



# MONTHLY PROJECT REPORT

## DEDHAM PUBLIC SAFETY BUILDING PROJECT

### JANUARY 2022



#### PROJECT DASHBOARD/PROJECT HEALTH SNAPSHOT

	<b>SAFETY</b>	488 consecutive workdays without a reportable incident achieved to date. Commodore adhered to their approved project Health & Safety. Commodore's 3 <sup>rd</sup> Party Safety inspector made site visits.		
	<b>SCHEDULE</b>	Overall, January progress was in line with schedule. Permanent roofing/AVB impacted by cold/snow.	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>	11/30/20	Complete
			10/05/22	10/24/22
			5/31/23	After Phase 2
	<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>	\$54,898,211	100%
			\$51,554,989	94%
			\$26,742,220	49%
	<b>QUALITY</b>	Overall, quality remains high. See QA/QC summary.		
	<b>FFE/TECH/SECURITY</b>	POs issued for Radios, Dispatch and IT. Only Furniture procurement remains. Overall, Owner Provided Items budget tracking approximately \$450k over budget. Transfer from Owner's Contingency will be required.		
	<b>ISSUES</b>	Eversource crews continued working on transfer power lines to new poles. Other services providers to follow.		

<b>Project Health Indicator:</b>		No Issues		Risk/Concerns		Issues
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# MONTHLY PROJECT REPORT DEDHAM PUBLIC SAFETY BUILDING PROJECT JANUARY 2022



## PROJECT SCHEDULE UPDATE:

### Narrative Update:

Overall, the project progress is currently tracking slightly behind schedule according to the prior update at the end of December. Work on the project remained steady through January. Manpower averaged 36 workers/day.

The project team reviewed window and other temporary protections with the Building Department on 1/26 to finalize the plans for moving forward with rough wiring and insulation once the permanent roof is completed. The project team will tape the interior perimeter of the temporary windows and start rough wiring by areas after portions of the permanent roof are completed. AVB and permanent roofing work continued in January but was impacted slightly by cold weather and some periods of heavy snow. Interior framing and masonry were substantially completed. Rough MEP installations continued throughout the building. Material for Stair 1 arrived on site and installation started. Per Commodore's January schedule update, the substantial completion for Phase 2, is currently targeted for 10/31/22.

Eversource completed the installation of the five new utility poles in early January. Transfer of cabling following/ongoing. The project team will continue to push the utilities to complete this work by April so crews can start to pull new permanent services to the building in May.

Commodore's January update milestones and status are listed below. Current Baseline as of October 2021 revision.

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

### HIGH LEVEL SCHEDULE MILESTONE UPDATE

Category	Activity	Baseline Schedule	Current Status
Construction	Substantially Weathertight	January 11, 2021	January 18, 2022
Construction	Roofing Start	January 2022	December 2021
Construction	Set Roof Top Units	March 2022	March 2022
Construction	Roofing Complete	March 2022	February 2022
Construction	Curtainwall/Windows Installed	April 2022	April 2022
Construction	All Rough inspections complete	March 2022	May 2022
Construction	MEP and Permanent Power	May 2022	May 2022
Construction	Finishes Complete	August 2022	September 2022
Construction	Complete Testing and Commissioning	September 2022	September 2022
Fit-out	Owner Furniture & Equipment Install	September 2022	October 2022
Construction	Substantial Completion of Phase 2 - Move in	October 5, 2022	October 31, 2022

<b>Status to Baseline Schedule:</b>	Ahead	On-schedule	Behind	Late
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VERTEX

#### PROJECT PROGRESS THIS MONTH:

- Stormwater Infiltration System excavation/installation was substantially completed
- Spray Fireproofing in Basement completed/inspected/signed-off.
- AVB installation was substantially completed
- Continued rough MEP work; all floor HVAC duct installation; piping; and plumbing rough piping.
- Electric rough-in @ CMU walls & overhead piping in Garage continuing.
- Continuing interior framing.
- Stair #1 installation underway.
- Roofing subcontractor installing roof framing & parapet walls.
- Commodore to completed buy out of trades with Landscaping, Fencing and Exterior Improvements.
- Continued Product Submittals.
- Continued coordination and buy-out for all Owner provided items (FF&E, Technology, Communications, Security, etc.).
- Completed utility pole relocation, OHW transfer by Eversource, Verizon, and other service providers underway.
- 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 2-2-22 for planned construction activities.**

