

Town of Carver, MA
Carver Elementary School

CARVER ELEMENTARY SCHOOL PROJECT

July 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 39 of 161 to Ph.2 Substantial:	24.2%

Project Safety Report

Safety Incidents this Month • [0]
Past Lost Time Incidents • [0]
Past Minor Reportable Incidents • [0]

Open Scope/Potential Issues

- FF&E/IT Deliveries & Installations
- Continued Setup of Building Management System
- Continue Commissioning Testing Requirements
- Coordination of Irrigation and Lawns
- Architect Issued Punch List – Working on Back Punch
- Installation of Water Treatment Skid and Tie-In
- Coordination of Teacher Return on 8/13
- Repair/Replacement of Equipment in Mechanical Room
- Roofing Filed Sub Bid Scope Ownership 076200
- Roof Uplift Testing Responses from Versico
- Abatement/Demo Scheduling for New Parking Lot

Project Budget Status

Total Project Budget: \$48,412,842 (05/31/18)
Actual Incurred to Date: \$41,995,872 (05/31/18) (82.1%)
Contingency Remaining: \$1,048,127* (05/31/18) (53.2%)

Construction Cost Summary:

Award Value (CTA):	\$37,625,070.00
Previously Executed CO's (Net)	\$478,863.99
Previous Contract Value:	\$38,103,933.99
CO's Executed this Month:	\$43,658.20
Current Contract Value:	\$38,147,592.19

Construction Payment Summary:

Previous Gross Amount:	\$37,625,070.00
This Month's Gross Amount:	\$2,810,321.69**
Gross Amount to-Date:	\$36,298,131.84
Retainage To-Date @ 5%:	\$240,601.18
Retainage Released	\$1,572,351.21
Current Retainage	\$ 240,601.18
Total Net Payable To-Date:	\$36,057,530.66

Remaining Balance to Finish (gross):	\$1,849,460.35
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*Value Represents Construction Contingency

**Value Represents Pencil for July & CO #13 (Subject to review)

PROJECT STATUS

July 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.)

- General Contractor Working to Complete Punch List Items
- Architect Began Back Punch
- Demolition and Abatement Activities Continued on GJC and EKW
- Resilient Surfacing and Play Equipment Nearly Wrapped up
- Monthly Commissioning Meetings with All Subs
- Continued Repair Work in Mechanical Room From Previous Issue

