

MONTHLY PROJECT REPORT DEDHAM PUBLIC SAFETY BUILDING PROJECT SEPTEMBER 2021



PROJECT DASHBOARD/PROJECT HEALTH SNAPSHOT



■	SAFETY	No safety issues in September. Commodore adhered to their approved project Health & Safety. Commodore's 3 rd Party Safety inspector made site visits.		
■	SCHEDULE	The Phase 2 Substantial Completion Date is back on the Original Baseline.	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) 	11/30/20 10/05/22 5/31/23	Complete 10/07/22 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): 	\$54,898,211 \$50,373,083 \$18,320,667	100% 92% 33%
■	QUALITY	Overall, quality remains high. See QA/QC summary.		
■	FFE/TECH/SECURITY	Coordination efforts continued for Dispatch; IT; A/V; Radios; Station alerting; Fire Alarm; e911 and Security. Purchase Order was released for security.		
■	ISSUES	Schedule for utility pole/overhead wire relocations. Pole work needs to begin in ASAP or else project schedule could be impacted.		

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



MONTHLY PROJECT REPORT

DEDHAM PUBLIC SAFETY BUILDING PROJECT

SEPTEMBER 2021



PROJECT SCHEDULE UPDATE:

Narrative Update:

In accordance with Commodore’s recovery schedule presented at the end of July, steel crews continued working extended shifts and some Saturdays. Commodore’s September schedule update indicates the Phase 2 Substantial Completion Date is back on the Original Baseline now tracking to 10/5/22. Manpower averaged 30 workers/day.

As of the end of September, steel/decking/detailing are substantially complete, Punch List work remains. All sequences were released to MEP trades for layout and slab preparation. The BIM coordination is complete with all signoffs reviewed & returned.

All slab on deck placements are on schedule to be completed by the end of October. Underground MEP work at the slab on grades in Level 0 is ongoing. Slab placement is targeted for November.

Commodore’s September update Milestones and status are listed below.

Please refer to Commodore Builder’s September 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	August 2021
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	On Schedule
Construction	Complete Slabs on Deck; Begin Roofing	November 2021	On Schedule
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	

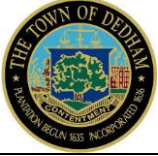
Status to Baseline Schedule:

Ahead

On-schedule

Trending Behind

Behind



MONTHLY PROJECT REPORT DEDHAM PUBLIC SAFETY BUILDING PROJECT SEPTEMBER 2021

VERTEX

PROJECT PROGRESS THIS MONTH:

- Installation of Metal Deck & Steel Detailing completed.
- Concrete Subcontractor working on the slab-on-decks.
- Temporary opening in the West foundation wall infilled.
- Sitework Subcontractor remobilized/commenced excavation for the underground utilities in Basement Area.
- Mechanical, Electrical, Plumbing layout & installation of required sleeves for slab penetrations completed.
- Underground utilities @ Basement Level were substantially completed.
- Temporary lighting & power for the Building completed.
- MEP/BIM Coordination was completed this month with all signoffs reviewed & returned.
- Product submittals continued including Mechanical, HVAC, Plumbing, Fire Protection, Electrical, curtainwall, and metal stairs.
- 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 10-3-21 for planned construction activities.

- All Structural slab-on-decks will be completed, Topping slab @ Level 1 Police will be placed.
- Backfill operations will continue at perimeter foundations as well as in the Garage & Basement Areas.
- Mason & Cold-Formed Metal Framing mobilized to commence installation of the exterior walls.
- Support of Excavation (SOE) @ the West ramp will be coordinated.
- Commence Generator footing & foundation walls.
- Commodore to continue buying out trades. Overhead Doors, Lockers, Signage and Specialties remain pending.
- Continue Product Submittals.
- Continue coordination for all Owner provided items (FF&E, Technology, Communications, Security, etc.) and issue Purchase Orders.
- Coordination efforts to continue with Eversource and Verizon regarding final utility pole layout and install.
- Town/Project Team to continue providing weekly updates to the project abutters/neighbors.



MONTHLY PROJECT REPORT

DEDHAM PUBLIC SAFETY BUILDING PROJECT

SEPTEMBER 2021



BUDGET UPDATE:

Narrative Update:

The project is on budget through the end of September.

