

# MONTHLY PROJECT REPORT DEDHAM PUBLIC SAFETY BUILDING PROJECT AUGUST 2021



## PROJECT DASHBOARD/PROJECT HEALTH SNAPSHOT



	<b>SAFETY</b>	No safety issues in August. Commodore adhered to their approved project Health & Safety. Commodore's 3 <sup>rd</sup> Party Safety inspector made site visits.		
	<b>SCHEDULE</b>	Project is trending one week behind schedule.	Contract Date:	Current Status:
		<ul style="list-style-type: none"> <li>Phase 1 (Abate/Demo Old Town)</li> </ul>	11/30/20	Complete
		<ul style="list-style-type: none"> <li>Phase 2 (New Public Safety Building)</li> </ul>	10/05/22	10/07/22
		<ul style="list-style-type: none"> <li>Phase 3 (Demo existing Fire station)</li> </ul>	5/31/23	Pending Phase 2
	<b>BUDGET</b>	The project is on budget		
		<ul style="list-style-type: none"> <li>Total Project Budget:</li> </ul>	\$54,898,211	100%
		<ul style="list-style-type: none"> <li>Commitments to date (BSR Col I):</li> </ul>	\$49,677,992	90%
		<ul style="list-style-type: none"> <li>Expenditures to date (BSR Col L):</li> </ul>	\$16,320,636	29%
	<b>QUALITY</b>	Overall, quality remains high. Team completed repairs to concrete "honeycombing" at the Elevator Shaft Walls that were discovered in July. Structural Engineer of Record has confirmed repairs are acceptable and has no issue with issuing Final Affidavit regarding same. See QA/QC section for more details.		
	<b>FFE/TECH/SECURITY</b>	Coordination efforts continued for Dispatch; IT; A/V; Radios; Station alerting; Fire Alarm; e911 and Security. Purchase Orders were release for station alerting.		
	<b>ISSUES</b>	Schedule for utility pole/overhead wire relocations. Pole work needs to begin in September or else project schedule could be impacted.		

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



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## PROJECT SCHEDULE UPDATE:

### **Narrative Update:**

Despite extreme weather (rain & heat) steel erection continued steadily through August. In accordance with Commodore’s recovery schedule presented at the end of July, steel crews worked extended shifts and some Saturdays. Commodore’s August schedule update indicates that almost two (2) weeks were recovered since the start of steel erection, with substantial completion of Phase 2 now tracking to 10/7/22. Manpower averaged 15 workers/day.

As of the end of August, steel/decking/detailing are substantially complete through sequences 1 thru 15 of of 16. Those sequences were released to MEP trades for layout and slap preparation. The BIM coordination is ongoing with weekly meetings. Coordination is substantially complete. Commodore has submitted final sign off drawings for approval.

Commodore’s August update Milestones and status are listed below.

***Please refer to Commodore Builder’s August 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	Started 7/20/21
Construction	Begin Slab on Grade (SOG) underground MEP	August 2021	August 2021
Construction	Complete Steel	August 30, 2021	9/7/21
Construction	Start Slabs on Deck	September 2021	On Schedule
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	

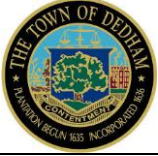
**Status to Baseline Schedule:**

Ahead

On-schedule

Trending Behind

Behind



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## DEDHAM PUBLIC SAFETY BUILDING PROJECT

### AUGUST 2021

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#### PROJECT PROGRESS THIS MONTH:

- Steel erection was substantially completed. Installation of the metal deck and steel detailing continuing.
- “Topping Off” Ceremony was held as scheduled 8/18/21 @10:00am to commemorate milestone.
- Installation of the damp proofing at the foundations was substantially completed.
- Commodore continued full MEP coordination using BIM process. Final drawings submitted.
- Product submittals continued including Mechanical, HVAC, Plumbing, Fire Protection, Electrical and curtainwall, and metal stairs.
- Coordination efforts continued with Radio Communications and Tower; Fire Alarm/Station Alerting; Dispatch console; E911 and Security vendors.
- Coordination efforts continued with Eversource and Verizon regarding final utility pole layout.
- Town/Project Team continued providing weekly updates to the project abutters/neighbors.

#### NEXT MONTH LOOK AHEAD:

Please reference Attached 3-week Look Head Schedule dated 8-31-21 for planned construction activities.

