



MONTHLY PROJECT REPORT DEDHAM PUBLIC SAFETY BUILDING PROJECT OCTOBER 2021

VERTEX

PROJECT SCHEDULE UPDATE:

Narrative Update:

Overall, the project remains on schedule to achieve substantial completion by 10/5/22. Work on the project remained steady through October. All slab on deck placements were completed in October. Underground MEP work at the slab on grades in Level 0 neared substantial completion. Slab on grade placements are scheduled for November. Manpower averaged 40 workers/day.

Commodore has re-sequenced the construction to proceed from Level 2 to Level 0. The baseline schedule was initially from Level 0 to Level 2.

Per Commodore's October update the exterior envelope work (e.g. Framing, Gypsum sheathing and air infiltration barrier) are tracking approximately two (2) weeks behind schedule. The "substantially weather tight" milestone is now targeted for 1/11/22. Per baseline, this was targeted for 12/28/21. **See Vertex's analysis attached.**

Cold Formed Metal Framing (CFMF) was slow to start for several factors. A question regarding layout in relation to structural steel tolerances was issued via RFI 322 in mid-October. Following receiving a response, framing crews lost three (3) days to rain during the last week of October. Commodore plans to increase framing crew sizes in November to help recover the lost time.

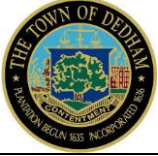
In addition, Griffin electric informed the team that switchgear for the project will not be delivered until late March/early April '22. Commodore re-sequenced permanent power to the end of May. This impact is fairly minimal at the building is currently powered from the old transformer. The new permanent power and transformer will be needed for equipment start-ups; testing; and commissioning next summer and fall.

Commodore also revised some durations in the interior fit-out of the building such as reducing the amount of time for lined ductwork install and the final inspection process. There were several inspection activities that were redundant in the original baseline. These modifications show the completion of the building interiors happening by the end of August 2022 and re-align the current overall schedule with the baseline completion date of 10/5/22.

As noted in prior updates, the current schedule includes a month of punchlist work (August 2022) and Owner fit-out (September 2022) prior to substantial completion on October 5, 2022. Vertex will continue to monitor progress and coordinate Owner fit-out item accordingly.

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

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



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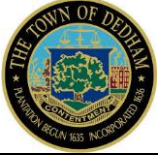
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HIGH LEVEL SCHEDULE MILESTONE UPDATE

Category	Activity	Baseline Schedule	Current Status
Construction	Begin Exterior framing and sheathing	October 2021	On Schedule
Construction	Complete Concrete Slabs	November 2021	On Schedule
Construction	Substantially Weathertight	December 2021	January 11, 2022
Construction	Roofing Start	January 2022	January 2022
Construction	Set Roof Top Units	March 2022	March 2022
Construction	Roofing Complete	March 2022	March 2022
Construction	Curtainwall/Windows Installed	April 2022	April 2022
Construction	All Rough inspections complete	March 2022	March 2022
Construction	MEP and Permanent Power	March 2022	May 2022
Construction	Finishes Complete	August 2022	August 2022
Construction	Complete Testing and Commissioning	September 2022	September 2022
Fit-out	Owner Furniture & Equipment Install	September 2022	September 2022
Construction	Substantial Completion of Phase 2 – Move in	October 2022	October 2022

Status to Baseline Schedule:	Ahead	On-schedule	Behind	Late
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PROJECT PROGRESS THIS MONTH:

- All Structural slab-on-decks completed, Topping slab @ Level 1 Police placed.
- Basement/Garage Area under slab vapor retarder "Stego Wrap" & "Prepruf" installation completed.
- Backfill operations complete at perimeter foundations as well as in the Garage & Basement Areas.
- Mason & Cold-Formed Metal Framing started installation of the interior & exterior walls.
- Support of Excavation (SOE) @ the West ramp was installed to enable backfill needed for ductbank install.
- Commodore continued buy-out. Overhead doors were released.
- Product submittals continued including:
- 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 11-3-21 for planned construction activities.

- All Structural slab-on-grades will be completed.
- Mason & Cold-Formed Metal Framing continuing installation/sheathing of the exterior walls.
- AVB installation to start
- Commence Generator footing & foundation walls.
- Continue rough MEP work; HVAC duct installation; piping; and plumbing rough piping
- Begin interior framing
- Commodore to complete buying out of trades. Lockers, Specialties; Food Service and Exterior Improvements.
- Continue Product Submittals.
- Continue coordination and buy-out for all Owner provided items (FF&E, Technology, Communications, Security, etc.).
- Commence utility pole relocation and OHW transfer by Eversource, Verizon, and other service providers.
- Town/Project Team to continue providing weekly updates to the project abutters/neighbors.



