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# Monthly Report

## New Maynard High School Project

### Maynard, MA

### October 2012

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Submitted BY:



**Municipal**

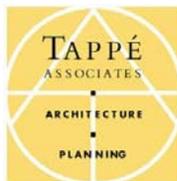
Building Consultants, Inc.

200 Sutton Street, North Andover, MA 01845

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**Designer:**

**Tappe' Associates**  
Six Edgerly Place  
10 Common Street  
Boston, MA



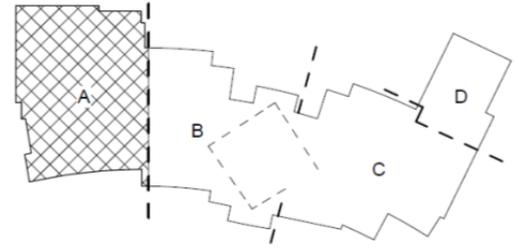
**Owner:**

**Town of Maynard**  
Maynard Public Schools  
12 Bancroft Street  
Maynard, MA



**Massachusetts School Building Authority**

*Funding Affordable, Sustainable, and Efficient Schools in Partnership with Local Communities*



**1. Previous Months Activity:**

- **Site**
  - Continued exterior utilities
  - Continued grading and drainage work
  - Completed Phase 2 utility work
    - Gas line from NSTAR completed
    - Water line from street completed
    - Electrical service work duct bank completed, waiting for utility company
- **Concrete**
  - All concrete slabs have been poured
- **Masonry**
  - Continued installation of brick in areas A and B
- **Steel**
  - Continued installation of stairs throughout building
  - Continued installation of misc. metals throughout building (hangars, railings, etc...)
- **Envelope**
  - Completed exterior stud framing and sheathing in all areas
  - Completed roofing installation in Areas A & B
  - Completed fireproofing in all areas
- **Interiors**
  - Continued interior walls in all Areas
  - Began hanging finished drywall in areas C and B
- **Conveying**
  - Fabrication of elevator continued
- **Mechanical/Electrical/Plumbing**
  - Completed rough plumbing in all areas
  - Continued roughing of electrical conduits in all areas
  - Set switchgear and sub panels
  - MEP Coordination drawings completed
  - Finished rough installation of mechanical units and roof top units
  - Continued ductwork in all Areas
  - Began control wiring and device wiring throughout the building

**2. Next Month's Anticipated Activities:**

- The contractor has committed that 90% of the envelope (roof and exterior walls) will be complete
- Temporary heat will be installed
- Drywall installation will continue in all areas
- MEP connections and fixtures will begin in Areas B, C and D
- The Auditorium concrete work will be completed

**3. Project Schedule**

- The over-all Master schedule report for the project is included in this report.
- The contractor's monthly update schedule submission is also attached
- The latest update indicates the project is STILL ON SCHEDULE

**4. Project Budget Report:**

The attached budget report includes the total budget amount approved at the Maynard Town Meeting of \$45,834,659.00. The budget reflects the Agreements with all consultants, and the contact with CTA Construction.

There have been (15) requisitions submitted for payment from the contractor. They have invoiced over \$19,410,057.00. This represents approximately 53% of the contract.

**5. Change Orders and Potential Change Orders:**

There have been (9) Change Orders approved to date on the project. The change order total after change order #9 is \$334,926.92 which accounts for only 17% of the contingency.

*Please see the attached approved change order report below for complete details*

There are (25) potential change requests pending. These total approximately \$79,620 which if all are accepted will result in the use of 22% of the contingency.

*Please see the attached potential change order report below for complete details*

**6. Cash flow projections:**

Please see the attached cash flow report.

**7. Safety performance:**

There were no accidents on site during August.

**8. Construction QA/QC:**

Briggs Engineering & Testing continues to provide materials testing and inspections.

Tappé continues to visit the site weekly to review installed conditions. They submit their field observation reports to the building inspector's office.

The Commissioning agent continues to visit the site at regular intervals and supply reports noting any concerns.

**9. Environmental compliance:**

No issues this month

**10. Community issues:**

No issues this month

**11. MBE/WBE:**

Tappe's contract includes the required contractual goals of minority and women owned consultants.

