

Town of Carver, MA
 Carver Elementary School

CARVER ELEMENTARY SCHOOL PROJECT

February 2018 – 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 483 of 627 to Ph.1 Substantial:	77.0%

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 Maintenance from Weather
- FF&E/IT Bid Package Development
- Continued Monitoring of Temporary Heat/Dehumidification
- Roof Edge AVB Carlisle Warranty and Repair
- Coordination of Tel/Com Utilities for New School
- Coordination with Drywall Installer on Open Issues
- Coordination/Pricing of New Chemical Closet for WTS
- Third Party Commissioning Meetings Ongoing
- Cold Weather Concreting Procedure Adherence
- Roofing Filed Sub Bid Scope Ownership 076200
- Potential Unforeseen Abatement

Project Budget Status

Total Project Budget: \$48,412,842.38 (02/28/18)
Actual Incurred to Date: \$34,498,910.91 (02/28/18) (74.1%)
Contingency Remaining: \$1,548,705.79* (02/28/18) (78.5%)

Construction Cost Summary:

Award Value (CTA):	\$37,625,070.00
Previously Executed CO's (Net)	\$359,493.83
Previous Contract Value:	\$37,984,563.83
CO's Executed this Month:	\$63,973.38
Current Contract Value:	\$38,048,537.21

Construction Payment Summary:

Previous Gross Amount:	\$37,625,070.00
This Month's Gross Amount:	\$1,625,998.32
Gross Amount to-Date:	\$30,689,823.74
Retainage To-Date @ 5%:	\$1,534,491.26
Retainage Released	\$0.00
Current Retainage	\$1,534,491.26
Total Net Payable To-Date:	\$29,155,332.48

Remaining Balance to Finish (gross):	\$7,358,713.47
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*Value Represents Construction Contingency

PROJECT STATUS

February 2018 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.)

March 2018 Forecasted Items

- Complete Installing Millwork and Countertops in C Wing Both Floors
- Complete Installation of Roof Edge/Metal Panels/Barrel Roofs
- Complete First Coat of Painting in C Wings
- Continue to Install Lighting Fixtures and ACT Throughout

