

Town of Carver, MA
Carver Elementary School

CARVER ELEMENTARY SCHOOL PROJECT

April 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 544 of 627 to Ph.1 Substantial:	86.7.0%

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 Installation/Delivery Scheduling
- 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/Work 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 (04/30/18)
Actual Incurred to Date: \$37,426,034.60 (04/30/18) (77.4%)
Contingency Remaining: \$1,055,025.45* (04/30/18) (53.5%)

Construction Cost Summary:

Award Value (CTA):	\$37,625,070.00
Previously Executed CO's (Net)	\$423,467.21
Previous Contract Value:	\$38,048,537.21
CO's Executed this Month:	\$62,982.59
Current Contract Value:	\$38,111,519.80

Construction Payment Summary:

Previous Gross Amount:	\$37,625,070.00
This Month's Gross Amount:	\$1,265,441.51
Gross Amount to-Date:	\$34,450,408.59
Retainage To-Date @ 5%:	\$1,622,294.04
Retainage Released	\$0.00
Current Retainage	\$ 1,662,294.04
Total Net Payable To-Date:	\$32,788,114.55

Remaining Balance to Finish (gross):	\$3,661,111.21
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*Value Represents Construction Contingency

PROJECT STATUS

April 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.)

- Painting Activities Continued Through C Wing
- Continued Installation of Millwork and Countertops
- Continued Installation of Ceramic Tile Floor Continued in B/C Wings
- Drywall Miscellaneous work at Various Areas to Complete
- Monthly Commissioning Meetings with All Subs
- MEP Rough-in Completed in B/C Wings

May 2018 Forecasted Items

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

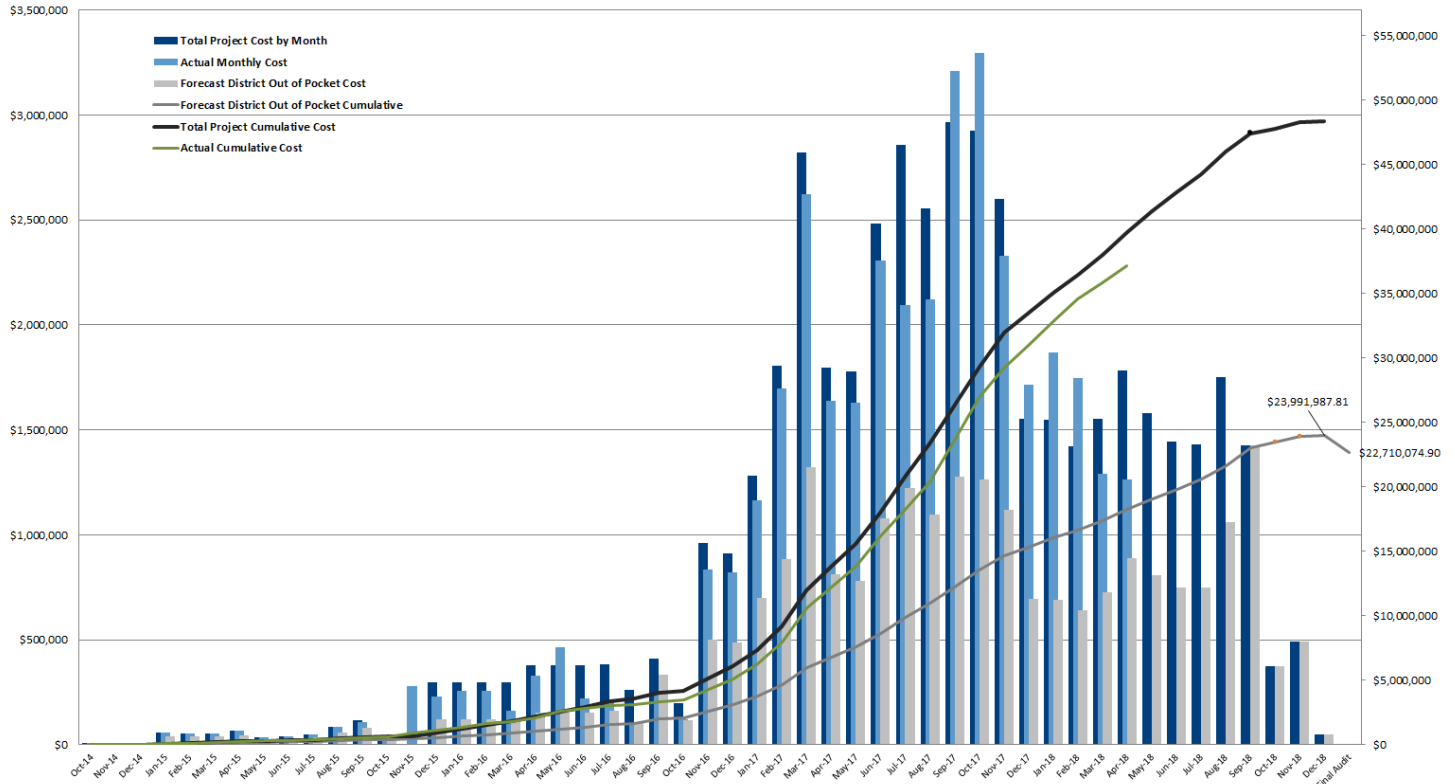
- Continue Installation of All Doors and Hardware
- Complete Final Painting Activities
- Permanent Power and Permanent Gas Hookups to be Utilized Onsite
- Continue Commissioning Meetings and Testing Activities
- Prepare for Installation of Furniture and Technology
- MEP Startups and Balancing