As of this date Tappe has contracted with the following MBE/WBE firms:

Discipline	Firm	MBE/WBE
Civil Engineering	Nitsch Engineering	WBE
Environmental Permitting	Nitsch Engineering	WBE
Traffic Consultant	Nitsch Engineering	WBE
Site Surveying	Nitsch Engineering	WBE
Structural Engineering	EDG Associates	MBE

The bid documents included the recent updates to the SOMWBA / OSD regulations. They reflect that the MBE/WBE targets are now a combined 10.4%.

The General Contract has been awarded, and the contract includes the required percentages of MBE/WBE contracts.

Municipal is in the process of preparing the quarterly reports to the SDO (formerly SOMWBA).

## Monthly Budget Report

New Maynard High School Budget Report	Budget* (*Approved Warrant Article)	Budget Committed to Date	Costs Submitted Amount	Balance Remaining (from committed)	Percent Complete	Notes
<b>Feasibility Study Agreement</b>						
Owner's Project Manager	158,780.00	97,335.00	97,335.00	61,445.00	61.3%	
A&E - Feasibility Study/Schematic Design	725,000.00	725,000.00	785,785.00	(60,785.00)	108.4%	<i>Note this is not an over spent category. Some of these costs should be included in later phase categories.</i>
Environmental and Site	50,000.00	-	-	50,000.00	0.0%	
Other	116,220.00	6,905.00	6,905.00	109,315.00	5.9%	
	1,050,000.00		890,025.00	159,975.00	84.8%	
<b>Design and Construction</b>						
Owner's Project Manager (not incl Feas Study)	1,118,780.00	1,118,780.00	587,906.00	530,874.00	52.5%	
Legal Fees	25,000.00	6,799.00	6,799.00	18,201.00	27.2%	
Advertising	5,000.00	12.00	12.00	4,988.00	0.2%	
Other Administrative Costs	45,920.00	17,423.00	17,423.00	28,497.00	37.9%	
A&E - Design Development	549,000.00	549,000.00	549,000.00	-	100.0%	
A&E - Construction Contract Documents	990,000.00	990,000.00	990,000.00	-	100.0%	
A&E - Bidding	255,000.00	255,000.00	255,000.00	-	100.0%	
A&E - Construction Contract Administration	716,000.00	716,000.00	421,008.00	294,992.00	58.8%	
A&E - Closeout	125,000.00	125,000.00	-	125,000.00	0.0%	
A&E - Reimbursable Services	265,000.00	265,000.00	63,289.43	201,710.57	23.9%	
Construction	36,650,000.00	36,650,000.00	19,410,057.00	17,239,943.00	53.0%	
Construction Contingency	1,861,582.00	334,926.89	334,926.89	1,526,655.11	18.0%	<i>includes change orders 1 thru 9</i>
Testing Services	60,000.00	75,351.00	75,351.00	(15,351.00)	125.6%	<i>see transfer of 15,351 from Owners Contingency below</i>
Furnishings (Estimate)	750,000.00		-	750,000.00	0.0%	
Equipment (Estimate)	704,000.00		-	704,000.00	0.0%	
Owners Contingency	600,000.00	15,351.00	15,351.00	584,649.00	2.6%	
<b>Total Approved Budget</b>	<b>45,834,659</b>	<b>41,118,643</b>	<b>23,616,148.32</b>	<b>22,218,510.68</b>	<b>51.5%</b>	