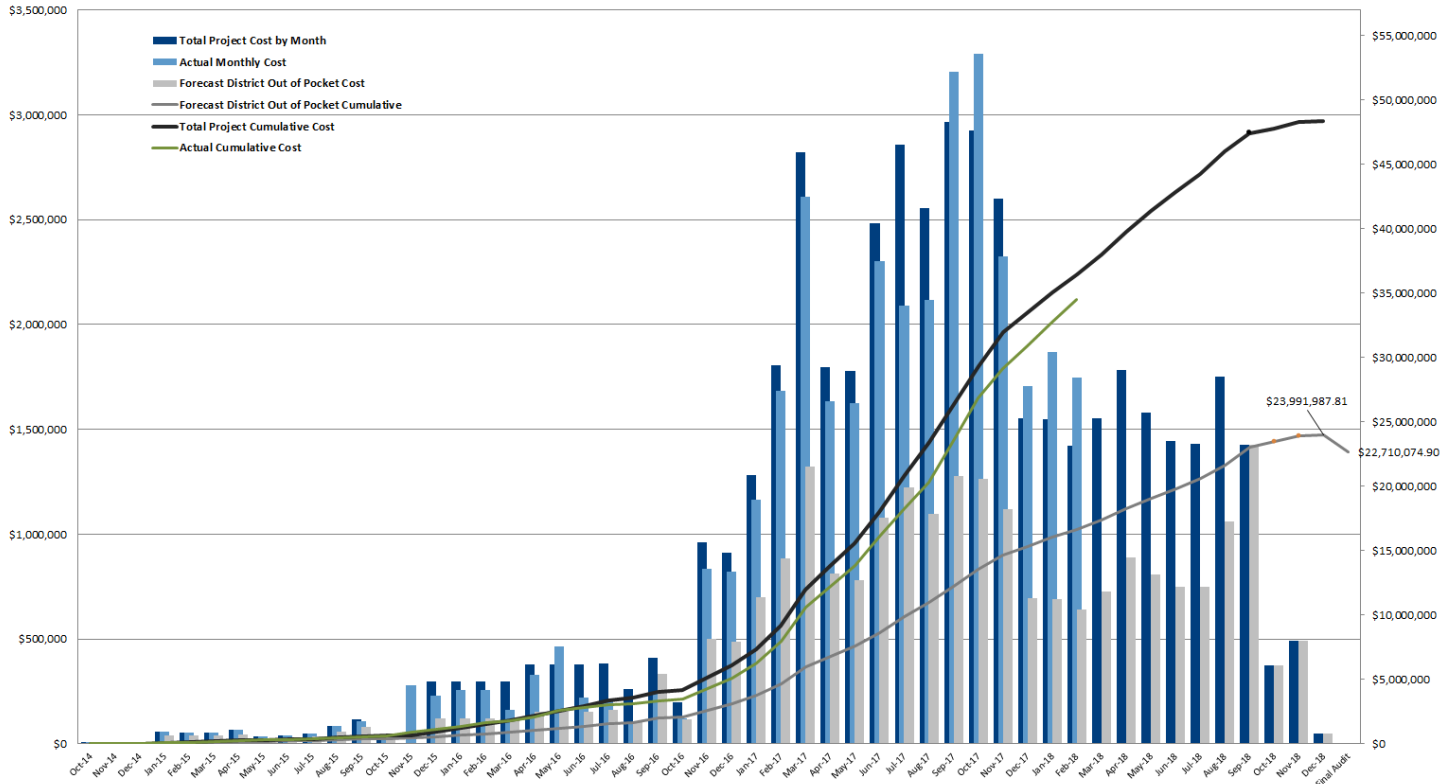
- Painting Activities Continued Through B & C Wings
- Continued Installation of Millwork and Countertops
- Continued Installation of Ceramic Tile Floor Continued in B/C Wings
- Drywall Installation Continued in C wing 1st and 2nd Floor and Gymnasium Completed
- Monthly Commissioning Meetings with All Subs
- MEP Rough-in Continued in B/C Wings
- Continue Installation of All Doors and Hardware
- Continue to Maintain Temporary Heat/Dehumidification
- Permanent Power and Permanent Gas Hookups to be Utilized Onsite
- Continue Commissioning Meetings and Testing Activities
- Receive Bids for FF&E Packages & Issue Contract
- IT Package to be Advertised