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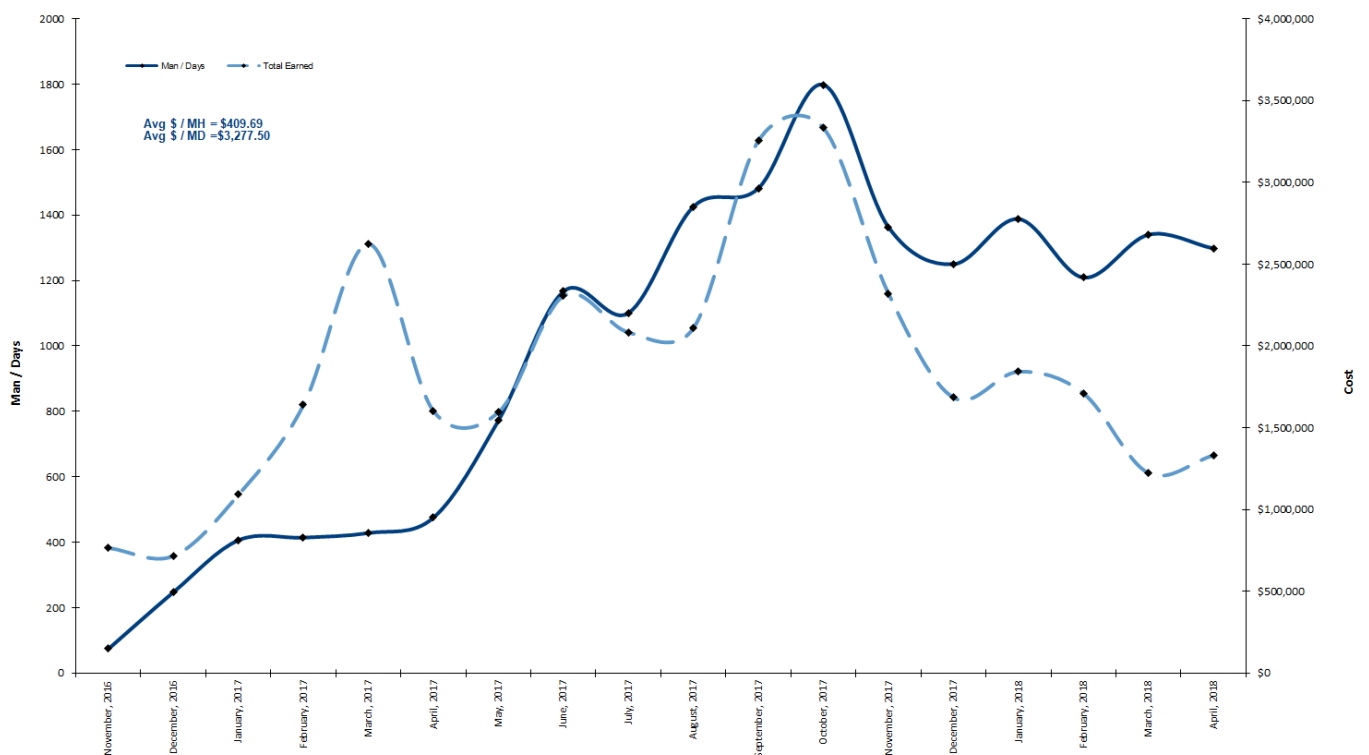
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PROJECT CASHFLOW PROJECTION