## Cash Flow Report

Month		Opm Costs / Admin. Costs	Designer Fees	Construction Costs	Other Costs	Construction Contingency	Owners Contingency	Totals
		1,469,700	3,735,000	36,650,000	1,518,377	1,861,582	600,000	45,834,659
								-
Thru	2010	104,240	785,785					890,025
January	2011	105,723	383,815					489,538
February	2011	95,000	383,815					478,815
March	2011	23,300	198,000					221,300
April	2011	23,300	198,000					221,300
May	2011	23,300	198,000					221,300
June	2011	23,300	198,000					221,300
July	2011	23,300	198,000					221,300
August	2011	40,000	145,500	519,641				705,141
September	2011	43,500	145,500	255,347				444,347
October	2011	32,000	35,000	445,460				512,460
November	2011	32,000	35,000	1,122,341				1,189,341
December	2011	32,000	35,000	1,319,763				1,386,763
January	2012	32,000	35,000	891,801				958,801
February	2012	32,000	35,000	1,223,463				1,290,463
March	2012	32,000	35,000	1,064,282				1,131,282
April	2012	32,000	35,000	1,196,281				1,263,281
May	2012	32,000	35,000	1,049,380				1,116,380
June	2012	32,000	35,000	1,753,018				1,820,018
July	2012	32,000	35,000	2,335,255				2,402,255
August	2012	32,000	35,000	2,600,000				2,667,000
September	2012	32,000	35,000	2,650,000				2,717,000
October	2012	32,000	35,000	2,600,000				2,667,000
November	2012	32,000	35,000	1,900,000				1,967,000
December	2012	32,000	30,000	1,850,000				1,912,000
January	2013	32,000	30,000	1,650,000				1,712,000
February	2013	32,000	30,000	1,300,000				1,362,000
March	2013	32,000	30,000	1,000,000				1,062,000
April	2013	32,000	30,000	1,000,000				1,062,000
May	2013	32,000	30,000	1,000,000				1,062,000
June	2013	32,000	30,000	875,000	506,125.67			1,443,126
July	2013	32,000	30,000	785,000	506,125.00			1,353,125
August	2013	32,000	30,000	750,000	506,126.00			1,318,126
September	2013	32,000	30,000	794,416				856,416
October	2013	32,000	30,000	1,104,540				1,166,540
November	2013	32,000	30,000	900,000				962,000
December	2013	53,500	30,000	750,000				833,500
January	2014	52,690	30,000	740,000				822,690
February	2014	26,548	30,585					57,133
		1,469,701	3,775,000	36,650,000	1,518,377	-	-	44,188,065

## Approved Change Order Report

CO #	PCO#	RCP#	Date	Items	Total this CO	Running total of Co's	Contract Totals
							<b>36,650,000.00</b>
1	1	1 & 2	11/2/2011	Increase to elevator and glazing bids	121,661.52	121,661.52	36,771,661.52
2	2	-	12/5/2011	Additional Ledge in building foundation footing excavations	118,880.00	240,541.52	36,890,541.52
3	5, 12	-	1/11/2012	Unsuitable soils and rock excavation	13,290.40	253,831.92	36,903,831.92
4	7,11,26	1	3/12/2012	Credit for stainless steel ties, structural steel revisions	34,169.00	288,000.92	36,938,000.92
5	3,6,15,1,19,29,30,31,2,32,44	4,5,12,19	6/13/2012	Steel reinf revisions, fin tube finish revisions, recycling room revisions, credit for non-plenum cable, ETA installation for alum windows, credit for segmented windows, HVAC mods. At recycling, aud seating supports, sut slab edge at 2nd flr slab	7,582.00	295,582.92	36,945,582.92
6	39.2 & 45			additional acid waste line per rfi 258 & add (3) roof drains per rfi 280	9,987.00	305,569.92	36,955,569.92
7	8,9,43,50 & 52		8/1/2012	PCO#8 – Reuse of existing gas line; PCO#9 – Substitution for Non thermal Storefront at interior locations ; PCO#43- Additional sunshade support system; PCO#50 – Temporary Storm Drainage; PCO#52 – Standard Decking in lieu of acoustical decking over WAVM	10,085.00	315,654.92	36,965,654.92
8	38,41,46,49,54,56 & 57		9/12/2012	PCO # 38R1 – Credit associated with providing marker boards in lieu of interactive whiteboards as; PCO # 41R1– Cost associated with roof davits to be provided by misc metals in lieu of HVAC contractor; PCO # 46R1 – Credit associated with RCP 026 which revises the fire protection scope; per responses to RFIs #273, #275, #276 and #277. PCO# 49R1 - Cost associated with the catwalk revisions includes credit noted in PCO 48; PCO# 54 - Credit associated with the deletion of metal extruded dart at the curtainwall ETA per RCP 016; PCO# 56 - Cost associated RCP 030 Wireless Access Points Revisions; PCO#57 - Cost associated with RFI #150 clarification that the door at opening XD138 was to be a coiling overhead door with galvanized frame. (Formerly PCO 21)	(7,024.00)	308,630.92	36,958,630.92
9	24,33,35 & 60			PCO#24R1: Cost associated with steel and roof modifications of the auditorium roof which was installed per the approved shop drawings, but does not conform to the contract documents. The changes were required to maintain the design intent of the auditorium roof. The cost of the changes was requested by the general contractor; PCO#33R1: Cost associated with additional storm piping vent, requested by the general contractor. Changes reflect field and submittal reviews; PCO#35R2: Cost associated with additional framing details at the loading dock canopy and the canopy at the entry to Auditorium requested by the general contractor. Changes reflect field and submittal reviews; PCO#60: Credit associated with the omitted W10s at RTU support, requested by the design team. Changes reflect field and submittal reviews.	26,296.00	334,926.92	36,984,926.92