August 2018 Forecasted Items

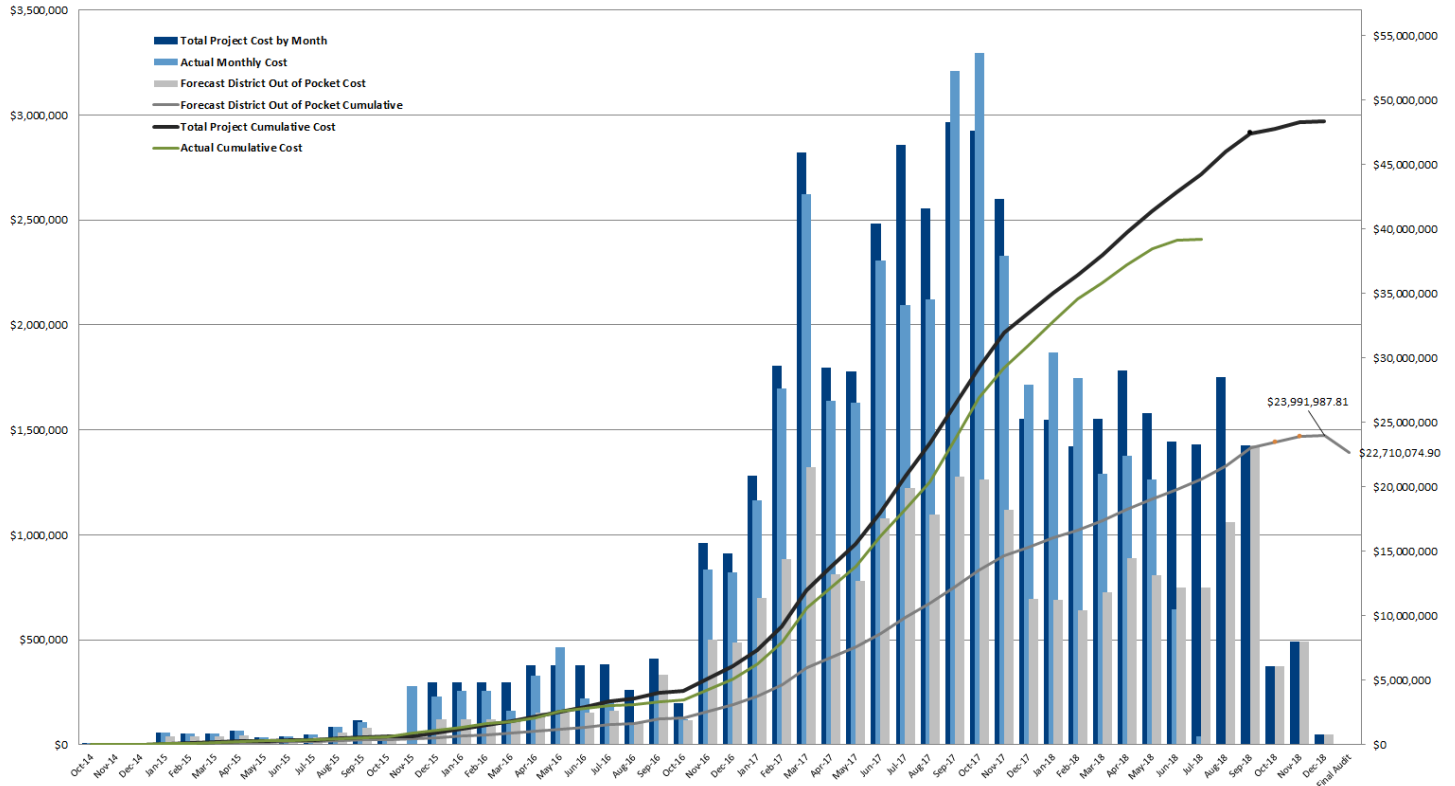
- Installation of Gymnasium Bleachers
- Install Seeded Lawn and Sod Areas for Phase 1 Site Work
- General Contractor Working to Complete Punch List
- Teachers to Return to Setup Classrooms on 8/13

- Final DEP Inspections for Water Treatment Systems
- Monetize Punch List and Issue
- Continue with Demolition and Abatement Activities
- Continue with Phase 2. Site Work Activities
- Continue Commissioning Meetings Until Closed Out
- Prep for Subgrade at Parking Lot, Install Infiltration System #2