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



MANPOWER VS. COST ANALYSIS



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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	15Mar18	✓	Completed
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

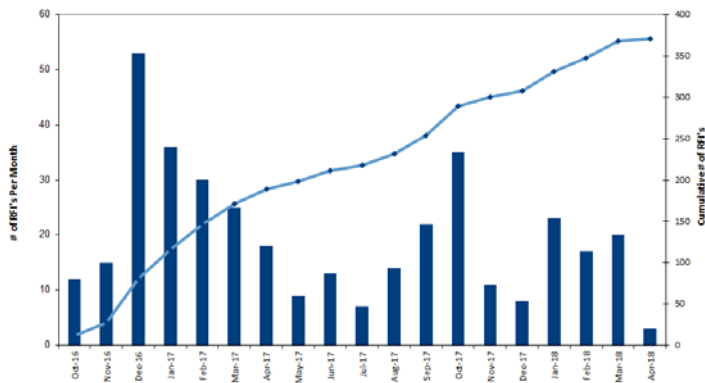
PCC	Issued By/For	Description	Proposed Co.	Pending Co.	Approved Co.	DELTA (final vs initial)	PMA Notes	Ball in Court
#058	Rustic	ASI #26 change fire protection back to upright head in gym	\$863.60	\$863.60	\$0.00	\$0.00	CTA submitted costs on 7/26/17 from Rustic, Per 7/27/17 meeting with TRC this cost 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		CTA
#084	Silktown	RFI #253 Response to C Canopy Roof	\$935.95	\$935.95	\$0.00	\$0.00		CTA
#127D	Araujo	CCD 009 - Plumbing changes due to New chemical closet A193C	\$3,638.85	\$3,638.85	\$0.00	\$0.00	CTA submitted costs on 4/27/18. TRC reviewing	ROUTING
#133	Clifford & Galvin	Patch Under Counter Light Fixtures	\$9,435.51	\$9,435.51	\$0.00	\$0.00	CTA submitted costs on 3/23/18, CTA/C&G to do mockup room by 4/3/18 for HMFH review, On 4/4/18 CTA was released to complete this scope	CTA
#142	RBO, Total Irrigation, Don Martin	PR #65 - Landscape revisions for future walking path	\$36,561.19	\$36,561.19	\$0.00	\$0.00	PR #65 issued on 4/9/2018, CTA sent draft price on 4/20/18	CTA
#TBD	CTA	PR #44B Irrigation piping/changes due to flow rate - Well pump downsize	(\$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 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	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, 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 provided solution in AFR on XX/XX/XXXX, CTA to provide costs if necessary	CTA
#TBD	CTA	CCD #09 - Mechanical room door relocation to fit water treatment skid (Remaining Tile/Paint)	\$10,000.00	\$10,000.00	\$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	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	TBD	Storm Drain Reroute @ A Wing Play Area	\$1,000.00	\$1,000.00	\$0.00	\$0.00	Conflict with play structure footing	CTA
#TBD	Fernandes	Block up Steel Beam @ C Wing Canopy	\$2,500.00	\$2,500.00	\$0.00	\$0.00	Thermal Transfer concern, steel beam cut back.	CTA

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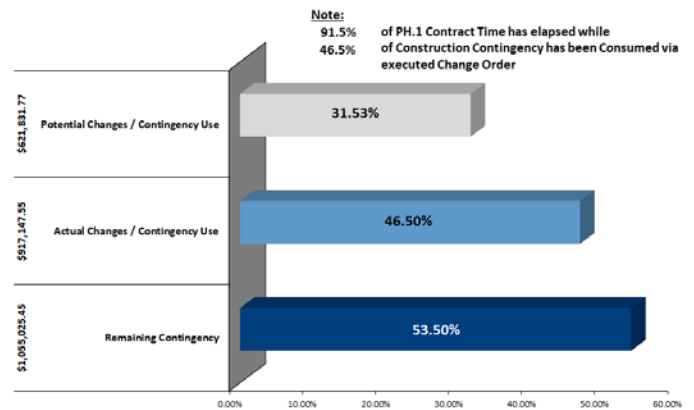
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GRAPHS & DATA