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BUDGET UPDATE:

Narrative Update:

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

No new commitments this month:

Project Cash Flow: Overall, Cashflow is tracking at 90% vs. projected through October 2021. Construction cost cash flow is slightly behind and contingency/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 10/31/21*

Total Project Budget:	\$54,898,211	
Total Project Commitments to date (BSR Col I):	\$50,398,379	92%
Total Project Expenditures Recommended for Approval this month:	\$2,374,490	4%
Total Project Expenditures to date including this month (BSR Col L):	\$20,739,001	37%
PROJECTED Total Project Expenditures as of 8/31/21 (BSR Col S):*	\$52,914,080	98%

*Includes projected values for contingency usage.

Architect's Contract Value to Date:	\$4,907,978	
Architect's Contract Amendments to Date:	44	
Architect's Contract Amendments Approved this month:	\$0	
Architect's Expenditures this Month:	\$49,465	
Architect's Expenditures to Date:	\$3,894,777	80%

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:	\$585,114	38%

*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 this month and burn rate %:	\$0	0%
Owner's Project Contingency expended to date and burn rate %:	\$96,282	13%
Owner's Project Contingency pending expenditures and burn rate %:	\$350,000	49%

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)	\$1,882,158	
Actual Expenditures (Month)	\$2,374,490	126%



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Projected Expenditures (To Date)	\$ 21,155,238	
Actual Expenditures (To Date)	\$ 18,135,573	90%

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		\$2,210,089	
Construction Billings: To date		\$14,733,802	35%

GMP HOLDS and ALLOWANCES: Per Logs dated 10-31-21			
Holds Total Value (all trades):		\$1,338,340	
Holds expended to date and burn rate %:		\$422,592	31%
Holds current balance:		\$915,748	
Holds projected expenditures remaining and burn rate %:		\$670,205	50%
Allowances Total Value (all trades): Includes weather and utilities		\$1,130,550	
Allowances expended to date and burn rate %:		\$327,626	30%
Allowances current balance:		\$802,924	
Allowances projected expenditures remaining and burn rate %:		\$634,170	56%

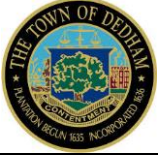
GMP Contingency: Per GMP Contingency Logs date 10-31-21			
GMP Contingency:		\$781,957	
GMP Contingency expended to date and burn rate/change %:		(\$174,714)	-22%
GMP Contingency current balance:		\$956,671*	
GMP Contingency projected expenditures:**		356,380	40%

*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 10-21-21			
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)		\$293,993	16%

Change Order(s) approved this month:		NONE
Change Request #	Description	Change Request Cost
Change Order Total:		\$0

For more detailed information, please refer to *Pending Change Order Log dated 10/31/21*



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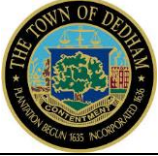
QUALITY ASSURANCE/CONTROL (QA/QC) SUMMARY

- 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 Masonry inspections. No major issues observed. All minor issues corrected while inspectors were on-site and closed; Reports issued weekly.
- Town of Dedham Building Inspector on-site to review Backfill Operations, Masonry inspections.
- D&W onsite weekly. Architect's Field Reports issued accordingly.
- Structural Engineer on-site. Field Reports issued. No issues reported.
- Mechanical, Electrical, Plumbing & Fire Protection Engineer on-site. Field Reports issued accordingly.
- Commissioning Agent WSP was on-site to observe the progress of under slab vapor retarder "Stego Wrap" installation. No issues.
- SWPPP Reports submitted to Town of Dedham Conservation Commission weekly.

Testing and Inspection Schedule Summary

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	Complete
Waterproofing inspections (foundations)	Aug-Sept	Complete
Rebar/mesh/concrete inspections (slabs)	Sept-Oct	Ongoing
Façade Mock-up inspections	Nov	Pending
Spray Fireproofing Testing	Nov	Pending
AVB inspections	Oct-Dec	Pending
Roofing inspections	Jan '22	Pending

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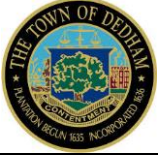
FFE/TECH/SECURITY/COMMUNICATIONS SUMMARY

Coordination efforts continued with Radio Communication; Fire Alarm/Station Alerting; Dispatch console; e911 and Security vendors. Coordination meetings held Radio vendor. D&W facilitated a FF&E procurement kick-off meeting. Vertex continues to update the Owner provide items budget. See attached FFE/TECH/SECURITY COMM budget tracker. Not all item listed are currently part of the project scope. Some items listed are for pricing purposes only. Vertex will continue to prioritize needs with the Departments. As of 10/31/21 Vertex is projecting an overall Owner Item Budget overrun of \$300,000. This is reflected on the Owner's contingency log and Budget Status Report.