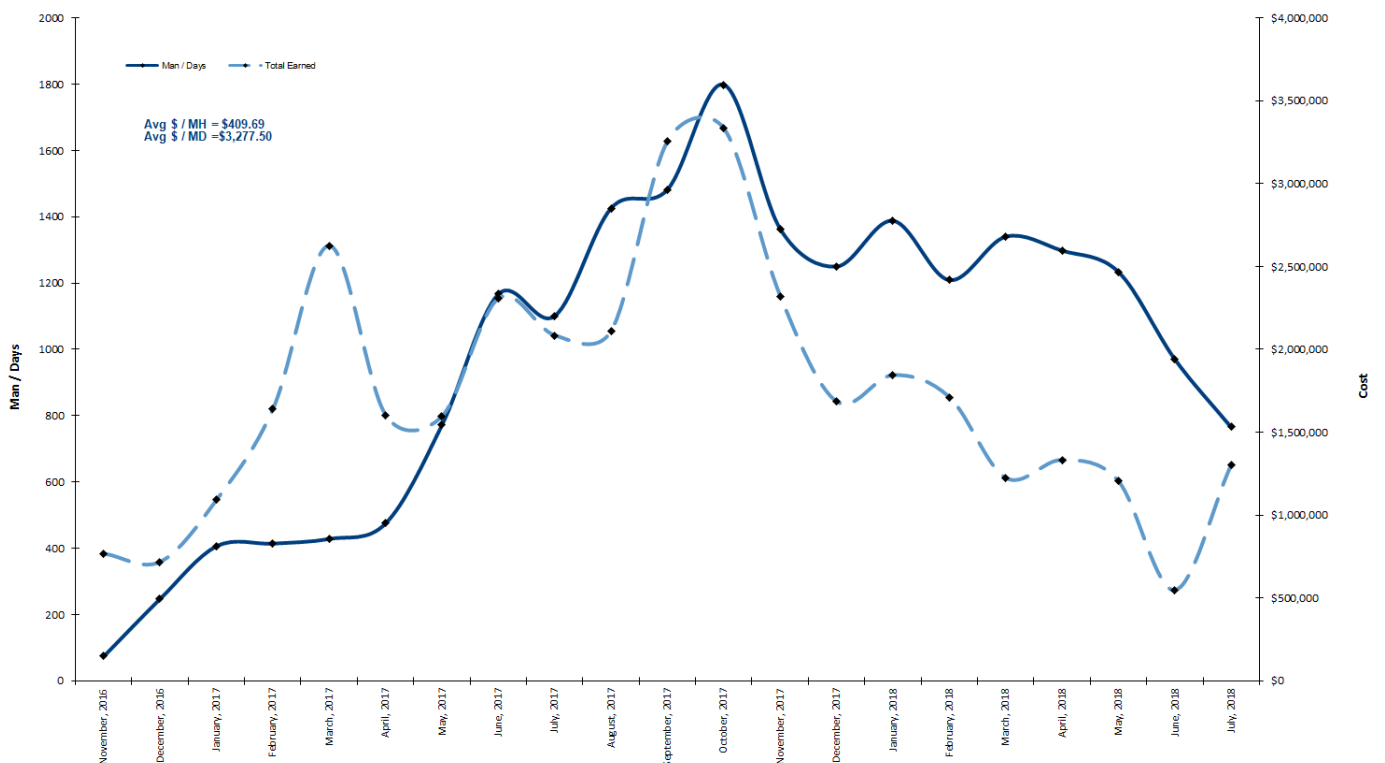
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PROJECT CASHFLOW PROJECTION

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)	25Apr18	25Apr18	✓	Completed
Phase 1 Substantial Completion	22Jun18	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 Consultant

PMA Construction Change Authorization Log

Key:

Approved

Under Review

Rejected

Pending

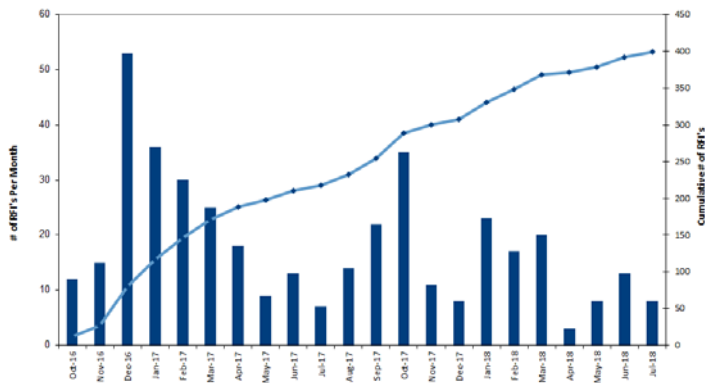
PCO	Issued By/For	Description	Proposed Cost	Pending Cost	Approved Cost	DELTA (final vs initial)	PMA Notes	Ball in Court
#058	Rustic	ASI #26 change fire protection back to upright head in gym	\$863.60	\$863.60	\$0.00	\$0.00	CTA submitted costs on 7/26/17 from Rustic, Per 7/27/17 meeting with TRC this 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, §3.2.6 A201, Specification 002113-4.1.7.B, SCOPE IS 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
#073	Silktown	Silktown roofing section 76200 scope ownership	\$280,420.87	\$280,420.87	\$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 sent pricing for AVB work completed on slip on 4/26/18 CTA sent price slips not signed on 7/10/18	CTA
#084	Silktown	RFI #253 Response to C Canopy Roof	\$935.95	\$935.95	\$0.00	\$0.00	PR #65 issued on 4/9/2018, CTA sent draft price on 4/20/18, HMFH to re-issue PR, PCO 142 to be voided, PR #65R issued on 6/1/18, CTA pricing PR #68 issued on 5/7/18, PMA/HMFH reviewing.	CTA
#127G	CTA	CCD #09 - AVB Work (Scope owned per Contract)	\$1,256.91	\$1,256.91	\$0.00	\$0.00	Araujo piping incorrect in field to date. PR reissued to match field condition with clarification for control. Confirmed via walk with CFD on 5/1, HMFH to issue sketch, PR #70 issued on 5/11/18, CTA submitted costs on 5/24/18. 5/24 TRC voted to approve (DS/SK), authorized to perform on premium time if that is an option.	HMFH
#142	RBO, Total Irrigation, Don Martin	PR #65 - Landscape revisions for future walking path, PR #65R reissuance	\$36,561.19	\$15,000.00	\$0.00	(\$21,561.19)	CTA sent rfi on 6/04/2018 - HMFH answered RFI on 6/11/18, CTA sent costs on 7/10/18, HMFH Reviewing with PMA	CTA
#144	Araujo	PR #68 - Revisions to plumbing water service piping	\$25,125.23	\$5,000.00	\$0.00	(\$20,125.23)	Notification from CTA on 7/24/18, NTWP sent to CTA from UEC on 7/24/18. PMA met with CTA/Costello on 7/26/18. Costello providing costs for setup and mobilization of additional equipment by end of day on 7/26/18. PMA working with TRC to approve. Remainder of work to be completed on T&M to separate from base scope/contract work	CTA
#148	WJGEI	PR #70 Additional Master Pull Station, Strobe, & signage	\$2,396.88	\$2,396.88	\$0.00	\$0.00	PR #74 issued on 7/30/18, CTA submitted costs on 8/1/18	CTA
#157	CTA	RFI 382 Sidewalk adjustments at Pre-K entry	\$2,364.05	\$2,364.05	\$0.00	\$0.00		TOWN
#162	Costello	Unforeseen Abatement Flashing at foundation	\$200,000.00	\$200,000.00	\$0.00	\$0.00		TRC
#163	Cassandra	Restore and Reinstall existing dedication plaques	\$2,623.95	\$2,623.95	\$0.00	\$0.00		TRC



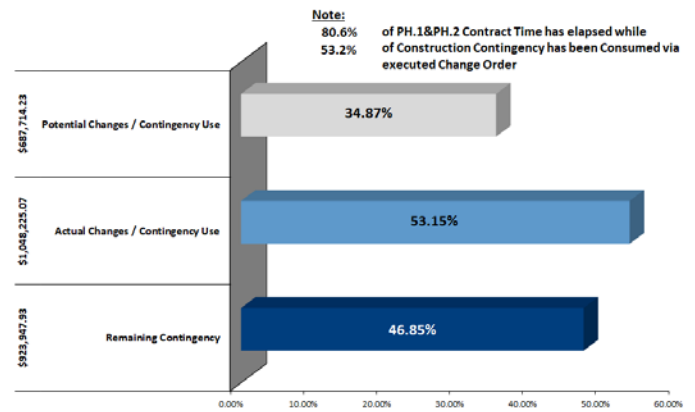
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GRAPHS & DATA

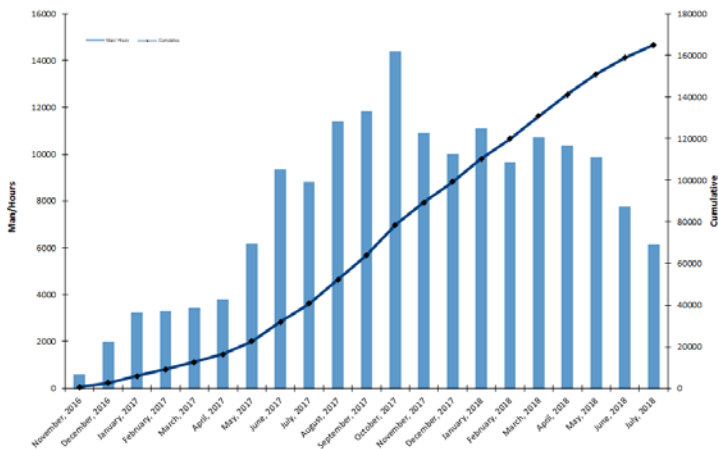
REQUEST FOR INFORMATION (RFIs)