- Installation of metal deck & steel detailing will be completed.
- Concrete Subcontractor will remobilize to commence work on the slab-on-decks.
- Temporary opening in the West foundation wall will be infilled.
- Sitework Subcontractor will remobilize to commence excavation for underground utilities in Basement Area.
- Mechanical, Electrical, Plumbing layout & installation of required sleeves for slab penetrations will occur.
- Underground utilities @ Basement Level will commence.
- Temporary lighting & power for the Building will commence.
- Commence Generator footing & foundation walls.
- Commodore to continue buying out trades. Overhead Doors, Lockers, Signage and Specialties remain pending.
- Continue product submittals.
- Complete MEP/BIM coordination.
- Continue coordination for all Owner provided items (FF&E, Technology, Communications, Security, etc.) and issue Purchase Orders.

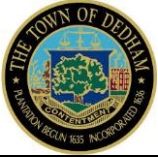
#### BUDGET UPDATE:

##### Narrative Update:

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

##### **New commitments this month:**

- Purchased orders will issued to LW Bills for station alerting and municipal fire alarm equipment. Please reference the August VIP page 24 for more detail.
- There were no change orders or GMP contingency transfers approved this month.



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**Project Cash Flow:** Cashflow is tracking at 82% vs. projected through August 2021. Construction cost cash flow remains on target. 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 8/31/21*

<b>Total Project Budget:</b>	<b>\$54,898,211</b>	
Total Project Commitments to date (BSR Col I):	<b>\$49,677,992</b>	<b>90%</b>
Total Project Expenditures Recommended for Approval this month:	<b>\$1,208,322</b>	<b>2%</b>
Total Project Expenditures to date including this month (BSR Col L):	<b>\$16,320,636</b>	<b>27%</b>
<b>PROJECTED</b> Total Project Expenditures as of 8/31/21 (BSR Col S):*	<b>\$53,789,547</b>	<b>98%</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:	\$0	
Architect's Expenditures this Month:	\$56,026	
Architect's Expenditures to Date:	<b>\$3,838,857</b>	<b>79%</b>

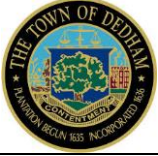
<b>OPM's Contract Value to Date: *</b>	<b>\$1,514,939</b>	
OPM's Contract Amendments to Date:	2	
OPM's Contract Amendments Approved this month:	\$0	
OPM's Expenditures this Month:	\$43,843	
OPM's Expenditures to Date:	<b>\$497,428</b>	<b>31%</b>

\*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 %:	\$0	0%
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 %:	\$66,160	9%

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

<b>Project Cash Flow Status:</b>		
Projected Expenditures (Month)	\$1,794,158	
Actual Expenditures (Month)	\$1,208,322	70%
Projected Expenditures (To Date)	\$21,155,238	
Actual Expenditures (To Date)	\$16,320,266	82%



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Construction Contract (GMP):		\$ Amount	% of Contract
<b>Construction Contract Value (Awarded):</b>		<b>\$41,475,447</b>	
Approved Change Orders to Date (Quantity and Value):	<b>Quantity: 14</b>	\$24,898	<1%
<b>Construction Contract Value: To Date (thru OCO #14)</b>		<b>\$41,500,344</b>	
Construction Billings: This month		\$1,108,453	
Construction Billings: To date		\$11,162,608	26%

<b>GMP HOLDS and ALLOWANCES:</b> Per Logs dated 8-31-21		
Holds Total Value (all trades):	\$1,322,140	
Holds <b>expended to date</b> and burn rate %:	\$395,869	30%
Holds current balance:	\$921,609	
Holds <b>projected expenditures remaining</b> and burn rate %:	778,192	59%
Allowances Total Value (all trades): Includes weather and utilities	\$1,130,550	
Allowances <b>expended to date</b> and burn rate %:	\$319,777	28%
Allowances current balance:	\$810,773	
Allowances <b>projected expenditures remaining</b> and burn rate %:	\$558,220	49%

<b>GMP Contingency:</b> Per GMP Contingency Logs date 8-31-21		
GMP Contingency:	\$781,957	
GMP Contingency <b>expended to date</b> and burn rate/change %:	(\$137,286)*	-27%
GMP Contingency current balance:	\$919,243	
GMP Contingency <b>projected expenditures:**</b>	\$87,977	9%

