

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

August 2019

TABLE OF CONTENTS

Section 1 – Project Schedule Update

- Project Schedule Update Summary
- Important Upcoming Milestones

Section 2 – Progress Photos

Section 3 – Attachments / Logs

- Project Schedule August Update
- 4 Week Look Ahead

Manchester Memorial Elementary School Monthly Construction Report – August 2019

SECTION 1 - PROJECT SCHEDULE UPDATE

Summary:

Our attached schedule update has a **data date of 8/31/19**, 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:

- Foundation / Structure Permit Received
- Building Permit Expected to be submitted as soon as 100% CD's are issued (and stamped). Design team needs to provide wet stamped copies week of 9/9/19 for permitting.

Phase 1 – Upcoming Critical Path Milestones:

MILESTONE ACTIVITY	TARGET COMPLETION	ACTUAL COMPLETION DATE
Demolition & Abatement (Turnover to Site Contractor)	7/15/19	7/15/19
Grading complete for Ground Improvements (Turnover to GI Contractor)	8/5/19	8/5/19
Ground Improvements (Turnover for Excavation / Foundation Work)	8/26/19	8/26/19
Foundation System (Turnover for steel start)	10/28/19	
Structural Steel Erection, Decking & Detailing Complete	12/17/19	
Slab-on Deck Pours Complete	12/26/19	
Slab-on Grade Pours Complete	1/27/20	

September Look Ahead:

- Underground Utilities from Summer Street
 - Setting Utility Structures on site
 - o Installation of Telcom & Electrical Ductbanks through Job site
 - Installation of Domestic and FP Waterlines to 10 feet from building.
- Excavate and backfill for Foundations
- Concrete Subcontractor forming footings, Foundation Walls, and Iso Piers
- Installation of Anchor Bolts, Embeds, and MEP Sleeves
- Select Drainage work in coordination with Utilities

Manchester Memorial Elementary School Monthly Construction Report – August 2019

SECTION 1 - EXECUTIVE SUMMARY

Contract Status:

The draft of iGMP #2 has been submitted to the owner for review, amending the contract to include ERP #2 and associated general conditions costs. Below is a summary overview included:

SUMMARY OV	/ERVIEW – June	e 20, 2019
------------	----------------	------------

INITIAL CONTRACT AND PREVIOUS AMENDMENTS			
Original Contract for Preconstruction	\$	146,000.00	
- Amendment #1 - EBP #1 - Site Enabling, Demolition, and Abatement	\$	2,200,655.00	
Total Initial Contract and Previous Amendments	\$	2,346,655.00	
GMP AMENDMENT ADDED COSTS			
02 28 20 - Asbestos Remediation (Foundation Wall Mastic)	\$	70,000.00	
03 30 00 - Cast-In-Place Concrete	\$	2,158,000.00	
05 12 00 - Structural Steel	\$	3,066,000.00	
31 00 00 - Site Work Package	\$	3,525,632.00	
31 20 13 - Ground Improvements	\$	502,000.00	
TOTAL DIRECT COST	\$	9,321,632.00	
ESCALATION TO MID-POINT OF CONSTRUCTION	In	cluded Above	
DESIGN & ESTIMATING CONTINGENCY	In	Included Above	
PRECONSTRUCTION	Original (Contract Value Above	
GENERAL CONDITIONS	\$	612,191.00	
GENERAL REQUIREMENTS	\$	217,775.00	
BOND	\$	84,646.00	
INSURANCE	\$	117,309.00	
PERMIT	\$	35,000.00	
CM FEE	\$	260,450.00	
CM CONTINGENCY	\$	172,834.00	
PHASING PREMIUM	In	cluded Above	
TOTAL GMP AMENDMENT #2 COSTS (EARLY BID PACKAGE #2)	\$	10,821,837.00	
TOTAL GMP - iGMP #2	\$ 13,168,492.00		

Procurement Update:

W.T. Rich has fully executed contracts a part of iGMP #1 and iGMP #2 subcontractors to start their submittal and procurement activities. iGMP #3 subcontractors/suppliers have been given notices of award (with the exception of brick supply). The trades awarded are outlined below:

