



# MONTHLY PROJECT REPORT

## DEDHAM PUBLIC SAFETY BUILDING PROJECT

### JULY 2021



#### PROJECT DASHBOARD/PROJECT HEALTH SNAPSHOT



	<b>SAFETY</b>	No safety issues in July. Commodore adhered to their approved project Health & Safety. Commodore's 3 <sup>rd</sup> Party Safety inspector made site visits.		
	<b>SCHEDULE</b>	Project is trending one week behind schedule.	Contract Date:	Current Status:
		• Phase 1 (Abate/Demo Old Town)	11/30/20	Complete
		• Phase 2 (New Public Safety Building)	10/05/22	10/11/22
		• 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):	\$49,041,577	90%
		• Expenditures to date (BSR Col L):	\$14,927,404	27%
	<b>QUALITY</b>	Overall, quality remains good. Team investigated and commenced repairs to concrete "honeycombing" at the elevator shaft walls that was discovered last month. See QA/QC section for more details.		
	<b>FFE/TECH/SECURITY</b>	Coordination efforts continued for Dispatch; IT; A/V; Radios; Station alerting; Fire Alarm; e911 and Security. Purchase Orders pending.		
	<b>ISSUES</b>	Schedule for utility pole/overhead wire relocations. 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 trending one (1) week behind schedule at the end of July. Concrete foundation work was completed two (2) weeks behind schedule. Manpower averaged 23 workers/day.

Concrete foundation installation completed in July crew prepped foundation walls to receive damp proofing. Excavation/back-fill around footings completed in early July ahead of structural steel work. Installed drainage piping between Water Quality Structure #101 & new 6' diameter Drainage Manhole #208. Steel deliveries, crews, and the crane mobilized/commenced erection of Structural Steel in Sequences 2 & 3 July 20, 2021. Completed Sequences 1 thru 8, Four Hundred Ninety-Six (496) pieces of Structural Steel columns & framing members installed to 7/30/21.

Commodore's schedule update for July indicates the project is tracking two (2) weeks behind schedule with substantial completion of Phase 2 projected for 10/19/21. Commodore presented a "recovery schedule" dated 7/28/21 that provides a plan for recovering lost time during steel erection and slab placements. The overall schedule, and the projected substantial completion date of 10/19/21, still includes providing a month for final building inspections and a month for Owner fit-out and furniture.

Commodore's July update Milestones and status are listed below.

*Please refer to Commodore Builder's July 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	Started 7/20/21
Construction	Begin Slab on Grade (SOG) underground MEP	August 2021	September
Construction	Complete Steel	August 30, 2021	9/7/21
Construction	Start Slabs on Deck	September 2021	On - Schedule
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	



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Fit-out	Owner Furniture & Equipment Install	September 2022	
Construction	Substantial Completion of Phase 2 – Move in	October 2022	

<b>Status to Baseline Schedule:</b>	<b>Ahead</b>	<b>On-schedule</b>	<b>Trending Behind</b>	<b>Behind</b>
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#### PROJECT PROGRESS THIS MONTH:

- Concrete crews completed foundation work: footings and walls.
- Site crew installed drainage piping between Water Quality Structure #101 & new 6' diameter Drainage Manhole #208.
- Site crew installed Sump Pump #2 per Town of Dedham Engineering Department request.
- Structural Steel erection commenced on 7/19/21
- Commodore continued full MEP coordination using BIM process.
- Product submittals continued including Structural Steel, HVAC, and Curtainwall.
- Buy-out continued. Detention Equipment, Millwork, Fluid Applied “Epoxy” Flooring and Tile Carpeting 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.**

- Continue structural steel/decking erection.
- Commence foundation wall damp proofing/Waterproofing.
- Commence Generator footing & foundation walls.
- Commodore to continue buying out trades. Overhead doors remain 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.
- “Topping Off” Ceremony scheduled for Wednesday 8/18/21 @10:00am.



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#### BUDGET UPDATE:

**Narrative Update:**

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

**New commitments this month:**

- Owner Change Order (OCO) #013 to Commodore was approved. This OCO is comprised of several PCOs and results in a net add of \$16,752.72 to Commodore’s contract. This was funded from the Owner’s Construction Contingency. See PCO Log dated 7/31/21.
- Owner Change Order (OCO) #14 Commodore was approved. This OCO is comprised of several PCOs and results in net transfer from of \$22,508.55 from GMP Contingency to GMP base. See GMP Contingency Log dated 7/31/21.

**Project Cash Flow:** Cashflow is tracking at 83% vs. projected through July 2021. Construction projects remain on target. 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 7/31/21*

<b>Total Project Budget:</b>	<b>\$54,898,211</b>	
Total Project Commitments to date (BSR Col I):	<b>\$49,062,382</b>	<b>89%</b>
Total Project Expenditures Recommended for Approval this month:	<b>\$1,101,239</b>	<b>2%</b>
Total Project Expenditures to date including this month (BSR Col L):	<b>\$14,927,404</b>	<b>27%</b>
<b>PROJECTED</b> Total Project Expenditures as of 6/30/21 (BSR Col S):*	<b>\$53,713,343</b>	<b>98%</b>

\*Includes projected values for contingency usage.

