



MONTHLY PROJECT REPORT

DEDHAM PUBLIC SAFETY BUILDING PROJECT

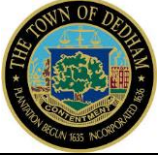
DECEMBER 2021



PROJECT DASHBOARD/PROJECT HEALTH SNAPSHOT

	SAFETY	457 consecutive workdays without a reportable incident achieved to date. Commodore adhered to their approved project Health & Safety. Commodore's 3 rd Party Safety inspector made site visits.		
	SCHEDULE	December progress was in line with schedule as presented at the end of November.	Contract Date:	Current Status:
		<ul style="list-style-type: none"> • Phase 1 (Abate/Demo Old Town) 11/30/20 Complete • Phase 2 (New Public Safety Building) 10/05/22 10/31/22 • Phase 3 (Demo existing Fire station) 5/31/23 Pending Phase 2 		
	BUDGET	The Project is on Budget.		
		<ul style="list-style-type: none"> • Total Project Budget: \$54,898,211 100% • Commitments to date (BSR Col I): \$51,515,433 94% • Expenditures to date (BSR Col L): \$25,047,969 46% 		
	QUALITY	Overall, quality remains high. See QA/QC summary.		
	FFE/TECH/SECURITY	POs issued for Radios; Dispatch and IT. Only FF&E procurement remains. Overall, Owner Provided Items budget tracking approximately \$350k over budget.		
	ISSUES	Schedule for Utility Pole/Overhead Wire relocations: Eversource crews were able to install four (4) out of the five (5) new utility poles the last week of December. New pole 147/57 installation pending. Vertex to follow-up.		

Project Health Status Indicator: No Issues Risk/Concerns Issues



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PROJECT SCHEDULE UPDATE:

Narrative Update:

Overall, the project progress is currently tracking slightly behind schedule according to the prior update at the end of November. Work on the project remained steady through December. Manpower averaged 50 workers/day.

Per Commodore's December update, the exterior envelope work (e.g. Framing, Gypsum sheathing and air infiltration barrier (AIB)) is nearing completion. Sheathing and AIB work around the protruding "C" channels was completed in December, however, additional work is needed in several locations at the top of the exterior walls at the transition of the roof parapet AIB to the exterior wall. This work is progressing via CCD #006. This work is expected to be completed in mid-January.

Commodore re-sequenced and began installation of the permanent roofing and exterior masonry where they could be started in coordination with CCD 06 work. Masonry began on the West elevation. The permanent roof installation started on the low police roof and is targeted for completion by early February (weather permitting).

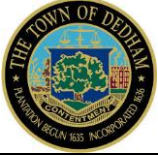
Commodore substantially completed the installation of temporary protection at all window locations in December. Interior framing and mechanical/plumbing rough-ins continued through December and are slightly ahead of schedule.

The project team will review window and other temporary protections with the Building Department in mid-January to finalize the plans for moving forward with rough wiring and insulation once the permanent roof is completed. If permanent windows are required prior to installation of rough wiring and lined ductwork, then this will result in additional impacts the project's date of substantial completion for Phase 2, which is currently targeted for 10/31/22.

Eversource installed four of five new utility poles in late December. The fifth is expected to be installed in early January. Transfer of cabling will follow. The project team will continue to push the utilities to complete this work by April so crews can start to pull new permanent services to the building in May.

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

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



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HIGH LEVEL SCHEDULE MILESTONE UPDATE			
Category	Activity	Revised Baseline Schedule	Current Status
Construction	Begin Exterior framing and sheathing	December 2021	On Schedule
Construction	Complete Concrete Slabs	November 2021	Complete
Construction	Substantially Weathertight	January 11, 2021	January 18, 2022
Construction	Roofing Start	January 2022	December 2021
Construction	Set Roof Top Units	March 2022	March 2022
Construction	Roofing Complete	March 2022	February 2022
Construction	Curtainwall/Windows Installed	April 2022	April 2022
Construction	All Rough inspections complete	March 2022	May 2022
Construction	MEP and Permanent Power	May 2022	May 2022
Construction	Finishes Complete	August 2022	September 2022
Construction	Complete Testing and Commissioning	September 2022	September 2022
Fit-out	Owner Furniture & Equipment Install	September 2022	October 2022
Construction	Substantial Completion of Phase 2 - Move in	October 5, 2022	October 31, 2022