\*This is a 17% 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 8-31-21		
Construction Contingency:	\$1,800,000	
Construction Contingency <b>expended to date</b> and burn rate %:	\$24,898	<1%
Construction Contingency expended to date as a % of original contract:		0%
Construction Contingency Balance:	\$1,775,102	
Construction Contingency <b>pending change orders (estimated &amp; pending)</b>	\$287,349	16%

<b>Change Order(s) approved this month:</b>		NONE
OCO #	Description	OCO \$
		\$0.00
	<b>Change Order Total:</b>	<b>\$0.00</b>

For more detailed information, please refer to **Pending Change Order Log dated 08/31/21**



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

- Quality of work remains high.
- VERTEX Construction Site Manager on-site daily. Reports issued accordingly.
- Third Party Testing Agency, Fenagh Engineering on-site performing Structural Steel inspections. No major issues were observed. All minor issues corrected while inspectors were on-site and closed.
- Town of Dedham Building Inspector was on-site to review Structural Steel inspections.
- D&W onsite weekly. Architect's Field Reports issued accordingly.
- Structural Engineer on-site. Field Reports issued. No issues reported.
- SWPPP Reports submitted to Town of Dedham Conservation Commission weekly.

#### Concerns/Issues:

- Unacceptable concrete finish ("honey combing") at parts of the Elevator Shaft Walls.
  - Follow-Up Meeting with Structural Engineer of Record, Sika Corporation Representative (product repair rep), Architect, Town of Dedham Building Commissioner, Commodore Builders & Vertex held as scheduled 8/4/21 to review repairs.
- Contractor explained procedures for repairs that were made, both shallow and full depth repairs, LeMessurier finds that method reasonable for repairs of this type.
- Question was asked as to how one can be certain the material reached the proper design strength, LeMessurier recommended material sampling take place with the Owner's Testing Agency. Contractor to prepare samples of Sika product used for repairs so Owner's Testing Agency can create testing cylinders and measure material strength. Commodore to schedule once Structural Steel scope is complete.
- Question was asked as to how one can be certain the material was properly bonded in place, LeMessurier recommended that the repairs be sounded with a hammer strike following proper curing. Team agreed to meet and sound repairs in One (1) Week by striking patches with a hammer. Contractor explained their procedures for sounding test, LeMessurier finds that method reasonable for repairs of this type. LeMessurier scheduled a return visit for 8/17/21 & advised results from Sounding Test were satisfactory.

#### Testing and Inspection Schedule Summary (2021)

Test/Inspection	Schedule	Status
Soil Nailing Inspections	Feb-Mar	Complete
Aggregate pier inspections	Mar	Complete
Soils Compaction at footings	April-July	Complete
Rebar/Concrete Inspections (foundation/walls)	May-July	Complete
Steel inspections	Aug-Sept	Ongoing
Waterproofing inspections (foundations)	Aug-Sept	Complete
Rebar/mesh/concrete inspections (slabs)	Sept-Oct	Pending
Façade Mock-up inspections	Sept	Pending
Spray Fireproofing Testing	Oct	Pending
AVB inspections	Oct-Dec	Pending
Roofing inspections	Nov-Dec	Pending

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



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## FFE/TECH/SECURITY/COMMUNICATIONS SUMMARY

Coordination efforts continued with Radio Communication; Fire Alarm/Station Alerting; Dispatch console; e911 and Security vendors. Coordination meetings held with AV and Dispatch console vendors. Update quotes received for IT, AV, and the Radio Tower. The Town began issuing purchase orders early August. Vertex to be provide a complete budget update for m/e 9/30/21.

<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	\$431,580	23%
Technology Expenditures to Date	\$0	0%

## ISSUES SUMMARY

- **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. **6/30/21** Project team met with utility providers on 6/30/21 to confirm pole quantity and locations. Eversource to now include a new pole 157/47. Updated WO sketches and costs pending. **7/31/21 WO sketches completed. Eversource's rights group is reviewing. Update cost information from Eversource is pending. 8/31/21 Cost associated with new work order pending. Vertex advised Eversource that pole relocation needs to begin in September so not to delay the project.**



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Structural Steel Sequences 1 thru 7





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Structural Steel Sequences 10 & 12

