



# MONTHLY PROJECT REPORT

## DEDHAM PUBLIC SAFETY BUILDING PROJECT

### APRIL 2021

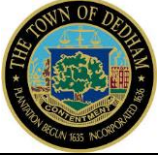


#### PROJECT DASHBOARD/PROJECT HEALTH SNAPSHOT



	<b>SAFETY</b>	No safety issues in April. Commodore adhered to their approved project Health & Safety & COV-19 plans. Commodore's 3 <sup>rd</sup> Party Safety inspector made site visits.		
	<b>SCHEDULE</b>	Project is on schedule.	Contract Date:	Current Status:
		<ul style="list-style-type: none"> <li>Phase 1 (Abate/Demo Old Town)</li> <li>Phase 2 (New Public Safety Building)</li> <li>Phase 3 (Demo existing Fire station)</li> </ul>	<ul style="list-style-type: none"> <li>11/30/20</li> <li>10/05/22</li> <li>5/31/23</li> </ul>	<ul style="list-style-type: none"> <li>Complete</li> <li>On Schedule</li> <li>Pending Phase 2</li> </ul>
	<b>BUDGET</b>	The project is on budget		
		<ul style="list-style-type: none"> <li>Total Project Budget:</li> <li>Commitments to date (BSR Col I):</li> <li>Expenditures to date (BSR Col L):</li> </ul>	<ul style="list-style-type: none"> <li>\$54,898,211</li> <li>\$49,018,041</li> <li>\$10,769,500</li> </ul>	<ul style="list-style-type: none"> <li>100%</li> <li>90%</li> <li>19%</li> </ul>
	<b>QUALITY</b>	No quality issues.		
	<b>FFE/TECH/SECURITY</b>	Coordination efforts continued for Radios; Station alerting; Fire Alarm; e911 and Security.		
	<b>ISSUES</b>	Revised utility pole span of 135' verbally approved by service providers. Updated Work Order and design from Eversource is pending.		

**Project Health Status Indicator:** ■ No Issues ■ Risk/Concerns ■ Issues



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#### PROJECT SCHEDULE UPDATE:

**Narrative Update:**

The project is on schedule. No safety issues or reportable incidents. Manpower averaged 23 workers/day.

Support of Excavation (SOE) was completed the first week of April. Work began on foundations in April. Trench excavation; formwork; and re-bar installations for footings and walls started at the northeast corner (Bryant/Union) and moved west and south. Sub-slab tanks for sump pumps and the oil & gas separators will be installed prior to footing work in those areas. Concrete foundation work will continue through May.

There were no delays from the re-design of the Northwest corner foundation due to the conflict with the leaning utility pole as mentioned in last month's report.

The project team approved Commodore's baseline schedule. Milestone and status are listed below.

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

#### HIGH LEVEL SCHEDULE MILESTONE UPDATE

Category	Activity	Baseline Schedule	Current Status
Construction	Begin Foundations and concrete sub-structure	April 2021	On-Schedule
Construction	Begin Structural Steel	July 2021	On-Schedule
Construction	Begin Slab on Grade (SOG) underground MEP	August 2021	
Construction	Complete Steel	August 30, 2021	
Construction	Start Slabs on Deck	September 1, 2021	
Construction	Begin Exterior framing and sheathing	October 2021	
Construction	Complete Slabs on Deck; Begin Roofing	November 2021	
Construction	Substantially Weathertight	December 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	

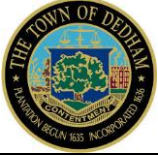
**Status to Baseline Schedule:**

Ahead

On-schedule

Trending Behind

Behind



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#### PROJECT PROGRESS THIS MONTH:

- Support of Excavation (soil nailing) was completed along the southern border.
- Concrete crews mobilized and began foundation work: footings and walls.
- Under-slab tanks were installed.
- Town/Project Team continued providing weekly updates to the project abutters/neighbors.
- Commodore continued full MEP coordination using BIM process.
- Product submittals continued including Structural Steel, HVAC equipment and Concrete shop drawings.
- Coordination efforts continued with Radio Communication; Fire Alarm/Station Alerting; Dispatch console; e911 and Security vendors.