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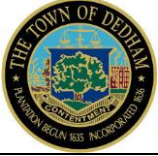
PROJECT PROGRESS THIS MONTH:

- Backfilling @ the South & West foundation @ ATS Duct Banks nearing completion.
- Mason & Cold-Formed Metal Framing continuing installation/sheathing of interior & exterior walls. Mason Erecting Staging @ North & West Façades.
- The Denseglass & AVB installation continuing.
- Rough-in MEP work; HVAC duct installation; Fire Protection piping & plumbing rough-in piping ongoing.
- Miscellaneous Metals installing CMU seismic clips throughout, installing angles & kicker plates @ CMU clips Second Floor, continuing installation of Garage column protection covers.
- Temporary Window Enclosures/Temporary Heating ongoing.
- Generator footing & foundation walls installed/backfill; slab-on-grade remains.
- Eversource Pole Replacement crew on site week of 12/27/21, refer to Issues Section.
- Commodore continued buy-out. Revised Overhead Door, Food Service Equipment, Lockers & Specialties Letter of Recommendations forwarded to Town Manager for approval. Landscaping/Fencing Pending.
- Product submittals continued including:
- Coordination efforts continued with Radio; 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 1-3-22 for planned construction activities.

- Stormwater Infiltration System excavation/installation underway.
- Spray Fireproofing in Basement to be complete/inspected/signed-off.
- Mason & Cold-Formed Metal Framing continuing installation/sheathing of the interior/exterior walls. 4" CMU installation in Garage underway.
- AVB installation to continue.
- Continue rough MEP work; First Floor HVAC duct installation; piping; and plumbing rough piping.
- Electric rough-in @ CMU walls & overhead piping in Garage continuing.
- Continuing interior framing.
- Stair #1 installation to commence.
- Roofing subcontractor installing roof framing & parapet walls.
- Commodore to complete buying out of trades. Landscaping, Fencing and Exterior Improvements.
- Continue Product Submittals.
- Continue coordination and buy-out for all Owner provided items (FF&E, Technology, Communications, Security, etc.).
- Continue 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 December.

New commitments this month:

- Owner Change Order (OCO) #19 in the amount of \$72,916.68 was issued to Commodore base contract.
- Owner Change Order (OCO) #20 was issued transferring \$55,618.99 from GMP Contingency.
- POs were issued for Owner provided Radio (including tower); IT; and Dispatch systems.

Project Cash Flow: Overall, Cashflow is tracking at 91% vs. projected through December 2021. Construction cost cash flow is on target 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 12/31/21.*

Total Project Budget:	\$54,898,211	
Total Project Commitments to date (BSR Col I):	\$51,515,433	94%
Total Project Expenditures Recommended for Approval this month:	\$1,784,464	3%
Total Project Expenditures to date including this month (BSR Col L):	\$25,047,969	46%
PROJECTED Total Project Expenditures as of 12/31/21 (BSR Col S):*	\$52,845,028	96%

*Includes projected values for contingency usage.

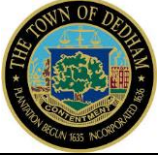
Architect's Contract Value to Date:	\$4,905,228	
Architect's Contract Amendments to Date:	44	
Architect's Contract Amendments Approved this month:	\$0	
Architect's Expenditures this Month:	\$48,915	
Architect's Expenditures to Date:	\$3,992,698	80%

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:	\$765,580	50%

*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 %:	\$392,000	55%

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%



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Project Cash Flow Status:		
Projected Expenditures (Month)	\$2,282,158	
Actual Expenditures (Month)	\$1,784,464	78%
Projected Expenditures (To Date)	\$ 27,551,712	
Actual Expenditures (To Date)	\$ 25,047,968	91%

Construction Contract (GMP):		\$ Amount	% of Contract
Construction Contract Value (Awarded):		\$41,475,447	
Approved Change Orders to Date (Quantity and Value):	Quantity: 19	\$274,859	0.5%
Construction Contract Value: To Date (thru OCO #19)		\$41,750,305	
Construction Billings: This month		\$1,617,463	
Construction Billings: To date		\$18,735,353	45%