- Backfill of stormwater Infiltration System
- Continued electrical and tel/data ductbank installation
- Continue maintaining Building enclosure/weather protection.
- Continue permanent roof installation
- Continue exterior masonry
- Begin curtain wall installation
- Continue rough MEP work; First Floor HVAC duct installation; piping; and plumbing rough piping.
- Begin rough Electric cabling rough-in @ floors with permanent roof installed.
- Continuing interior framing.
- Begin interior door frame installation
- Stair #1 installation to continue.
- Continue coordination and buy-out for all Owner provided items (FF&E, Technology, Communications, Security, etc.).
- Continue OHW transfer by Eversource, Verizon, and other service providers.
- Town/Project Team to continue providing weekly updates to the project abutters/neighbors.
- Complete DCAM 50% evaluation for Commodore and all Trade Contractors



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#### BUDGET UPDATE:

**Narrative Update:**

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

**New commitments this month:**

- Owner Change Order (OCO) #21 in the amount of \$22,113.76 was issued to Commodore.
- Owner Change Order (OCO) #22 was issued transferring \$17,175.63 from GMP Contingency.

**Project Cash Flow:** Overall, Cashflow is tracking at 86% vs. projected through January 2022. Construction cost cash flow is on target and contingency/soft cost spending to date is 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 1/31/22.*

<b>Total Project Budget:</b>	<b>\$54,898,211</b>	
Total Project Commitments to date (BSR Col I):	<b>\$51,554,989</b>	<b>94%</b>
Total Project Expenditures Recommended for Approval this month:	<b>\$1,694,251</b>	<b>3%</b>
Total Project Expenditures to date including this month (BSR Col L):	<b>\$26,742,220</b>	<b>49%</b>
<b>PROJECTED</b> Total Project Expenditures as of <b>1/31/22 (BSR Col S):*</b>	<b>\$52,974,444</b>	<b>96%</b>

\*Includes projected values for contingency usage.

<b>Architect's Contract Value to Date:</b>	<b>\$4,916,778</b>	
Architect's Contract Amendments to Date:	45	
Architect's Contract Amendments Approved this month:	\$0	
Architect's Expenditures this Month:	\$48,915	
Architect's Expenditures to Date:	\$4,090,529	82%

<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:	\$51,631	
OPM's Expenditures to Date:	\$782,645	53%

\*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 %:	\$107,832	15%
Owner's Project Contingency <b>pending expenditures</b> and burn rate %:	\$50,000	7%

<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%



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<b>Project Cash Flow Status:</b>		
Projected Expenditures (Month)	\$3,702,158	
Actual Expenditures (Month)	\$1,694,251	46%
Projected Expenditures (To Date)	\$ 31,253,870	
Actual Expenditures (To Date)	\$ 26,742,220	86%

<b>Construction Contract (GMP):</b>		\$ Amount	% of Contract
<b>Construction Contract Value (Awarded):</b>		<b>\$41,475,447</b>	
Approved Change Orders to Date (Quantity and Value):	<b>Quantity: 21</b>	\$296,972	0.7%
<b>Construction Contract Value: To Date (thru OCO #21)</b>		<b>\$41,772,419</b>	
Construction Billings: This month		\$1,593,705	
Construction Billings: To date		\$20,276,743	49%

<b>GMP HOLDS and ALLOWANCES: Per Logs dated 1-31-22</b>			
Holds Total Value (all trades):		\$1,338,340	
Holds <b>expended to date</b> and burn rate %:		\$522,036	39%
Holds current balance:		\$816,304	
Holds <b>projected expenditures remaining</b> and burn rate %:		\$607,118	45%
Allowances Total Value (all trades): Includes weather and utilities		\$1,130,550	
Allowances <b>expended to date</b> and burn rate %:		\$433,069	38%
Allowances current balance:		\$697,481	
Allowances <b>projected expenditures remaining</b> and burn rate %:		\$545,781	48%

<b>GMP Contingency: Per GMP Contingency Logs date 1-31-22</b>			
GMP Contingency: Per GMP		\$781,957	
GMP Contingency <b>expended to date</b> and burn rate/change %:		\$89,981*	12%
GMP Contingency current balance:		\$691,976	
GMP Contingency <b>projected expenditures:**</b>		\$221,184	32%

\*See Budget Transfer and Usage of Contingency report for a complete listing of all transfers.

