

Manchester Memorial Elementary School Manchester-by-the-Sea, MA

## MONTHLY CONSTRUCTION REPORT



Owner:

Manchester Essex Regional School
District
Manchester-by-the-Sea, MA

Owner's Project Manager:
Dore & Whittier Management Partners

Designer: JCJ Architecture Boston, MA

Construction Manager:

W. T. RICH COMPANY, INC.
29 Crafts Street, Suite 300

Newton, MA 02458

617-467-6010

February 2020

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#### SECTION 2 - PROJECT SCHEDULE UPDATE

#### **Summary:**

Our attached schedule update has a **data date of 2/29/2020**, so is inclusive of all progress through this date. Below are several notes in summary of progress and anticipated schedule, shown in our schedule update.

#### **Permitting:**

• Local AHJ required to review phase 2 proposed layout and logistics for occupancy.

#### Phase 1 – Upcoming Critical Path Milestones (per Updated P6 Schedule):

MILESTONE ACTIVITY	TARGET	ACTUAL
	COMPLETION	COMPLETION DATE
AVB Complete	3/16/20	
Masonry Veneer Complete	5/8/20	
2 <sup>nd</sup> Floor Rough-in	3/18/20	2/28/20
1 <sup>st</sup> Floor Rough-in	3/24/20	
2 <sup>nd</sup> Floor Finishes for WTR WTC list	6/3/20	
1st Floor Finishes for WTR WTC list	6/15/20	
Startups and Pretesting	5/15/20	

#### **February Summary of Progress:**

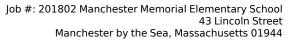
- Stair #1 to be erected and poured.
- Permanent power work order from NGrid.
- National Grid Gas work order completed.
- Interior Framing complete. Blocking installed on 2<sup>nd</sup> floor, Drywall 50%.
- Rough-in MEP/FP proceeding on the 2<sup>nd</sup> and 1<sup>st</sup> floor.
- AVB installation to start.
- Brick and CMU deliveries scheduled. Masonry Veneer to start end of the month.

#### **March Look Ahead:**

- Complete lower roof roofing, 100% AVB, north elevation masonry veneer, z-girts insulation at soffits for fascia and soffit panel.
- Set RTU's, Boilers, Pumps, Switchgear, Secondary wiring for permanent power, etc.
- Second Floor
  - Complete classroom tape and finish, continue bathrooms and hallways / ceilings
  - o Prime and First coat of paint to be scheduled
  - Start ceiling grid prep in classrooms
- First Floor
  - Electrical Rough-in Inspection anticipated
  - o Inwall inspections and closeout classrooms walls board, tape, and finish.

SECTION	2 - PROGRESS	Рнотоѕ

### SECTION 3 - ATTACHMENTS







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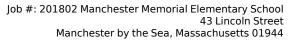


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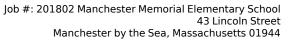
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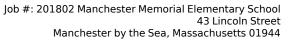
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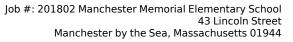
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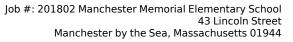
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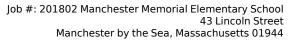


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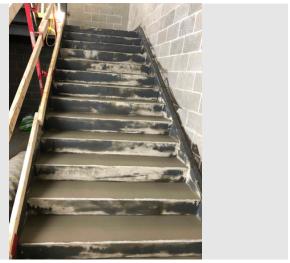
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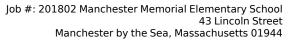
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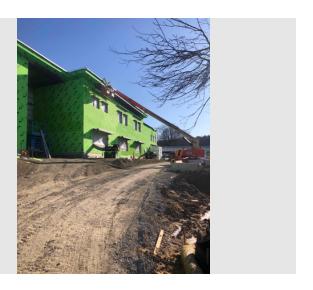
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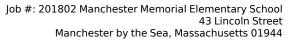
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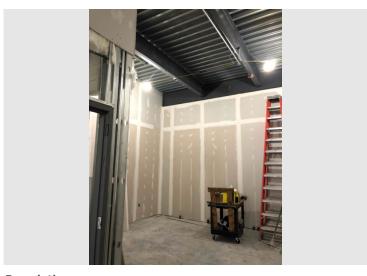
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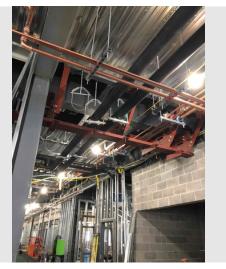
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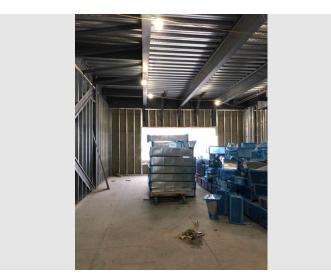
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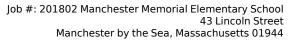
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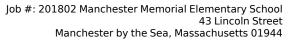