#### NEXT MONTH LOOK AHEAD:

**Please reference Attached 3-week Look Head Schedule dated 4-28-21 for planned construction activities.**

- Continue foundation work
- Commodore to continue trade buy-outs. Metal panels; door frames/hardware; fireproofing are pending
- Continue product submittals.
- Continue MEP coordination
- Continue coordination for all Owner provided items (FF&E, Technology, Communications, Security, etc.)



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**VERTEX**

## BUDGET UPDATE:

**Narrative Update:**

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

**New commitments this month:**

- Additional Services Request (ASR) #41 to D&W was approved for a survey of Hazardous Materials at the existing Police Headquarters building. The Town is gathering information regarding potential demolition of this building once vacated by the Police Department.
- Owner Change Order (OCO) #03 and #05 to Commodore were approved. This OCOs are comprised of several PCOs and result in net credit of the (\$481.68) to the Owner from Commodore’s contract. These funds will be placed in the Owner’s Construction Contingency.
- Owner Change Order (OCO) #04 and #06 to Commodore were approved. This transferred \$62,315 within Commodore’s contract from Commodore’s GMP contingency to Commodore’s construction base.

**Project Cash Flow:** Cash Flow Report is attached. Cashflow is tracking at 77% vs. projected through April 2021. VERTEX will be reviewing with Commodore to determine if adjustments are warranted.

Please see updated metrics below. *For more detailed budget information, please refer to the Vendor Invoice Package (VIP) w/ Project Budget Status Report (BSR) and associated reports/logs, dated 4/30/21*

<b>Total Project Budget:</b>		
Total Project Commitments to date (BSR Col I):	<b>\$54,898,211</b>	<b>100%</b>
Total Project Expenditures Recommended for Approval this month:	<b>\$620,695</b>	<b>1%</b>
Total Project Expenditures to date including this month (BSR Col L):	<b>\$10,769,500</b>	<b>19%</b>
<b>PROJECTED</b> Total Project Expenditures as of 4/30/21 (BSR Col S):*	<b>\$53,688,927</b>	<b>97%</b>

\*Includes projected values for contingency usage.

<b>Architect’s Contract Value to Date:</b>	<b>\$4,879,158</b>	
Architect’s Contract Amendments to Date:	41	
Architect’s Contract Amendments Approved this month:	\$4,510	
Architect’s Expenditures this Month:	\$79,916	
Architect’s Expenditures to Date:	\$3,605,516	73%

<b>OPM’s Contract Value to Date: *</b>	<b>\$1,514,939</b>	
OPM’s Contract Amendments to Date:	2	
OPM’s Contract Amendments Approved this month:	\$0	
OPM’s Expenditures this Month:	\$43,843	
OPM’s Expenditures to Date:	\$322,601	21%

\*does not include prior OPM costs. See Project Budget Status Report.

<b>Owner’s Project Contingency</b> (construction contingency is below):	<b>\$715,000</b>	
Owner’s Project Contingency <b>expended this month</b> and burn rate %:	\$4,510	0.6%
Owner’s Project Contingency <b>expended to date</b> and burn rate %:	\$67,462	9%
Owner’s Project Contingency <b>pending expenditures</b> and burn rate %:	\$110,000	15%



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<b>Owner's COVID Contingency:</b>	<b>\$200,000</b>	
Owner's Project Contingency <i>expended this month</i> and burn rate %:	\$0	0%
Owner's COVID Contingency <i>expended to date</i> and burn rate %:	\$0	0%
Owner's Project Contingency <i>pending expenditures</i> and burn rate %:	\$0	0%

<b>Project Cash Flow Status:</b>		
Projected Expenditures (Month)	\$1,976,658	
Actual Expenditures (Month)	\$629,695	32%
Projected Expenditures (To Date)	\$13,987,289	
Actual Expenditures (To Date)	\$10,769,500	77%

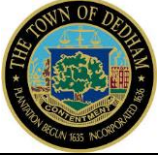
<b>Construction Contract (GMP):</b>		\$ Amount	% of Contract
Construction Contract Value (Awarded):		\$41,475,447	
Approved Change Orders to Date (Quantity and Value):	<b>Quantity: 6</b>	\$-481	0%
Construction Contract Value: To Date (thru OCO #06)		\$41,474,965	
Construction Billings: This month		\$501,936	
Construction Billings: To date		\$5,693,196	14%