## Potential Change Order Report

PCO #	RCP #	CCD #	Date Created	Description	Estimated Costs	Pending Submitted Amount	Date Submit	BIC	Status as of date above
36			5/24/2012	modify specified acid waste tank to accommodate dimensions of constructed pit	3,000.00			CCD	CTA will submit time & material slips. Still rejected
37			1/26/2012	ASI #7 - modifications to fire alarm system per MFD		6,231.00	9/13/2012	Tappé	under review
42		3	5/30/2012	Rework X bracing at Area C - auditorium	6,600.00			CCD	will submit tracked costs after work is complete
53				Sitework/Concrete for UG Electrical Conduits Areas D and C		20,278.12	8/30/2012	All	discussing flowable fill with CTA
55			8/30/2012	RFI #330 Roof Access Stairs 2 and 5		5,358.08	8/30/2012	All	Discussing doors
62	22		5/2/2012	Credit for spray fire proofing at bracing locations and columns noted on RFI #235		(100.00)	10/18/2012	Tappé	under review
63	34		9/12/2012	Provide estimated credit associated with the deletion of the roof davits for the mech stacks. These davits were inadvertently assigned and provided by the Misc Metal subcontractor.		(180.00)	10/18/2012	Tappé	under review
64	29		7/20/2012	Revisions to rooms B134 and B135		15,196.45	11/8/2012	CTA	revising
65				ASI #11 Revise storefront at A110		3,613.14	11/8/2012	Tappé	under review
66	44		11/8/2012	Delete sprinkler heads per RFI 372		(1,232.00)	11/8/2012	tappe	under review
67	37		10/12/2012	Provide estimated cost to provide a dryer vent exhaust for the dryer at room A103. Reference SKM-020 and SKCA-25 for scope.		3,652.90	11/8/2012	CTA	not submitted
	28		7/18/2012	Provide estimated credit for the substitution of owner provided donor bricks in lieu of the paving materials as indicated in the attached		(10,000.00)		CTA	not submitted
	31		9/4/2012	Credit for eliminating the tel/com vault		(1,200.00)		CTA	not submitted
	33		9/5/2012	Rated door for B149 and self illuminating exit signs		2,500.00		CTA	not submitted
	35		9/26/2012	Provide estimated credit associated with the deletion of the misc. metal support at the ceiling for the toilet partitions. Ref A401 to A404 and detail A6/A531. Maintain misc metal support for the urinal screens		(1,850.00)		CTA	not submitted
	36		9/26/2012	Provide estimated credit associated with the omission of the red dye, noted on section 260000 item 3.22.L, for the electrical concrete conduit encasing. Reference attached RFI#357 response.		(500.00)		CTA	not submitted
	38		10/12/2012	Provide estimated credit associated with the omission of CNV-3 at Stage C146. Reference RFI#360		(750.00)		CTA	not submitted
	39		10/25/2012	relocation of the electrical meter per NStar's request		4,500.00		CTA	not submitted
	40		10/29/2012	revise equipment for Alt PE A110		10,000.00		CTA	not submitted
	42		11/5/2012	substitution of refrigerant piping at Slip air conditioners per RFI#365		6,500.00		CTA	not submitted
	43		11/5/2012	Add drip pans for roof drain lines @ main electrical room per RFI# 370		5,500.00		CTA	not submitted
				<b>TOTALS</b>	<b>26,800.00</b>	<b>52,817.69</b>			
				<b>Original Construction Contingency:</b>	<b>1,861,582.00</b>				
				Approved Changes to Date:	334,926.89				
				<b>Contingency Balance:</b>	<b>1,526,655.11</b>	82%	REMAINING		
				Potential Changes:	79,617.69				
				<b>Potential Contingency Balance:</b>	<b>1,447,037.42</b>	78%	POTENTIAL REMAINING		

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**Milestone Schedule Update**