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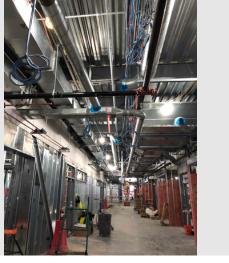
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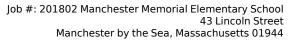
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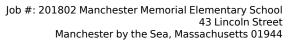


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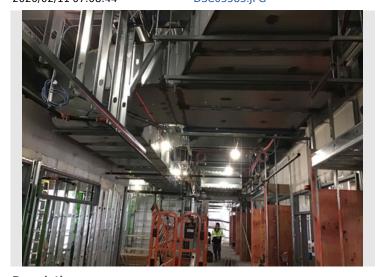


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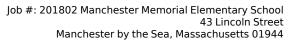
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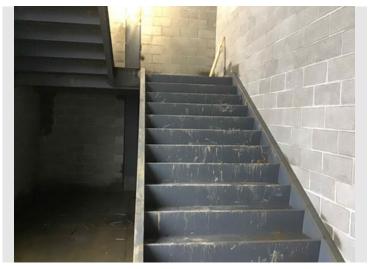
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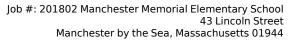
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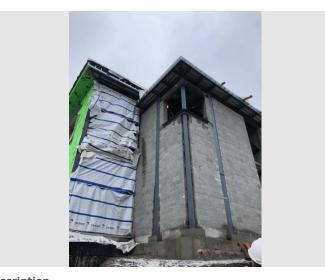
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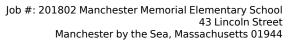
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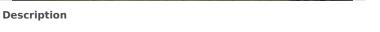
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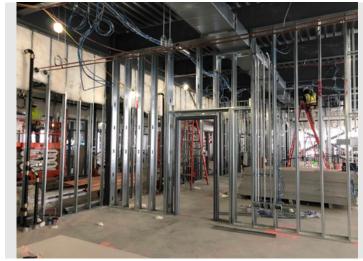


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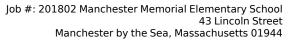


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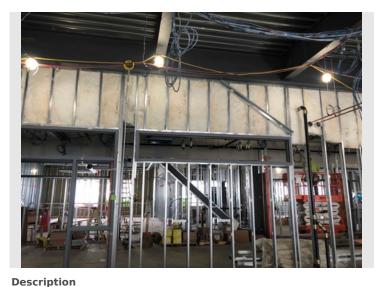
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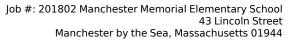
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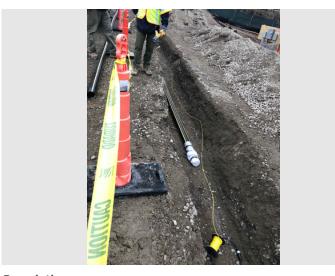
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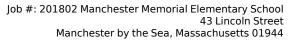
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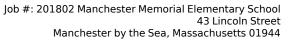
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Description

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2020/02/04 08:55:47 Rick Lawrence
Upload Date File Name

2020/02/05 07:23:22 DSC03503.JPG







Description

Taken DateUploaded By2020/02/04 08:51:25Rick Lawrence

 Upload Date
 File Name

 2020/02/05 07:23:15
 DSC03502.JPG



Description

Taken Date

2020/02/04 08:51:11

Uploaded By
Rick Lawrence

Upload Date

File Name

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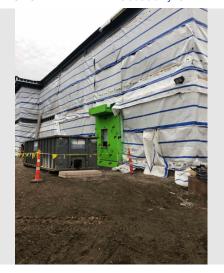


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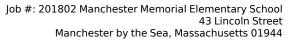