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	\$837,725	45%
Technology Expenditures to Date	\$109,139	5%

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 revisited the site in September to coordinate with site work. CB advised week of 11/15/21 is target. **10/31/21 Eversource New Overhead Utility Pole replacement target to start the week of 11/15/21.**

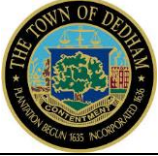


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Roof Concrete/Deck Installation

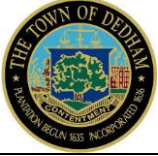


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Garage Plumbing Trench Drains



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Parking Garage Stone & Stego wrap - North Half



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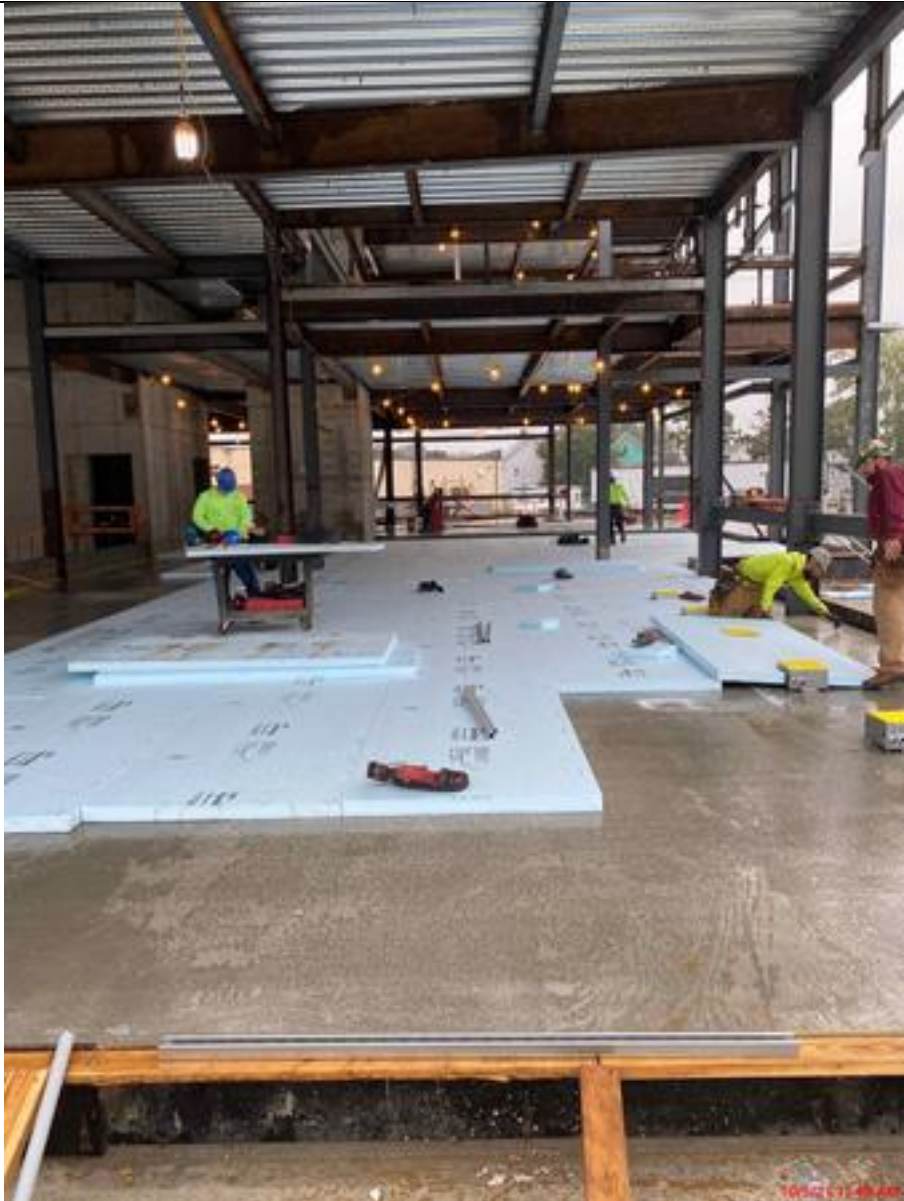


