Monthly Report
New Maynard High School Project
Maynard, MA
January 2012

Submitted BY:

Municipal
Building Consultants, Inc.

200 Sutton Street
North Andover, MA 01845

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

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1. **Previous Months Activity:**

- On-site Weekly coordination meetings continued on Thursdays
- Concrete foundation work was completed in all areas
- Steel began arriving in late January
- Final steel detailing continued in areas A and B
- Temporary construction power was installed
- Drainage systems were installed

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

- Steel erection will continue
- Weather permitting underslab work will begin
- Steel deliveries will continue to arrive through February
- Shop drawing review, coordination drawings and submittals will continue in the mechanical trades
- Mock-up installations will continue

3. **Project Schedule**

Due to the good weather the foundation work completed ahead of schedule.

Steel detailing and fabrication is now caught up and steel began arriving.

The over-all Master schedule report for the project is included in this report.

The contractors recent (but not final) schedule submission is also attached.

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 (5) requisitions submitted for payment from the contractor. They have invoiced and been paid over $4,554,353.00. This represents approximately 12.5% of the contract.

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

There have been (3) Change Orders approved to date on the project . CO #1 was for the changes caused by bidding withdrawals and changes. CO #2 was for the sub-surface rock removal costs that exceeded the allowances carried. CO #3 was for the removal of unsuitable soils found in footing excavations.

These (3) change orders account for only 13.6% of the contingency. There are (15) potential change orders that total approximately $34,300.00

Please see the attached potential change order report for details.

6. **Cash flow projections:**

Please see the attached cash flow report.

7. **Safety performance:**

No issues this month

8. **Construction QA/QC:**

Briggs Engineering & Testing and Weston & Sampson continue to provide materials testing and geotechnical engineering consultation and inspections.

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

The Commissioning agent continues to visit the site at regular intervals and supply 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).

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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
Feasibility Study Agreement						
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%	*Note this is not an over spent category. Some of these costs should be includedin later phase categories.*
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%	
Design and Construction						
Owner's Project Manager (not incl Feas Study)	1,118,780.00	1,118,780.00	340,896.00	777,884.00	30.5%	
Legal Fees	25,000.00	5,529.00	5,529.00	19,471.00	22.1%	
Advertising	5,000.00	12.00	12.00	4,988.00	0.2%	
Other Administrative Costs	45,920.00	5,872.00	5,872.00	40,048.00	12.8%	
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	150,360.00	565,640.00	21.0%	
A&E - Closeout	125,000.00	125,000.00	-	125,000.00	0.0%	
A&E - Reimbursable Services	265,000.00	265,000.00	52,094.56	212,905.44	19.7%	
Construction	36,650,000.00	36,650,000.00	4,554,353.00	32,095,647.00	12.4%	
Construction Contingency	1,861,582.00	253,831.92	253,831.92	1,607,750.08	13.6%	*includes change orders 1 thru 3*
Testing Services	60,000.00		-	60,000.00	0.0%	
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		-	600,000.00	0.0%	
Total Approved Budget	**45,834,659**		**8,046,973.48**	**37,787,685.52**	**17.6%**	

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Monthly Contingency Report

PCO #	RCP #	CCD #	Date Created	Description	Estimated Costs	Pending Submitted Amount	Date Submit	Approved Changes	Date Approved	Change Order #	BIC	Notes
1			10/1/2011	Increase to elevator and glazing bids			11/2/2011	121,661.52	11/2/2011	1	co	
2			12/8/2011	Additional Ledge in building foundation footing excavations			11/17/2012	118,880.00	12/14/2011	2	co	approved at 1/11/12 bldg comm meeting
5			11/17/2011	Unsuitable soils materials discovered during excavation for footings			11/20/2011	12,432.00	1/11/2012	3	co	approved at 1/11/12 bldg comm meeting
12			1/5/2012	Additional rock excavation - unit pricing			1/5/2012	858.40	1/11/2012	3	co	approved at 1/11/12 bldg comm meeting
3			11/17/2011	ASI #1 Steel and Building Foundation Revisions		23,925.53	1/8/2012				Tappé	under review
4			11/17/2011	Additional Ledge in site drainage piping trenches	800.00						CTA	+/-CY10
6	4		11/4/2011	Reduce the size of the Fin Tube Radiation elements and covers in various places around the building		2,466.75	11/20/2012				Tappe	under review
7			12/8/2011	Credit for stainless steel ties		(500.00)	12/11/2011				Tappé	approved for change order #4
8	3		10/6/2011	Re-use existing gas main from street		(4,900.00)	12/11/2011				Tappé	will set up a conf call to discuss with engineer and site contractor
9	10			Credit for deleting insulated glass on inside of vestibule at entry.	(5,000.00)						CTA	
10			12/22/2011	ASI #2 for Mock-up panel clarifications	-						CTA	should be no cost
11		1	12/22/2011	ASI #3 for structural steel additions	25,000.00						CTA	
14	11		1/9/2012	RFI #125 Folding Partition color change	2,500.00						CTA	
15	5		12/9/2012	HVAC grille and transfer duct changes	2,500.00						CTA	
17	8		1/24/2012	Credit for shear tab connection details	(5,000.00)						CTA	
19	12		1/24/2012	Credit for use of non-plenum rated cable per RFI #129	(7,500.00)						CTA	
20	13		1/26/2012	Change aluminum doors to wood doors (19) locations							CTA	
21			2/2/2012	Coiling Overhead Door XD 138 per RFI #150.							CTA	
	14		1/14/2012	Provide markerboard in lieu of interactive whiteboards							CTA	
				TOTALS	**13,300.00**	**20,992.28**		**253,831.92**				

