

MONTHLY PROJECT REPORT

DEDHAM PUBLIC SAFETY BUILDING PROJECT

MAY 2021

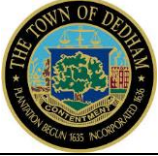


PROJECT DASHBOARD/PROJECT HEALTH SNAPSHOT



	SAFETY	No safety issues in May. Commodore adhered to their approved project Health & Safety. Commodore update their COV-19 plan to align with the State's re-opening. 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 \$49,036,870 \$12,446,119 	<ul style="list-style-type: none"> 100% 90% 22%
	QUALITY	No quality issues.		
	FFE/TECH/SECURITY	Coordination efforts continued for Radios; Station alerting; Fire Alarm; e911 and Security.		
	ISSUES	Still concerns regarding the schedule for utility pole/overhead wire relocations.		

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 39 workers/day.

Work continued on foundations in May. Trench excavation; formwork; and re-bar installations for footings and walls continued at the northwest corner (Bryant/Washington) and along the eastern line along Union. Work started on both structural core stair towers. Stair 2 tower was formed and placed. Stair 1 and the elevator shaft will be completed in early June. Concrete foundation work will continue through June

Commodore’s schedule update for May indicates the project is still on schedule.

Milestone and status are listed below.

Please refer to Commodore Builder’s May 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	Complete
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	Complete Testing and Commissioning	September 2022	
Fit-out	Owner Furniture & Equipment Install	September 2022	
Construction	Substantial Completion of Phase 2 – Move in	October 2022	

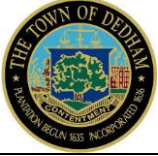
Status to Baseline Schedule:

Ahead

On-schedule

Trending Behind

Behind



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PROJECT PROGRESS THIS MONTH:

- Concrete crews continued foundation work: footings and walls.
- Structural core stair towers were formed and poured. Stair 2 core tower was completed.
- Site crews completed the sewer line connection at Bryant and along Union.
- 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, and Curtainwall.
- Buy-out continued: Door frames and hardware; metal panels, detention equipment and fireproofing were completed and resulted in net savings to the project.
- 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 6-2-21 for planned construction activities.

- Complete foundation work and prep for mobilization of structural steel.
- Hold structural steel pre-installation conference.
- Site crews to install domestic and fire protection water taps.
- Commodore to continue trade buy-outs. Overhead doors are pending.
- Continue product submittals.
- Complete MEP/BIM coordination
- Continue coordination for all Owner provided items (FF&E, Technology, Communications, Security, etc.)



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BUDGET UPDATE:

Narrative Update:

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

New commitments this month:

- Owner Change Order (OCO) #08 to Commodore was approved. This OCO is comprised of several PCOs and results in a net add of \$5,647.34 to Commodore’s contract. This was funded from the Owner’s Construction Contingency. See PCO Log dated 5/31/21.
- Owner Change Order (OCO) #07 and #09 to Commodore were approved. See GMP Contingency Log dated 5/31/21.

OCO #07 used \$159,990 from GMP Contingency for work related to C023 Structural Steel modifications and C024r1 Foundation changes at Northwest corner. Funds were transferred from Commodore’s GMP contingency to Commodore’s construction base.

OCO #09 issued a net credit of \$20,006 back into GMP Contingency due to buy-out savings realized on Metal Panels.

Project Cash Flow: Cash Flow Report is attached. Cashflow is tracking at 81% vs. projected through May 2021. VERTEX reviewed with Commodore and determined that the Construction cashflow is on target. Overall, actual cashflow expenditures are running behind projected expenditures as contingency and soft cost spending has been less than originally projected.

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 5/31/21*

Total Project Budget:		
Total Project Commitments to date (BSR Col I):	\$54,898,211	100%
Total Project Expenditures Recommended for Approval this month:	\$1,676,619	3%
Total Project Expenditures to date including this month (BSR Col L):	\$12,446,119	22%
PROJECTED Total Project Expenditures as of 5/31/21 (BSR Col S):*	\$53,693,611	97%

*Includes projected values for contingency usage.

Architect’s Contract Value to Date:	\$4,879,158	
Architect’s Contract Amendments to Date:	41	
Architect’s Contract Amendments Approved this month:	\$0	
Architect’s Expenditures this Month:	\$68,447	
Architect’s Expenditures to Date:	\$3,673,963	75%

OPM’s Contract Value to Date: *	\$1,514,939
OPM’s Contract Amendments to Date:	2
OPM’s Contract Amendments Approved this month:	\$0
OPM’s Expenditures this Month:	\$43,843



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OPM's Expenditures to Date:	\$366,444	24%
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*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 <i>expended this month</i> and burn rate %:	\$0	0%
Owner's Project Contingency <i>expended to date</i> and burn rate %:	\$67,462	9%
Owner's Project Contingency <i>pending expenditures</i> and burn rate %:	\$110,000	15%

Owner's COVID Contingency:	\$200,000	
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%

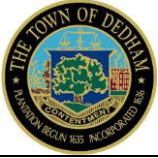
Project Cash Flow Status:		
Projected Expenditures (Month)	\$1,369,158	
Actual Expenditures (Month)	\$1,676,619	122%
Projected Expenditures (To Date)	\$15,366,447	
Actual Expenditures (To Date)	\$12,445,936	81%

Construction Contract (GMP):	\$ Amount	% of Contract
Construction Contract Value (Awarded):	\$41,475,447	
Approved Change Orders to Date (Quantity and Value):	Quantity: 9 \$5,647.34	<1%
Construction Contract Value: To Date (thru OCO #09)	\$41,480,612	
Construction Billings: This month	\$1,554,518	
Construction Billings: To date	\$7,247,714	17%

