

MONTHLY PROJECT REPORT

DEDHAM PUBLIC SAFETY BUILDING PROJECT

NOVEMBER 2020

VERTEX

PROJECT DASHBOARD/PROJECT HEALTH SNAPSHOT



	SAFETY	No safety issues in November. Commodore adhered to their approved project Health & Safety & COV-19 plans. Commodore's 3 rd Party Safety inspector made site visits.		
	SCHEDULE	Project is on schedule.	Contract Date:	Current Status:
		<ul style="list-style-type: none"> • Phase 1 (Abate/Demo Old Town) • Phase 2 (New Public Safety Building) • Phase 3 (Demo existing Fire station) 	<ul style="list-style-type: none"> 11/30/20 10/05/22 5/31/23 	<ul style="list-style-type: none"> Complete On Schedule Pending Phase 2
	BUDGET	The project is on budget		
		<ul style="list-style-type: none"> • Total Project Budget: • Commitments to date (BSR Col I): • Expenditures to date (BSR Col L): 	<ul style="list-style-type: none"> \$54,898,211 \$8,922,894 \$5,339,228 	<ul style="list-style-type: none"> 100% 16% 8%
	QUALITY	No quality issues		
	FFE/TECH/SECURITY	Budgets for these items were included in the proposed Total Project Budget presented to Town Meeting on 11/30/20.		
	ISSUES	No major issues.		

Project Health Status Indicator: No Issues Risk/Concerns Issues



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PROJECT SCHEDULE UPDATE:

Narrative Update:

The project is on schedule. Phase 1 of the project, the abatement and demolition of old Town Hall, was completed on schedule on 11/27/20. On 11/30/20, Town Meeting approved the additional funding needed for the project. Phase 2, the construction of the new public safety building, will start in December.

Please refer to Commodore Builder's November Monthly Report for more detail regarding the construction efforts.

HIGH LEVEL SCHEDULE MILESTONE UPDATE

Category	Activity	Baseline Schedule	Current Status
Construction	Early Release: Demolition of old Town Hall	November 2020	Complete
Budget	Final Guaranteed Maximum Prices (GMP) from Commodore Builders	November 2020	Complete
Budget	Final Total Project Budget complete	November 2020	Complete
Town Meeting	VOTE to approve current project budget	November 30, 2020	Approved!
Construction	Begin Construction of New Public Safety Building	December 2020	On Schedule

Status to Baseline Schedule:

Ahead

On-schedule

Trending Behind

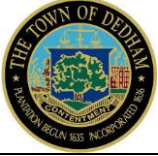
Behind

PROJECT PROGRESS THIS MONTH:

- Demolition contractor, Costello Dismantling, demolished the old Town Hall. Work was completed on 11/27/20 with no major issues.
- Commodore released and coordinated the designated design work related to the support of excavation (SOE) and Ground Improvement (GI) needed for the construction of the new public safety building. This work was done in advance so that the project can begin site work immediately after the 11/30/20 Town Meeting.
- Commodore builders drafted a final proposed Guaranteed Maximum Price (GMP) for construction costs. Vertex and Dore & Whittier reviewed and recommended approval. The GMP value was included in the budget presented to, and approved by, Town Meeting on 11/30/20.

NEXT MONTH LOOK AHEAD:

- Vertex and Dore & Whittier will facilitate the final GMP amendment with Commodore Builders.
- Site work to begin with the removal of loam and other site demolition.
- Support of excavation work to begin towards the end of the month.
- Commodore will finalize Trade contractor agreements
- Product submittals will begin.



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BUDGET UPDATE:

Narrative Update: The total project budget of \$54.8M was approved by Town Meeting on 11/30/20. Vertex's budget reports for m/e 11/30/20 are updated accordingly.

The project is **on budget** through the end of November.

New commitments this month:

- Five (5) Additional Service Request (ASRs) to Dore & Whittier were formally approved.
 - ASR #32: Change to CM at Risk delivery method
 - ASR #33: Additional Permitting
 - ASR #34: Extended Design Phase (delay)
 - ASR #35: Temporary OPM services
 - ASR #37: Additional Geo-environmental services (soils)

Project Cash Flow: VERTEX will provide a total project cash flow after Town Meeting.

Please see updated metrics below. *For more detailed budget information, please refer to the Vendor Invoice Package (VIP) and Budget Update dated 11/30/20*

Total Project Budget:		
Total Project Commitments to date (Budget Status Report Col I):	\$54,898,211	100%
Total Project Expenditures Recommended for Approval this month:	\$650,509	1%
Total Project Expenditures to date including this month (BSR Col L):	\$5,339,228	8%

Architect's Contract Value to Date:	\$4,734,315	
Architect's Contract Amendments to Date:	37	
Architect's Contract Amendments Approved this month:	\$355,292	
Architect's Expenditures this Month:	\$389,753	
Architect's Expenditures to Date:	\$3,239,487	68%

OPM's Contract Value to Date:	\$2,195,591	
OPM's Contract Amendments to Date:	0	
OPM's Contract Amendments Approved this month:	\$0	
OPM's Expenditures this Month:	\$33,685	
OPM's Expenditures to Date:	\$913,949	41%

Owner's Project Contingency (construction contingency is below):	\$0	
Owner's Project Contingency <i>expended to date</i> and burn rate %:	\$0	0%

Project Cash Flow Status: This will be updated for December report.		
Projected Expenditures (Month)	\$0	
Actual Expenditures (Month)	\$0	0%
Projected Expenditures (To Date)	\$0	
Actual Expenditures (To Date)	\$0	0%



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Construction Contract: Final GMP will be added in December report	\$ Amount	% of Contract
Construction Contract Value (Awarded):	\$1,671,614	
Approved Change Orders to Date (Quantity and Value): Quantity: 0	\$0	0%
Construction Contract Value To Date: (thru amendment #3 only)	\$1,671,614	
Construction Billings, less retainage of 5%, To Date:	\$865,211	52%
MBE/WBE Required Participation Goal (% of construction value):	TBD	0%
MBE/WBE Schedule of Participation (SOP):	\$0	0%
MBE/WBE Billings To Date and % of Required Goal: (as of Q3 2020)	\$0	0%

Construction Changes to the Work:		
Construction Contingency: This will be updated in December report	\$0	
Construction Contingency expended to date and burn rate %:	\$0	0%
Construction Contingency expended to date as a % of original contract:		0%
Construction Contingency Balance:	\$0	

Change Order(s) approved this month:		
PCO#	Description	CO #
	NONE	\$ N/A
Change Order Total:		\$ 0.00

Current Pending plus Estimated Change Orders cost and additional expenditure % of Construction Contingency:	\$TBD	0%
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For more detailed information, please refer to *Pending Change Order Log dated (this will start in December)*

QUALITY ASSURANCE/CONTROL (QA/QC) SUMMARY

- No issues this month.

FFE/TECH/SECURITY/COMMUNICATIONS SUMMARY

- Budgets added.

FF&E Budget	\$560,000	
FF&E Commitments to Date	\$0	0%
FF&E Expenditures to Date	\$0	0%
Technology/Phones/Security/Communications Budget	\$1,848,515	
Technology Commitments to Date	\$0	0%
Technology Expenditures to Date	\$0	0%

ISSUES SUMMARY

- No other major issues this month.



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Building ready for demolition on 11/4/20.



Demolition



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Cleanup and removal of slab on grade



Demo completed and site ready for construction on 11/27/20.