Town of Carver, MA

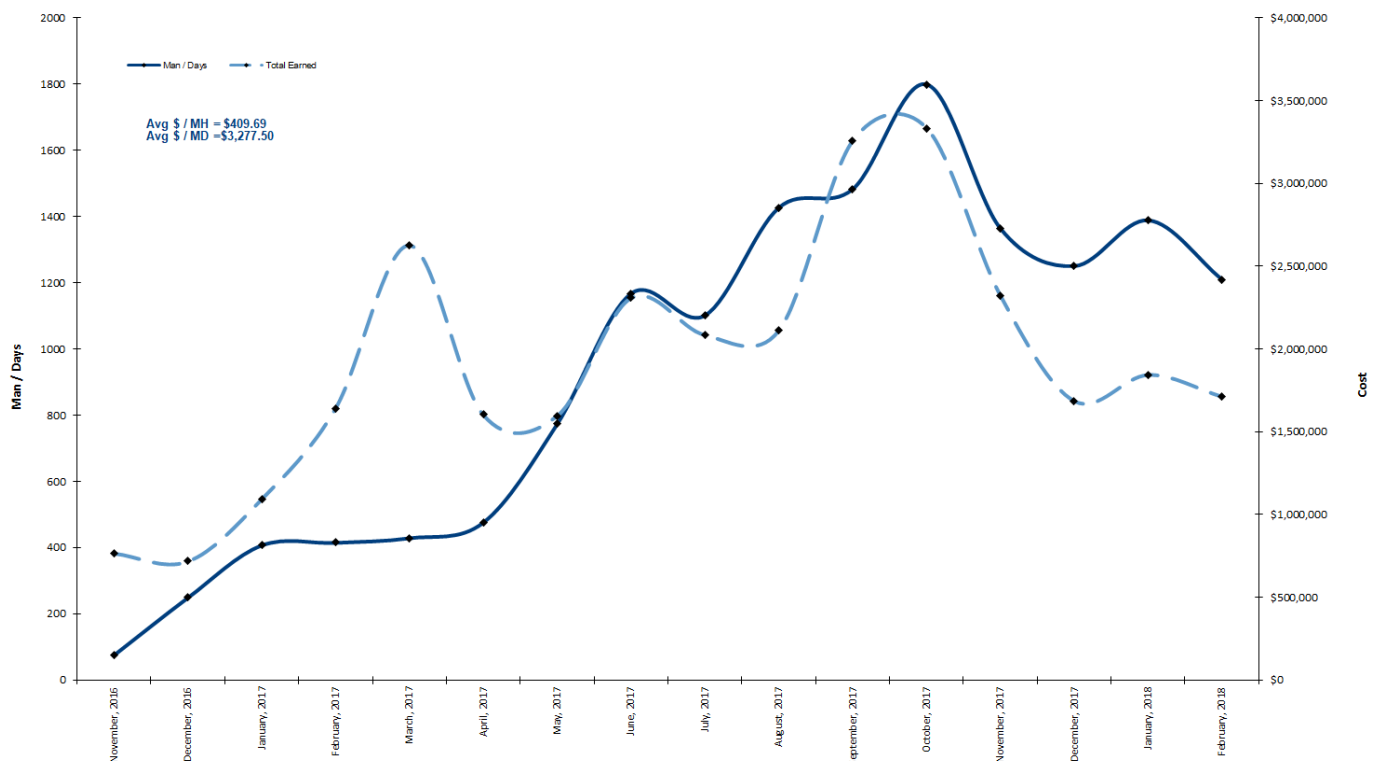
Carver Elementary School

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	07Feb18	✓	Completed
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

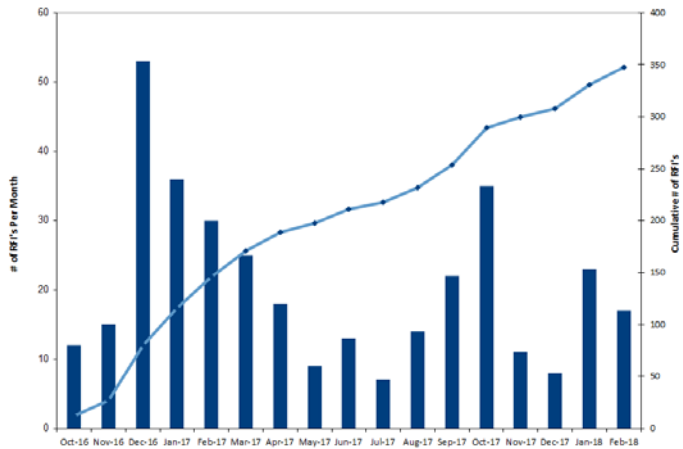
		Key:	Approved	Under Review	Rejected	Pending		
PCO	Issued By/For	Description	Proposed Cost	Pending Cost	Approved Cost	DELTA (final vs initial)	PMA Notes	Ball in Court
#041	Norgate, Silktown	PR #17 Relocation of Roof Drains	\$6,236.06	\$5,093.83	\$0.00	(\$1,142.23)	PR #17 issued on 4/19/17, CTA Proceeding 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 sent revised cost on 2/16/18. PMA replied on 2/16/18 as all comments were not addressed	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 RFI #266 answered on 10/26/17, CTA submitted costs for this issue on 3/14/18. See Specification 011400-6, \$1.2 e A201, Specification 002113-4 1.7 B, SCOPE IS OWNED PER CONTRACT	CTA
#073	Silktown	Silktown roofing section 76200 scope ownership	\$280,420.87	\$280,420.87	\$0.00	\$0.00	RFI #266 answered on 10/26/17, CTA submitted costs for this issue on 3/14/18. See Specification 011400-6, \$1.2 e A201, Specification 002113-4 1.7 B, SCOPE IS OWNED PER CONTRACT	REJECTED
#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	\$5,119.38	\$5,119.38	\$0.00	\$0.00	ASI #47 issued on 12/28/17, PR #57 issued on 1/19/18, CTA submitted costs on 2/14/18, Work was started on 2/14/18, Per meeting on 3/1/18 with PMA/CTA/C&G C&G to provide slips for actual time between C&G/CTA/PMA, the material costs are fine. CTA to submit credits for wood and steel rail separately.	CTA
#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, PMA asked HMFH to respond on 2/16/18, HMFH/PMA sent response on 2/20/18, CTA sent correspondence from Walker on 3/15/18, Project team to review	CTA
#115	Clifford & Galvin	RFI #114 GFB Soffit extension for MEP piping	\$6,383.16	\$3,595.20	\$0.00	(\$2,787.96)	RFI #114 issued on 3/7/2017, CTA submitted costs on 2/1/18. PMA sent COMMENTS TO CTA ON 2/12/18, CTA sent revised costs on 2/22/18	HOLD
