

Town of Carver, MA
 Carver Elementary School

CARVER ELEMENTARY SCHOOL PROJECT

December 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 424 of 627 to Ph.1 Substantial:	67.6%

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
- Monitoring of Temporary Heat/Dehumidification
- Roof Edge AVB Carlisle Warranty
- Coordination of Tel/Com Utilities for New School
- Coordination with Drywall Installer on Open Issues
- Reviewing Water Treatment System Submittal
- Third Party Commissioning Ongoing
- Cold Weather Concreting Procedure Adherence
- FF&E/IT Scope Development and Procurement
- Day to Day Coordination with Town Officials/School

Project Budget Status

Total Project Budget: \$48,348,869.00 (01/31/18)
Actual Incurred to Date: \$29,175,694.22 (01/31/18) (61%)
Contingency Remaining: \$1,683,230.89** (01/31/18) (84%)

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:	\$2,204,763.05*
Gross Amount to-Date:	\$25,449,634.04
Retainage To-Date @ 5%:	\$1,272,481.77
Retainage Released	\$0.00
Current Retainage	\$1,272,481.77
Total Net Payable To-Date:	\$24,177,152.27

Remaining Balance to Finish (gross):	\$12,464,378.07
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*Value represents Actual November Requisition
 **Value Represents Construction Contingency

PROJECT STATUS

December 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 Through A & B Wings
- 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 and Gymnasium
- Deliveries of Resilient Flooring Materials and Floor Prep
- MEP Rough-in Continued in B/C Wings

January 2018 Forecasted Items

- Continue and Complete Installing Millwork in B & C Wing Both Floors
- Complete Installation of Translucent Panels, Metal Panels, and Curtain Walls
- Complete First Coat of Painting in B & C Wings

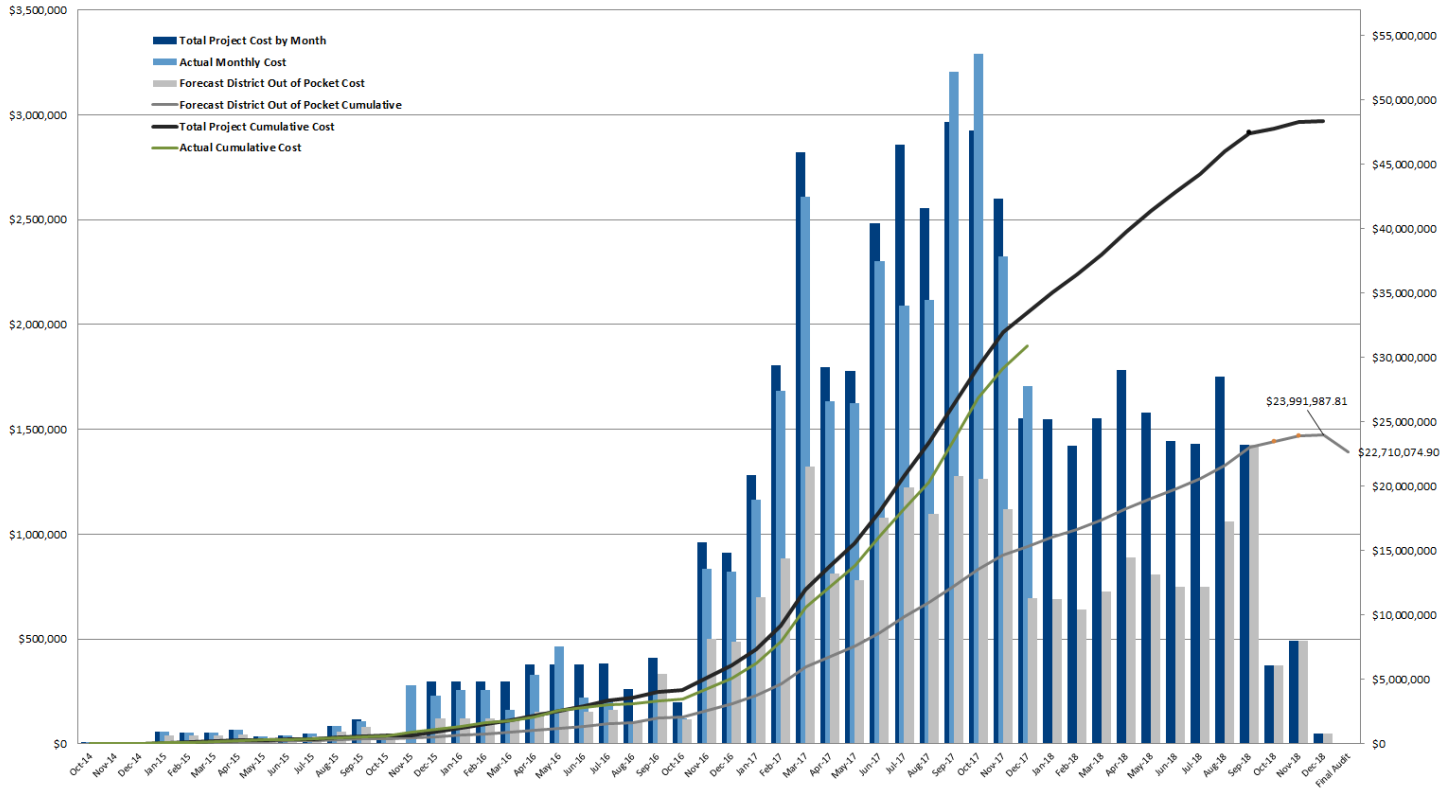
- Begin Installation of Resilient Flooring in A wing
- Continue to Maintain Temporary Heat/Dehumidification
- Permanent Power and Permanent Gas Hookups to be Utilized Onsite
- Continue Commissioning Meetings and Testing Activities
- Continue FF&E/IT Development with Town and Designer

