



W.T. RICH COMPANY, INC.

**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

September 2020

**Manchester Memorial Elementary School
Monthly Construction Report Summary – September 2020**

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**Manchester Memorial Elementary School
Monthly Construction Report Summary – September 2020**

SECTION 1 - PROJECT SCHEDULE UPDATE

Summary:

Our attached schedule update has a **data date of 9/30/2020**, 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:

- TCO has been received from Building department for phase 1 Area A.

Phase 1 & 2 – Upcoming Critical Path Milestones (per Updated P6 Schedule):

MILESTONE ACTIVITY	PREV PROJECTED P6 COMPLETION	ACTUAL COMPLETION DATE
Phase 2 Ground Improvements	7/31/20	7/31/20
Phase 2 Foundation Complete	9/25/20	9/25/20
Phase 2 Steel Complete	11/5/20	
Phase 2 Start Exterior Framing	11/10/20	

September Summary of Phase 1 Progress:

- Phase 1 Punchlist limited at this point, only items that are waiting on materials.
- Phase 1 RTU Commissioning Scheduled to complete in October. Only remaining commissioning is security to be completed after PR #009 scope completion.
- Phase 2 Foundation are completed.
- Phase 2 Underground plumbing/electrical is 99% complete.
- Phase 2 Underslab preparation is to be completed in early October.
- Phase 2 Steel Fabrication is complete and in route.

October Look Ahead:

- Phase 1 commissioning to be completed.
- Phase 2 Stair #3 CMU Shaft to be completed.
- Phase 2 Stair #3 Stairs to be installed.
- Phase 2 Steel Erection & detailing.
- Phase 2 Sanitary, Drainage / Temporary Rain Leader Tie-ins.

NOTE: For the September schedule update, WTR has re-sequenced the SF window installation to accelerate the schedule and save on winter conditions costs.

**Manchester Memorial Elementary School
Monthly Construction Report Summary – September 2020**

SECTION 2 – PROGRESS PHOTOS



W.T. Rich Company

Printed on Wed Oct 7, 2020 at 08:31 pm EDT

Job #: 201802 Manchester Memorial Elementary School
43 Lincoln Street
Manchester by the Sea, Massachusetts 01944



