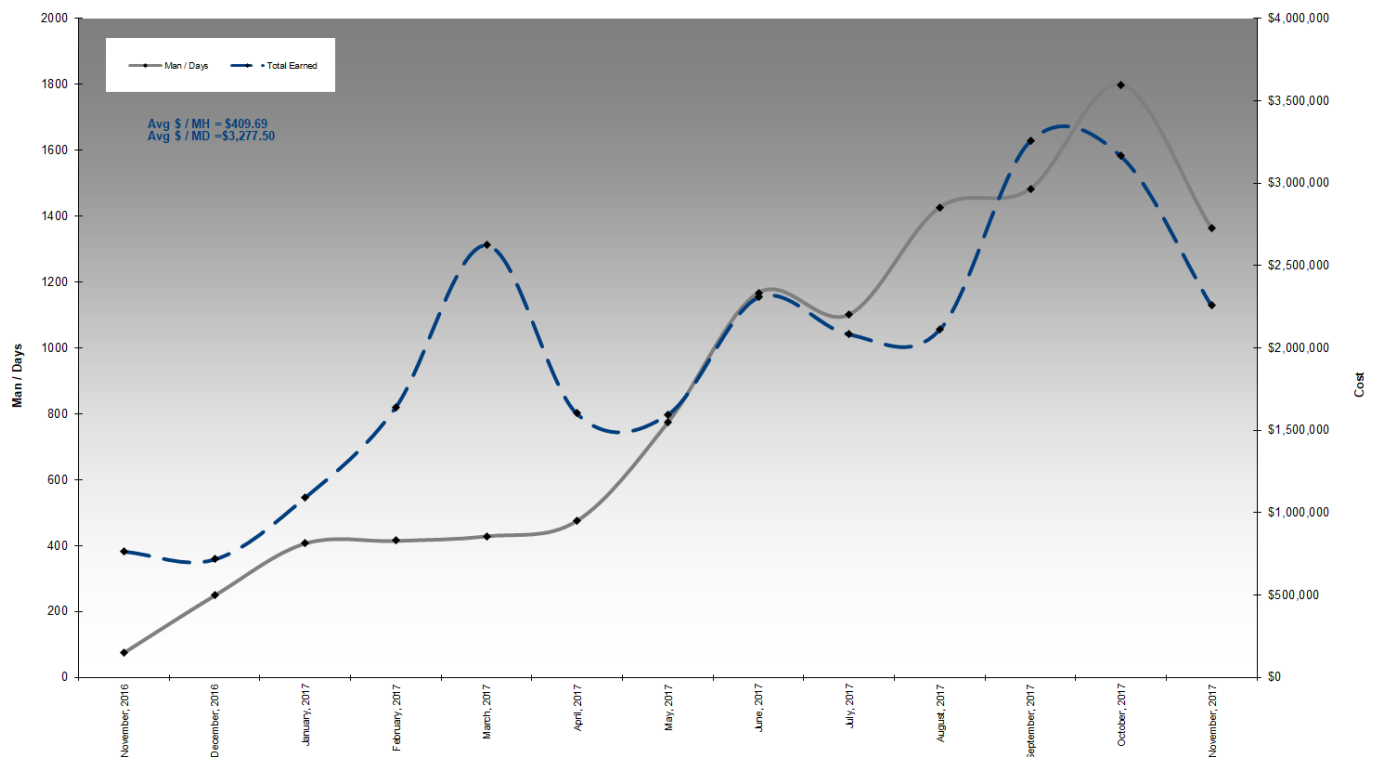
Carver Elementary School

PROJECT CASHFLOW PROJECTION

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



MANPOWER VS. COST ANALYSIS



Town of Carver, MA

Carver Elementary School

MILESTONE DATES

Milestone Dates	Forecast	Actual	Status	Schedule Notes
Notice to Proceed (NTP)	03Oct16	03Oct16	✓	Complete
Steel Topping Off	04May17	30Mar17	✓	Completed Ahead of Schedule
Area 'A' Roof Tight	18Jul17	23Jun17	✓	Completed Ahead of Schedule
Area 'B' Roof Tight (374)	02Aug17	26Jul17	✓	Completed
Area 'C' Roof Tight (394)	30Aug17	11Sep17	✓	Completed
Drywall Complete (837)	22Dec17			On Target
HVAC Roof Top A/B/C Startup (870)	18Jan18			On Target
Phase 1 Substantial Completion	22Jun18			On Target
Students & Teachers Return	27Aug18			On Target
Phase 2 Substantial Completion	30Nov18			On Target