Town of Carver, MA

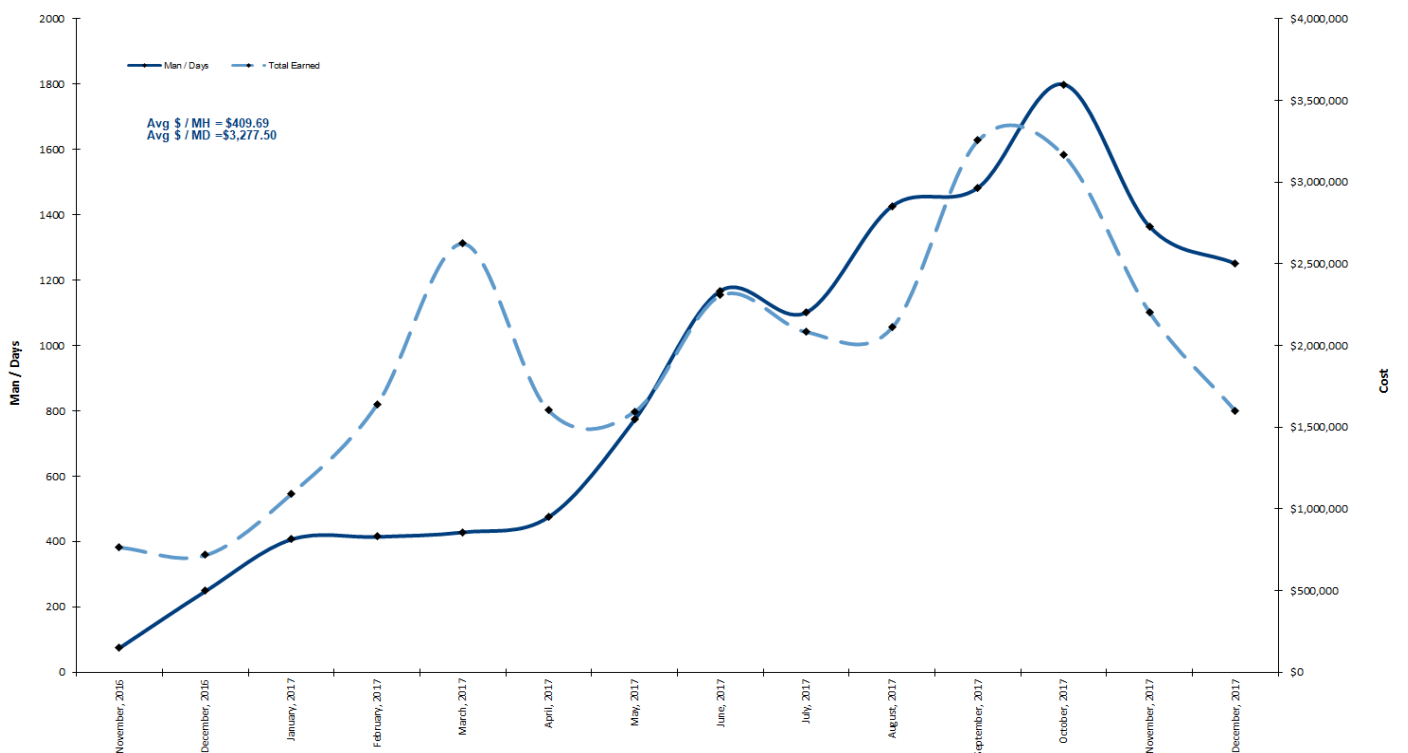
Carver Elementary School

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 Gymnasium Complete (837)	06Feb18			On Target
HVAC Roof Top A/B/C Startup (870)	15Mar18			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