#131	Clifford & Galvin	RFI #330 06B wall type at DD-2 in project areas	\$7,057.89	\$7,057.89	\$0.00	\$0.00	RFI #330 answered on 2/2/18, referred to drawings where the details are located, No costs	CTA
#TBD	CTA	PR #31 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 #44B Irrigation piping/changes due to flow rate - Well pump downsized	(\$1,500.00)	(\$1,500.00)	\$0.00	\$0.00	PR #44B 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 #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	WJGEL, CTA	PR #61 - In-wall blocking for long throw projector, Technology receptacle along gymnasium wall	\$10,000.00	\$10,000.00	\$0.00	\$0.00	PR #61 issued on 2/15/18, Per meeting on 3/1/18 PMA sent bootleg copy of revised PR, C&G to get the blocking in the wall, CTA to submit Costs	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	CCD #09 - 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, CCD #09 issued on 2/14/18	CTA
#TBD	CTA	CCD #08 - IR Well Unit Cost Credit	(\$29,584.08)	(\$29,584.08)	\$0.00	\$0.00	Owned in contract documents per ft. 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	WJGEL, 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	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 mtg 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	\$166,537.20	\$0.00	(\$60,462.80)	SK Updated the committee on 11/21/17 about the FF&E budget, includes 75 Pre-K students. FFE Bid tabulation email on 2/22/18 came in at \$1,056,537.20. Overage now at \$156,537.20 + \$10,000 for kitchen smallwares	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, 2/22/18 BH motioned to approve this overrun DS seconded, All approved	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. ~\$70K over budget estimated at 1/5/18 IT 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 2/22/18 BH asked HMFH to provide preliminary proposal for LED display sign at entryway, on 3/1/18 PMA also has DCL working on quote. HMFH still providing proposal, Per BH - Fire department display sign costs were \$16K without housing	TOWN
#TBD	TBD	Display sign at entryway	\$30,000.00	\$30,000.00	\$0.00	\$0.00		TOWN