GMP HOLDS and ALLOWANCES: Per Logs dated 5-31--21		
Holds Total Value (all trades):	\$1,317,140	
Holds expended to date and burn rate %:	\$105,142	8%
Holds current balance:	\$1,211,998	
Holds projected expenditures remaining and burn rate %:	1,081,084	82%
Allowances Total Value (all trades): Includes weather and utilities	\$1,130,550	
Allowances expended to date and burn rate %:	\$190,347	18%
Allowances current balance:	\$940,203	
Allowances projected expenditures remaining and burn rate %:	\$935,245	83%

GMP Contingency: Per GMP Contingency Logs date 5-31-21		
GMP Contingency:	\$781,957	
GMP Contingency expended to date and burn rate/change %:	(\$173,583)*	-22%
GMP Contingency current balance:	\$955,541	
GMP Contingency projected expenditures:**	\$62,075	6%

*This is a 22% increase from Contingency carried in approved GMP. Increase from buy-out savings.** of current balance.



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Construction Changes to the Work: Per PCO Log dated 5-31-21		
Construction Contingency:	\$1,800,000	
Construction Contingency expended to date and burn rate %:	\$5,647.34	<1%
Construction Contingency expended to date as a % of original contract:		0%
Construction Contingency Balance:	\$1,800,481	
Construction Contingency pending change orders (estimated & pending)	\$173,215	9.6%

Change Order(s) approved this month:		OCO #08
OCO #	Description	OCO \$
#08	CR 10r1 per PR 27 – baseplate re-sizing	5,647
	Change Order Total:	5,647

For more detailed information, please refer to *Pending Change Order Log dated 05/31/21*

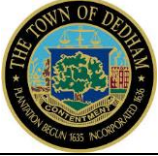
QUALITY ASSURANCE/CONTROL (QA/QC) SUMMARY

- 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.
- Structural Engineer on-site. Field Report issued. No major issues.
- Building Envelope Commissioning agent on-site. Field Report issued. No major issues.
- 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.

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%



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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'Messiuier 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. **5/31/21 Cost impacts on C024r2/OCO #07. Work completed. No issues.**
- **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. **5/31/21 Eversource provided draft updated WO sketches. Team reviewing with GGD to coordinate update to construction documents. Follow-up coordination with the other utility providers to occur in June. Update WO costs are still pending from Eversource.**

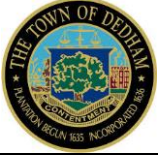


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Footing formwork for inside ramp wall - Level 0.



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Waterproofing at the bottom of Stair 1 and Elevator towers.



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Stair 2 Core Tower formwork.



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Concrete placement at Stair 2 core tower.



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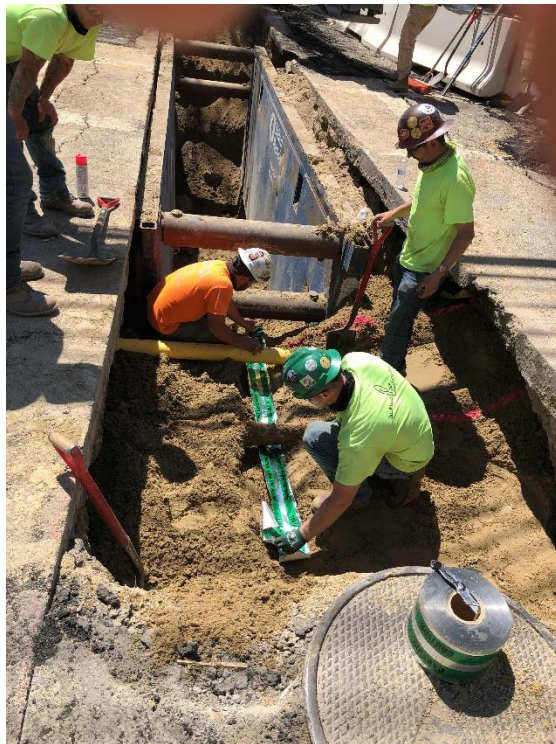
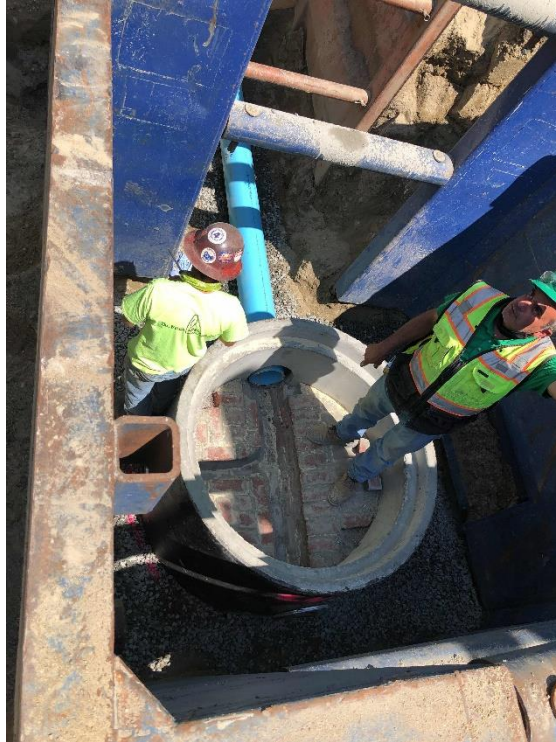


Foundation status as of 5/31/21



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Sewer line work along Union.