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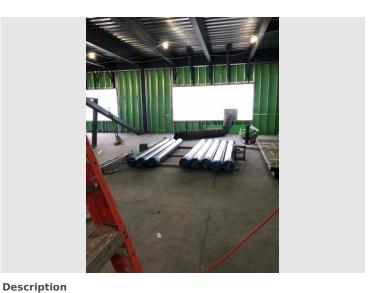
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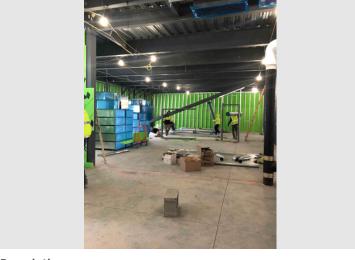
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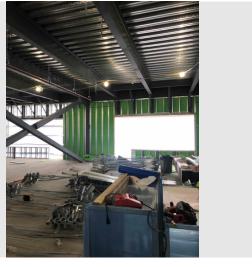
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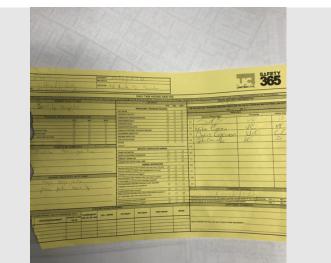
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**Description** 



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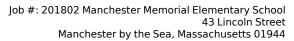
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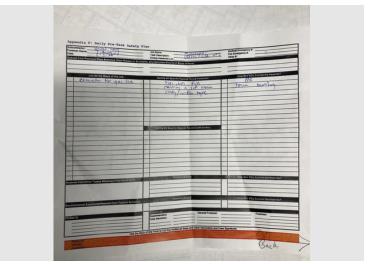
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2020/02/04 07:13:22

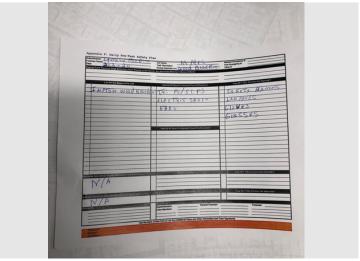
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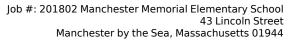
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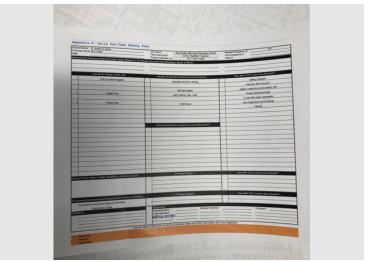
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Description







**Description** 

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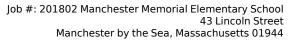
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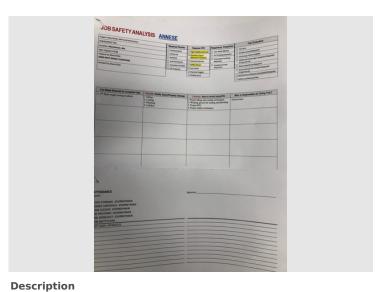
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2020/02/04 08:09:58

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Description

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**Taken Date** 2020/02/03 12:18:11

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**Uploaded By**Rick Lawrence

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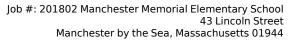
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File Name
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Description

2020/02/03 09:12:11

**Taken Date** 

**Uploaded By**Rick Lawrence

 Upload Date
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 2020/02/04 07:24:53
 DSC03482.JPG



Description

Taken DateUploaded By2020/02/03 08:58:51Rick Lawrence

 Upload Date
 File Name

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Description

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 Upload Date
 File Name

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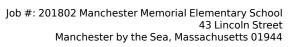


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2020/02/03 08:57:50
Rick Lawrence