CHANGE MANAGEMENT – POTENTIAL CONTINGENCY UTILIZATION

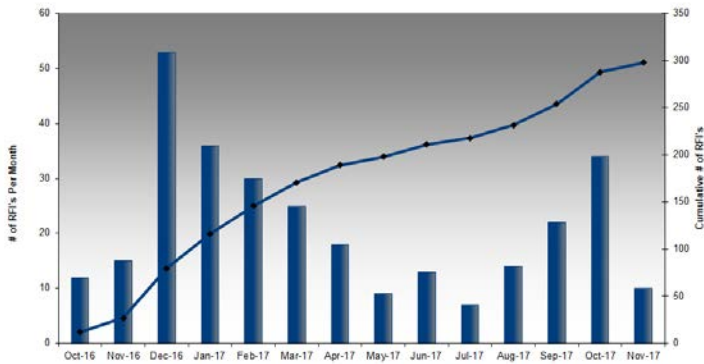
PMA Construction Change Authorization Log							
KEY: Approved Under Review Rejected Pending							
PCO	Issued By / For	Description	Proposed Cost	Pending Cost	Approved Cost	DELTA (final vs initial)	PMA Notes
			\$1,474,294.31	\$668,888.77	\$288,933.11	(\$610,908.43)	
#041	Norgate, Silktown	PR #17 Relocation 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.
#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
#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
#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
#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
#094	Clifford & Galvin	ASI #38 Added blocking at steel beam per SKA-142	\$1,435.14	\$1,435.14	\$0.00	\$0.00	ASI #38 issued on 10/23/17, CTA submitted costs on 12/1/17, HMFH finds acceptable on 12/4/17
#095	CTA	PR #43 Plaque Installations	\$5,076.54	\$5,076.54	\$0.00	\$0.00	PR #43 issued on 11/6/17, CTA submitted costs on 12/1/17, PR issued prior to drywall installed and pricing came in after
#096	CTA	PR #46 - Platform stair tread safety feature, metal strip bar inset for slip resistance	\$1,822.57	\$1,822.57	\$0.00	\$0.00	PR #46 issued on 11/21/17 SKA-160, CTA submitted costs on 12/1/17, HMFH finds acceptable on 12/4/17
#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
#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
#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
#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
#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
#TBD	CTA	PR #45A - Gathering areas B180 C247 Local sound system device locations including conduit blocking and accessory devices & Devices required for printer in book collection 8253 in place of outlet location per ASI 35	\$20,000.00	\$20,000.00	\$0.00	\$0.00	PR #45 A issued on 11/28/17, SKA-157, SKA-158, SKA-159R, SKE-072, SKE-073, SKE-074, SKE-075, SKT-11
#TBD	CTA	PR #45B - Music room A187 A 188 Local sound system device locations including conduit blocking and accessory devices	\$30,000.00	\$30,000.00	\$0.00	\$0.00	PR 55B issued on 11/28/17, SKA-155, SKA-156, SKA-163, SKA-073, SKE-076
#TBD	CTA	PR #47 - Low wall top guardrail revisions for 1" painted steel instead of stainless	(\$1,000.00)	(\$1,000.00)	\$0.00	\$0.00	PR #47 issued on 11/22/17 with SKA-161 & SKA 162
#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
#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
#TBD	CTA	Resilient Play Surface Manufacturer change	\$15,000.00	\$15,000.00	\$0.00	\$0.00	PMA/HMFH asked CTA to provide costs on 11/21/17
#TBD	CTA	Additional Irrigation piping/changes due to flow rate	\$10,000.00	\$10,000.00	\$0.00	\$0.00	Waiting on design update
#TBD	WJGEI, Polybois	ASI #35 double duplex at book collection desk	\$1,500.00	\$1,500.00	\$0.00	\$0.00	CTA advised of costs in email about ASI #35, CTA to submit
#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 wiring
#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
#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
#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)
#TBD	Town	FF&E Overrun	\$227,000.00	\$227,000.00	\$0.00	\$0.00	SK Updated the committee on 11/21/17 about the FF&E budget, includes 75 Pre-K students
#TBD	Town	FF&E Overrun for school facility equipment	\$150,000.00	\$150,000.00	\$0.00	\$0.00	DS identified issue
#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
#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
#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

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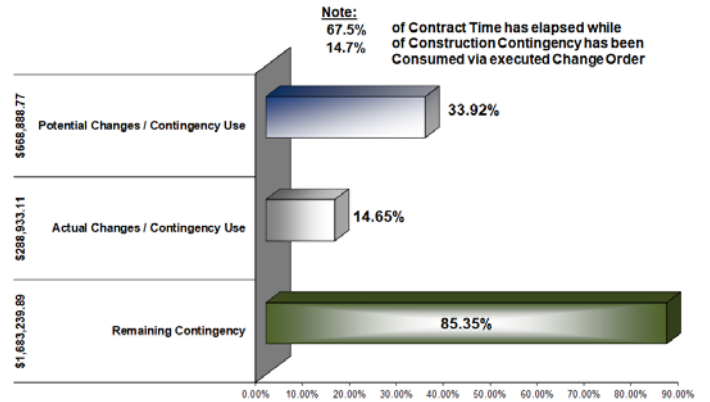
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GRAPHS & DATA

