

Town of Middleton

New Howe-Manning Elementary School Building Project

Project Manager's Report
June 2010



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Town of Middleton New Howe-Manning Elementary School



Executive Summary

This Project Manager's Report for the New Middleton Howe-Manning School Building Project, submitted by *RFWalsh collaborative partners* (RFWCP), is for activities through June 30, 2010.

The month of June saw substantial progress in the earthwork scope of the project. A major milestone was completed by the beginning of June when all the areas under the building were excavated and backfilled with structural material. The contractor, CTA Construction, and their site contractor, BOJ, have excavated and removed all the non-structural organic material from under the building. Most of the organic material is peat and all the material is being hauled to the Town cemetery for reuse by the Town. To date over 14,000 cubic yards of soil have been excavated and removed and structural fill have been placed up to the bottom of footings. The structural material is tested for compaction to ensure stability of the foundation system. In a number of areas, the contractor has excavated down 10 to 15 feet below the existing. This deep excavation is below the water table and extensive dewatering is required to keep the excavation dry and ensure good compaction of the imported structural fill.

Another major milestone was accomplished by the end of June with the completion of the building's footings and two thirds of the foundation walls. Almost 3 tons of reinforcing steel and 600 cubic yards of concrete were placed in June. The foundation is scheduled to be complete by the first week in July. The steel erection crane was assembled on June 30th with steel expected to arrive on July 6th. Steel erection is scheduled to be complete by mid-August.

The plumbing and electrical trades started their work in June. The scope of their work was the installation of the plumbing and drain lines and the main conduit feeds located under the ground floor slab. As of the end of the month, most of the underground plumbing was installed and tested and the first section of slab on grade is scheduled for July 2, 2010.

Milestones Achieved

The following milestones were achieved in June 2010:

- Complete excavation, trucking and disposal at Town cemetery of organic material from under building.
- Importation and placement of structural fill material

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- Completion of footings
- 80% complete with foundations wall
- Start of underground plumbing and electrical
- Start of site utilities

Key Objectives

The key objectives for the coming months are:

- Complete foundations
- Complete steel fabrication
- Start of steel erection
- Continue site utilities
- Complete excavation of organic materials from under roadway

Budget

The total project budget is \$31,400,000.00. The budget is composed of \$1,674,800 for administrative and miscellaneous costs, \$2,386,600 for design costs, \$24,028,480 budgeted for building construction costs and \$1,327,600 for furnishings and school equipment.

With the receipt of general bids, the budget for construction will be adjusted to reflect the actual bid price of \$17,857,000 a savings of over \$6,171,480.00. This savings will be temporarily moved to contingency. The Project Funding Agreement with the MSBA states that the MSBA will reimburse Middleton 51.47% of all eligible costs, to a maximum Grant Agreement of \$15,500,113. As the bids came in substantially below the project budget, the final Grant Agreement will be reduced to reflect the actual construction cost. The State will share in the savings achieved on the project. A final review by the MSBA of the Contractor's Schedule of Value for the Work eligible for reimbursement, will determine the final amount of the Grant Agreement. Once that determination is made, the total budget will be revised to reflect the revised funding by the MSBA.

A construction contract with CTA Construction has been executed in the amount of \$17,857,000.00. There has been 1 Change Order totaling \$125,386.00 that was approved in May, 2010. This Change Order covered additional temporary site security fence, excavation and removal of organic material and placement of common fill in site area C and the bid adjustment for the re-bid of the filed sub bid work of Glass

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and Glazing. The total value of the construction contract with CTA Construction is \$17,982,386.00

A monthly budget update is provided as an attachment to the report. The monthly Project Management Report includes construction cash flow showing the expected and actual cost for base contract construction to date, Architectural supplemental service log showing the additional design and engineering services approved and spent to date and Change Order Log that lists the proposed Change Orders submitted to date by the contractor.

Schedule

Attached to this report is the contractor's construction schedule detailing tasks and estimated time of all anticipated activities. The schedule has extended in two areas, the first is earthwork which has been slower than anticipated as the depth and amount of the organic material required to be removed has been more extensive than originally planned. The second is the start of steel erection, which was scheduled to start on June 16th and is now July 6th. The delay in the start of steel erection was due to the delay in completion of the foundation, which was due to extensive excavation and a delay in steel fabrication. RFWCP is working with the contractor on the best course to make up the time and does not feel that the schedule adjustments will impact the final project completion dates.

The construction schedule will be updated on a monthly basis. A summary of tasks for the coming months is outlined below:

July 2010

- Start steel erection
- Complete earthwork
- Continue underground utilities and drainage
- Complete under slab utilities
- Complete steel erection
- Start slab on decks

August 2010

- Complete underground utilities and drainage
- Start exterior framing
- Start sheathing and exterior waterproofing
- Start interior mechanical and electrical work

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- Start roofing
- Start masonry

September 2010

- Complete slab on deck
- Complete roofing
- Complete exterior framing
- Continue exterior sheathing and waterproofing
- Continue masonry
- Start windows

Critical Tasks

- ❖ Complete excavation of organic soils
- ❖ Complete Foundations
- ❖ Complete steel erection by August
- ❖ Start exterior framing by end of August



Interior footings and foundation wall steel reinforcing



Formwork and reinforcing for spread footings 12 line

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Formwork for interior footing



Pouring interior footing

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Completed foundation wall along 1 line



Completed foundations and layout of underground plumbing along 7 line