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**Awarded Contract**

**August 2, 2011**

Construction

Phase 1A – Mobilization – Preliminary Site Demo

Notice to Proceed – Sept 2011

Phase 1B – Construction of New School

Notice to Proceed to August 2013

Phase 2B – Demolition of Existing School

June 2013 – August 2013

Phase 2A – Completion of New Site Work

August 2013 – December 2013

**Move-in to New Building**

**July 2013**

**Final Completion**

**December 2013**

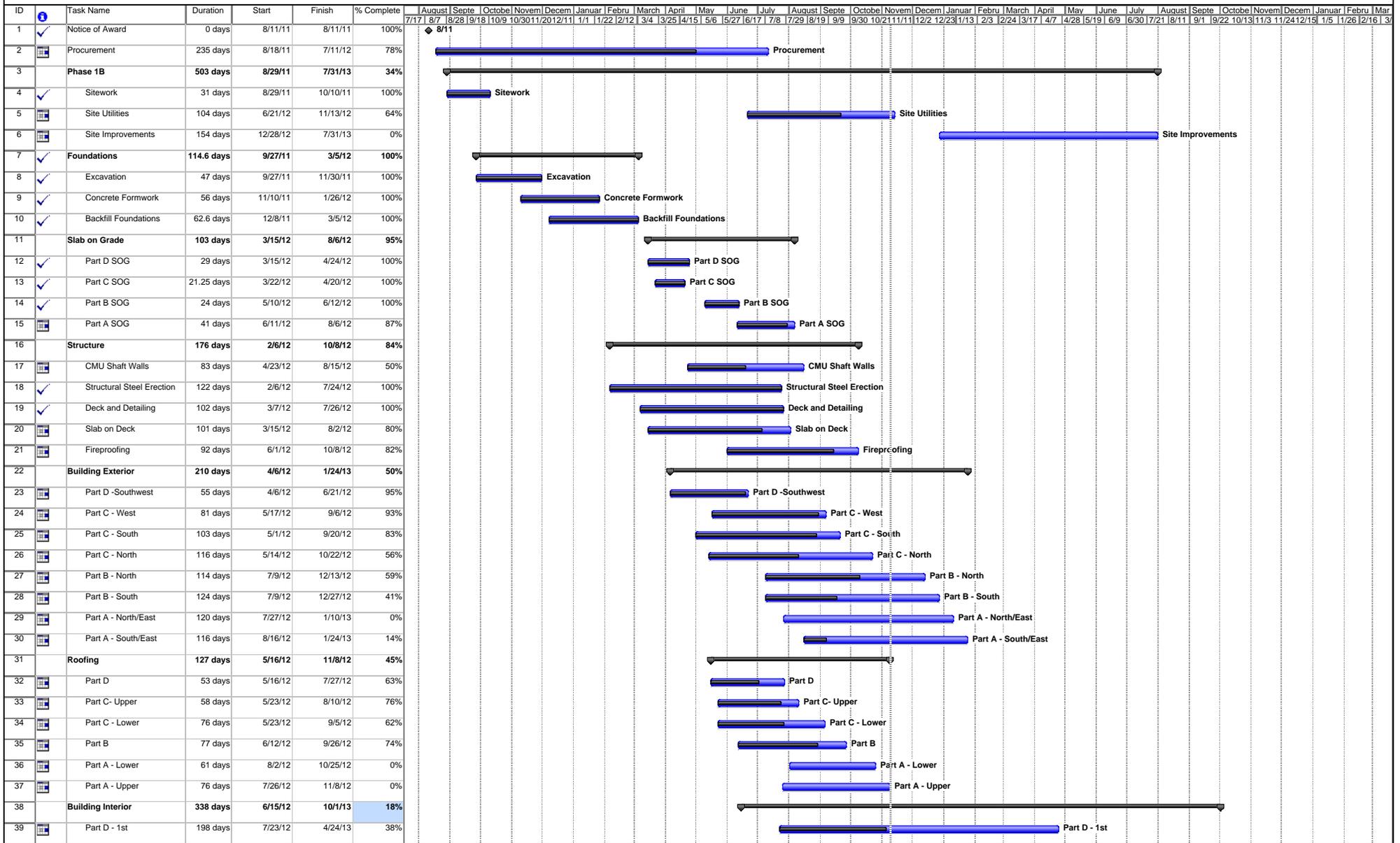
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**Summary Updated Construction Schedule**

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**ATTACHED**

**Maynard High School**  
**Summary Construction Update Schedule**  
**11/9/12**



**Maynard High School**  
Summary Construction Update Schedule  
11/9/12

