

MONTHLY PROJECT REPORT

DEDHAM PUBLIC SAFETY BUILDING PROJECT

JANUARY 2021

VERTEX

PROJECT DASHBOARD/PROJECT HEALTH SNAPSHOT



	SAFETY	No safety issues in January. 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 \$48,867,881 \$7,831,653 	<ul style="list-style-type: none"> 100% 89% 14%
	QUALITY	No quality issues		
	FFE/TECH/SECURITY	Coordination meetings/buy-out to begin in February.		
	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.

Site crews completed re-routing of existing drainage to clear the new building footprint. DPW crews re-routed the existing to remain (ETR) sewer line at 1 Union Place. This work relocated the line off the Town’s property and cleared the area for the new parking garage ramp. Excavation and hauling of topsoil/existing gravel continued and will continue through February in conjunction with support of excavation (SOE). SOE work is approximately 70% complete as of the end of January. The Ground Improvement crew is expected to mobilize to the site during the last week of February. Rammed Aggregate Pier (RAPS) work is expected to start in late February. Excavation for foundations and footings will follow.

Commodore submitted a draft baseline construction schedule for review. Vertex and Dore & Whittier are reviewing. The project team expects to approve the baseline schedule in February.

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

HIGH LEVEL SCHEDULE MILESTONE UPDATE

Category	Activity	Baseline Schedule	Current Status
Construction	Finalize site fencing	January 2021	Complete
Construction	Complete re-route of existing 36” drain line	January 2021	Complete
Construction	Complete first 5’ cut of the site	January 2021	Complete
Construction	Complete SOE and site cut	February 2021	On Schedule
Construction	Install Aggregate Piers Ground Improvements	March 2021	On Schedule
Construction	Begin Foundations and sub-structure	April 2021	
Construction	Begin Structural Steel	July 2021	
Construction	Weathertight	October 2021	
Construction	Slabs on Deck Complete	November 2021	
Construction	MEP and Permanent Power	March 2022	
Construction	Finishes Complete	August 2022	
Construction	Testing and Commissioning	September 2022	
Construction	Substantial Completion of Phase 2 – Move in	October 2022	

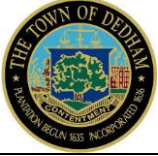
Status to Baseline Schedule:

Ahead

On-schedule

Trending Behind

Behind



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PROJECT PROGRESS THIS MONTH:

- Commodore continued de-scoping meetings and trade buy-out with Misc Metals.
- Site drainage work continued and completed the re-routing of existing 36" drain line.
- Support of Excavation (soil nailing) continued around the site's perimeter. Work is approximately 70% complete.
- Excavation and hauling of topsoil/existing gravel continued.
- Access ramp to the rear of the fire station was completed.
- Commodore started full MEP coordination using BIM process.

- Product submittals continued including Rammed Aggregate Piers, Structural Steel, and HVAC equipment.
- Vibration monitoring points were established and monitors installed.
- Town/Project Team began providing weekly updates to the project abutters/neighbors.

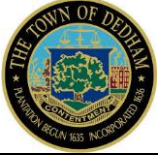
NEXT MONTH LOOK AHEAD:

Please reference Attached 3-week Look Head Schedule dated 2-3-21 for planned construction activities.

- Complete Support of Excavation and the bulk excavation work.
- Mobilize ground improvements contractor.

- Approve Construction Baseline construction schedule
- Commodore to continue trade buy-outs
- Continue product submittals.
- Continue MEP coordination

- Hold Kick-off meetings for all Owner provided items (FF&E, Technology, Communications, Security, etc.)



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BUDGET UPDATE:

Narrative Update:

The project is on budget through the end of January.

New commitments this month:

- Amendment #1 to Vertex Contract: No cost change to realign fee with project schedule.
- Amendment #2 to Vertex Contract: Third Party Construction Testing and Vibration Monitoring.
- Construction Owner Change Order (OCO) #01 to Commodore was approved. This is a no cost change moving buy-out savings to GMP contingency. Some savings were used to reconcile Commodore's Pre-Construction fee.

Project Cash Flow: Cash Flow Report is attached. Projections and tracking to begin with February 2021.