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Description

**Taken Date** 2020/02/03 08:01:06

Upload Date

2020/02/03 08:01:10

**Uploaded By**John deBettencourt

File Name

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						MON 3/2	TUE 3/3	WED 3/4	THU	FRI 3/6	SAT	SUN	MON	TUE 3/10	WED 3/11	THU	FRI	SAT	SUN	MON	TUE	WED	THU	FRI	SAT 3/21	SUN 3/22
Milestone/Activity Description	Responsibility	First Delivery	Initial Inspection	Start Date	End Date	3/2	3/3	3/4	3/5	3/6	3/1	3/8	3/9	3/10	3/11	3/12	3/13	3/14	3/15	3/16	3/17	3/18	3/19	3/20	3/21	3/22
Building Interior - SECOND FLOOR																										
Annese Electric											W	W						W	W						w	W
Shaft wall re-install, elevator machine room + CW area.	SK			Complete	Complete						W	W						W	W						W	W
Install Main Electricial Conduit + Tel Comm ( hold shaft walls)	SK			Complete	Complete						W	W						W	W						W	W
Install Electric Panels and Transformers	SK			03/02/20	TBD	X	Х	Х	Х	Х	W	W	Χ	Х	Х	Х	Χ	W	W	Χ	Χ	Χ	Х	X	W	W
E. Amanti & Sons Plumbing											W	w						W	W						w	W
Rough Plumbing (ready for inspection)	SK			12/02/19	02/28/20						W	W						W	W						W	W
E. Amanti & Sons HVAC											W	W						W	W						W	W
Rough HVAC Ductwork	SK			01/06/20	02/28/20						W	W						W	W						W	W
Relocation valves from the wall for overhead access	SK			TBD	TBD						W	w						W	W						w	W
Rough HVAC Piping Installation VAV's	SK			03/02/20	03/20/20	Х	Х	Х	Х	Х	W	w	X	Х	Х	Х	Х	W	W	X	Х	X	Х	X	w	w
Sound Attenuators Delivery	SK			TBD	TBD						W	W						W	W						w	W
											W	W						W	W						W	W
Manganaro											W	w						W	W						W	W
Complete Soffit Framing, Z girts + Insulation	BA			TBD	TBD						W	W						W	W						W	W
Board and Tape All Non-Bathroom Walls * HOLD for access panel location and installation	BA			02/18/20	TBD	X	Х	X	X	Х	W	w	X	Х	Х	Х	Х	W	W	Χ	Χ	Χ	Х	Х	w	w
Finish Sand North Elevation Classrooms	BA			03/03/20	03/06/20		Χ	X	X	X	W	W						W	W						W	W
Install Wood Blocking Bathrooms ** HOLD for valve relocation	BA			02/05/20	TBD	X	Χ	X	X	X	W	W	Χ	Х	Х	Х	Χ	W	W	Χ	Χ	Χ	X	Х	W	W
O'Byrne Painting											W	W						W	W						W	W
Prime + First Coat North Elevation Classrooms	BA			TBD	TBD						W	W						W	W						w	W
Cogswell Sprinkler											W	W						W	W						w	W
Stair 1 Standpipe / Rough	SK			02/24/20	03/06/20	Х	Х	X	X	X	W	w						W	W						w	W
Stellar Steel											W	w						W	W						w	W
Relocate Beam Core for Stair #1 = Roof Drains	SK			TBD	TBD						W	w						W	W						w	W
Northshore Steel											W	W						W	W						W	W
Install Service Stair to Roof	BA			03/03/20	03/04/20		Х	Х			W	W						W	W						W	W
Install Stiar #1 Hand Rails	BA			TBD	TBD						W	W						W	W						W	W
Building Interior - FIRST FLOOR																										
Annese Electric											W	W						W	W						W	W
Rough Electrical	SK			02/05/20	03/13/20	X	X	X	X	X	W	W	X	Х	Х	Х	X	W	W						W	W



						MON 3/2	TUE 3/3	WED THU 3/4 3/5	FRI 3/6	SAT 3/7	SUN 3/8	MON 3/9	TUE WE 3/10 3/1	D THU 1 3/12	FRI 3/13	SAT 3/14	SUN 3/15	MON TUE 3/16 3/17	WED 3/18	THU FRI 3/19 3/20	SAT 3/21	SUN 3/22
Milestone/Activity Description	Responsibility	<u>First Delivery</u>	Initial Inspection	Start Date																		
E. Amanti & Sons Plumbing										W	W					W	W				W	W
Rough Plumbing	SK			01/20/20						W	W					W	W				W	W
E. Amanti & Sons HVAC										W	w					W	w				W	W
HVAC Duct & Pipe Install + Gas Main	SK			02/03/20						W	W					W	w				w	W
Hot Water Heater Delivery	SK									W	W					w	w				w	W
JL Marshall										W	W					w	W				w	W
Boiler Room housekeeping pads	SK									W	W					W	w				W	W
Manganaro										w	W					w	w				w	W
Exterior Sheathing East Elevation	BA			TBD	TBD					W	W					w	w				w	W
Drywall Tops	BA			02/10/20	03/06/20	Х	Х	Х	X	W	W					W	W				W	W
nstallation Class oom, Drywall + tape	BA																					
nterior Framing	BA			01/27/20	03/06/20	Х	Х	Х	X	W	W					W	W				W	W
Stellar Steel										W	W					W	W				W	W
Punchlist Work - Bathroom Lintels	SB			TBD	TBD					W	W					w	W				w	W
Building EXTERIOR																						
Annese Electric																						
nstall Verizon conduit and electric ductbank In Rodway	SB			04/20/20	04/24/20																	
nstallation rec, speakers & East Light in masonry walls	SK			TBD	TBD																	
E. Amanti & Sons										W	W					w	W				w	W
nstallation of Hose Bibs	SK			TBD	TBD					W	W					w	W				W	W
nstallation of Louver										W	W					W	W				W	W
Manganaro										W	W					W	W				W	W
nstall Soffit Insulation & Z girts	BA									W	W					w	W				W	W
nstall Wood Blocking South & west elevations	BA									W	W					W	W				W	W
JL Marshall										W	W					w	W				W	w
Site Cleanup	SB																					
The Waterproofing Co																						
nstall AVB ( West + south side)	ВР			03/02/20	03/13/20	Х	Х	х	Х	W	W	Х	Х	Х	Х	W	W				W	W
Marmelo																						
nstall Masonry at North Elevation	BP			03/02/20	03/27/20	Х	Х	Х	X	W	W	Х	X X	Х	Х	W	W	Х	Х	х х	W	W
nstall Masonry at West Elevation				03/25/20	04/10/20																	