GMP Amendment #1

- American Environmental, Inc. (Site Prep, Abatement, & Demolition)
- Manchester Electric LLC (Phase 1 Electrical Make Safe, Temporary Power, and FA Revisions)
- Milne Plumbing (Phase 1 Plumbing / HVAC Make Safe)

GMP Amendment #2

- Helical Drilling (Ground Improvements)
- United Civil (Sitework)
- JL Marshall (Concrete)
- Norgate Metal (Structural Steel)

GMP Amendment #3

- A&A Window Products (Curtain Wall & Store Front)
- KONE (Elevators)
- HTS Valent (RTU's and HV's)
- LeVangie Siemens (Main Switchboard)
- Mack Brick (CMU)

Current SD MSBA Budget Estimate is **\$41,142,104.** The 90% CD Reconciled Estimate is **\$41,136,657**. The delta shows the current 90% CD Budget Estimate at \$5,447 under budget, including all the currently approved early package work in iGMP #1 & #2.

MBE/WBE Update

Referencing the MBE/WBE Analysis based off the 90% CD Reconciled Budget Estimate, our MBE/WBE goals can be summarized below. We are projecting minimum, maximum, and likely MBE/WBE percentages of the overall contract value (as of iGMP #2). The updated actual % contribution of the overall contract budget is 4.95% (not including the EBP #3 – iGMP #3 values) which will slightly improve the overall %. The required value of contracts to award to meet the MBE/WBE Goals was \$2,241,212 after execution of iGMP #2 contracts. Currently, the likely projection is greater than the projection at DD, but has to be close to the minimum possible as bid award predictions cannot be certain. It is difficult for non-trade to ensure MBE/WBE subcontractors come in on budget, and we have even less control with the trade bidders. We will continue to pursue all potential opportunities that we can to maximize our chances of meeting the MBE/WBE goals.

-		-		
	Min	Max	Likely	ACTUAL
Value \$	\$3,206,434	\$14,876,465	\$4,028,081	\$2,037,000
%	7.79%	30.50%	9.1%	4.95%
10.4 % GOAL	\$4,278,212	\$4,278,212	\$4,278,212	\$4,278,198
Delta \$	(\$1,071,779)	\$8,267,906	(\$535 <i>,</i> 826)	(\$2,241,212)
	Required Contracts to	o Award to Meet Goal		\$2,241,198

MBE/WBE Analysis Summary (inclusive of information through iGMP #2)

Manpower Summary

The total workforce count on site is (manpower log through 8/31/19 provide in attachments):

- 372 Worker days
- 2,978 Worker Hours

Design Status

The design team is working on the following upcoming deliverables:

- 100% CD Documents are to be issued for bidding by 9/6/19

Submittals & RFI's

WTR continues to work with the design team to expedite responses. Our weekly hot lists prioritize RFI's and submittals to avoid delays to procurement and fabrication that could ultimately cause schedule impact. There are four RFI's open about 30 days, but each are partially responded to.

Many of the critical RFI's are related to Structural Steel. There has been a number of RFI's responded as "GC to coordinate" with trades that are not currently bought (to be bought with 100% CD's in October). WTR has researched each item, and provide direction for dimensions to be held in the shop drawings. **The information is being memorialized by a record RFI from WTR, so that the design team can incorporate the dimensions to be held into the design. Waiting for design completion would delay the shop drawing process, delaying the steel fabrication, which would result in field installation delays.**

There's a large number of submittals to be submitted over the next 6 months. Certain submittals will need to be prioritized (starting with the structural submittals being submitted now) with responses within 2 weeks. Currently, we have a number of structural submittals submitted 2-4 weeks ago, that need to be prioritized for response, so material can be released into fabrication to meet schedule. WT Rich believes that the team's ability to work through the submittal process to release material for coordination and delivery to the job site is one of the most critical aspects of the project that will affect our tight schedule.

Below summaries Submittal and RFI Summaries are based off logs included in the attachments and are dated September 5, 2019, so are inclusive of information up to that date.