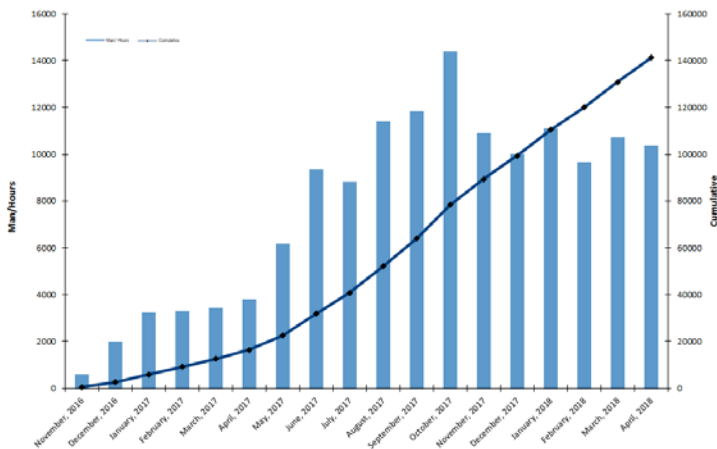
REQUEST FOR INFORMATION (RFIs)



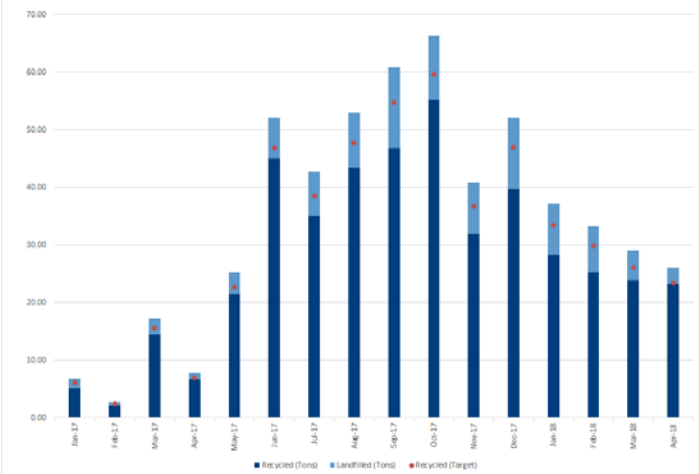
CONTINGENCY UTILIZATION



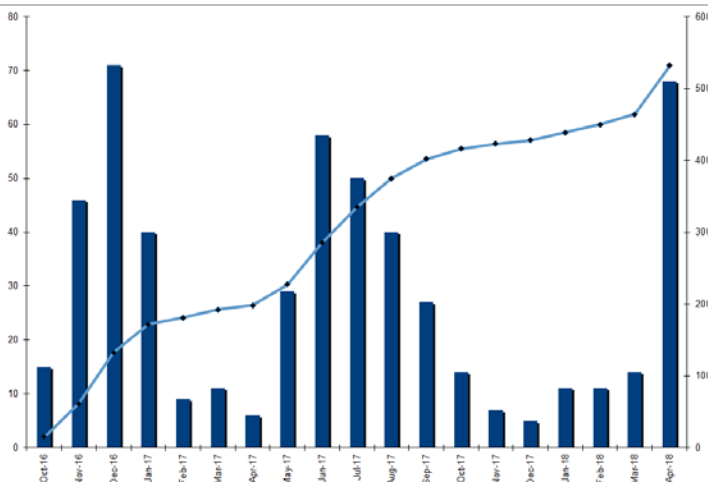
MONTHLY MANPOWER



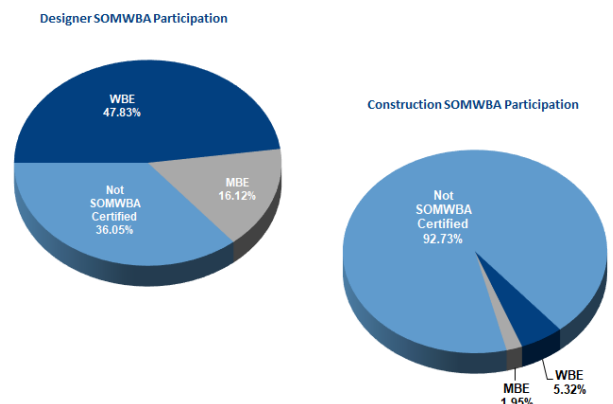
NE-CHPS WASTE MANAGEMENT



ECONOMIC IMPACT – WORK FORCE EMPLOYED TO DATE



MBE/WBE PARTICIPATION



Town of Carver, MA
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PROJECT PHOTOGRAPHS

