



MONTHLY PROJECT REPORT

DEDHAM PUBLIC SAFETY BUILDING PROJECT

DECEMBER 2020

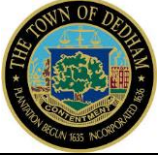
VERTEX

PROJECT DASHBOARD/PROJECT HEALTH SNAPSHOT



	SAFETY	No safety issues in December. Commodore adhered to their approved project Health & Safety & COV-19 plans. Commodore's 3 rd Party Safety inspector made site visits.		
	SCHEDULE	Project is on schedule.	Contract Date:	Current Status:
		<ul style="list-style-type: none"> • Phase 1 (Abate/Demo Old Town) • Phase 2 (New Public Safety Building) • Phase 3 (Demo existing Fire station) 	<ul style="list-style-type: none"> 11/30/20 10/05/22 5/31/23 	<ul style="list-style-type: none"> Complete On Schedule Pending Phase 2
	BUDGET	The project is on budget		
		<ul style="list-style-type: none"> • Total Project Budget: • Commitments to date (BSR Col I): • Expenditures to date (BSR Col L): 	<ul style="list-style-type: none"> \$54,898,211 \$48,727,847 \$6,480,435 	<ul style="list-style-type: none"> 100% 89% 12%
	QUALITY	No quality issues		
	FFE/TECH/SECURITY	Budgets for these items were included in the proposed Total Project Budget presented to Town Meeting on 11/30/20. Coordination meetings/buy-out to begin in January		
	ISSUES	No major issues.		

Project Health Status Indicator: No Issues Risk/Concerns Issues



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PROJECT SCHEDULE UPDATE:

Narrative Update:

The project is on schedule. Phase 2, the construction of the new public safety building, started in December. Site crews started and completed site demolition. Site crews started installation of site drainage, including designed re-routing of existing drainage to clear the new building footprint. Excavation and hauling of topsoil/existing gravel began and will continue through January in conjunction with support of excavation (SOE). SOE, which is being accomplished with soil nailing, began in late December with the stabilization of the existing utility poles along Bryan St. Soil nailing will continue through January.

Commodore plans to provide a draft baseline construction schedule for review in January. **See attached High Level Construction Schedule dated 10-13-20.**

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

HIGH LEVEL SCHEDULE MILESTONE UPDATE

Category	Activity	Baseline Schedule	Current Status
Construction	Complete site demolition	December 2020	On Schedule
Construction	Begin Support of Excavation (SOE)/soil nailing	December 2020	On Schedule
Construction	Build access ramp for rear of Fire Station	December 2020	On Schedule
Construction	Finalize site fencing	January 2021	On Schedule
Construction	Complete re-route of existing 36" drain line	January 2021	On Schedule
Construction	Complete first 5' cut of the site	January 2021	On Schedule
Construction	Complete SOE and site cut	February 2021	On Schedule
Construction	Install Aggregate Piers Ground Improvements	March 2021	
Construction	Begin Foundations and sub-structure	April 2021	
Construction	Begin Structural Steel	July 2021	
Construction	Weathertight	October 2021	
Construction	Slabs on Deck Complete	November 2021	
Construction	MEP and Permanent Power	March 2022	
Construction	Finishes Complete	August 2022	
Construction	Testing and Commissioning	September 2022	
Construction	Substantial Completion of Phase 2 – Move in	October 2022	

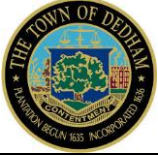
Status to Baseline Schedule:

Ahead

On-schedule

Trending Behind

Behind



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PROJECT PROGRESS THIS MONTH:

- Town executed the Guaranteed Maximum Price (GMP) for construction costs as part of Amendment #4 to the Owner-CM Agreement.
- Commodore continued de-scoping meetings and began trade buy-out with Site; Steel; and Concrete.
- Commodore received the building permit
- Commodore and site contractor fully mobilized to the site
- Site demolition was completed
- Soil pre-characterization work was completed
- Site drainage work started. Re-routing of existing 36" drain line
- Support of Excavation (soil nailing) started with stabilization of utility poles along Bryant St
- Excavation and hauling of topsoil/existing gravel began
- Product submittals began, including samples of on-site gravel for potential re-use
- Project team finalized garage drainage and Union Street sewer connection details with Town engineer/DPW.
- Vertex helped the Town set-up a project website and e-mail address
- Project Team held LEED Construction Phase Kick-off meeting

NEXT MONTH LOOK AHEAD:

Please reference Attached 3-week Look Head Schedule dated 1-4-21 for planned construction activities

- Continue Support of Excavation and Excavation work.
- Continue site drainage work
- Complete access ramp to the rear of the fire station
- Finalize relocation of site perimeter fencing
- Commodore to finalize draft of Baseline construction schedule
- Commodore to continue trade buy-outs
- Continue product submittals: Steel; Masonry, Concrete, Site, MEPs.
- Commodore to finalize submittal schedule
- Vertex to coordinate additional pre-construction surveys of properties surrounding the site to supplement the surveys done back in July.
- Vertex is facilitating a communication plan for the project so abutters and neighbors can contact the project team, if needed, with any concerns, questions, or issues.
- Implement Vibration Monitoring program ahead of aggregate pier work.
- Hold Kick-off meetings for all Owner provided items (FF&E, Technology, Communications, Security, etc.)