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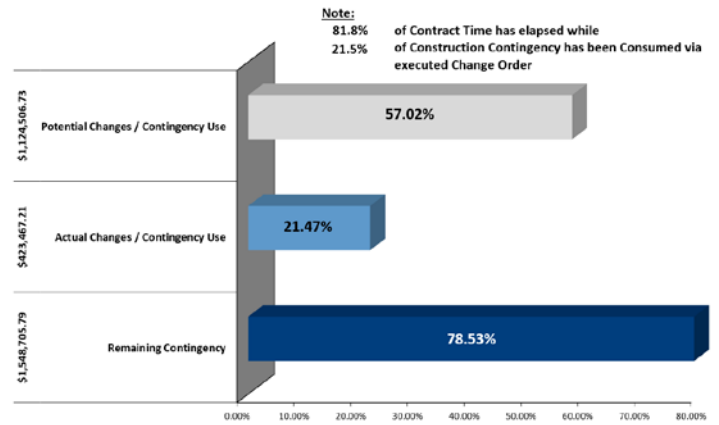
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GRAPHS & DATA

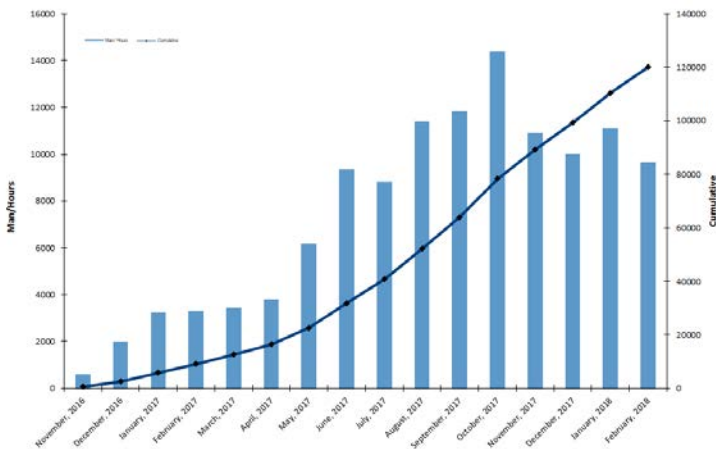
REQUEST FOR INFORMATION (RFIs)