Original Construction Contingency:	**1,861,582.00**	
Approved Changes to Date:	253,831.92	13.64%
Contingency Balance:	**1,607,750.08**	0.86
Potential Changes:	34,292.28	
Potential Contingency Balance:	**1,573,457.80**	

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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	550,000				617,000
December	2011	32,000	35,000	550,000				617,000
January	2012	32,000	35,000	1,000,000				1,067,000
February	2012	32,000	35,000	1,000,000				1,067,000
March	2012	32,000	35,000	1,000,000				1,067,000
April	2012	32,000	35,000	1,750,000				1,817,000
May	2012	32,000	35,000	2,150,000				2,217,000
June	2012	32,000	35,000	2,250,000				2,317,000
July	2012	32,000	35,000	2,500,000				2,567,000
August	2012	32,000	35,000	2,500,000				2,567,000
September	2012	32,000	35,000	2,450,000				2,517,000
October	2012	32,000	35,000	2,300,000				2,367,000
November	2012	32,000	35,000	1,900,000				1,967,000
December	2012	32,000	30,000	1,750,000				1,812,000
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	700,000				762,000
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

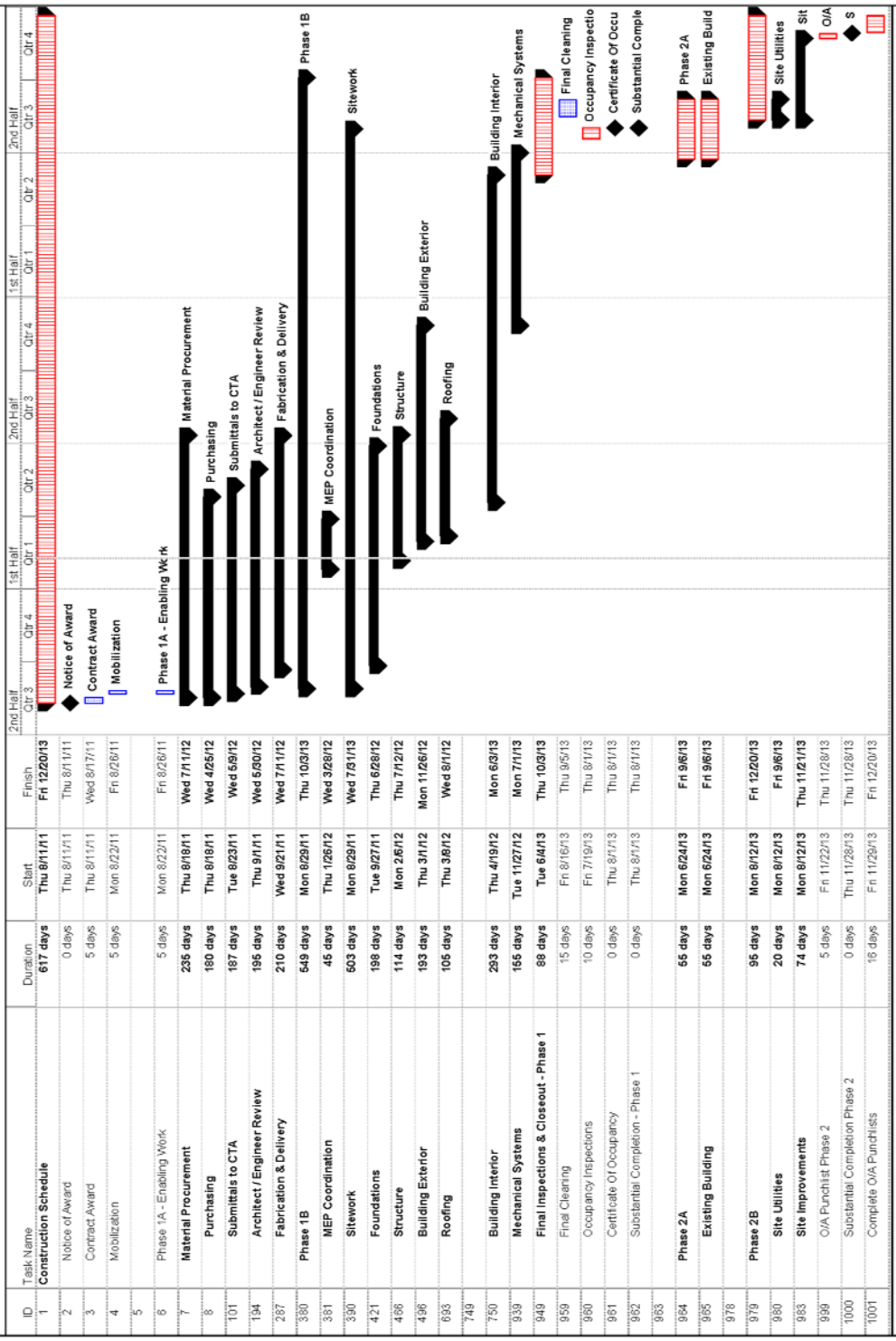
Note that the cash flow does not include Owners or Construction Contingency