- Submittal Summary:
 - Total Submittals to Date (42)
 - Open Submittals (21)
 - Open Past 30 Days (0)
 - Open Past 60 Days (0)
 - Open past 90 Days (0)
- RFI Summary:
 - Total RFI's Issued to Date (33)
 - Open RFI's (3)
 - Open Past 30 Days (1)
 - Open Past 60 Days (0)
 - Open past 90 Days (0)

Manchester Memorial Elementary School Monthly Construction Report – August 2019

SECTION 2 - PROGRESS PHOTOS



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



Description



Description

Taken Date 2019/08/29 13:32:58

Upload Date 2019/08/30 07:37:58 Uploaded By Rick Lawrence File Name

DSC01686.JPG



Upload Date 2019/08/30 07:37:58 Uploaded By Rick Lawrence File Name

DSC01685.JPG



Description

Taken Date 2019/08/29 08:04:49

2019/08/30 07:37:59

Upload Date

Uploaded By Rick Lawrence

File Name DSC01682.JPG



Description

Taken Date 2019/08/29 08:00:53

Upload Date 2019/08/30 07:37:58 Uploaded By Rick Lawrence

File Name DSC01679.JPG



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



Description



Description

Taken Date

Taken Date	Uploaded By
2019/08/29 08:00:34	Rick Lawrence
Upload Date	File Name

Upload Date 2019/08/29 07:54:28

2019/08/28 12:16:06

Uploaded By Rick Lawrence File Name

DSC01674.JPG



Description

Taken Date 2019/08/28 10:50:37

2019/08/29 07:54:27

Upload Date

Uploaded By Rick Lawrence

File Name DSC01669.JPG



Description

Taken Date 2019/08/28 10:08:03

Upload Date 2019/08/29 07:54:35 Uploaded By Rick Lawrence

File Name DSC01667.JPG



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



Description



Description

Taken Date	Uploaded By
2019/08/28 09:58:41	Rick Lawrence
Upload Date	File Name

Taken Date	
2019/08/28 09:55:19	
Upload Date	
2019/08/29 07:52:57	

Uploaded By Rick Lawrence File Name DSC01663.JPG



Description

Taken Date 2019/08/28 09:55:08

2019/08/29 07:53:01

Upload Date

Uploaded By Rick Lawrence

File Name DSC01662.JPG



Description

Taken Date 2019/08/28 08:41:37

Upload Date 2019/08/29 07:52:52 Uploaded By Rick Lawrence

File Name DSC01661.JPG



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



Description



Description

Taken Date	
2019/08/26 14:38:11	

Upload Date 2019/08/28 09:39:50 Uploaded By Rick Lawrence File Name

DSC01643.JPG

Taken Date 2019/08/26 10:24:59

Upload Date 2019/08/28 09:39:40 Uploaded By Rick Lawrence File Name DSC01634.JPG



Description

Taken Date 2019/08/24 15:21:59

2019/08/28 09:36:58

Upload Date

Uploaded By Rick Lawrence

File Name DSC01625.JPG



Description

Taken Date 2019/08/24 13:02:30

Upload Date 2019/08/26 08:10:23 Uploaded By Rick Lawrence

File Name DSC01618.JPG



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



Description



Description

Taken Date	Uploaded By
2019/08/24 10:41:20	Rick Lawrence
Upload Date	File Name

rence е DSC01614.JPG **Taken Date** 2019/08/23 13:12:47

Upload Date 2019/08/24 10:25:14 **Uploaded By Rick Lawrence File Name**

DSC01607.JPG



Description

Taken Date 2019/08/23 12:52:29

Upload Date

Rick Lawrence

2019/08/24 10:25:19

Uploaded By

File Name DSC01605.JPG



Description

Taken Date 2019/08/23 12:48:35

Upload Date 2019/08/24 10:25:18 **Uploaded By Rick Lawrence**

File Name DSC01604.JPG



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



Uploaded By

Rick Lawrence

DSC01598.JPG

File Name

Description

Taken Date

Upload Date

2019/08/23 08:55:55

2019/08/24 10:25:09



Description

Taken Date 2019/08/23 08:00:54

Upload Date 2019/08/24 10:25:14 Uploaded By Rick Lawrence

File Name DSC01591.JPG



Description

Upload Date

Taken Date 2019/08/23 08:00:10

2019/08/24 10:24:55

Uploaded By Rick Lawrence

File Name DSC01590.JPG



Description

Taken Date 2019/08/22 14:15:37

