

MONTHLY PROJECT REPORT

DEDHAM PUBLIC SAFETY BUILDING PROJECT

JUNE 2021



PROJECT DASHBOARD/PROJECT HEALTH SNAPSHOT



	SAFETY	No safety issues in June. Commodore adhered to their approved project Health & Safety. 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 \$49,041,577 \$13,826,165 	<ul style="list-style-type: none"> 100% 90% 24%
	QUALITY	Overall, quality remains high. No major quality issues.		
	FFE/TECH/SECURITY	Coordination efforts continued for Dispatch; IT; A/V; Radios; Station alerting; Fire Alarm; e911 and Security. Purchase Orders pending.		
	ISSUES	Schedule for utility pole/overhead wire relocations. Team met with Eversource/Verizon at the end of June to finalize pole quantity and locations. Updated WO sketches pending.		

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



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PROJECT SCHEDULE UPDATE:

Narrative Update:

The project is on schedule. No safety issues or reportable incidents. Manpower averaged 35 workers/day.

Foundation installation continued in June. Trench excavation; formwork; re-bar installations and concrete placements for footings and walls continued throughout the site. Work was completed on both structural core stair towers and the elevator shaft. Concrete foundation work will be completed in early July. Back-fill around footings continued and will be completed in early July ahead of structural steel work. Steel deliveries, crews, and the crane are scheduled to mobilize to the site the week of July 12th.

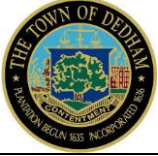
Commodore’s schedule update for June indicates the project is on schedule. Milestones and status are listed below.

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

HIGH LEVEL SCHEDULE MILESTONE UPDATE

Category	Activity	Baseline Schedule	Current Status
Construction	Begin Foundations and concrete sub-structure	April 2021	Complete
Construction	Begin Structural Steel	July 2021	On-Schedule
Construction	Begin Slab on Grade (SOG) underground MEP	August 2021	
Construction	Complete Steel	August 30, 2021	
Construction	Start Slabs on Deck	September 1, 2021	
Construction	Begin Exterior framing and sheathing	October 2021	
Construction	Complete Slabs on Deck; Begin Roofing	November 2021	
Construction	Substantially Weathertight	December 2021	
Construction	MEP and Permanent Power	March 2022	
Construction	Finishes Complete	August 2022	
Construction	Complete Testing and Commissioning	September 2022	
Fit-out	Owner Furniture & Equipment Install	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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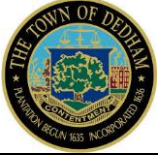
PROJECT PROGRESS THIS MONTH:

- Concrete crews continued foundation work: footings and walls.
- Structural core stair towers and elevator shaft were formed and poured.
- Site crews completed the water line connections along Union.
- Commodore continued full MEP coordination using BIM process.
- Product submittals continued including Structural Steel, HVAC, and Curtainwall.
- Structural Steel pre-construction conference was held.
- Buy-out continued. Door Hardware and Fireproofing were completed.
- Coordination efforts continued with Radio Communications and Tower; Fire Alarm/Station Alerting; Dispatch console; e911 and Security vendors.
- Coordination efforts continued with Eversource and Verizon regarding final utility pole layout.
- Town/Project Team continued providing weekly updates to the project abutters/neighbors.

NEXT MONTH LOOK AHEAD:

Please reference Attached 3-week Look Head Schedule dated 7-6-21 for planned construction activities.

- Complete foundation work and prep for mobilization of structural steel.
- Commence structural steel erection.
- Commodore to continue buying out trades. Overhead doors, carpet, millwork, and epoxy flooring are pending.
- Continue product submittals.
- Complete MEP/BIM coordination.
- Continue coordination for all Owner provided items (FF&E, Technology, Communications, Security, etc.) and issue Purchase Orders.



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BUDGET UPDATE:

Narrative Update:

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

New commitments this month:

- Owner Change Order (OCO) #012 to Commodore was approved. This OCO is comprised of several PCOs and results in a net add of \$2,979.25 to Commodore’s contract. This was funded from the Owner’s Construction Contingency. See PCO Log dated 6/30/21.
- Owner Change Order (OCO) #10 and #11 to Commodore were approved. See GMP Contingency Log dated 6/30/21.