					MON 3/2		WED 3/4		FRI 3/6	SAT 3/7	SUN 3/8		TUE 3/10	WED THU FRI 3/11 3/12 3/13	SAT 3/14	SUN 3/15	MON 3/16	TUE 3/17		THU F		Γ SUN 1 3/22
Milestone/Activity Description	Responsibility	<u>First Delivery</u>	<u>Initial Inspection</u> <u>Start Date</u>	End Date	3, 2	0,0	37.	5,5		J 1	3, 0	3,7	37 20	3, 12 3, 12	3/ 11	37 23	37 20	37 21	3, 28	37	3,2	9,22
Install Masorny at South Elevation			04/06/20	05/20/20						W	W				W	W					W	W
United Civil										w	W				W	W					W	W
E&B for Verizon line	JDB		04/20/20	04/24/20						W	W				w	W					W	W
Site Prep for Stairs & Ramp at west elevation	TP		TBD	TBD						W	W				w	w					W	W
SWC M/H & Piping	SB		TBD	TBD																		
Helical																						
Install ground improvements + ramp * received 2/6 waiting Pricing ASU 004	ВР		TBD	TBD						W	W				w	w					W	W
ROOF																						
Marmelo										W	W				W	W					W	W
Install CMU at Low Roof	BP		03/09/20	03/11/20						W	W	Х	Х	Х	W	W					W	W
Stanley Roofing																						
Stair 1 Roof	TP		03/12/20	03/16/20						W	W			X	W	W	X				W	W
Scuppers / Metal	TP		TBD	TBD						W	W				W	W					W	W
Roof Blocking	TP		TBD	TBD						W	W				w	W					W	W
Manganaro										W	W				W	W					W	W
Lower Roof at Stair 1	BA		02/18/20	02/27/20						W	W				w	w					W	W
Stellar Steel										W	W				W	W					W	w
Chiller Steel	BA									W	W				w	w					W	W
E. Amanti & Sons										W	W				W	w					W	W
Set RTUs and Efs	SK									W	W				W	W					W	W
Set Chiller										W	W				w	W					W	W
Roof Drains (Stair 1 - Need RL Core) * temp Drains?	SK		3/11/2020	3/11/2020																		
The Waterproofing Co																						
Stair 1 Roof AVB	BA		Complete	Complete						W	W				W	W					W	W
Upcoming Tasks																						
MMES										W	W				W	W					W	W
Shut down heat for abatement	SB		04/17/20	04/17/20																		
American Environmental			TBD	TBD						W	W				W	W					W	W
Abate A-Wing / B-Wing Crawl Space	SB		04/20/20	04/24/20						W	W				W	W					W	W
Demo Trees * Tree guy wants to work 2 Saturdays. Supervision \$ ??	SB		04/20/20	04/24/20						W	W				W	W					W	W
Anneese Electric										W	W				W	w					W	W