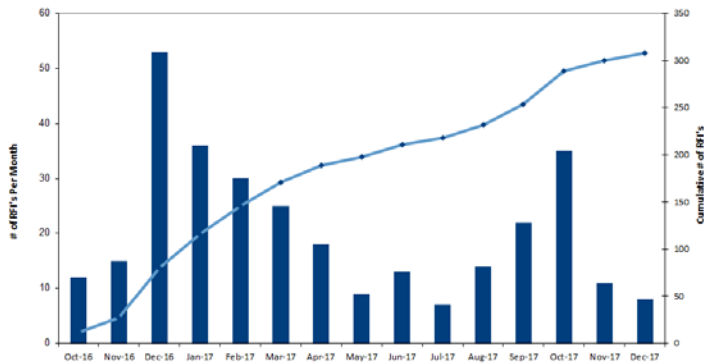
Town of Carver, Massachusetts Carver Elementary School		PMA Construction Change Authorization Log					PMA Consultants	
		Key: <div>ApprovedUnder ReviewRejectedPending</div>						
PCO	Issued By/For	Description	Proposed Cost ⁺ \$1,891,731.01	Pending Cost ⁺ \$916,169.16	Approved Cost ⁺ \$359,493.83	DELTA (final vs initial) (\$710,504.04)	PMA Notes	Ball in Court
#041	Norgate, Silktown	PR #17 Relocation of Roof Drains	\$6,236.00	\$6,236.00	\$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 7/26/17 from Rustic, Per 7/27/17 meeting with TRC this cost is hold pending final resolution, PMA sent comments to CTA on 8/31/17.	CTA
#070A	CTA	CCD #07R1 - Credit for deletion of tack surfaces in corridors	(\$4,012.00)	(\$4,012.00)	\$0.00	\$0.00	CCD #07R1 issued on 9/11/17, CTA submitted costs on 2/7/18.	HMFH
#076B	Clifford & Galvin	PR #40 Time capsule display LGMP	\$1,413.72	\$1,413.72	\$0.00	\$0.00	PR #40 issued on 9/22/17, CTA submitted costs on 2/2/18, TRC DS Motion SK Second, BH/SK/DS All approved on 10/5/17 for PCO #076. Project team not informed of other impending costs when PCO was signed.	HMFH
#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
#110	Clifford & Galvin	PR #57 & ASI #47 - Revisions to duplicating room B174 half wall partition type 14A only. Remove misc metals steel pipe, remove solid wood edge band reveal, PROVIDE metal edge reveal trim on all sides SKA-176	\$5,500.00	\$5,500.00	\$0.00	\$0.00	ASI #47 issued on 12/28/17, CTA submitted costs on XXX, PR #57 issued on 1/19/18, CTA to resubmit costs	CTA
#111	Harold, Hanlon	PR #54 - Coordination with ASI #46 ceiling grid and layout revision	\$5,597.05	\$5,597.05	\$0.00	\$0.00	PR #54 issued on 12/26/17, CTA submitted costs on 1/26/18.	HMFH
#112	WJGEI, Clifford & Galvin	PR #53 Addition of lift for projector at multipurpose room	\$16,188.57	\$16,188.57	\$0.00	\$0.00	PR issued on 8/11/17, CTA submitted costs on 1/29/18.	HMFH
#114	Walker	Motorized shades at B180, Stair #5 and Book Collection	\$2,466.89	\$2,466.89	\$0.00	\$0.00	CTA submitted costs on 2/1/18, HMFH reviewing	HMFH
#115	Clifford & Galvin	RFI #114 GFB Soffit extension for MEP piping	\$6,383.16	\$6,383.16	\$0.00	\$0.00	RFI #114 issued on 3/7/2017, CTA submitted costs on 2/1/18, PMA reviewing	PMA/HMFH
#116	Polybois	RFI #32B Display case at Art/Kin Storage	\$1,464.92	\$1,464.92	\$0.00	\$0.00	RFI #32B issued on 2/2/18, CTA submitted costs on 2/2/18, HMFH reviewing	HMFH
#117	CTA	PR #48 - Plumbing fixture P-SA partition type change at bathrooms	\$1,274.49	\$1,274.49	\$0.00	\$0.00	PR #48 issued on 12/07/17 with SKA-164, CTA submitted costs on 2/5/18.	HMFH
#118	CTA, K&K, Clifford & Galvin	PR #56 - Deletion of C2C acoustical ceiling type in Music classroom A187	(\$6,460.00)	(\$6,460.00)	\$0.00	\$0.00	PR issued on 1/16/18, Ceiling type not needed per acoustical consultant, CTA submitted costs on 2/5/18.	HMFH
#119	Clifford & Galvin	ASI #50 RTU #11 Sound Isolation Ceiling Revisions	\$8,621.55	\$8,621.55	\$0.00	\$0.00	ASI #50 issued on 1/16/18, CTA submitted costs on 2/5/18.	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 #21 Revisions to landings at doors/revisions to poured in place playground surface transition detail	\$25,000.00	\$25,000.00	\$0.00	\$0.00	HMFH issued on 8/4/17, CTA pricing	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 #48B Irrigation piping/changes due to flow rate - Well pump downsize	(\$1,500.00)	(\$1,500.00)	\$0.00	\$0.00	PR #48B issued on 12/8/17, CTA to submit costs for well pump change	CTA