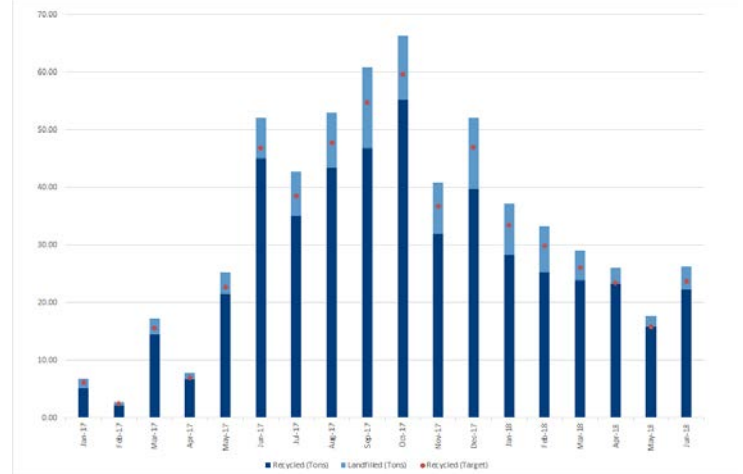
CONTINGENCY UTILIZATION



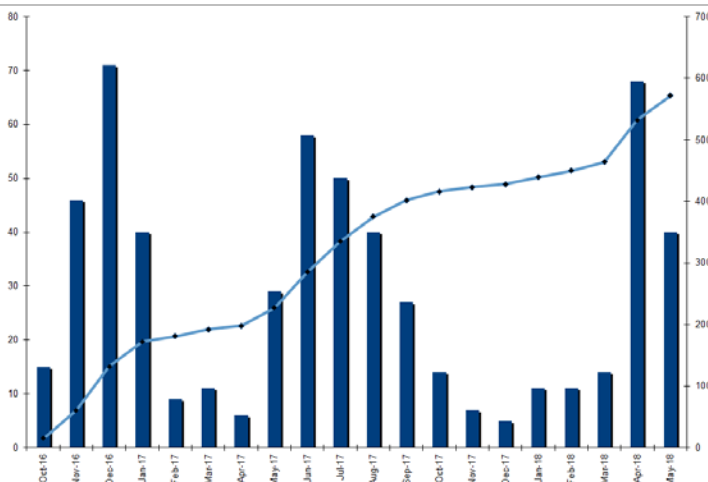
MONTHLY MANPOWER



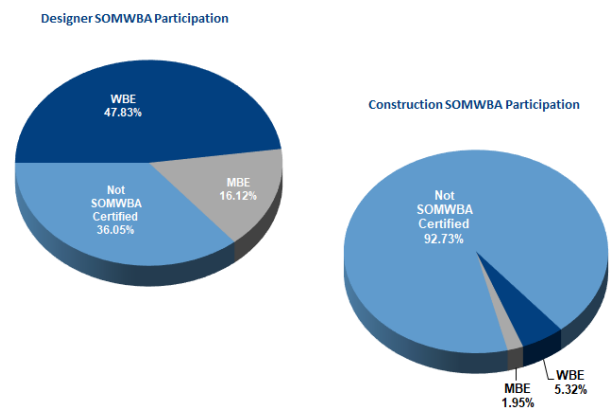
NE-CHPS WASTE MANAGEMENT



ECONOMIC IMPACT – WORK FORCE EMPLOYED TO DATE



MBE/WBE PARTICIPATION



Town of Carver, MA
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PROJECT PHOTOGRAPHS