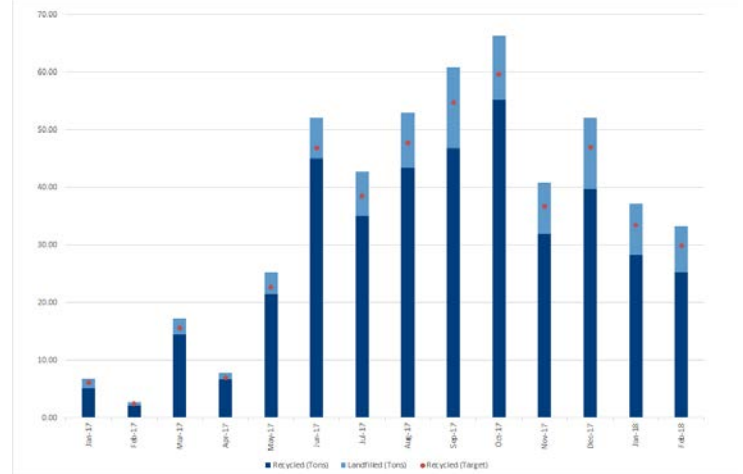
CONTINGENCY UTILIZATION



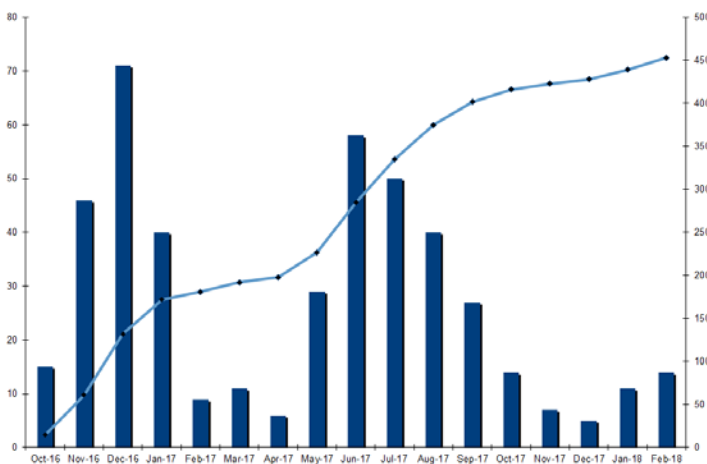
MONTHLY MANPOWER



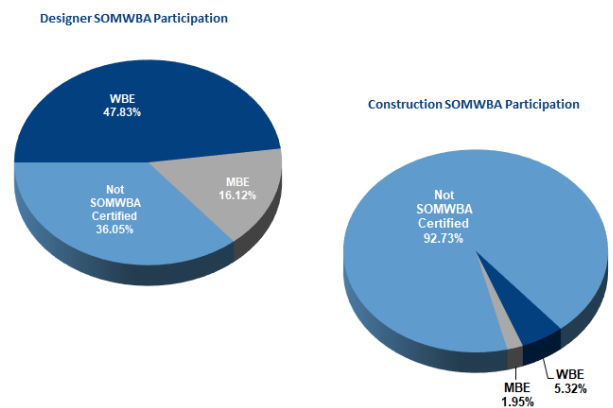
NE-CHPS WASTE MANAGEMENT



ECONOMIC IMPACT – WORK FORCE EMPLOYED TO DATE



MBE/WBE PARTICIPATION



Town of Carver, MA
Carver Elementary School

PROJECT PHOTOGRAPHS

Front Entry Plaza/Canopy/Cafeteria Curtain Wall



Cafeteria Millwork/ACT/Flooring Prep



A Wing 2nd Floor Project Area



A Wing 2nd Floor Typical Classroom



Music Room From 2nd Floor Resilient Prepped



Irrigation Main Backfill at Pre-K

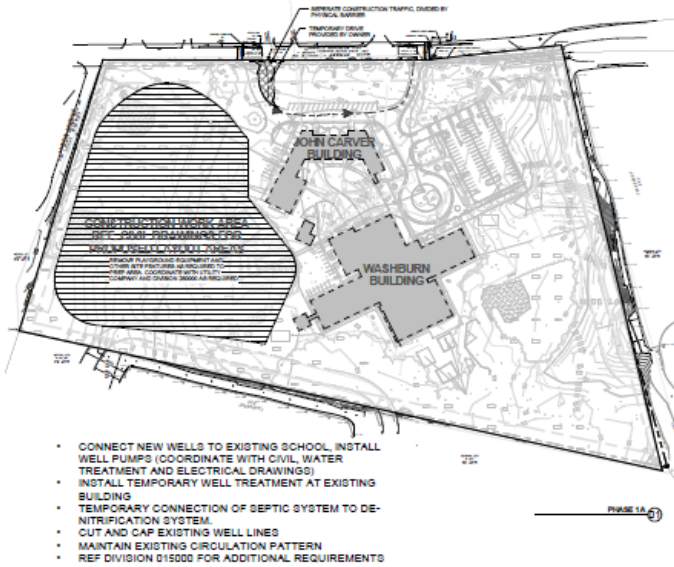


2018/02/23

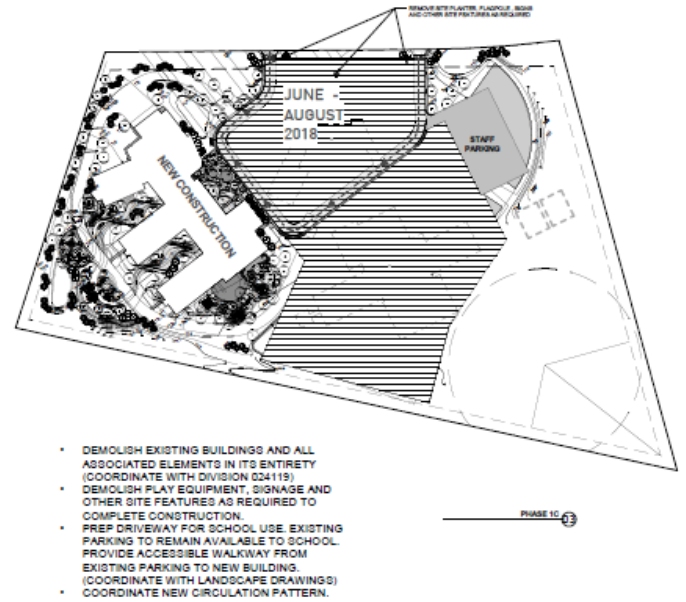
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PROJECT PHASING

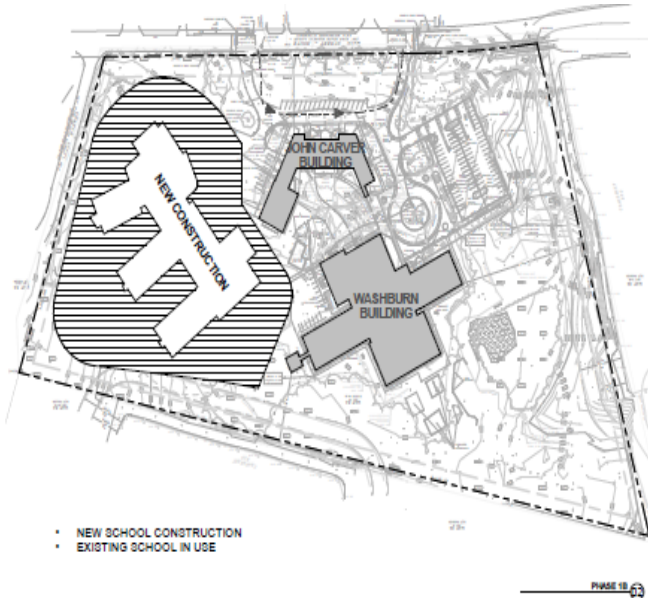
PHASE 1A: WELL CONNECTIONS



PHASE 1C: JUNE 2018 – AUGUST 2018



PHASE 1B: CONSTRUCTION OF NEW SCHOOL



PHASE 2: AUGUST 2018 – NOVEMBER 2018