<b>Construction Changes to the Work: Per PCO Log dated 1-31-22</b>			
Construction Contingency:		\$1,800,000	
Construction Contingency <b>expended to date</b> and burn rate %:		\$296,972	17%
Construction Contingency expended to date as a % of original contract:			0.7%
Construction Contingency Balance:		\$1,503,028	
Construction Contingency <b>pending change orders (estimated &amp; pending)</b>		\$304,589	17%

<b>Change Order(s) approved this month:</b>		<b>#21</b>
<b>Change Request #</b>	<b>Description</b>	<b>Change Request Cost</b>
002R2	PR-20 Lighting Revisions	\$3,639.32
033	PR-39 Security Camera Revisions	\$381.18
062	CCD03 Bituminous Coating Inside Detention Door Frames	691.99



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071	CCD07 Moving 3 Relieving Angles at Window Head per RFI 349	\$13,792.17
A009	Rolling Fire Shutters Allowance \$30,000 reconciliation	\$1,698.40
A011	D&W Hold #4 FE Cabinets Allowance \$13,000 reconciliation	\$1,910.70
	<b>Change Order Total:</b>	<b>\$22,113.76</b>

For more detailed information, please refer to *Pending Change Order Log dated 1/31/22*

#### 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 Soils, Rebar/Concrete, Masonry & Spray Fireproofing inspections. No major issues observed. All minor issues corrected while inspectors were on-site and closed; Reports issued weekly.
- Town of Dedham Building Inspector on-site to review Backfill Operations, Masonry inspections.
- D&W onsite weekly. Architect's Field Reports issued accordingly.
- Structural Engineer on-site. Field Reports issued. No issues reported.
- Mechanical, Electrical, Plumbing & Fire Protection Engineer on-site. Field Reports issued accordingly.
- SWPPP Reports submitted to Town of Dedham Conservation Commission weekly.
- Non-Conforming Work log is attached.

#### Testing and Inspection Schedule Summary

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	Complete
Waterproofing inspections (foundations)	Aug-Sept	Complete
Rebar/mesh/concrete inspections (slabs)	Sept-Oct	Complete
Façade Mock-up inspections	Nov	Ongoing
Spray Fireproofing Testing	Dec/Jan	Pending in January
AVB inspections	Oct-Dec	Ongoing
Roofing inspections	Jan '22	Ongoing

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



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VERTEX

## FFE/TECH/SECURITY/COMMUNICATIONS SUMMARY

Coordination efforts continued with Radio Communication; Fire Alarm/Station Alerting; Dispatch console; e911 and Security vendors. D&W continued to coordinate finalization and selection of furniture and fixtures. A coordination meeting was held on 1/21/22 with all vendors. A review of the building and all layouts/rough infrastructure will be coordinate for late February/early March, prior to any installation of wall board. As of 1/31/22 Vertex is projecting an overall Owner Item Budget overrun of approximately \$463,000. This is reflected in the Budget Status Report FF&E line items.

<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	\$1,936,267	105%
Technology Expenditures to Date	\$179,928	10%

## ISSUES SUMMARY

- **New Overhead Utility design: 1/31/22** Eversource crews completed installation of the Five (5) new Utility Poles. Line Transfer Crew on-site relocating existing overhead utility lines from existing utility poles to newly placed poles. Provided existing Fire Station with Temporary Service during rework. Once Eversource has completed transferring electrical lines, then other providers will follow. All OHW transfers to be complete by May so new services can be brought to the new building.



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**JANUARY 2022**

**VERTEX**



Installation of Subsurface Stormwater Chamber Infiltration System





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**VERTEX**



January 7, 2022 - First Snowstorm of Year



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**VERTEX**



North Elevation Air Barrier System



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**VERTEX**



Installation of VR AIB @ Police South Elevation



# MONTHLY PROJECT REPORT DEDHAM PUBLIC SAFETY BUILDING PROJECT JANUARY 2022

**VERTEX**



West Elevation Air Barrier System



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**VERTEX**



Apparatus Bay Hoist Beam - Mezzanine Guardrail System



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**VERTEX**



Exterior Masonry "Mock-Up"



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**VERTEX**



Temporary Overhead Door Installation/AVB Continuing



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**VERTEX**



Stair #1 Stringers





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**VERTEX**



Roofers Installing Police Low Roof



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**VERTEX**



Eversource Line Transfer Crew Relocating OHW



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**VERTEX**



Aerial View 1-17-2022