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John deBettencourt

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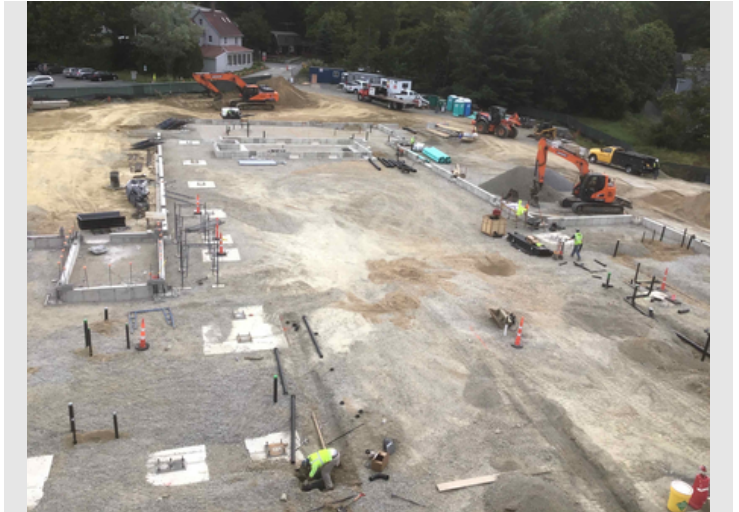
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43 Lincoln Street
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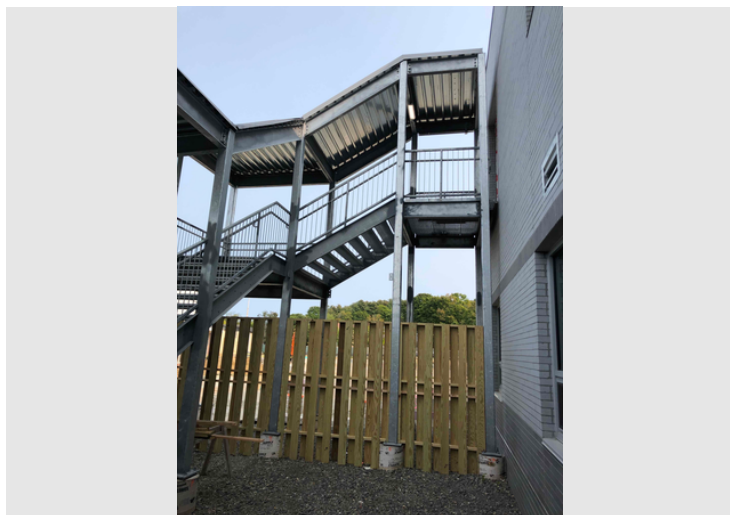
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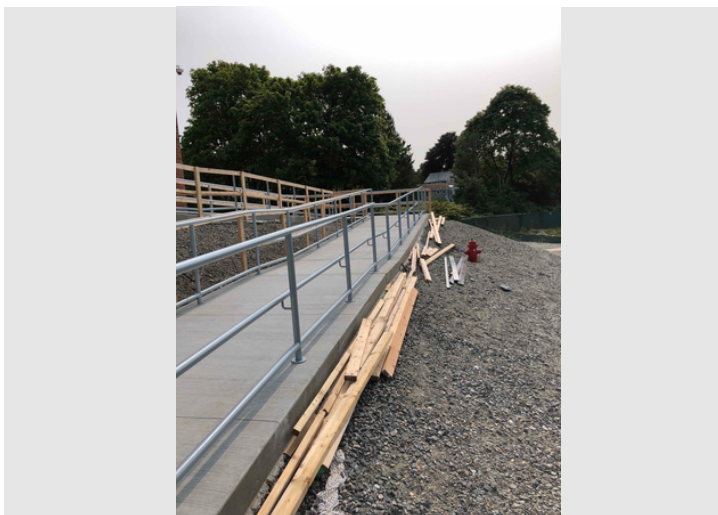
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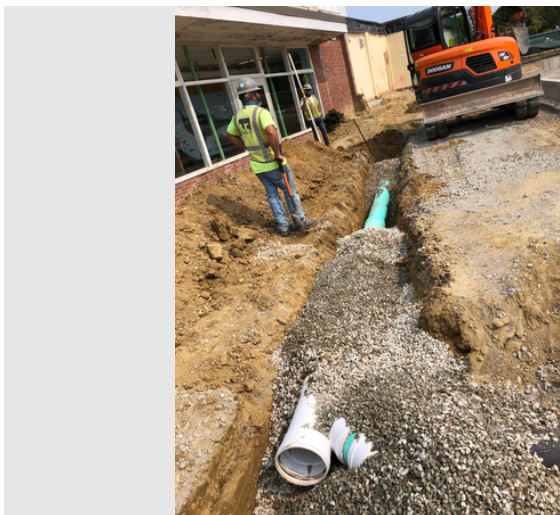
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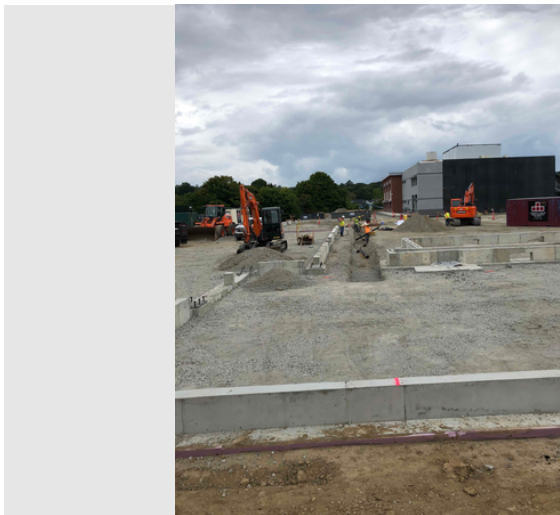