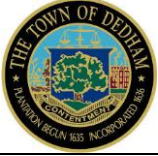


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Sequence 14 Roof Level



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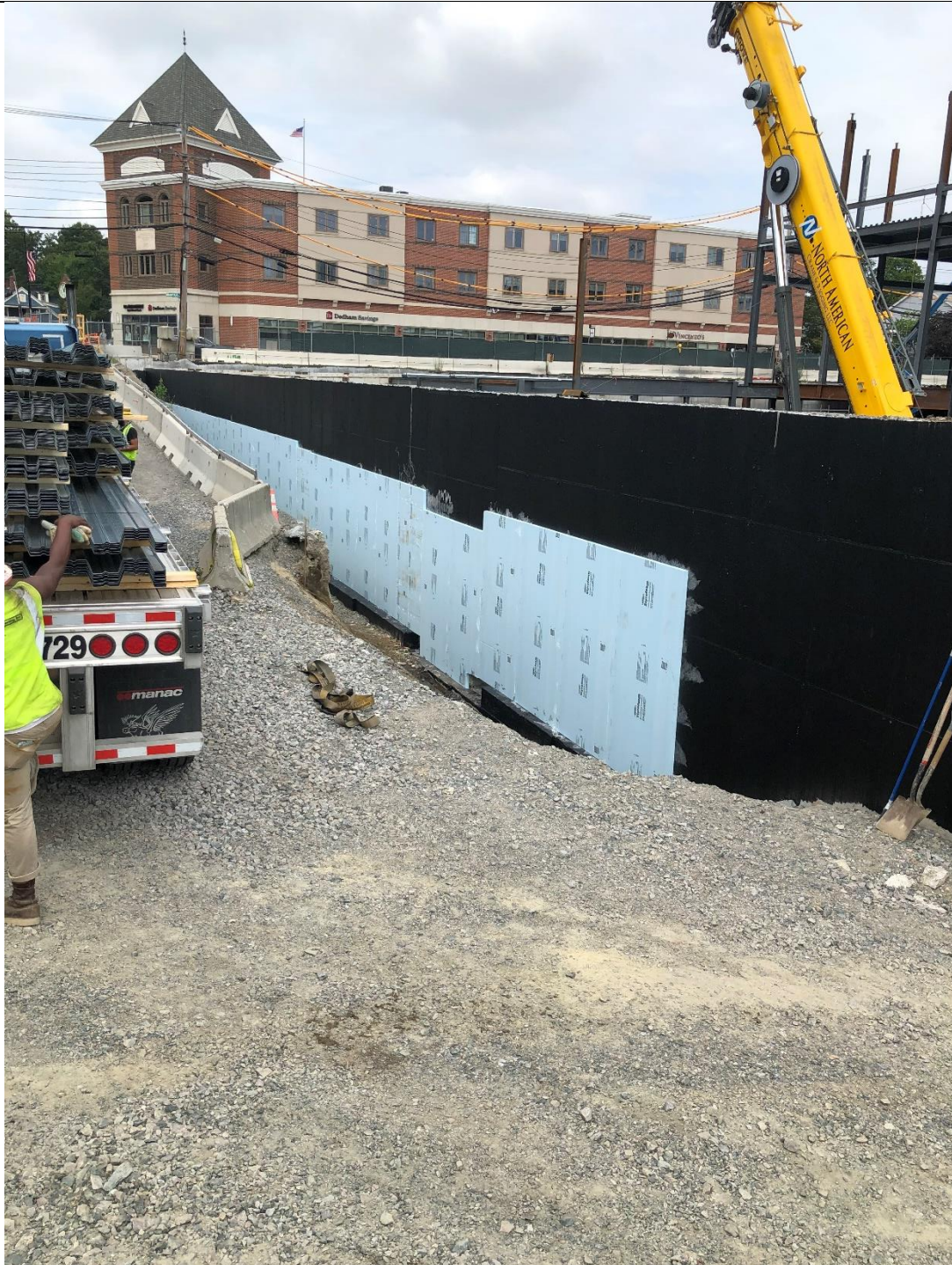


First Floor Structural Steel Decking

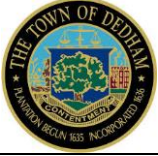


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West Foundation Wall Dampproofing/Insulation



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Elevator Shaft Wall Repair



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Aerial 8-20-21



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