Construction Schedule

CTA CONSTRUCTION COMPANY

Maynard High School
Draft - Preliminary
Construction Baseline Schedule*
02/02/12

ID	Task Name	Duration	Start	Finish
1	**Construction Schedule**	**617 days**	**Thu 8/11/11**	**Fri 12/20/13**
2	Notice of Award	0 days	Thu 8/11/11	Thu 8/11/11
3	Contract Award	5 days	Thu 8/11/11	Wed 8/17/11
4	Mobilization	5 days	Mon 8/22/11	Fri 8/26/11
5				
8	Phase 1A - Enabling Work	5 days	Mon 8/22/11	Fri 8/26/11
7	**Material Procurement**	**235 days**	**Thu 8/18/11**	**Wed 7/11/12**
8	**Purchasing**	**180 days**	**Thu 8/18/11**	**Wed 4/25/12**
101	**Submittals to CTA**	**187 days**	**Tue 8/23/11**	**Wed 5/9/12**
194	**Architect / Engineer Review**	**195 days**	**Thu 9/1/11**	**Wed 5/30/12**
287	**Fabrication & Delivery**	**210 days**	**Wed 9/21/11**	**Wed 7/11/12**
380	**Phase 1B**	**549 days**	**Mon 8/29/11**	**Thu 10/3/13**
381	**MEP Coordination**	**45 days**	**Thu 1/26/12**	**Wed 3/28/12**
390	**Sitework**	**503 days**	**Mon 8/29/11**	**Wed 7/31/13**
421	**Foundations**	**198 days**	**Tue 9/27/11**	**Thu 6/28/12**
466	**Structure**	**114 days**	**Mon 2/6/12**	**Thu 7/12/12**
496	**Building Exterior**	**193 days**	**Thu 3/1/12**	**Mon 11/26/12**
693	**Roofing**	**105 days**	**Thu 3/8/12**	**Wed 8/1/12**
749				
750	**Building Interior**	**293 days**	**Thu 4/19/12**	**Mon 6/3/13**
939	**Mechanical Systems**	**155 days**	**Tue 11/27/12**	**Mon 7/1/13**
949	**Final Inspections & Closeout - Phase 1**	**88 days**	**Tue 6/4/13**	**Thu 10/3/13**
959	Final Cleaning	15 days	Fri 8/16/13	Thu 9/5/13
960	Occupancy Inspections	10 days	Fri 7/19/13	Thu 8/1/13
961	Certificate Of Occupancy	0 days	Thu 8/1/13	Thu 8/1/13
962	Substantial Completion - Phase 1	0 days	Thu 8/1/13	Thu 8/1/13
963				
964	**Phase 2A**	**55 days**	**Mon 6/24/13**	**Fri 9/6/13**
965	**Existing Building**	**55 days**	**Mon 6/24/13**	**Fri 9/6/13**
978				
979	**Phase 2B**	**95 days**	**Mon 8/12/13**	**Fri 12/20/13**
980	**Site Utilities**	**20 days**	**Mon 8/12/13**	**Fri 9/6/13**
983	**Site Improvements**	**74 days**	**Mon 8/12/13**	**Thu 11/21/13**
999	O/A Punchlist Phase 2	5 days	Fri 11/22/13	Thu 11/28/13
1000	Substantial Completion Phase 2	0 days	Thu 11/28/13	Thu 11/28/13
1001	Complete O/A Punchlists	18 days	Fri 11/29/13	Fri 12/20/13



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Milestone Schedule Update

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**