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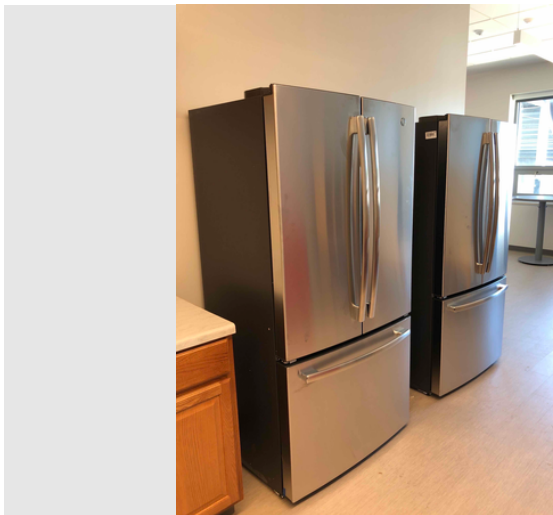
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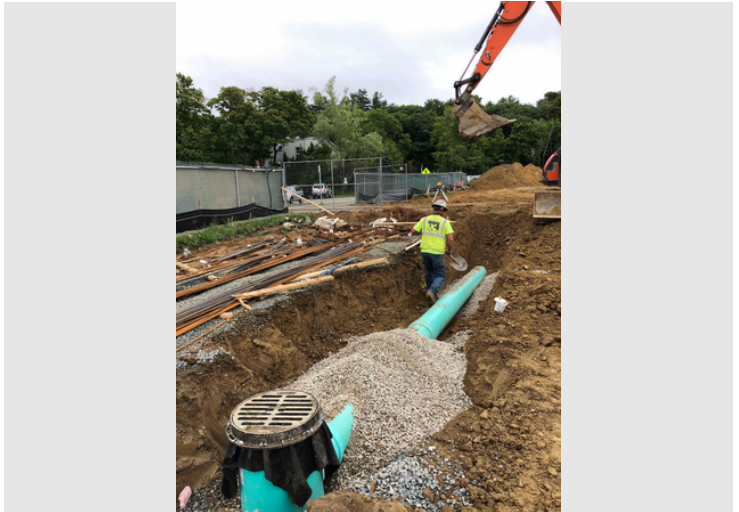
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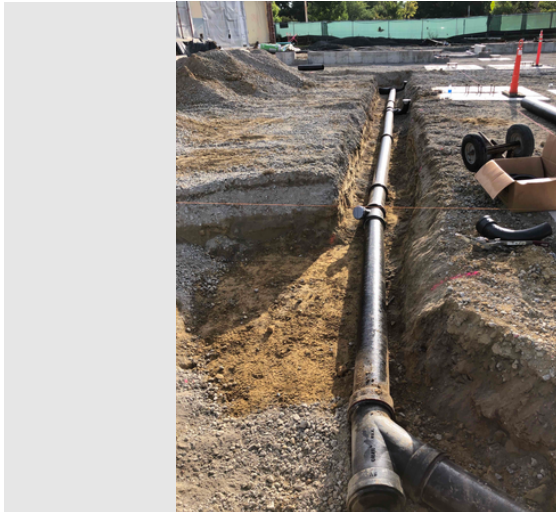
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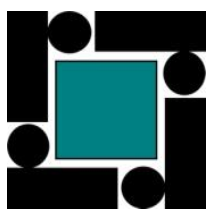
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**Manchester Memorial Elementary School
Monthly Construction Report Summary – September 2020**