GMP HOLDS and ALLOWANCES: Per Logs dated 12-31-21			
Holds Total Value (all trades):		\$1,338,340	
Holds expended to date and burn rate %:		\$522,036	39%
Holds current balance:		\$816,304	
Holds projected expenditures remaining and burn rate %:		\$607,118	45%
Allowances Total Value (all trades): Includes weather and utilities		\$1,130,550	
Allowances expended to date and burn rate %:		\$433,069	38%
Allowances current balance:		\$697,481	
Allowances projected expenditures remaining and burn rate %:		\$545,781	48%

GMP Contingency: Per GMP Contingency Logs date 12-31-21			
GMP Contingency:		\$781,957	
GMP Contingency expended to date and burn rate/change %:		\$14,260	1.8%
GMP Contingency current balance:		\$767,697*	
GMP Contingency projected expenditures:**		\$248,774	31%

*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 12-31-21			
Construction Contingency:		\$1,800,000	
Construction Contingency expended to date and burn rate %:		\$274, 859	15%
Construction Contingency expended to date as a % of original contract:			0.5%
Construction Contingency Balance:		\$1,525,143	
Construction Contingency pending change orders (estimated & pending)		\$419,676	23%

Change Order(s) approved this month:		#19
Change Request #	Description	Change Request Cost
044r1	PR-54 Additional Fireproofing	\$33,636.18
055r1	PR-68 Sallyport roof drains	\$22,491.06



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063	CCD 004 – Union Place Sewer Connection	\$11,591.02
066	Existing Fire Station Waste Oil Tank removal	\$5,198.68
048	PR-57 Plymovent in East App Bay	\$20,303.25
	Change Order Total:	\$72,916.68

For more detailed information, please refer to *Pending Change Order Log dated 12/31/21*

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 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.
- SWPPP Reports submitted to Town of Dedham Conservation Commission weekly.
- Exterior Masonry Pre-Construction Conference was held and minutes issued.
- Non-Conforming Work log is attached.

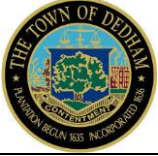
Testing and Inspection Schedule Summary

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	Complete
Façade Mock-up inspections	Nov	Ongoing
Spray Fireproofing Testing	Dec/Jan	Pending in January
AVB inspections	Oct-Dec	Ongoing
Roofing inspections	Jan '22	Ongoing

Please refer to Commodore Builder’s December 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. POs were issued for Radio equipment (including the new tower), Dispatch consoles and IT infrastructure equipment. As of 12/31/21 Vertex is projecting an overall Owner Item Budget overrun of approximately \$342,000. This is reflected in the Budget Status Report FF&E line items. An on-site coordination meeting was held with CyberComm; LW Bills, and e911 on 12/20/21.



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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	\$1,927,782	104%
Technology Expenditures to Date	\$179,789	9%

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. **11/30/21** Eversource Engineering & Site Division on-site 12/1/21 to discuss logistics surrounding the installation of the new utility poles. Eversource now tentatively rescheduled for week of 12/8/21. **12/31/21 Eversource crews were able to install Four (4) out of the Five (5) new Utility Poles last week of December. VTX contacted Eversource for update on when new pole 147/57 is scheduled to be installed.**

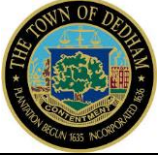


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Backfilling @ ATS Duct Banks

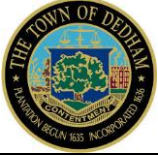


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Mason Erecting Staging @ North Facade



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Continuing Installation MEP Utilities in Garage

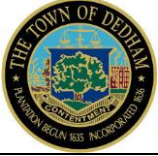


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Installation of VR AIB @ Police South Facade

