

# MONTHLY PROJECT REPORT

## DEDHAM PUBLIC SAFETY BUILDING PROJECT

### MARCH 2021



#### PROJECT DASHBOARD/PROJECT HEALTH SNAPSHOT



	<b>SAFETY</b>	No safety issues in March. Commodore adhered to their approved project Health & Safety & COV-19 plans. Commodore's 3 <sup>rd</sup> Party Safety inspector made site visits.		
	<b>SCHEDULE</b>	Project is on schedule.	Contract Date:	Current Status:
• Phase 1 (Abate/Demo Old Town)		11/30/20	Complete	
• Phase 2 (New Public Safety Building)		10/05/22	On Schedule	
		• Phase 3 (Demo existing Fire station)	5/31/23	Pending Phase 2
	<b>BUDGET</b>	The project is on budget		
		• Total Project Budget:	\$54,898,211	100%
		• Commitments to date (BSR Col I):	\$49,010,013	89%
		• Expenditures to date (BSR Col L):	\$10,139,805	18%
	<b>QUALITY</b>	No quality issues.		
	<b>FFE/TECH/SECURITY</b>	Coordination meetings started for Radios; Station alerting; Fire Alarm; e911 and Security. Coordination of FFE to begin shortly.		
	<b>ISSUES</b>	Eversource & Verizon indicated at a site meeting on 3/29 that the proposed new spans for utility cables (approx.. 180') were too long despite being consistent with Eversource Work Order sketches issued during design. Revised span of 135' being analyzed.		

Project Health Status Indicator: ■ No Issues ■ Risk/Concerns ■ Issues



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## PROJECT SCHEDULE UPDATE:

**Narrative Update:**

The project is on schedule.

A Groundbreaking Ceremony attended by Project, Town, and State representatives was held on March 5, 2021.

The final bulk excavation work and the Support of Excavation (SOE) work was completed in March. In total, over 800 Rammed Aggregate Piers (RAPs) were installed with no major issues or complaints from abutters.

However, in the northwest corner (Bryant at Washington St) it was determined that the “leaning” existing utility pole had shifted slightly during construction. This additional “lean” put the existing overhead wires in conflict with the boom for the RAPs rig. D&W and L’Messurier, the Structural Engineer, redesigned a portion of the foundation in this area to allow the RAPs to be offset from the original line. There was no delay in installing the RAPs, however, the redesigned footings could have roughly a one (1) week impact on foundation schedule. The project team will monitor this during the month of April.

The project team is still working through the drafted baseline schedule and expect to finalize and approve it in April.

*Please refer to Commodore Builder’s March 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	Complete
Construction	Install Aggregate Piers Ground Improvements	March 2021	Complete
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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VERTEX

#### PROJECT PROGRESS THIS MONTH:

- Support of Excavation (soil nailing) was completed around the site's perimeter.
- Along the southern property; abutting 1 Union Way; soil nails were changed to Pile/Lagging for portion of the perimeter, as soils nails would have extended onto the abutters property. Reference GMP transfer request C024 on the GMP Contingency Log.
- Excavation and hauling of existing gravel was completed.
- All Ground Improvement work using Rammed Aggregate Piers (RAPs) was completed. Over 800 RAPs installed with no major issues.
- Vibration monitoring was ongoing throughout the month.
- Town/Project Team continued providing weekly updates to the project abutters/neighbors.
- No complaints received from abutters regarding the Rammed Aggregate Piers (RAPs) work or any project work.
- Commodore continued full MEP coordination using BIM process.
- Product submittals continued including Structural Steel, HVAC equipment and Concrete shop drawings.
- Kick-off/Coordination meetings were held with Radio Communication; Fire Alarm/Station Alerting; Dispatch console; e911 and Security vendors.
- Groundbreaking Ceremony held 3/5/21.

#### NEXT MONTH LOOK AHEAD:

**Please reference Attached 3-week Look Head Schedule dated 3-31-21 for planned construction activities.**

- Begin foundation work
- 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 coordination 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 March.

**New commitments this month:**

- Additional Services Request (ASR) #40 to D&W for FF&E a feasibility study regarding a permanent generator for Town Hall, possibly integrating with the new generator for the PSB.
- Owner Change Order (OCO) #03 to Commodore was recommended for approval. This transferred \$10,588 from GMP contingency to construction base.
- Owner Change Order (OCO) #04 to Commodore was recommended for approval. This is a credit of \$6,872 from the GMP to the Owner's Construction Contingency.