#TBD	CTA	PR #47 - Low wall top gaurd rail 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	CTA
#TBD	CTA	PR #51 - Added 2 Markerboards at cafeteria, Locating wireless access node, Add 3 markerboards to Main office area	\$5,000.00	\$5,000.00	\$0.00	\$0.00	PR #51 issued on 12/18/17, Requested by School	CTA
#TBD	CTA	PR #52 - Pipe Batten - Dead hung deletion	(\$1,000.00)	(\$1,000.00)	\$0.00	\$0.00	PR #52 issued on 12/20/17	CTA
#TBD	CTA	PR #58 - Gym Floor box for power	\$2,500.00	\$2,500.00	\$0.00	\$0.00	PR #58 issued on 1/22/18, Sample brought to site to review with WJGEI, HMFH revising PR based on long throw projector solution 2/1/18	HMFH
#TBD	Polybois	PR #59 - RFI #321 casework revisions to enclose electrical devices	\$2,000.00	\$2,000.00	\$0.00	\$0.00	PR #59 issued on 2/5/18, CTA pricing	CTA
#TBD	CTA, K&K	Ceiling height at main entry vestibule and main entryway	\$2,500.00	\$2,500.00	\$0.00	\$0.00	HMFH working to provide solution	HMFH
#TBD	CTA	Mechanical room door relocation to fit water treatment skid	\$35,000.00	\$35,000.00	\$0.00	\$0.00	Issue identified week of 1/22/18, Meeting held onsite and in PMA trailer on 1/23/18, HMFH to issue PR following phone call on 1/31/18	HMFH
#TBD	WJGEI, CTA	Platform lighting fixtures - height and color	\$7,500.00	\$7,500.00	\$0.00	\$0.00	HMFH to issue PR for clarification	HMFH
#TBD	CTA	CCD #08 - IR Well Unit Cost Credit	(\$36,304.80)	(\$36,304.80)	\$0.00	\$0.00	Owned in contract documents per PL, PMA/CTA reviewed with CTA on 11/7/17, HMFH issued CCD on 2/7/18.	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
#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	CTA
#TBD	Harold, ABS	RFI #279R1 Added control for water treatment system	\$1,500.00	\$1,500.00	\$0.00	\$0.00	RFI #279R1	CTA
#TBD	Harold, Hanlon, Clifford & Galvin	RFI #317 Room B167 heat	\$15,000.00	\$15,000.00	\$0.00	\$0.00	RFI #317	CTA
#TBD	BROur	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	Dark Fiber Loop	\$250,000.00	\$250,000.00	\$0.00	\$0.00	Town requested PMA to carry costs, SM obtaining updated quote per mfg on 1/5/2018, will prov updated value, Per MM on 1/18/18 should be closer to \$80K	Town
#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	Town
#TBD	Town	FF&E Overrun for school facility equipment	\$155,000.00	\$155,000.00	\$0.00	\$0.00	\$120K for lawn equipment, \$35K for utility vehicle - per discussion with MM on 12/29/17	Town
#TBD	Town	IT Procurement Overrun (Classroom sound, FM system, Doc Cameras, 1 to 1 Computers, Local sound system in gathering and music rooms)	\$114,500.00	\$114,500.00	\$0.00	\$0.00	PMA carrying costs after meeting on 8/15/17, ~\$20K over budget estimated at 1/5/18 if meeting, pending receipt of bids, (2500) music room local sound, (12000) for long throw projector	Town
#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	AED - FF&E Overrun	\$11,100.00	\$11,100.00	\$0.00	\$0.00	AED - in addition to FF&E overrun, DS to confirm	Town