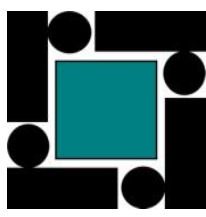
SECTION 3 – ATTACHMENTS



W.T. Rich Company - Look Ahead Schedule
Manchester Memorial Elementary School

Updated: 10/8/2020

						MON	TUE	WED	THU	FRI	SAT	SUN	MON	TUE	WED	THU	FRI	SAT	SUN	MON	TUE	WED	THU	FRI	SAT	SUN
						10/5	10/6	10/7	10/8	10/9	10/10	10/11	10/12	10/13	10/14	10/15	10/16	10/17	10/18	10/19	10/20	10/21	10/22	10/23	10/24	10/25
Milestone/Activity Description						Responsibility	First Delivery	Initial Inspection	Start Date	End Date																
UPCOMING MILESTONES / GENERAL																										
Building Interior - Punchlist																										
E. Amanti & Sons HVAC																										
Complete Arch Punch list (buffer tank PCO insulation)	TP			Complete	10/17/20																					
Manganaro																										
Supply Kiln	JDB			10/17/20	10/17/20																					
Complete Arch Punch list (AWP's)	TP			10/17/20	10/17/20																					
TCI																										
Complete Arch Punch list	TP			TBC																						
Noreaster																										
Complete Arch Punch list/Back Punch	TP			07/13/20																						
MMES Team																										
JCJ Back Punch	JDB			08/05/20	TBD	X	X	X	X	X			X	X	X	X	X			X	X	X	X	X		
Building Exterior & Punchlist																										
MMES Team																										
JCJ exterior Punch List	JDB			TBD	10/19/20																					
Complete Arch Punch list	TP			08/31/20	TBD	X	X	X	X	X			X	X	X	X	X			X	X	X	X	X		
Stanley																										
Complete Arch Punch list (Finish Eyebrows)	TP			10/08/20	10/09/20				X	X																
A&A Windows																										
Complete Arch Punch list	TP	Scheduled		10/12/20	10/12/20								X													
Northshore Steel																										
Complete Arch Punch list	TP			10/08/20	10/14/20				X	X			X	X	X											
The Waterproofing Co																										
Exterior Punch list	TP			10/13/20	10/16/20									X	X	X	X									
Caulk Sidewalk & Ramp	TP			10/13/20	10/16/20									X	X	X	X									
Roof Screen Install (WTR)																										
Install Roof Screens	BA/JDB	Completed	Scheduled	08/10/20	10/30/20	X	X	X	X	X			X	X	X	X	X			X	X	X	X	X		
Roofing Inspection	JDB/AC			Complete	Complete																					
MMES Team																										
JCJ Punchlist	JDB			07/16/20	TBD	X	X	X	X	X			X	X	X	X	X			X	X	X	X	X		
Phase 2																										
Annese Electric																										
Installation of Underground Conduct	KN			09/08/20	10/16/20	X	X	X	X	X			X	X	X	X	X									
Temporary Power & Lighting	KN			09/14/20	11/30/20	X	X	X	X	X			X	X	X	X	X			X	X	X	X	X		
Rough Electrical Stair #3				09/16/20	10/06/20	X	X																			
Underground Inspection - C Building				Complete	Complete																					
Underground Inspection - B Building				09/30/20	10/15/20	X	X	X	X	X			X	X	X	X										
E. Amanti & Sons Plumbing																										
Underground Piping	KN	Scheduled		08/10/20	10/09/20	X	X	X	X	X																
Piping for Roof Dains/CCD 002	KN			Complete	Complete																					
Installation of Grease Tank	KN			10/06/20	10/06/20		X																			
Installation of Kitchen Underground	KN			09/15/20	10/16/20	X	X	X	X	X			X	X	X	X	X									
Temporary Heat Projected	KN			12/15/20																						
Installation Roof Rain Leaders	KN			11/02/20	11/30/20																					
United Civil																										
Back Fill Foundations	JDB	Scheduled	Scheduled	Complete	Complete																					
Prep slab on Grade - C Building	JDB			10/19/20	10/30/20															X	X	X	X	X		
Prep slab on Grade - B Building	JDB			10/26/20	11/10/20																					
Installation of Site Drainage	JDB			09/15/20	10/05/20	X																				
Installation Grease Tank	JDB			10/05/20	10/09/20	X	X	X	X	X																
Final Grade Slab on Grade	JDB			11/02/20	11/06/20																					
North Shore Steel																										
Installation Stair #3	JDB			10/08/20	10/13/20				X	X			X	X												