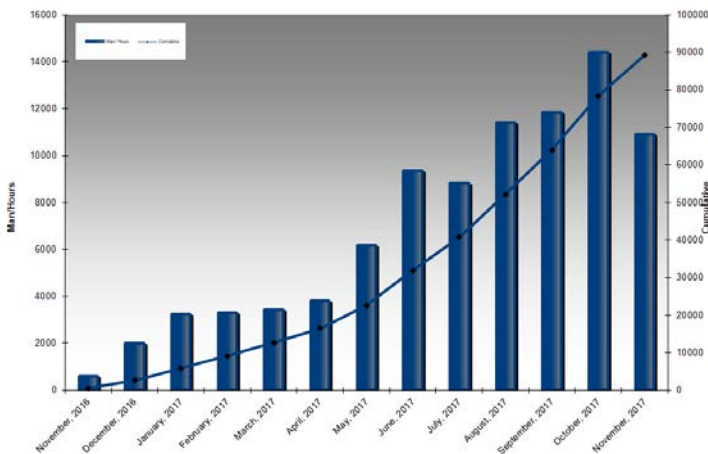
REQUEST FOR INFORMATION (RFIS)



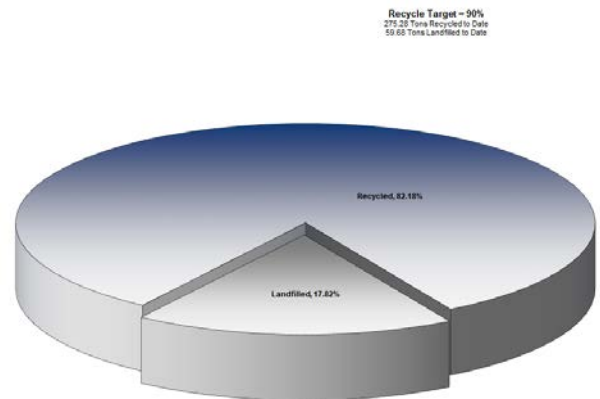
CONTINGENCY UTILIZATION



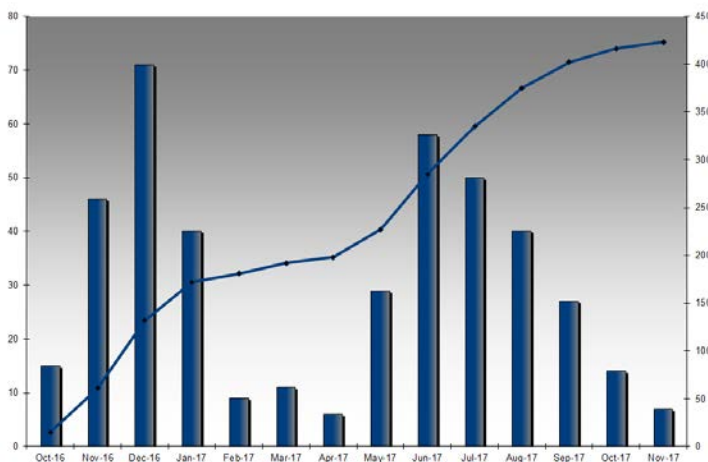
MONTHLY MANPOWER



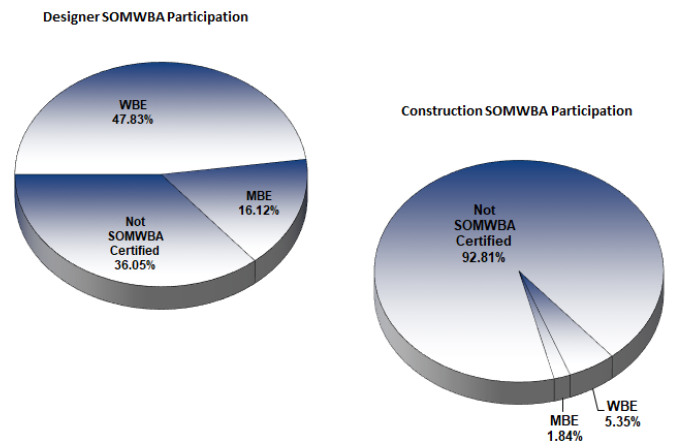
NE-CHPS WASTE MANAGEMENT



ECONOMIC IMPACT – WORK FORCE EMPLOYED TO DATE



MBE/WBE PARTICIPATION



Town of Carver, MA
Carver Elementary School

PROJECT PHOTOGRAPHS

DELIVERY OF RTU 11 AND RIGGING



FORMING FOR COURTYARD SIDEWALKS



FIREPUMP RIGGING TO MECHANICAL ROOM



LOCKERS AND DRYWALL ACTIVITIES IN A WING CORRIDOR



PAINTING/MILLWORK/COUNTERTOPS INSTALL IN CLASSROOMS



MARKERBOARD INSTALLATION IN TYPICAL CLASSROOM



PHASE 1A: WELL CONNECTIONS