Tying Into Existing Sewer Structure for Septic Field



Backfill of New Sewer Line to De-Nite Shed



Resilient Surfacing Base Course/Final Color & Play Equipment



Demolition of Existing GJC Cafeteria Facade



Demolition of Existing EKW Building



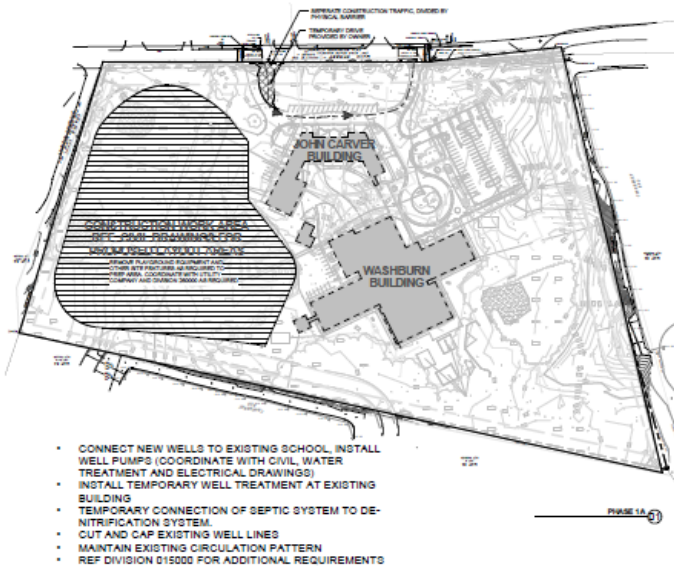
Install of New Carver Elementary School Sign



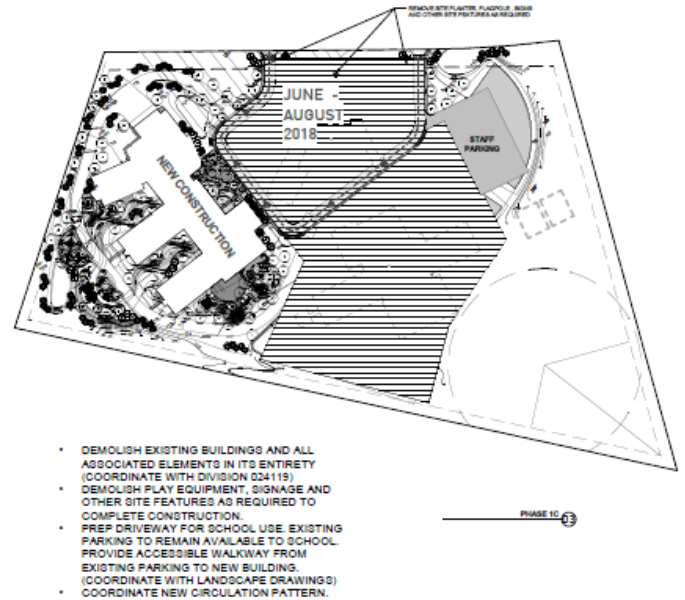
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PROJECT PHASING

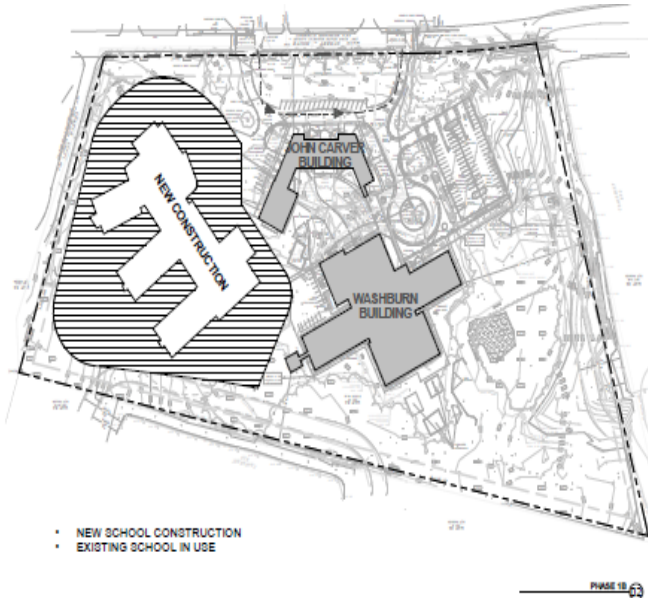
PHASE 1A: WELL CONNECTIONS



PHASE 1C: JUNE 2018 – AUGUST 2018



PHASE 1B: CONSTRUCTION OF NEW SCHOOL



PHASE 2: AUGUST 2018 – NOVEMBER 2018