W.T. Rich Company - Look Ahead Schedule
Manchester Memorial Elementary School

Updated: 10/8/2020

						MON	TUE	WED	THU	FRI	SAT	SUN	MON	TUE	WED	THU	FRI	SAT	SUN	MON	TUE	WED	THU	FRI	SAT	SUN
						10/5	10/6	10/7	10/8	10/9	10/10	10/11	10/12	10/13	10/14	10/15	10/16	10/17	10/18	10/19	10/20	10/21	10/22	10/23	10/24	10/25
Milestone/Activity Description						Responsibility	First Delivery	Initial Inspection	Start Date	End Date																
Marmemo Brothers Inc.																										
CMU at Stair 3	JDB			09/14/20	10/07/20	X	X	X																		
Stellar Steel																										
Erect Steel	TP/JDB/BA	Scheduled	Scheduled	10/13/20	10/21/20									X	X	X	X			X	X	X				
Detailing Steel	TP/JDB/BA	Scheduled	Scheduled	10/19/20	11/06/20															X	X	X	X	X		
Survey Anchor Bolts	TP/AC/BP			Complete	Complete																					
The Waterproofing Co																										
Installation VB Projected	JDB			11/30/20	TBD																					
JLM																										
Slab on Grade	JDB			11/09/20	11/17/20																					
Slab on Deck	JDB			11/05/20	11/09/20																					
Slab on Roof	JDB			11/05/20	11/17/20																					
Installation W1 Piers & Complete Anchor Bolts / Hold Submittal	JDB			09/22/20	09/25/20																					
A&A Windows																										
Installation SF North Elevation C Building	JDB																									
Installation SF North Elevation B Building	JDB																									
Installation SF South & West Elevation C Building	JDB																									
Installation SF South Elevation B Building	JDB																									
Manganaro																										
Exterior Framing & Dense Glass Starting C Building	JDB			11/23/20	TBD																					
Roof Edge Framing Starting C Building	JDB			11/26/20	TBD																					
Window Blocking Starting C Building	JDB			11/16/20	TBD																					
Stanley Roofing																										
Install Roof C Building Projected	JDB			11/09/20	11/30/20																					
Install Roof B Building Projected	JDB			11/16/20	11/30/20																					
WTR																										
Survey For Control	JDB			11/23/20																						
Quality Control																										
Preinstallation Meetings Steel Phase-II	JTC/WTR	Scheduled	Completed	08/26/20																						
First Delivery Inspections	WTR			07/15/20	06/30/21	X	X	X	X	X			X	X	X	X	X			X	X	X	X	X		
Bottom of footing inspection	JTC / WTR	Scheduled		Complete	Complete																					
FF - FL Test SOG				11/18/20																						
Concrete Depressed Slab	JTC / WTR	Scheduled		07/13/20	12/15/20	X	X	X	X	X			X	X	X	X	X			X	X	X	X	X		
Rebar	JTC / WTR	Scheduled		07/13/20	12/10/20	X	X	X	X	X			X	X	X	X	X			X	X	X	X	X		
Mock-Ups																										
Sub-Contractor Meeting																										
Subcontractor Meetings - Every Thursday AM @ 8:00AM																										
Inspections & Commissioning (Phase 1)																										
Boilers	KN		Completed	09/28/20	09/28/20																					
Exhaust Fans	KN		Completed	09/28/20	09/28/20																					
Hot water System	KN		Completed	07/27/20	09/28/20																					
Building Flush out	KN			08/21/20	10/15/20	X	X	X	X	X			X	X	X	X										
Security (PCO Relocste S 2)	KN			Need approval																						
Owner Training	KN/AC			07/28/20																						
RTU's	KN			09/28/20																						
Steel Inspection Welding Bolts																										
Safety																										
Orientations - On Going as Needed with New Hires	TP																									
COVID-19 pre entray & Spray																										
CORI Check- On Going as Needed with New Hires	TP																									
ConstructSecure Safety Inspections (min 1 per Week)																										
School																										
Teachers working in classroom				08/31/20	TBD	X	X	X	X	X			X	X	X	X	X			X	X	X	X	X		
No School				10/12/20																						
No School				11/11/20																						
No School				11/27/20																						
No School				12/24/20	01/01/21																					
Students in Class				TBD	TBD																					
Blackout period of Building				7:30:00 AM	8:30:00 AM																					
Blackout period of Building				2:30:00 PM	3:30:00 PM																					
E.A.S - Access A Building tie in gas piping to B building				11/11/2020																						
Topping off Beam Signing																										
Topping off Cerimonies																										