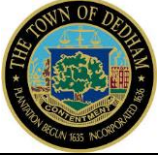


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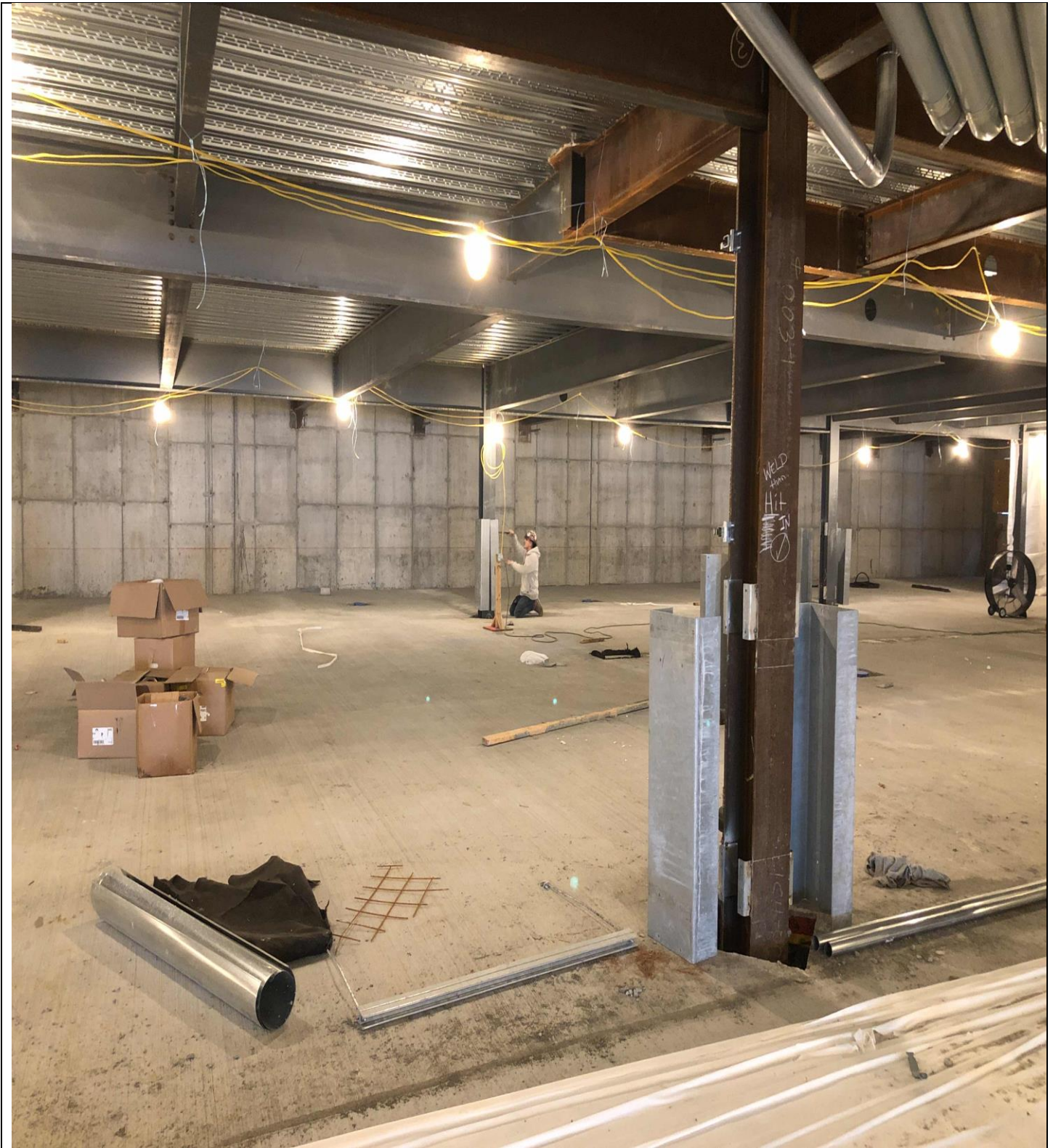


Generator Footing & Foundation Walls



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Garage Column Cover Enclosures

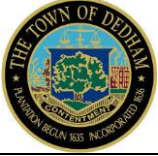


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South & West Elevation Exterior Sheathing

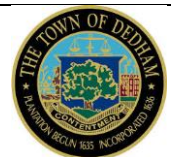


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Temporary Window Installation/AVB Underway

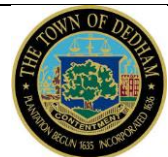


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Interior Cold Formed Metal Framing



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Interior CMU/Mezzanine



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Eversource Installation of New Utility Poles



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Aerial View 12-15-2021