

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

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## 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
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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



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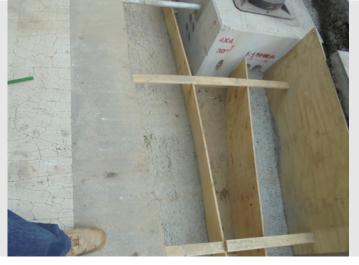


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