OCO #11 used \$32,938.05 from GMP Contingency for work related to C020r1 for additional site drainage structures and piping. Funds were transferred from Commodore’s GMP contingency to Commodore’s construction base.

OCO #10 issued a net credit of \$19,150 back into GMP Contingency due to buy-out savings realized on Door Frames and Hardware & Fireproofing.

Project Cash Flow: Cash Flow Report is attached. Cashflow is tracking at 84% vs. projected through June 2021. VERTEX reviewed with Commodore and determined that the Construction cashflow is on target. Overall, actual cashflow expenditures are running behind projected expenditures as contingency and soft cost spending has been less than originally projected.

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 6/30/21*

Total Project Budget:		
Total Project Commitments to date (BSR Col I):	\$54,898,211	100%
Total Project Expenditures Recommended for Approval this month:	\$1,380,047	3%
Total Project Expenditures to date including this month (BSR Col L):	\$13,826,165	24%
PROJECTED Total Project Expenditures as of 6/30/21 (BSR Col S):*	\$53,696,590	97%

*Includes projected values for contingency usage.

Architect’s Contract Value to Date:	\$4,879,158	
Architect’s Contract Amendments to Date:	41	
Architect’s Contract Amendments Approved this month:	\$0	
Architect’s Expenditures this Month:	\$61,053	
Architect’s Expenditures to Date:	\$3,735,016	76%

OPM’s Contract Value to Date: *	\$1,514,939	
OPM’s Contract Amendments to Date:	2	
OPM’s Contract Amendments Approved this month:	\$0	
OPM’s Expenditures this Month:	\$43,843	
OPM’s Expenditures to Date:	\$410,287	26%

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



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Owner's Project Contingency (construction contingency is below):	\$715,000	
Owner's Project Contingency expended this month and burn rate %:	\$0	0%
Owner's Project Contingency expended to date and burn rate %:	\$67,462	9%
Owner's Project Contingency pending expenditures and burn rate %:	\$110,000	15%

Owner's COVID Contingency:	\$200,000	
Owner's Project Contingency expended this month and burn rate %:	\$0	0%
Owner's COVID Contingency expended to date and burn rate %:	\$0	0%
Owner's Project Contingency pending expenditures and burn rate %:	\$0	0%

Project Cash Flow Status:		
Projected Expenditures (Month)	\$1,021,317	
Actual Expenditures (Month)	\$1,380,047	130%
Projected Expenditures (To Date)	\$17,881,922	
Actual Expenditures (To Date)	\$13,825,983	84%

Construction Contract (GMP):		\$ Amount	% of Contract
Construction Contract Value (Awarded):		\$41,475,447	
Approved Change Orders to Date (Quantity and Value):	Quantity: 12	\$8,144.91	<1%
Construction Contract Value: To Date (thru OCO #12)		\$41,483,592	
Construction Billings: This month		\$1,273,423	
Construction Billings: To date		\$8,521,137	22%

GMP HOLDS and ALLOWANCES: Per Logs dated 6-30-21			
Holds Total Value (all trades):		\$1,322,140	
Holds expended to date and burn rate %:		\$246,321	18%
Holds current balance:		\$1,075,819	
Holds projected expenditures remaining and burn rate %:		932,402	71%
Allowances Total Value (all trades): Includes weather and utilities		\$1,130,550	
Allowances expended to date and burn rate %:		\$216,827	19%
Allowances current balance:		\$13,723	
Allowances projected expenditures remaining and burn rate %:		\$906,800	80%

GMP Contingency: Per GMP Contingency Logs date 6-30-21			
GMP Contingency:		\$781,957	
GMP Contingency expended to date and burn rate/change %:		(\$159,795)*	-20%
GMP Contingency current balance:		\$941,752	
GMP Contingency projected expenditures:**		\$29,137	3%

*This is a 22% increase from Contingency carried in approved GMP. Increase from buy-out savings.** of current balance.