				MON 3/2.	TUE	WED	THU	FRI 3/6	SAT	SUN 3/8	MON 3/9	TUE 3/10	WED THU FRI	SAT 3/14	SUN 3/15	MON TUE WED THE 3/16 3/17 3/18 3/1	U FRI 9 3/20	SAT SUN 3/21 3/22
Milestone/Activity Description	Responsibility First Delivery	<u>Initial Inspection</u> <u>Start Date</u>	End Date	3/ 2	3/3	3/ 1	3/3	3,0	3/1	3/0	3/ /	3/ 10	3/11 3/12 3/13	3/11	3/13	3/10 3/11 3/10 3/1	3/20	3/21 3/22
Verizon Conduit to Manhole in the Street (T&M - PCO #8019)	SK	04/20/20	04/24/20						w	w				W	W			w
Meet with MMES, support for temp office	SK	04/20/20	04/22/20						W	W				W	W			w
Install Temp Raceways * existing Building?	SB	TbD	TBD															
WTR		TBD	TBD						w	w				W	W			w
Finalize temp ofice space	SB	04/22/20	04/24/20															
Helical																		
Install ground improvements west elevation ASI 004	JDB	TBD	TBD						W	w				W	W			w
Permanent Power	SK	02/10/20	04/06/20	X	X	X	X	X	w	w	Х	Х	X X X	w	W	X X X X	X	w
Install New Gas Service									w	w				w	W			ww
National Grid Gas Line	SK	TBD	TBD						w	w				W	W			w w
Permits / Sign-offs / C of Os/ Inspections																		
Foundation Permit		Complete	Complete						w	w				W	W			w
Building Permit		Complete	Complete						W	W				W	W			W
Second Floor Rough Electrical Sign-Off		Complete	Complete						w	w				w	w			w
Rough plumbing 1st and 2nd		Complete	Complete															
Rough Electricial Inspection 1st Floor		03/06/20	03/06/20															
Holiday's - NO WORK 2/17 UNION HOLIDAY									w	w				W	W			W
No School - WORK but NO KIDS, 4/20-4/24									W	W				W	W			W
1/2 Day - WORK but HALF DAY FOR KIDS, 3/4, 3/25, 4/8									W	w				W	W			w
Quality Control																		
Preinstallation Meetings									W	W				W	W			W
Vapor Barrier	JTC								W	w				W	w			W
Welds	JTC	Complete	Complete						w	w				w	W			W
First floor inwall inspection	JTC								W	W				W	W			W
Final inspection welds after SOD & SOR All SS	JTC	12/13/19	12/26/19						W	W				W	W			W
First Delivery Inspections	SB								w	w				W	W			W
2nd floor above hard ceiling inspection																		
Initial and Follow-Up Inspections (Review of Workmanship and Procedures)									w	w				W	w			W
Concrete	JTC / WTR								w	w				W	W			W
Rebar	JTC / WTR								w	W				W	W			W
Mock-Up Schedule																		
Framing and Sheathing	JDB	Complete	Complete						w	w				W	w			W
AVB Installation	JDB	Complete	Complete						w	W				W	W			W
Brick	JDB	Complete	Complete						W	W				W	W			W
Window Installation	JDB	Complete	Complete						W	W				W	W			W
Z-Girt Framing and Insulation	JDB	03/03/20	03/04/20		X	Х			W	W				W	W			W
Soffit Framing	JDB	TBD	TBD		<u>L</u>	<u>L</u>			W	W				W	w			W



						MON	TUE	WED	THU	FRI	SAT	SUN	MON	TUE	WED	THU	FRI	SAT	SUN	MON	TUE	WED	THU	FRI	SAT	SUN
								3/4				3/8					3/13	3/14	3/15	3/16	3/17	3/18	3/19	3/20	3/21	3/22
Milestone/Activity Description	Responsibility	<u>First Delivery</u>	Initial Inspection	Start Date	End Date																<u> </u>					₩
Caulking Mock-Up * pick Color*	JDB			03/02/20	03/02/20	X					w	w						W	W						W	w
theet Metal ( not approved 2/3) and Soffit	JDB			TBD	TBD						W	W						W	W						W	w
Subcontractor Meetings - Every Thursday AM @ 8:00AM											W	W						W	W						W	W
Safety																										
Orientations - On Going as Needed with New Hires	SB										w	w						W	W						W	w
CORI Check- On Going as Needed with New Hires	SB										W	w						W	W						W	w
ConstructSecure Safety Inspections (min 1 per Week)											W	w						W	W						W	w
Upcoming Milestones																										
Start Exterior Masonry	ВР			03/02/20	05/08/20	X	X	Х	Χ	X	W	W	X		Х	Χ	X	W	w	X	X	X	X	X		W
Start Curtain Wall / Storefront	ВР			03/21/20	05/01/20						W	w						W	W						W	W
and floor rough complete ready for DW				03/16/20							W	w						w	W						W	W
st floor rough complete ready for DW				03/25/20							W	w						W	W						W	W
tart Elevator Installation	SK			04/13/20	TBD						W	w						w	w						w	w

Updated: 3/6/2020