**Project Cash Flow:** Cash Flow Report is attached. Cashflow is tracking at 85% vs. projected through March 2021.

Please see updated metrics below. *For more detailed budget information, please refer to the Vendor Invoice Package (VIP) w/ Project Budget Status Report (BSR) and associated reports/logs, dated 3/31/21*

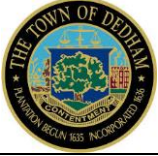
<b>Total Project Budget:</b>		
Total Project Commitments to date (BSR Col I):	<b>\$54,898,211</b>	<b>100%</b>
Total Project Expenditures Recommended for Approval this month:	<b>\$1,320,204</b>	<b>2.4%</b>
Total Project Expenditures to date including this month (BSR Col L):	<b>\$10,139,805</b>	<b>18%</b>

<b>Architect's Contract Value to Date:</b>	<b>\$4,874,648</b>	
Architect's Contract Amendments to Date:	40	
Architect's Contract Amendments Approved this month:	\$3,080	
Architect's Expenditures this Month:	\$65,406	
Architect's Expenditures to Date:	\$3,525,600	72%

<b>OPM's Contract Value to Date: *</b>	<b>\$1,514,939</b>	
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:	\$278,758	18%

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

<b>Owner's Project Contingency</b> (construction contingency is below):	<b>\$715,000</b>	
Owner's Project Contingency <b>expended this month</b> and burn rate %:	\$3,080	0.4%
Owner's Project Contingency <b>expended to date</b> and burn rate %:	\$62,952	9%
Owner's Project Contingency <b>pending expenditures</b> and burn rate %:	\$110,000	15%
<b>Owner's COVID Contingency:</b>	<b>\$200,000</b>	
Owner's Project Contingency <b>expended this month</b> and burn rate %:	\$0	0%
Owner's COVID Contingency <b>expended to date</b> and burn rate %:	\$0	0%
Owner's Project Contingency <b>pending expenditures</b> and burn rate %:	\$0	0%



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**VERTEX**

<b>Project Cash Flow Status:</b>		
Projected Expenditures (Month)	\$2,587,027	
Actual Expenditures (Month)	\$1,320,203	51%
Projected Expenditures (To Date)	\$12,020,631	
Actual Expenditures (To Date)	\$10,139,622	85%

<b>Construction Contract (GMP):</b>	\$ Amount	% of Contract
Construction Contract Value (Awarded):	\$41,475,447	
Approved Change Orders to Date (Quantity and Value): <b>Quantity: 2</b>	\$0	0%
Construction Contract Value: To Date (thru amendment #4 only)	\$41,475,447	
Construction Billings: This month	\$1,210,955	
Construction Billings: To date	\$5,191,261	12.5%

<b>GMP HOLDS and ALLOWANCES: Per Logs dated 3-31-21</b>		
Holds Total Value (all trades):	\$1,317,140	
Holds <b>expended to date</b> and burn rate %:	\$62,054	5%
Holds current balance:	\$1,254,483	
Holds <b>projected expenditures remaining</b> and burn rate %:	1,151,961	87%
Allowances Total Value (all trades): Includes weather and utilities	\$1,130,550	
Allowances <b>expended to date</b> and burn rate %:	\$162,717	14%
Allowances current balance:	\$967,833	
Allowances <b>projected expenditures remaining</b> and burn rate %:	\$972,341	87%

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

<b>GMP Contingency: Per GMP Contingency Logs date 3-31-21</b>		
GMP Contingency:	\$781,957	
GMP Contingency <b>expended to date</b> and burn rate/change %:	(\$367,384)*	-46%
GMP Contingency current balance:	\$1,149,341	
GMP Contingency <b>projected expenditures:**</b>	\$133,206	11.5%

\*This is a 46% increase from Contingency carried in approved GMP. Increase from buy-out savings. \*\* of current balance.

<b>Construction Changes to the Work: Per PCO Log dated 3-31-21</b>		
Construction Contingency:	\$1,800,000	
Construction Contingency <b>expended to date</b> and burn rate %:	\$0	0%
Construction Contingency expended to date as a % of original contract:		0%
Construction Contingency Balance:	\$1,800,000	
Construction Contingency <b>pending change orders (estimated &amp; pending)</b>	\$201,161	11%





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Change Order(s) approved this month:		NONE
PCO#	Description	CO #
		\$0.00
<b>Change Order Total:</b>		<b>\$ 0.00</b>

For more detailed information, please refer to *Pending Change Order Log dated 03/31/21*

#### QUALITY ASSURANCE/CONTROL (QA/QC) SUMMARY

- Quality of work remains high.
- VERTEX Construction Stie Manager was onsite daily. Report issued accordingly.
- Phoenix Foundation Company, Inc. completed the soil nailing scope/support of excavation (SOE), including pull tests - all passed.
- Helical Drilling Inc. installed over 800 RAPs with no major issues. Modular test passed.
- Geotechnical Engineer from LGCI on-site observing/monitoring soil nailing operation; LGCI Reports issued daily.
- Three (3) Vibration Monitoring Stations were in-place to monitor construction activities around jobsite, Summary Reports issued weekly.
- D&W onsite weekly. Architect's Field Reports issued accordingly.
- SWPPP Reports submitted to Town of Dedham Conservation Commission weekly.
- Concrete Pre-Construction meeting held on 3/17/21.