Please see updated metrics below. *For more detailed budget information, please refer to the Vendor Invoice Package (VIP) and Project Budget Status Report (BSR) dated 01/31/21*

Total Project Budget:		
Total Project Commitments to date (BSR Col I):	\$54,898,211	100%
Total Project Expenditures Recommended for Approval this month:	\$1,351,218	2.5%
Total Project Expenditures to date including this month (BSR Col L):	\$7,831,635	14%

Architect's Contract Value to Date:	\$4,734,315	
Architect's Contract Amendments to Date:	37	
Architect's Contract Amendments Approved this month:	\$0	
Architect's Expenditures this Month:	\$59,644	
Architect's Expenditures to Date:	\$3,377,550	71%

OPM's Contract Value to Date: *	\$\$1,514,939	
OPM's Contract Amendments to Date:	\$117,275	
OPM's Contract Amendments Approved this month:	\$117,275	
OPM's Expenditures this Month:	\$44,387.52	
OPM's Expenditures to Date:	\$191,072	12%

*does not include prior OPM costs. See Project Budget Status Report.

Owner's Project Contingency (construction contingency is below):	\$715,000	
Owner's Project Contingency <i>expended to date</i> and burn rate %:	\$17,275	2%
Owner's COVID Contingency:	\$200,000	
Owner's COVID Contingency <i>expended to date</i> and burn rate %:	\$0	0%

Project Cash Flow Status: See attached Cash Flow Report. Projections starting in Feb. 2021.		
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 (GMP):	\$ Amount	% of Contract
Construction Contract Value (Awarded):	\$41,475,447	
Approved Change Orders to Date (Quantity and Value): Quantity: 1	\$0	0%
Construction Contract Value: To Date (thru amendment #4 only)	\$41,475,447	
Construction Billings: This month	\$1,219,028	
Construction Billings, less retainage of 5%, To Date:	\$3,120,644	7.5%

GMP HOLDS and ALLOWANCES: Per Logs dated 1-31-21		
Holds Total Value (all trades):	\$1,317,140	
Holds expended to date and burn rate %:	\$55,993	4%
Allowances Total Value (all trades): Includes weather and utilities	\$1,130,550	
Allowances expended to date and burn rate %:	\$80,102	7%

*These will be updated monthly to reflect changes due to buy-out or expenditures.

GMP Contingency: Per GMP Contingency Logs date 1-31-21		
GMP Contingency:	\$1,150,385*	
GMP Contingency expended to date and burn rate/change %:	\$110,444	9%
GMP Contingency Balance:	\$1,039,941	

*This is a 33% increase from Contingency carried in approved GMP. Increase from buy-out savings.

Construction Changes to the Work: Per PCO Log dated 1-31-21		
Construction Contingency:	\$1,800,000	
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 # 01
	Buy-out Savings to GMP Contingency less added Pre-Con GCs. No change to Total GMP. See buy-out log dated 2-4-21 and Major Contracts Report in 1-31-21 Vendor Invoice Package (VIP)	\$0.00
	Change Order Total:	\$ 0.00

Current Pending plus Estimated Change Orders cost and additional expenditure % of Construction Contingency:	\$108,000	6%
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For more detailed information, please refer to **Pending Change Order Log dated 01/31/21**

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%



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QUALITY ASSURANCE/CONTROL (QA/QC) SUMMARY

- Quality of work remains high.
- VERTEX Construction Site Manager was onsite daily. Report issued accordingly.
- Geo-technical Engineer, LGCI, was on-site daily to observe and monitor Support of Excavation work. Reports issued accordingly. An Additional Service Request (ASR) to D&W is in process for these services.
- Geo-Environmental Engineer, Lord Associates, was on-site during excavation work to oversee soil removal operations.
- Dore & Whittier were on-site weekly to review work in place. Field Reports were issued accordingly.
- A Testing and Inspection kick-off meeting is scheduled for 2/10/21 with the project team, engineers, and the building department.

FFE/TECH/SECURITY/COMMUNICATIONS SUMMARY

Vertex is coordinating kick-off/coordination meetings and helping to begin the procurement process.

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 major issues this month.



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Site drainage re-routing of 36" existing to remain line is complete.



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DPW crews re-routed existing to remain sewer line at 1 Union Place to off-site.



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Soiling nailng, for support of excavation, along Bryant St.



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Soil nailing along Union.



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Soil nailing and site work.



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Excavation and load out continued through January



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Aerial of site from Union.