<b>GMP HOLDS and ALLOWANCES:</b> Per Logs dated 4-30--21		
Holds Total Value (all trades):	\$1,317,140	
Holds <b>expended to date</b> and burn rate %:	\$63,534	5%
Holds current balance:	\$1,253,606	
Holds <b>projected expenditures remaining</b> and burn rate %:	1,151,084	87%
Allowances Total Value (all trades): Includes weather and utilities	\$1,130,550	
Allowances <b>expended to date</b> and burn rate %:	\$187,350	17%
Allowances current balance:	\$943,200	
Allowances <b>projected expenditures remaining</b> and burn rate %:	\$937,326	83%

<b>GMP Contingency:</b> Per GMP Contingency Logs date 4-30-21		
GMP Contingency:	\$781,957	
GMP Contingency <b>expended to date</b> and burn rate/change %:	(\$313,567)*	-40%
GMP Contingency current balance:	\$1,095,524	
GMP Contingency <b>projected expenditures:**</b>	\$210,457	19%

\*This is a 40% increase from Contingency carried in approved GMP. Increase from buy-out savings.\*\* of current balance.

<b>Construction Changes to the Work:</b> Per PCO Log dated 4-30-21		
Construction Contingency:	\$1,800,000	
Construction Contingency <b>expended to date</b> and burn rate %:	\$-481	0%
Construction Contingency expended to date as a % of original contract:		0%
Construction Contingency Balance:	\$1,800,481	
Construction Contingency <b>pending change orders (estimated &amp; pending)</b>	\$149,037	8%



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Change Order(s) approved this month:		OCO #04 & OCO #05
OCO #	Description	OCO \$
#04	Multiple PCOs	(\$6,871)
#05	Multiple PCOs	\$6,390
<b>Change Order Total:</b>		<b>(\$481)</b>

For more detailed information, please refer to *Pending Change Order Log dated 04/30/21*

#### QUALITY ASSURANCE/CONTROL (QA/QC) SUMMARY

- Quality of work remains high.
- VERTEX Construction Stie Manager was onsite daily. Report issued accordingly.
- Geotechnical Engineer from LGCI on-site observing/monitoring trench excavation for foundations
- Third Party Testing Agency, Fenaugh Engineering, was on-site regularly inspection and testing soil compaction; rebar; and concrete placement. No major issues were observed.
- Town of Dedham Building Inspector was on-site regularly to review re-bar installation in concrete footings and walls. No major issues were observed.
- D&W onsite weekly. Architect’s Field Reports issued accordingly.
- D&W reviewed and approved the masonry mock-up for material color selections.
- SWPPP Reports submitted to Town of Dedham Conservation Commission weekly.

#### FFE/TECH/SECURITY/COMMUNICATIONS SUMMARY

Coordination efforts continued with Radio Communication; Fire Alarm/Station Alerting; Dispatch console; e911 and Security vendors. The Town expects to begin issuing purchase orders in May.

<b>FF&amp;E Budget</b>	\$560,000	
FF&E Commitments to Date	\$0	0%
FF&E Expenditures to Date	\$0	0%
<b>Technology/Phones/Security/Communications Budget</b>	\$1,848,515	
Technology Commitments to Date	\$0	0%
Technology Expenditures to Date	\$0	0%

#### ISSUES SUMMARY

- **Overhead Wires, due to a leaning utility pole, conflict with proposed RAP locations: 3/31/21** a portion of the ‘north’ foundation wall. Per RFI #132, D&W and SER L’Messiuer are redesigning the foundation for a portion of the north elevation to accommodate a new RAP layout plan. 3/31/21 Redesign completed per PR#25. Updated shop drawings completed. Costs impacts are pending and time impact TBD. **4/30/21** Costs to be absorbed by GMP contingency per C024. No schedule impact is anticipated.
- **New Overhead Utility design: 3/31/21** Eversource & Verizon indicated at a site meeting on 3/29 that the proposed new spans for utility cables (approx. 180’) were too long despite being consistent with Eversource Work Order sketches issued during design. Revised span of 135’ being analyzed. Span of 135’ will avoid impact to apron layout. **4/30/21** Revised 140’ appears to be acceptable. Revised Work Order is pending from Eversource. Coordination meetings with utility providers will happen in May.



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**APRIL 2021**

**VERTEX**



Support of Excavation (SOE) at southern boundary



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**VERTEX**



Formwork for foundation footings





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Sub-slab utility tanks



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Re-bar for Garage North Wall



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Concrete pour Garage North Wall (along Bryant)