



MONTHLY PROJECT REPORT

DEDHAM PUBLIC SAFETY BUILDING PROJECT

FEBRUARY 2021



PROJECT DASHBOARD/PROJECT HEALTH SNAPSHOT



	SAFETY	No safety issues in February. 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	An accounting coordination and buy-out meeting was held on 2/25/21. Kick-off meetings with vendors are scheduled for early March.		
	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.

Excavation and hauling of existing gravel continued through February in conjunction with support of excavation (SOE). SOE work is approximately 95% complete as of the end of February. The Ground Improvement crew is expected to mobilize to the site during the second week of March. Rammed Aggregate Pier (RAPS) work is expected to start by mid-March. Excavation for foundations and footings will follow.

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

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

HIGH LEVEL SCHEDULE MILESTONE UPDATE

Category	Activity	Baseline Schedule	Current Status
Construction	Complete SOE and site cut	February 2021	March
Construction	Install Aggregate Piers Ground Improvements	March 2021	On Schedule
Construction	Begin Foundations and sub-structure	April 2021	On-Schedule
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	

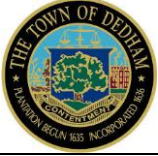
Status to Baseline Schedule:

Ahead

On-schedule

Trending Behind

Behind



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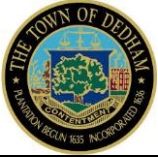
PROJECT PROGRESS THIS MONTH:

- Support of Excavation (soil nailing) continued around the site's perimeter. Work is approximately 90% complete.
- Excavation and hauling of existing gravel continued.
- Commodore continued full MEP coordination using BIM process.
- Product submittals continued including Structural Steel and HVAC equipment.
- Vibration monitoring was ongoing throughout the month.
- Town/Project Team continued providing weekly updates to the project abutters/neighbors.
- A targeted notice was regarding the start of Rammed Aggregate Piers (RAPs)

NEXT MONTH LOOK AHEAD:

Please reference Attached 3-week Look Head Schedule dated 3-3-21 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. Metal Panels and door frames are pending.
- Continue product submittals.
- Continue MEP coordination
- Continue kick-off meetings for all Owner provided items (FF&E, Technology, Communications, Security, etc.)
- Ground Breaking Ceremony scheduled for 3-5-21.



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BUDGET UPDATE:

Narrative Update:

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

New commitments this month:

- Additional Services Request (ASR) #36 to D&W for FF&E services.
- Additional Services Request (ASR) #39 to C&W for additional Geo-technical services for observation/monitoring of Support of Excavation work.
- Owner Change Order (OCO) #02 to Commodore was approved. This is a no cost change moving buy-out savings from Misc. Metals to GMP contingency.

Project Cash Flow: Cash Flow Report is attached. Tracking started 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 2/28/21*

Total Project Budget:		
Total Project Commitments to date (BSR Col I):	\$54,898,211	100%
Total Project Expenditures Recommended for Approval this month:	\$987,948	1.7%
Total Project Expenditures to date including this month (BSR Col L):	\$8,819,583	16%

Architect's Contract Value to Date:	\$4,871,566	
Architect's Contract Amendments to Date:	39	
Architect's Contract Amendments Approved this month:	\$137,251	
Architect's Expenditures this Month:	\$82,644	
Architect's Expenditures to Date:	\$3,460,194	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:	\$0	
OPM's Expenditures this Month:	\$43,843	
OPM's Expenditures to Date:	\$234,915	15%

*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 expended to date and burn rate %:	\$59,872	8%
Owner's COVID Contingency:	\$200,000	
Owner's COVID Contingency expended to date and burn rate %:	\$0	0%

Project Cash Flow Status: See attached Cash Flow Report. Projections starting in Feb. 2021.

Projected Expenditures (Month)	\$1,602,131	
Actual Expenditures (Month)	\$987,948	61%
Projected Expenditures (To Date)	\$9,433,604	



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Actual Expenditures (To Date)	\$8,819,421	93%
Construction Contract (GMP):	\$ Amount	% of Contract
Construction Contract Value (Awarded):	\$41,475,447	
Approved Change Orders to Date (Quantity and Value): Quantity: 2	\$0	0%
Construction Contract Value: To Date <i>(thru amendment #4 only)</i>	\$41,475,447	
Construction Billings: This month	\$859,662	
Construction Billings, less retainage of 5%, To Date:	\$3,788,797	9%

GMP HOLDS and ALLOWANCES: Per Logs dated 2-28-21		
Holds Total Value (all trades):	\$1,317,140	
Holds expended to date and burn rate %:	\$58,390	4%
Allowances Total Value (all trades): Includes weather and utilities	\$1,130,550	
Allowances expended to date and burn rate %:	\$102,239	9%

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

GMP Contingency: Per GMP Contingency Logs date 2-28-21		
GMP Contingency:	\$1,268,285*	
GMP Contingency expended to date and burn rate/change %:	\$110,444	8%
GMP Contingency Balance:	\$1,157,841	

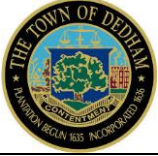
*This is a 35% increase from Contingency carried in approved GMP. Increase from buy-out savings.

Construction Changes to the Work: Per PCO Log dated 2-28-21		
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 # 02
	Buy-out Savings to GMP Contingency from Misc. Metals. No change to Total GMP.	\$0.00
	Change Order Total:	\$ 0.00

Current Pending plus Estimated Change Orders cost and additional expenditure % of Construction Contingency:	\$212,497	11%
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For more detailed information, please refer to *Pending Change Order Log dated 02/28/21*



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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.
- A Testing and Inspection kick-off meeting was held on 2/10/17 with the project team, engineers, and the building department.
- Phoenix Foundation Company, Inc. continued the soil nailing scope/support of excavation (SOE), including pull tests - all passed.
- Geotechnical Engineer Nick Proulx/LGCI on-site observing/monitoring soil nailing operation; LGCI Reports #1 thru #41 issued.
- Three (3) Vibration Monitoring Stations were in-place to monitor construction activities around jobsite, Summary Reports issued weekly.
- D&W onsite 2/9 and 2/23 - Architect's Field Reports issued.
- SWPPP Reports submitted to Town of Dedham Conservation Commission weekly

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

- In review of the approved soil nail shop drawings with CB/Welch it was discovered that the soil nails were scheduled to be installed beneath the neighbor @ One Union Place property. When the neighbor was made aware of this, permission to nail beneath their property (under their parking lot not near their foundation) was not granted. CB/Welch working on alternate method of SOE in lieu of the Twelve (12) nails that cannot be installed.
- Overhead Wires, due to a leaning utility pole, conflict with proposed RAP locations along a portion of the 'north' foundation wall. Per RFI #132, D&W and SER L'Messier are redesigning the foundation for a portion of the north elevation to accommodate a new RAP layout plan.



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State of Support to Excavation (SOE) and excavation on 2-1-21



State of Support of Excavation (SOE) and excavation on 3-1-21



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



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Soil nailing along existing Fire Station side