Basement Area Prepruf

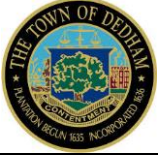


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Slab-On-Deck Insulation

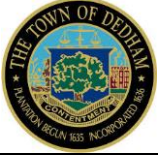


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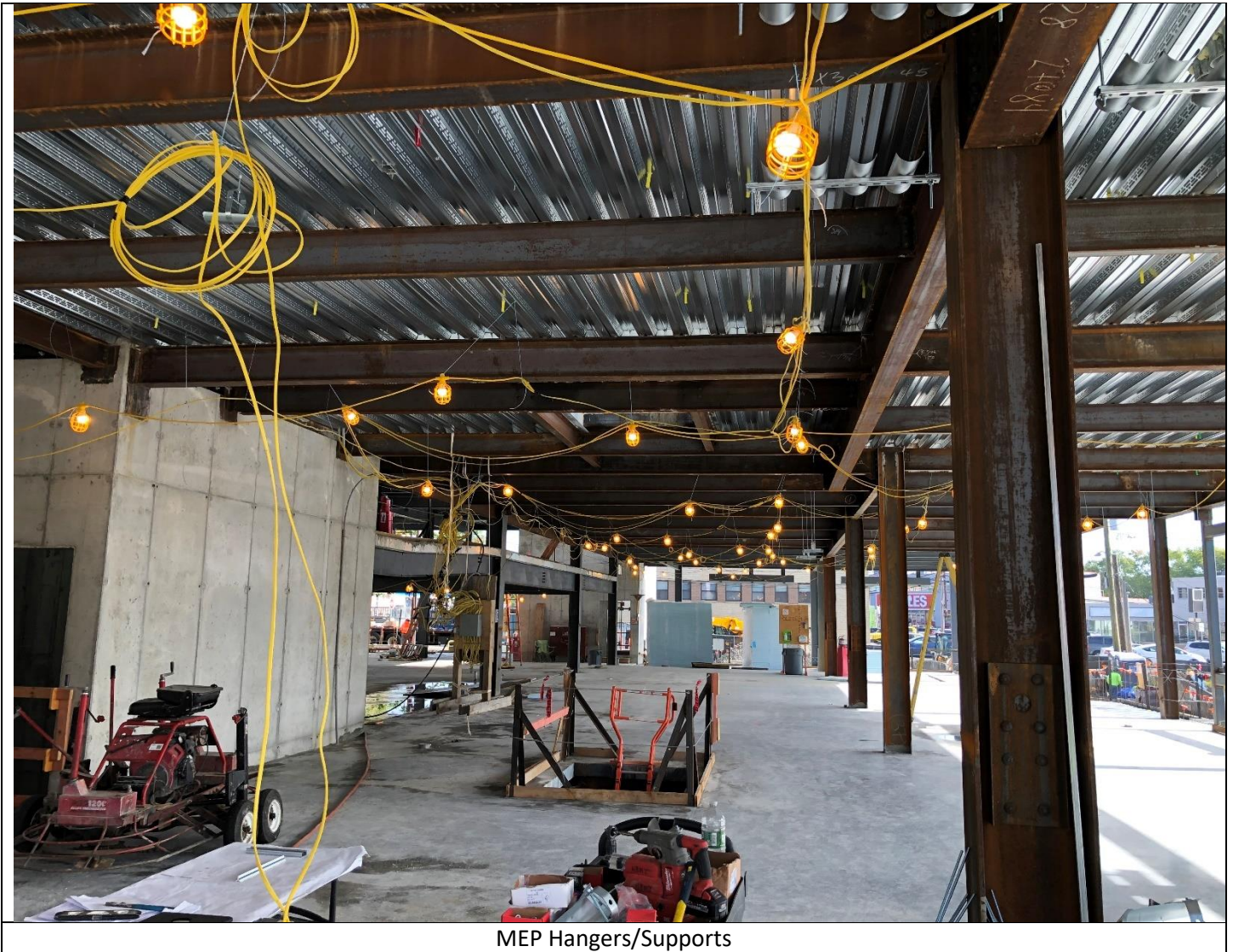


Electrical Floor Boxes



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MEP Hangers/Supports

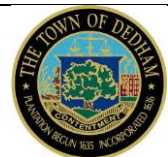


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Interior Masonry CMU

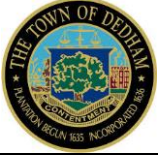


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Exterior Masonry CMU



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Miscellaneous Steel



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Perimeter Backfill to Grade



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Aerial View