Upload Date 2019/08/23 07:38:44 Uploaded By Rick Lawrence

File Name DSC01589.JPG



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



Description



Description

Taken Date 2019/08/22 12:15:15

Upload Date 2019/08/23 07:38:46 Rick Lawrence File Name DSC01587.JPG

Uploaded By

Taken Date 2019/08/22 08:01:04 Upload Date

2019/08/23 07:38:34

Uploaded By Rick Lawrence

File Name DSC01582.JPG



Description

Taken Date 2019/08/22 07:17:09

Rick

Upload Date 2019/08/23 07:38:25 Uploaded By Rick Lawrence

File Name DSC01576.JPG



Description

Taken Date 2019/08/22 07:15:03

Upload Date 2019/08/23 07:38:40 Uploaded By Rick Lawrence

File Name DSC01573.JPG



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



Description



Description

Taken Date	Uploade
2019/08/21 13:18:00	Rick Law
Upload Date	File Nan
2019/08/22 08:48:03	DSC0157

Uploaded By Rick Lawrence File Name DSC01570.JPG Taken Date 2019/08/21 12:36:43

Upload Date 2019/08/22 08:47:59 Uploaded By Rick Lawrence

File Name DSC01569.JPG

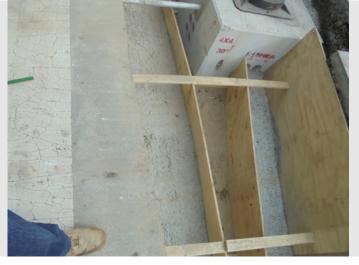


Description

Taken Date 2019/08/21 10:57:46

Upload Date 2019/08/22 08:47:34 Uploaded By Rick Lawrence

File Name DSC01564.JPG



Description

Taken Date 2019/08/21 09:44:44

Upload Date 2019/08/22 08:47:45 Uploaded By Rick Lawrence

File Name DSC01562.JPG



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



Description



Description

Taken Date	Uploaded By
2019/08/21 07:45:01	Rick Lawrence
Upload Date	File Name

Taken Date	
2019/08/21 07:44:18	
Upload Date	

2019/08/22 08:47:50

Uploaded By Rick Lawrence

File Name DSC01560.JPG



Description

Taken Date 2019/08/20 13:10:04

Upload Date 2019/08/21 09:33:43 Uploaded By Rick Lawrence

File Name DSC01552.JPG



Description

Taken Date 2019/08/20 12:29:35

Upload Date 2019/08/21 09:33:47 Uploaded By Rick Lawrence

File Name DSC01550.JPG



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



Description



Description

Taken Date	Upload
2019/08/20 07:50:28	Rick La
Upload Date	File Na
2019/08/21 09:33:38	DSC01

Uploaded By Rick Lawrence File Name DSC01544.JPG **Taken Date** 2019/08/20 07:49:38

Upload Date 2019/08/21 09:33:50 Uploaded By Rick Lawrence

File Name DSC01542.JPG



Description

Taken Date 2019/08/19 11:30:59

Upload Date 2019/08/20 07:40:38 Uploaded By Rick Lawrence

File Name DSC01537.JPG



Description

Taken Date 2019/08/16 09:32:45

Upload Date 2019/08/19 08:11:02 Uploaded By Rick Lawrence

File Name DSC01529.JPG



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



Description

Description

Taken Date 2019/08/16 09:30:50

Upload Date 2019/08/19 08:11:03 Uploaded By Rick Lawrence File Name

DSC01528.JPG



Upload Date 2019/08/19 08:11:00 Uploaded By Rick Lawrence

File Name DSC01527.JPG



Description

Upload Date

Taken Date 2019/08/16 07:37:07

2019/08/19 08:11:03

Uploaded By Rick Lawrence

File Name DSC01522.JPG



Description

Taken Date 2019/08/15 12:41:48

Upload Date 2019/08/16 08:08:32 Uploaded By Rick Lawrence

File Name DSC01521.JPG



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



Description



Description

Taken Date	Uploaded By
2019/08/15 12:07:19	Rick Lawrence
Upload Date	File Name

Taken Date
2019/08/15 11:20:21

Upload Date 2019/08/16 08:08:33 Uploaded By Rick Lawrence

File Name DSC01517.JPG



Description

Taken Date 2019/08/14 11:22:21

Upload Date 2019/08/15 08:00:01 Uploaded By Rick Lawrence

File Name DSC01500.JPG



Description

Taken Date 2019/08/13 14:23:33

Upload Date 2019/08/14 07:23:24 Uploaded By Rick Lawrence

File Name DSC01495.JPG



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



Description



Description

Taken Date	Uploaded By
2019/08/13 13:42:46	Rick Lawrence
Upload Date	File Name
2010/00/14 07:22:22	