New commitments this month:

- Purchase Order was issued to Setronics for the security system. Please reference the September VIP page 19 for more detail.
- The Town approved the following Add Service Requests to D&W:
 - ASR: 42r1 Additional Geo-tech CA services
- Owner Change Order #15 to Commodore Builders. This consisted of multiple Change Requests and a total add of \$118,849.03 to Commodore Contract. Funds were transferred from the Town’s construction contingency accordingly. Please refer to the Pending Change Order (PCO) Log dated 9/30/21.
- Owner Change Order #16 for a credit of \$37,426.77 back to GMP contingency is pending as of the end of September. Please refer to the GMP Contingency Log dated 9/30/21.

Project Cash Flow: Cashflow is tracking at 86% vs. projected through September 2021. Construction cost cash flow remains on target. Actual cashflow expenditures are running behind projected expenditures as contingency and soft cost spending to date is 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 9/30/21*

Total Project Budget:	\$54,898,211	
Total Project Commitments to date (BSR Col I):	\$50,373,083	92%
Total Project Expenditures Recommended for Approval this month:	\$2,000,029	3.7%
Total Project Expenditures to date including this month (BSR Col L):	\$18,320,667	33%
PROJECTED Total Project Expenditures as of 8/31/21 (BSR Col S):*	\$53,908,306	98%

*Includes projected values for contingency usage.

Architect’s Contract Value to Date:	\$4,881,908	
Architect’s Contract Amendments to Date:	42	
Architect’s Contract Amendments Approved this month:	\$0	
Architect’s Expenditures this Month:	\$55,920	
Architect’s Expenditures to Date:	\$3,894,777	79%

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:	\$541,271	35%

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



MONTHLY PROJECT REPORT

DEDHAM PUBLIC SAFETY BUILDING PROJECT

SEPTEMBER 2021

VERTEX

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 %:	\$70,212	10%
Owner's Project Contingency pending expenditures and burn rate %:	\$76,070	10%

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%

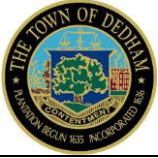
Project Cash Flow Status:		
Projected Expenditures (Month)	\$1,794,158	
Actual Expenditures (Month)	\$1,208,322	70%
Projected Expenditures (To Date)	\$21,155,238	
Actual Expenditures (To Date)	\$16,320,266	82%

Construction Contract (GMP):	\$ Amount	% of Contract
Construction Contract Value (Awarded):	\$41,475,447	
Approved Change Orders to Date (Quantity and Value):	Quantity: 15 \$143,746	0.3%
Construction Contract Value: To Date (thru OCO #15)	\$41,619,193.66	
Construction Billings: This month	\$1,889,539	
Construction Billings: To date	\$12,523,712	32%

GMP HOLDS and ALLOWANCES: Per Logs dated 9-30-21		
Holds Total Value (all trades):	\$1,338,340	
Holds expended to date and burn rate %:	\$405,038	30%
Holds current balance:	\$933,302	
Holds projected expenditures remaining and burn rate %:	789,885	59%
Allowances Total Value (all trades): Includes weather and utilities	\$1,130,550	
Allowances expended to date and burn rate %:	\$336,355	30%
Allowances current balance:	\$794,195	
Allowances projected expenditures remaining and burn rate %:	\$556,980	49%

GMP Contingency: Per GMP Contingency Logs date 9-30-21		
GMP Contingency:	\$781,957	
GMP Contingency expended to date and burn rate/change %:	(\$137,286)	-27%
GMP Contingency current balance:	\$919,243*	
GMP Contingency projected expenditures:**	(\$37,426.77)	-4%

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



MONTHLY PROJECT REPORT

DEDHAM PUBLIC SAFETY BUILDING PROJECT

SEPTEMBER 2021

VERTEX

Construction Changes to the Work: Per PCO Log dated 9-30-21		
Construction Contingency:	\$1,800,000	
Construction Contingency expended to date and burn rate %:	\$143,746	0.7%
Construction Contingency expended to date as a % of original contract:		0.3%
Construction Contingency Balance:	\$1,656,255	
Construction Contingency pending change orders (estimated & pending)	\$141,675	7.9%

Change Order(s) approved this month:		#15
Change Request #	Description	Change Request Cost
CR 20	Per Proposal Request 34; Revisions to CFMF parapet walls	\$3,255.62
CR 27	Per Proposal Request 41; Door type and hardware revisions	\$0.00
CR 32	Per Proposal Request 44; MEP adds to Interview rooms	\$3,152.36
CR 34	Per Proposal Request 45; added roof scupper and piping	\$3,835.00
CR 36r1	Per Proposal Request 47; added hose bib at fire apron	\$2,910.63
CR 38	Additional unsuitable soils removal	\$2,382.01
CR 43	Per Proposal Request 53; added chase wall	\$3,163.91
A010	Cost of Epoxy floor add alternate above allowance of \$94k	\$8,576.92
A017r6	Cost of added pumps; drains etc. per Town engineer request	\$91,572.58
Change Order Total:		\$118,849.03