Construction Changes to the Work: Per PCO Log dated 6-30-21		
Construction Contingency:		\$1,800,000



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Construction Contingency expended to date and burn rate %:	\$8,145	<1%
Construction Contingency expended to date as a % of original contract:		0%
Construction Contingency Balance:	\$1,791,855	
Construction Contingency pending change orders (estimated & pending)	\$219,968	12%

Change Order(s) approved this month:		OCO #12
OCO #	Description	OCO \$
#12	Multiple PCOs	\$2,979.25
Change Order Total:		\$2,979.25

For more detailed information, please refer to *Pending Change Order Log dated 06/30/21*

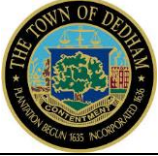
QUALITY ASSURANCE/CONTROL (QA/QC) SUMMARY

- Quality of work remains high.
- VERTEX Construction Site Manager was onsite daily. Reports issued accordingly.
- Geotechnical Engineer from LGCI on-site observing/monitoring trench and footing excavation for foundations
- Third Party Testing Agency, Fenaugh Engineering, was on-site regularly performing soil compaction tests; inspecting rebar installations; and overseeing/testing concrete placements.
 - Unacceptable concrete finish (“honey combing”) was evident at parts of the elevator shaft walls. Repair details were submitted and approved by the SER per RFI 227. Remedial work will start in early July.
 - Three (3) concrete piers along K.4 line were placed too high (approx.. 8”). Repair procedures were approved by the SER per RFI 221. Remedial work commenced at the end of June.
- Town of Dedham Building Inspector was on-site regularly to review re-bar installation in concrete footings and walls. No major issues were observed.
- D&W onsite weekly. Architect’s Field Reports issued accordingly.
- Structural Engineer on-site. Field Report issued. No major issues.
- SWPPP Reports submitted to Town of Dedham Conservation Commission weekly.

Testing and Inspection Schedule Summary (2021)

Test/Inspection	Schedule	Status
Soil Nailing Inspections	Feb-Mar	Complete
Aggregate pier inspections	Mar	Complete
Soils Compaction at footings	April-July	Complete
Rebar/Concrete Inspections (foundation/walls)	May-July	Complete
Steel inspections	July-Sept	Pending
Waterproofing inspections (foundations)	Aug-Sept	Pending
Rebar/mesh/concrete inspections (slabs)	Sept-Oct	Pending
Façade Mock-up inspections	Sept	Pending
Spray Fireproofing Testing	Oct	Pending
AVB inspections	Oct-Dec	Pending
Roofing inspections	Nov-Dec	Pending

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



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FFE/TECH/SECURITY/COMMUNICATIONS SUMMARY

Coordination efforts continued with Radio Communication; Fire Alarm/Station Alerting; Dispatch console; e911 and Security vendors. The Town expects to begin issuing purchase orders in May.

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

- **New Overhead Utility design: 3/31/21** 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. **4/30/21** Revised 140' appears to be acceptable. Revised Work Order is pending from Eversource. Coordination meetings with utility providers will happen in May. **5/31/21** Eversource provided draft updated WO sketches. Team reviewing with GGD to coordinate update to construction documents. Follow-up coordination with the other utility providers to occur in June. Update WO costs are still pending from Eversource. **6/30/21 Project team met with utility providers on 6/30/21 to confirm pole quantity and locations. Eversource to now include a new pole 157/47. Updated WO sketches and costs pending.**



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Rebar mat for footings.

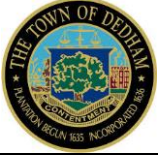


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Concrete placement at interior wall footing



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Formwork and rebar at exterior wall of parking garage.



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Concrete placement at exterior wall.

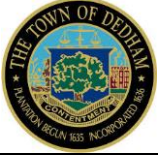


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Formwork and concrete placement at elevator shaft



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Water line tap installation

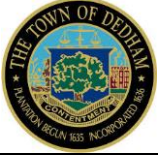


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Aerial 6-28-21



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Aerial 6-28-21