Lawrence Name

Taken Date 2019/08/13 02:49:28

Upload Date 2019/08/13 07:18:51 **Uploaded By Rick Lawrence**

File Name DSC01479.JPG



Description

Taken Date 2019/08/13 02:49:13

2019/08/13 07:19:30

Upload Date

Uploaded By Rick Lawrence

File Name DSC01478.JPG



Description

Taken Date 2019/08/12 23:16:35

Upload Date 2019/08/13 07:18:00 **Uploaded By Rick Lawrence**

File Name DSC01465.JPG



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



Description



Description

Taken Date	Uploaded By
2019/08/12 22:15:09	Rick Lawrence
Upload Date	File Name

Taken Date
2019/08/12 21:58:42
Upload Date

2019/08/13 07:17:03

Uploaded By Rick Lawrence File Name DSC01462.JPG



Description

Taken Date 2019/08/12 20:40:57

2019/08/13 07:17:09

Upload Date

Uploaded By Rick Lawrence

File Name DSC01456.JPG



Description

Taken Date 2019/08/09 22:43:05

Upload Date 2019/08/12 07:10:46 Uploaded By Rick Lawrence

File Name DSC01452.JPG



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



Description



Description

Taken Date	Uploaded By
2019/08/09 22:42:35	Rick Lawrence
Upload Date	File Name

wrence ame DSC01451.JPG **Taken Date** 2019/08/09 01:46:41

Upload Date 2019/08/09 07:26:12 **Uploaded By Rick Lawrence**

File Name DSC01445.JPG



Description

Taken Date 2019/08/08 21:35:11

2019/08/09 07:25:07

Upload Date

Uploaded By Rick Lawrence

File Name DSC01439.JPG



Description

Taken Date 2019/08/07 03:35:59

Upload Date 2019/08/07 07:28:06 **Uploaded By Rick Lawrence**

File Name DSC01427.JPG



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



Description



Description

Taken Date	Uploaded By
2019/08/07 03:09:35	Rick Lawrence
Upload Date	File Name

Taken Date	
2019/08/06 22:18:51	
Upload Date	
2019/08/07 07:27:13	

Uploaded By Rick Lawrence File Name

DSC01418.JPG



Description

Taken Date 2019/08/06 20:36:36

Upload Date 2019/08/07 07:27:02 Uploaded By Rick Lawrence

File Name DSC01413.JPG



Description

Taken Date 2019/08/06 20:21:36

Upload Date 2019/08/07 07:26:53 Uploaded By Rick Lawrence

File Name DSC01411.JPG



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



Description



Description

Taken Date	Uploaded By
2019/08/06 02:10:08	Rick Lawrence
Upload Date	File Name

Taken Date	
2019/08/05 20:37:13	
Upload Date	
2019/08/06 08:46:30	

Uploaded By Rick Lawrence File Name DSC01401.JPG



Description

Upload Date

Taken Date 2019/08/03 00:30:53

2019/08/06 08:43:11

Uploaded By Rick Lawrence

File Name DSC01398.JPG



Description

Taken Date 2019/08/02 22:49:19

Upload Date 2019/08/06 08:43:20 Uploaded By Rick Lawrence

File Name DSC01395.JPG



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



Description



Description

Taken Date	Uploaded By
2019/08/02 21:19:48	Rick Lawrence
Upload Date	File Name

Taken Date	
2019/08/02 19:57:18	
Upload Date	

2019/08/06 08:43:45

Uploaded By Rick Lawrence File Name DSC01384.JPG



Description

Upload Date

Taken Date 2019/08/02 03:51:25

2019/08/02 07:37:27

Uploaded By Rick Lawrence

File Name DSC01383.JPG



Description

Taken Date 2019/08/02 02:01:10

Upload Date 2019/08/02 07:37:01 Uploaded By Rick Lawrence

File Name DSC01377.JPG

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





Description

Taken Date	Uploaded By
2019/08/01 02:00:22	Rick Lawrence
Upload Date	File Name