#### FFE/TECH/SECURITY/COMMUNICATIONS SUMMARY

Kick-off/Coordination meetings were held with Radio Communication; Fire Alarm/Station Alerting; Dispatch console; e911 and Security vendors.

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

#### ISSUES SUMMARY

- **Alternate SOE** along One Union Way. CB/Welch installed pile/lagging for a portion of the this perimeter. Cost impact of approx. \$55k; Reference C011 on GMP Contingency Log. Neighbors retaining wall encroached on to Town property. Small portion of footing cut back. Installation of pile & lagging completed with no issues.
- **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'Messiuere are redesigning the foundation for a portion of the north elevation to accommodate a new RAP layout plan. 3/31/21 Redesign completed per PR#25. Updated shop drawings completed. Costs impacts are pending and time impact TBD.
- **New Overhead Utility design:** Eversource & Verizon indicated at a site meeting on 3/29 that the proposed new spans for utility cables (approx.. 180') were too long despite being consistent with Eversource Work Order sketches issued during design. Revised span of 135' being analyzed. Span of 135' will avoid impact to apron layout.

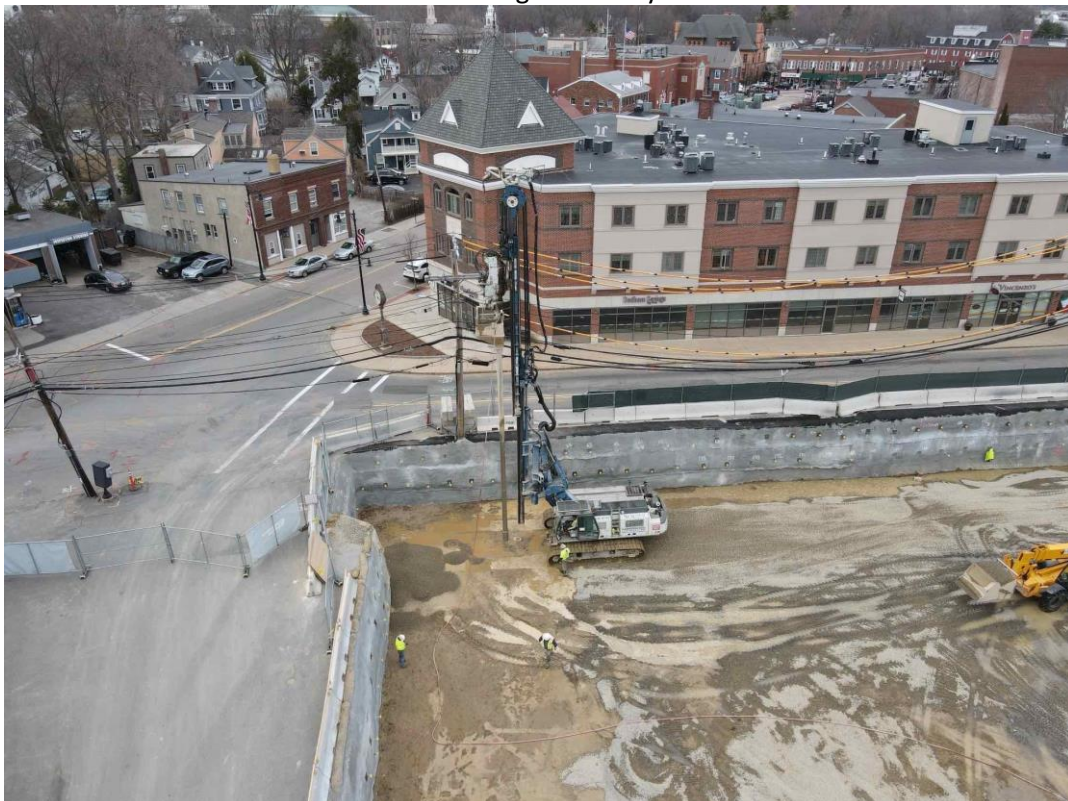


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**VERTEX**

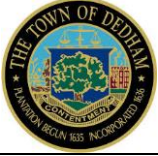


Groundbreaking Ceremony 3-5-21



RAP install along Bryant property line





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**DEDHAM PUBLIC SAFETY BUILDING PROJECT**  
**MARCH 2021**

**VERTEX**



RAP install along 1 Union Way property line. Abutter's retaining wall footing over the property line.