September Update Schedule							Manchester Memorial Elementary School																						
Activity ID	Activity Name	Act% Comp	Orig Dur	Rem Dur	Start	Finish	2018			2019				2020				2021				2022				2023			
							Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Manchester Memorial Elementary School																													
PCOs																													
Design and Preconstruction																													
Permits																													
Submittal Packages																													
MEP Coordination																													
Construction																													
Phase 1 - New Classroom Wing Area A																													
Mobilization																													
Site Utilities																													
Demolition - Southwest Wing																													
Superstructure																													
Slabs																													
Stairs																													
Envelope																													
Roofing & Roof Mounted Items																													
1EX 120	Install Roofing System	100%	15	0	15/Dec/19 A	30/Dec/19 A	Install Roofing System																						
1EX 190	Roof Blocking/Roof Drains/Mechanical Curbs/Roof Hatch	100%	5	0	31/Dec/19 A	31/Jan/20 A	Roof Blocking/Roof Drains/Mechanical Curbs/Roof Hatch																						
1EX 170	Install HVAC Roof Top Units	100%	10	0	24/Mar/20 A	21/May/20 A	Install HVAC Roof Top Units																						
1EX 200	Install Edge Metal & Sheet Metal Flashing, Roof Screens	0%	20	23	16/Jun/20 A	30/Oct/20	Install Edge Metal & Sheet Metal Flashing, Roof Screens																						
Rough In																													
Finishes																													
Elevator																													
Mechanical Room																													
Electrical Rooms																													
West Wing Site Finishes																													
WTR Work List, Cleaning, Punchlists																													
Phase 1 - Testing, Inspections, TCO, Substantial Completion																													
Phase 1 - FFE / Ready for Start of School																													
FFE 100	Ready for FFE	100%	0	0		31/Jul/20 A	Ready for FFE																						
FFE 110	FFE by others	100%	10	0	03/Aug/20 A	14/Aug/20 A	FFE by others																						
SC11130	Hot Water System Balancing	88.89%	36	4	31/Aug/20 A	05/Oct/20	Hot Water System Balancing																						
FFE 120	READY FOR START OF SCHOOL 2020	100%	0	0		31/Aug/20 A	READY FOR START OF SCHOOL 2020																						
Phase 2 - Remainder of New Building Areas B&C																													
Demolition - Central & Southeast Wings																													
2DEM 230	Mobilize Phase 2 - End of School 2020/Central & SE Wings Vacated	100%	0	0	01/Jun/20 A		Mobilize Phase 2 - End of School 2020/Central & SE Wings Vacated																						
2DEM 240	Cut, Cap, Make-Safe/Selective Demolition	100%	1	0	01/Jun/20 A	01/Jun/20 A	Cut, Cap, Make-Safe/Selective Demolition																						
2DEM 250	Set Up Containment	100%	2	0	01/Jun/20 A	02/Jun/20 A	Set Up Containment																						
2DEM 210	Conduct Abatement/Air Clearance/Break down Containment	100%	5	0	03/Jun/20 A	09/Jun/20 A	Conduct Abatement/Air Clearance/Break down Containment																						
2DEM 220	Demolish and Remove Building & Foundation - Backfill. Rough Grade	100%	15	0	10/Jun/20 A	10/Jul/20 A	Demolish and Remove Building & Foundation - Backfill. Rough Grade																						
2DEM 260	Install temporary Structural Supports	100%	2	0	29/Jun/20 A	01/Jul/20 A	Install temporary Structural Supports																						
Phase 2 Submittals																													
042613 - Phase 2 CMU (Stair & Elevator Shaft)																													
SM04 1090	Prepare and Submit Package CMU	100%	20	0	03/Sep/19 A	30/Sep/19 A	Prepare and Submit Package CMU																						
Summary			Milestone			Manchester Memorial Elementary School						W.T. RICH COMPANY, INC.																	
Remaining Work			Critical Milestone			Page 1 of 15																							
Critical Remaining Work																													