<b>Architect’s Contract Value to Date:</b>	<b>\$4,879,158</b>	
Architect’s Contract Amendments to Date:	41	
Architect’s Contract Amendments Approved this month:	\$0	
Architect’s Expenditures this Month:	\$47,815	
Architect’s Expenditures to Date:	\$3,782,831	76%

<b>OPM’s Contract Value to Date: *</b>	<b>\$1,514,939</b>	
OPM’s Contract Amendments to Date:	2	
OPM’s Contract Amendments Approved this month:	\$0	
OPM’s Expenditures this Month:	\$53,788	
OPM’s Expenditures to Date:	\$464,075	30%

\*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 %:	\$0	0%
Owner’s Project Contingency <b>expended to date</b> and burn rate %:	\$67,462	9%
Owner’s Project Contingency <b>pending expenditures</b> and burn rate %:	\$66,160	9%



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<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%

<b>Project Cash Flow Status:</b>		
Projected Expenditures (Month)	\$1,494,158	
Actual Expenditures (Month)	\$1,101,238	73%
Projected Expenditures (To Date)	\$19,676,080	
Actual Expenditures (To Date)	\$14,927,221	83%

<b>Construction Contract (GMP):</b>		\$ Amount	% of Contract
<b>Construction Contract Value (Awarded):</b>		<b>\$41,475,447</b>	
Approved Change Orders to Date (Quantity and Value):	<b>Quantity: 14</b>	\$24,898	<1%
<b>Construction Contract Value: To Date (thru OCO #14)</b>		<b>\$41,500,344</b>	
Construction Billings: This month		\$1,101,238	
Construction Billings: To date		\$9,325,211	24%

<b>GMP HOLDS and ALLOWANCES:</b> Per Logs dated 7-31-21			
Holds Total Value (all trades):		\$1,322,140	
Holds <b>expended to date</b> and burn rate %:		\$395,869	30%
Holds current balance:		\$921,609	
Holds <b>projected expenditures remaining</b> and burn rate %:		778,192	59%
Allowances Total Value (all trades): Includes weather and utilities		\$1,130,550	
Allowances <b>expended to date</b> and burn rate %:		\$216,884	19%
Allowances current balance:		\$913,666	
Allowances <b>projected expenditures remaining</b> and burn rate %:		\$653,701	58%

<b>GMP Contingency:</b> Per GMP Contingency Logs date 7-31-21			
GMP Contingency:		\$781,957	
GMP Contingency <b>expended to date</b> and burn rate/change %:		(\$137,286)*	-27%
GMP Contingency current balance:		\$919,243	
GMP Contingency <b>projected expenditures:**</b>		\$31,895	3%

\*This is a 17% increase from Contingency carried in approved GMP. Increase from buy-out savings.\*\* of current balance.

<b>Construction Changes to the Work:</b> Per PCO Log dated 7-31-21			
Construction Contingency:		\$1,800,000	
Construction Contingency <b>expended to date</b> and burn rate %:		\$24,898	<1%
Construction Contingency expended to date as a % of original contract:			0%
Construction Contingency Balance:		\$1,775,102	
Construction Contingency <b>pending change orders (estimated &amp; pending)</b>		\$246,012	13%

<b>Change Order(s) approved this month:</b>	OCO #13
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OCO #	Description	OCO \$
#13	Multiple PCOs	\$16,752.72
	<b>Change Order Total:</b>	<b>\$16,672.72</b>

For more detailed information, please refer to *Pending Change Order Log dated 07/31/21*

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

- Quality of work remains high.
- VERTEX Construction Site Manager on-site daily. Reports issued accordingly.
- Geotechnical Engineer from LGCI on-site observing/monitoring trench and footing excavation for foundations.
- Third Party Testing Agency, Fenaugh Engineering on-site regularly performing soils compaction testing of backfilling operations; inspecting rebar installations and inspecting/testing/sampling concrete placements.
- Town of Dedham Building Inspector was on-site regularly to review re-bar installation in concrete footings and walls in addition to backfilling operations. 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.

**Concerns/Issues:**

- Unacceptable concrete finish ("honey combing") was evident at parts of the elevator shaft walls. Repair details and products (SIKA), for both shallow and deep repairs, were submitted to, and approved by, the SER per RFI 227. Remedial work commenced in early July. Structural Engineer of Record Bill Lovallo/LeMessurier was on-site 7/28/21 to review repairs to Elevator Shaft Shear Wall honeycombing. SER advised repair work per response to Request for Information #227R1 & #243 is structurally acceptable & the submitted Sika products have been accepted.
  - Follow-Up Meeting with Structural Engineer of Record, Sika Corporation Representative (product repair rep), Architect, Town of Dedham Building Commissioner, Commodore Builders & Vertex has been scheduled for Wednesday August 4, 2021 to review repairs.
- 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 continuing thru end of July.

#### 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	Aug-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 July 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. Coordination meetings held with AV and Dispatch console vendors. Update quotes received for IT, AV, and the Radio Tower. The Town expects to begin issuing purchase orders early August.

<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

- **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. **7/31/21 WO sketches completed. Eversource's rights group is reviewing. Update cost information from Eversource is pending.**



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Footing excavation



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Drainage piping between Water Quality Structure #101 & new 6' diameter Drainage Manhole #208.



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Sump Pump #2 installation



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Installation of first column



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Sequence 2 & 3



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Sequence 7



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**VERTEX**



Aerial 7-27-21