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BUDGET UPDATE:

Narrative Update: Following Town Meeting's approval of the project budget on 11/30/20, the project team finalized the Guaranteed Maximum Price (GMP) with Commodore. Amendment #4 to the Owner-CM Agreement was executed. The final GMP is now reflected in the Project Budget Status Report.

The project is **on budget** through the end of December.

New commitments this month:

- Amendment #4 (Final GMP) – to the Owner-CM Agreement was executed.

Project Cash Flow: Vertex is working with Commodore to establish a cash flow for the Construction costs and will provide a complete project cash flow for the January report.

Please see updated metrics below. *For more detailed budget information, please refer to the Vendor Invoice Package (VIP) and Project Budget Status Report (BSR) dated 12/31/20*

Total Project Budget:		
Total Project Commitments to date (BSR Col I):	\$54,898,211	100%
Total Project Expenditures Recommended for Approval this month:	\$1,141,207	2%
Total Project Expenditures to date including this month (BSR Col L):	\$6,480,435	12%

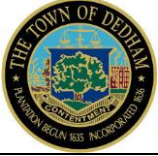
Architect's Contract Value to Date:	\$4,734,315	
Architect's Contract Amendments to Date:	37	
Architect's Contract Amendments Approved this month:	\$0	
Architect's Expenditures this Month:	\$78,419	
Architect's Expenditures to Date:	\$3,317,906	70%

OPM's Contract Value to Date: *	\$\$1,397,664	
OPM's Contract Amendments to Date:	\$0	
OPM's Contract Amendments Approved this month:	\$0	
OPM's Expenditures this Month:	\$25,263	
OPM's Expenditures to Date:	\$146,685	10%

*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 to date and burn rate %:	\$0	0%
Owner's COVID Contingency:	\$200,000	
Owner's COVID Contingency expended to date and burn rate %:	\$0	0%

Project Cash Flow Status: This will be updated for January report.		
Projected Expenditures (Month)	\$0	
Actual Expenditures (Month)	\$0	0%
Projected Expenditures (To Date)	\$0	
Actual Expenditures (To Date)	\$0	0%



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Construction Contract (GMP):		\$ Amount	% of Contract
Construction Contract Value (Awarded):		\$41,475,447	
Approved Change Orders to Date (Quantity and Value):	Quantity: 0	\$0	0%
Construction Contract Value: To Date (thru amendment #4 only)		\$41,475,447	
Construction Billings: This month		\$1,036,406	
Construction Billings, less retainage of 5%, To Date:		\$1,901,617	4.5%

GMP HOLDS and ALLOWANCES: Per GMP dated 11/12/20*		
Holds Total Value (all trades):	\$1,719,668	
Holds expended to date and burn rate %:	\$0	0%
Allowances Total Value (all trades):	815,550	
Allowances expended to date and burn rate %:	\$0	0%

*These will be updated monthly to reflect changes due to buy-out or expenditures.

GMP Contingency: Per GMP dated 11/12/20*		
GMP Contingency:	\$781,957	
GMP Contingency expended to date and burn rate/change %:	\$0	0%
GMP Contingency Balance:	\$0	

*This will be updated monthly to reflect changes due to buy-out or expenditures

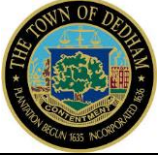
Construction Changes to the Work:		
Construction Contingency:	\$1,800,000	
Construction Contingency expended to date and burn rate %:	\$0	0%
Construction Contingency expended to date as a % of original contract:		0%
Construction Contingency Balance:	\$0	

Change Order(s) approved this month:		
PCO#	Description	CO #
	NONE	\$ N/A
Change Order Total:		\$ 0.00

Current Pending plus Estimated Change Orders cost and additional expenditure % of Construction Contingency:	\$74,000	4%
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For more detailed information, please refer to *Pending Change Order Log dated 12/31/20*

MBE/WBE Required Participation Goal (% of construction value):	TBD	0%
MBE/WBE Schedule of Participation (SOP):	\$0	0%
MBE/WBE Billings To Date and % of Required Goal: (as of Q3 2020)	\$0	0%



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QUALITY ASSURANCE/CONTROL (QA/QC) SUMMARY

- Quality of work is good.
- VERTEX procured a Third-Party Testing Agency for the project, Fenagh Engineering and Testing from Natick, MA. Techs were on-site in December to take soil samples and to observe/test compaction at drainage work.
- A pre-construction meeting was held in December for the Support of Excavation work. D&W's geo-technical engineer attended. LGCI's engineers were on-site in December to observe soil nailing operations. Additional borings were performed at the old Town Hall footprint. No differing soil conditions were discovered. An amendment to D&W's contract will be required for additional observation time for soil nailing.
- D&W's geo-environmental engineer, Lord Associates, coordinated the soil pre-characterization work that was performed in December. Test results confirmed prior testing. No major concerns, however, some soil at the old UST location may require separate disposal. There earthwork budget as an allowance for this work. Lord Associates will be on-site periodically during excavation to observe and advise.

FFE/TECH/SECURITY/COMMUNICATIONS SUMMARY

Vertex will coordinate kick-off/coordination meetings in January and begin the procurement process.

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	\$0	0%
Technology Expenditures to Date	\$0	0%

ISSUES SUMMARY

- No major issues this month.



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Site demolition



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Excavation



Hauling



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Site drainage install



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Aerial of site 1-5-21: facing Bryant



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Aerial of site 1-5-21: Corner of Union and Bryant