For more detailed information, please refer to *Pending Change Order Log dated 09/30/21*

QUALITY ASSURANCE/CONTROL (QA/QC) SUMMARY

- Quality of work remains high.
- VERTEX Construction Site Manager on-site daily. Reports issued accordingly.
- Third Party Testing Agency, Fenagh Engineering on-site performing Soils, Rebar/Concrete and Structural Steel inspections. No major issues observed. All minor issues corrected while inspectors were on-site and closed.
- Town of Dedham Building Inspector was on-site to review Backfill Operations, Structural Steel inspections.
- D&W onsite weekly. Architect's Field Reports issued accordingly.
- Structural Engineer on-site. Field Reports issued. No issues reported.
- 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	Aug-Sept	Ongoing
Waterproofing inspections (foundations)	Aug-Sept	Complete
Rebar/mesh/concrete inspections (slabs)	Sept-Oct	Ongoing
Façade Mock-up inspections	Sept	Pending
Spray Fireproofing Testing	Oct	Pending



MONTHLY PROJECT REPORT

DEDHAM PUBLIC SAFETY BUILDING PROJECT

SEPTEMBER 2021

VERTEX

AVB inspections	Oct-Dec	Pending
Roofing inspections	Nov-Dec	Pending

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

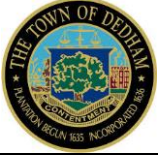
FFE/TECH/SECURITY/COMMUNICATIONS SUMMARY

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 began issuing purchase orders early August. Vertex to provide a complete budget update for m/e 9/30/21.

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	\$431,580	23%
Technology Expenditures to Date	\$0	0%

ISSUES SUMMARY

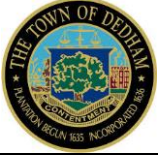
- New Overhead Utility design: 3/31/21** Eversource & Verizon indicated at a site meeting on 3/29 that the proposed new spans for utility cables (approx. 180') were too long despite being consistent with Eversource Work Order sketches issued during design. Revised span of 135' being analyzed. Span of 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. **8/31/21** Cost associated with new work order pending. Vertex advised Eversource that pole relocation needs to begin in September so not to delay the project. **9/30/21 Eversource construction crew revised the site in September to coordinate with site work. CB advised week of 11/15/21 is target.**



MONTHLY PROJECT REPORT
DEDHAM PUBLIC SAFETY BUILDING PROJECT
SEPTEMBER 2021

VERTEX





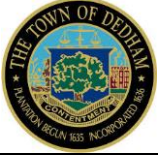
MONTHLY PROJECT REPORT
DEDHAM PUBLIC SAFETY BUILDING PROJECT
SEPTEMBER 2021

VERTEX

Structural Steel Decking



First Floor Reinforcing Steel & Mesh



MONTHLY PROJECT REPORT
DEDHAM PUBLIC SAFETY BUILDING PROJECT
SEPTEMBER 2021

VERTEX



First Floor Slab-On-Deck

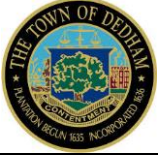


MONTHLY PROJECT REPORT
DEDHAM PUBLIC SAFETY BUILDING PROJECT
SEPTEMBER 2021

VERTEX



Apparatus Bay Slab-On-Deck



MONTHLY PROJECT REPORT
DEDHAM PUBLIC SAFETY BUILDING PROJECT
SEPTEMBER 2021

VERTEX



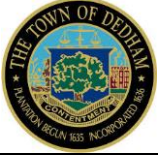
Roof Edge



**MONTHLY PROJECT REPORT
DEDHAM PUBLIC SAFETY BUILDING PROJECT
SEPTEMBER 2021**



Plumbing Underground



MONTHLY PROJECT REPORT
DEDHAM PUBLIC SAFETY BUILDING PROJECT
SEPTEMBER 2021

VERTEX



Aerial 9-28-21



MONTHLY PROJECT REPORT
DEDHAM PUBLIC SAFETY BUILDING PROJECT
SEPTEMBER 2021

VERTEX



Electrical Room Underground Piping