Linoleum Flooring Installation



Gathering Area Millwork Installation



Courtyard Concrete & Landscaping, Window Caulking



Millwork Installation at Proscenium



Kindergarten playground Equipment Installation



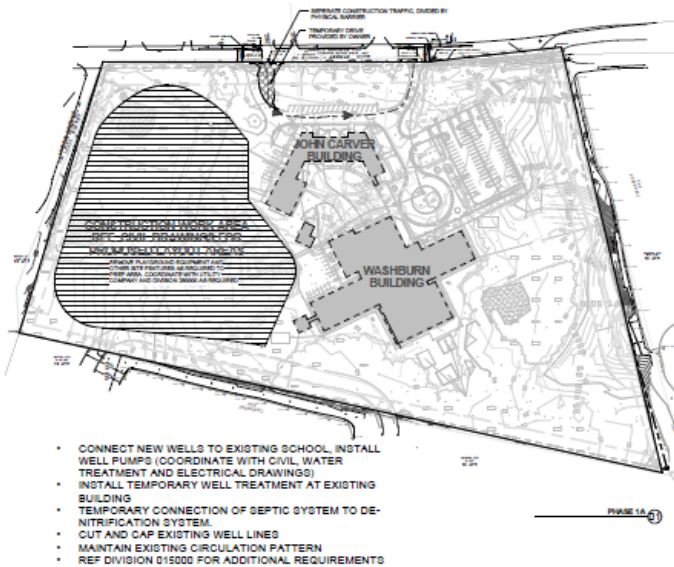
Sub-Floor Installation at Gymnasium



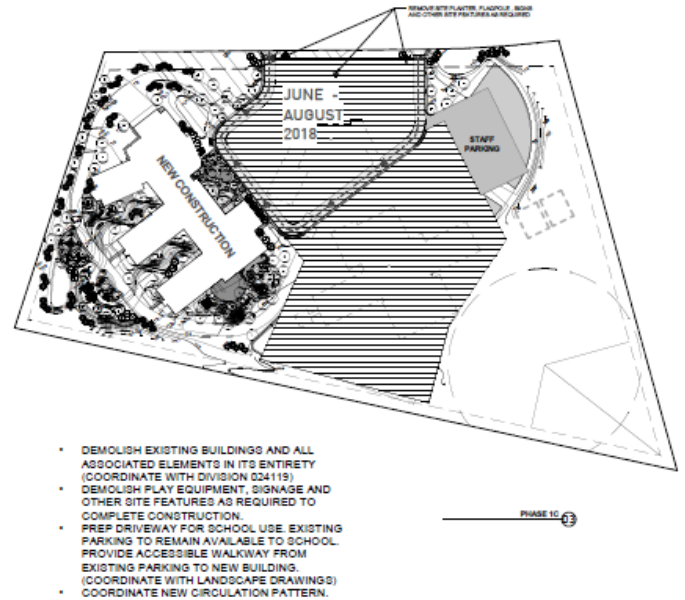
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PROJECT PHASING

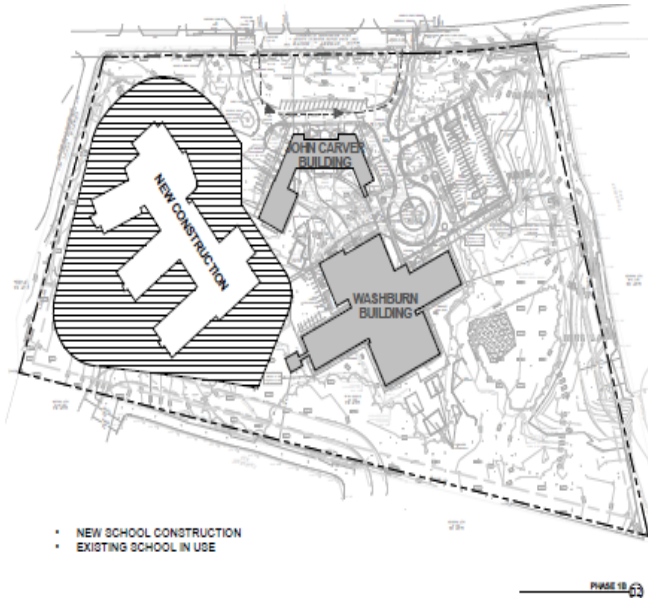
PHASE 1A: WELL CONNECTIONS



PHASE 1C: JUNE 2018 – AUGUST 2018



PHASE 1B: CONSTRUCTION OF NEW SCHOOL



PHASE 2: AUGUST 2018 – NOVEMBER 2018