September Update Schedule

Activity ID

Activity Name

Act% Comp

Orig Dur

Rem Dur

Start

Finish

2018

2019

2020

2021

2022

2023

SM04 1100

Review and Approve Package CMU

100%

20

0

30/Sep/19 A

31/Jan/20 A

SM04 1110

Fabricate and Deliver CMU and Reinforcement

100%

30

0

31/Jan/20 A

21/Sep/20 A

051200 - Phase 2 (Area B&C) Anchor Bolts

298

0

28/Oct/19 A

10/Aug/20 A

SM 5 1420

Prepare and Submit Package Anchor Bolts

100%

9

0

28/Oct/19 A

31/Mar/20 A

SM 5 1430

Review and Approve Package Anchor Bolts

100%

15

0

31/Mar/20 A

20/Apr/20 A

SM 5 1440

Fabricate and Deliver Structural Anchor Bolts

100%

78

0

21/Apr/20 A

10/Aug/20 A

033000 Phase 2 - Cast-In-Place Concrete

45

0

01/Jan/20 A

30/Jul/20 A

SM 3 1030

Prepare and Submit Concrete Package

100%

15

0

01/Jan/20 A

09/Jan/20 A

SM 3 1040

Review and Approve Concrete Package

100%

15

0

10/Jan/20 A

31/Jan/20 A

SM 3 1050

Fabricate & Deliver Concrete Phase 2

100%

15

0

31/Jan/20 A

30/Jul/20 A

051200 - Phase 2 (Area B&C) Structural Steel Framing

98

9

10/Jun/19 A

12/Oct/20

SM 5 1450

Prepare and Submit Package Structural Steel

100%

30

0

10/Jun/19 A

01/Aug/19 A

SM 5 1460

Review and Approve Package Structural Steel

100%

24

0

01/Aug/19 A

30/Sep/19 A

SM 5 1470

Fabricate and Deliver Structural Steel Framing

74.29%

35

9

09/Sep/19 A

12/Oct/20

053100 - Phase 2 (Area B&C) Steel Decking

110

9

13/Jun/19 A

12/Oct/20

SM 5 1480

Prepare and Submit Package Steel Decking

100%

20

0

13/Jun/19 A

09/Aug/19 A

SM 5 1490

Review and Approve Package Steel Decking

100%

20

0

12/Aug/19 A

09/Sep/19 A

SM 5 1500

Fabricate and Deliver Steel Decking

81.63%

49

9

10/Sep/19 A

12/Oct/20

055000 - Phase 2 (Area B&C) Metal Fabrications

265

25

22/Oct/19 A

03/Nov/20

SM 5 1510

Prepare and Submit Package Metal Fabs

100%

20

0

22/Oct/19 A

28/Jul/20 A

SM 5 1520

Review and Approve Package Metal Fabs

100%

20

0

29/Jul/20 A

30/Sep/20 A

SM 5 1530

Fabricate and Deliver Metal Fabrications

0%

25

25

30/Sep/20 A

03/Nov/20

055113 - Phase 2 Metal Pan Stairs

244

6

14/Oct/19 A

07/Oct/20

SM 5 1370

Prepare and Submit Package Metal Stairs & Railings

100%

20

0

14/Oct/19 A

14/Jul/20 A

SM 5 1400

Field Meassure Floor Heights

100%

3

0

30/Jun/20 A

02/Jul/20 A

SM 5 1410

Fabricate Field Measured Items and Deliver Metal Stairs & Railings

40%

10

6

06/Jul/20 A

07/Oct/20

SM 5 1380

Review and Approve Package Metal Stairs & Railings

100%

25

0

31/Jul/20 A

04/Sep/20 A

SM 5 1390

Fabricate Stock Sized Items and Deliver

66.67%

15

5

08/Sep/20 A

06/Oct/20

061533 - Wood Patio Decking

147

105

31/Jul/20 A

01/Mar/21

SM 6 1220

Prepare and Submit Package Wood Patio Decking

48.84%

43

22

31/Jul/20 A

29/Oct/20

SM 6 1230

Review and Approve Package Wood Patio Decking

0%

40

40

30/Oct/20

29/Dec/20

SM 6 1240

Fabricate and Deliver Wood Patio Decking

0%

43

43

30/Dec/20

01/Mar/21

061850 - Glue Laminated Timber Beams Phase 2

199

199

30/Sep/20

13/Jul/21

SM 6 1030

Prepare and Submit Package Glue Laminated Timber Beams

0%

149

149

30/Sep/20

30/Apr/21

SM 6 1100

Review and Approve Package Glue Laminated Timber Beams

0%

20

20

03/May/21

28/May/21

SM 6 1120

Fabricate and Deliver Glue Laminated Timber Beams

0%

30

30

01/Jun/21

13/Jul/21

064023 - Phase 2 Interior Woodwork

348

100

09/Oct/19 A

22/Feb/21

SM 6 1280

Prepare and Submit Package Arch Woodwork

100%

15

0

09/Oct/19 A

20/Aug/20 A

SM 6 1290

Review and Approve Package Arch Woodwork

100%

15

0

21/Aug/20 A

10/Sep/20 A

SM 6 1340

Release Materials for Delivery to Shop

75%

20

5

11/Sep/20 A

06/Oct/20

SM 6 1310

Field Measure 1st FloorArch Woodwork

0%

3

3

07/Oct/20

09/Oct/20

SM 6 1330

Fabricate and DeliverArch Woodwork 1st Floor

0%

20

20

12/Oct/20

06/Nov/20

SM 6 1300

Field Measure 2nd FloorArch Woodwork

0%

3

3

21/Jan/21

25/Jan/21

SM 6 1320

Fabricate and DeliverArch Woodwork 2nd Floor

0%

20

20

26/Jan/21

22/Feb/21

Summary

Remaining Work

Critical Remaining Work

Milestone

Critical Milestone

Manchester Memorial Elementary School

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W.T. RICH COMPANY, INC.

[illegible]

[illegible]

[illegible]