Town of Carver, MA

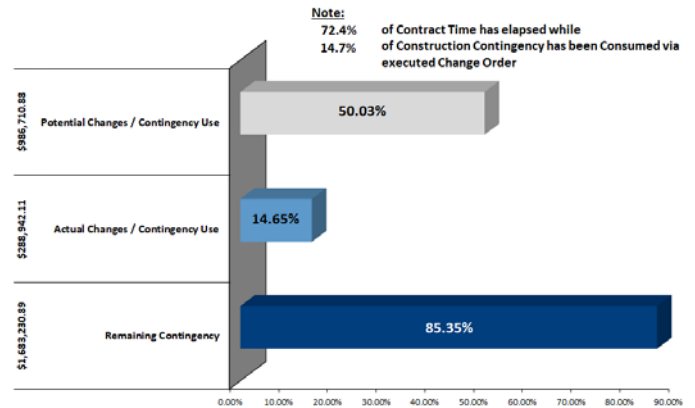
Carver Elementary School

GRAPHS & DATA

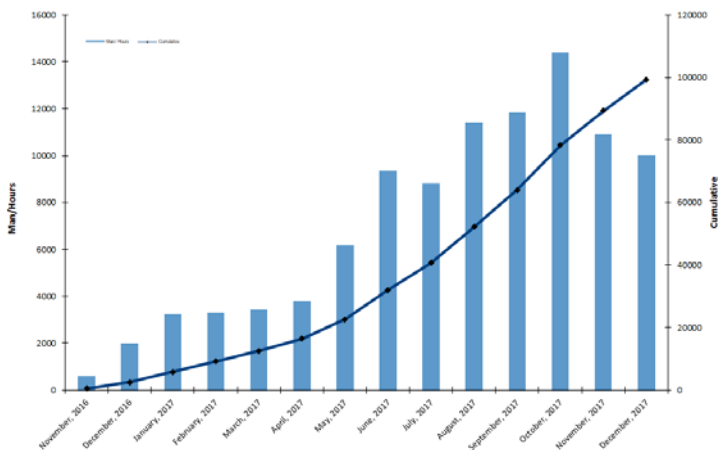
REQUEST FOR INFORMATION (RFIs)



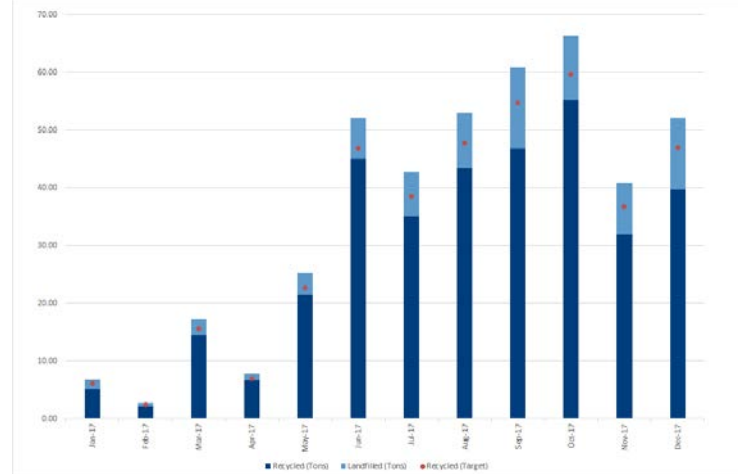
CONTINGENCY UTILIZATION



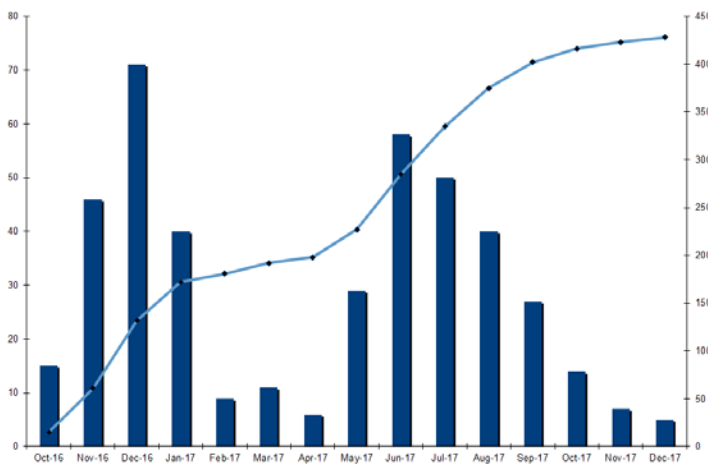
MONTHLY MANPOWER



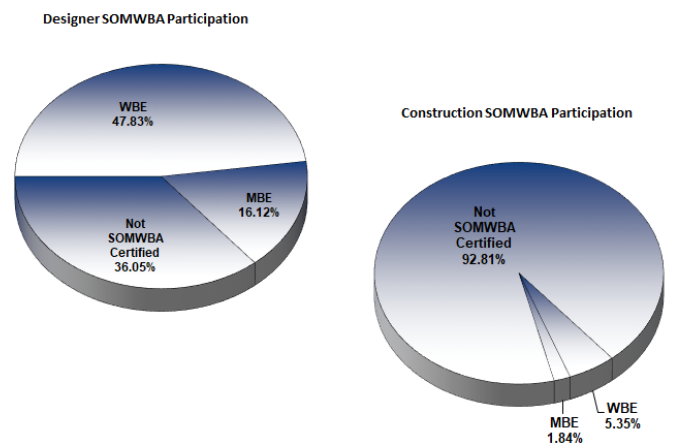
NE-CHPS WASTE MANAGEMENT



ECONOMIC IMPACT – WORK FORCE EMPLOYED TO DATE



MBE/WBE PARTICIPATION



Town of Carver, MA
Carver Elementary School

PROJECT PHOTOGRAPHS

CONCRETE POUR AT COURTYARD A/B



HANDRAIL INSTALL AT B WING STAIR



WINDOW AIR AND VAPOR TESTING AT ART ROOM



CAFETERIA FOOD SERVICE AREA FULL HIEGHT CERAMIC TILE WALL



ELETRICAL FEED PULL FROM GENERATOR



TYPICAL CLASSROOM MARKERBOARD/MILLWORK & FLOOR PREP



PHASE 1A: WELL CONNECTIONS

