

Tisbury Elementary School Vineyard Haven, MA

**MONTHLY PROGRESS REPORT
December 2022**



Architect:



Tappe Architects

Construction Manager-at-Risk:



W.T. Rich Co. Inc.

Owner's Project Manager:



prepared by:

CHA Consulting, Inc.



REPORT DATE:	January 06, 2023	Total Project Budget:	\$81,843,284
SC Representative:	Amy Houghton	Percentage Complete:	12%
OPM:	CHA, Inc.	Project Manager:	Michael Owen
Project Director:	Amanda Sawyer	Assistant Project Manager:	Aditya Modi
Architect:	Tappe Architects	Current Phase:	Construction
GC/CM-R:	W.T. Rich Co., Inc.	Ant. Completion Date:	11/13/2024

Project Budget Status

<u>Expended/Encumbered Summary (to date):</u>		<u>Construction Budget Summary:</u>	
Total Encumbered to Date:	\$ 9,491,099.00	Base Construction Contract:	\$ 70,000,000.00
Total Contingency to Date:	\$ 0.00	Change Orders to date:	\$ 0.00
Total Expended to Date:	\$ 9,491,099.00		
		Subtotal:	\$ 70,000,000.00
<u>Change Orders Summary (to date):</u>		<u>Soft Costs Budget Summary:</u>	
Total # Change Orders:	0	Administration: (Incl. Admin, Builder's Risk and OPM fees)	\$ 2,008,968.00
Total Value Change Orders:	\$ 0.00	Architecture & Engineering:	\$ 4,271,920.00
Contingency Balance: (Incl. Soft Cost Contingency)	\$ 3,855,646.00	Miscellaneous Project Costs: (Incl. Utility, Moving, Testing, Commissioning, Eversource costs)	\$ 881,750.00
		FF&E:	\$ 825,000.00
		Owner's Contingency Balance (Incl. Soft Cost Contingency)	\$ 3,855,646.00
		Subtotal:	\$ 11,843,284.00
		Total Project Budget:	\$ 81,843,284.00
		Project Budget Status:	Currently on budget

OPM Activities (for reporting period)

Progress

CHA is maintaining project records, financials, documentation, progress, and distribution of project information. CHA has construction monitoring weekly as well as managing consultants and managing any issues that may arise. All information is reported on a bi-weekly basis and reviewed on a weekly basis at the OAC meetings and communicated directly with the Town of Tisbury (School Committee, Town Manager and School Building Committee). CHA also manages the project based on schedule, financial, and quality assurance and reports on these on a weekly basis. CHA is also coordinating the multiple phases of Move Management along with permanent and temporary storage of school furniture/supplies.

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Potential Issues

The Builder's Risk Insurance premium amount came in over the budgeted value which will reduce the Project Contingency.

OPM Contract Status

Contract Summary:		OPM Invoices (for reporting period):	
Original Contract Amount:	\$ 160,000	Total Contract Amount:	\$ 1,809,873
No. of Contract Amendments:	2	Past Invoices Amount: (Conceptual study and lead paint)	\$ (184,000)
Value of Contract Amendments	\$ 1,649,873	Invoices Paid to Date:	\$ (369,850)
Total Contract Amount:	\$ 1,809,873	Invoices Received (reporting period):	\$ (27,500)
		Contract Amount Remaining:	\$ 1,124,333

Designer Activities

Activities (Reporting Period)

Tappe is responding to RFI's, submittals, and producing information as required to the client, OPM, and contractor. Tappe is making periodic site visits at a minimum of once per week to evaluate and document progress and address any potential issues.

Designer Contract Status

Contract Summary:		Designer Invoices (for reporting period):	
Original Contract Amount:	\$ 4,071,920	Total Contract Amount:	\$ 4,271,920
No. of Contract Amendments:	1	Invoices Paid to Date:	\$ (2,497,580)
Value of Contract Amendments	\$ 200,000	Invoices Received (reporting period):	\$ (48,125)
Total Contract Amount:	\$ 4,271,920	Contract Amount Remaining:	\$ 1,726,215

Requests For Information (RFIs)

<u>RFIs Issued</u>		<u>Remaining Open RFIs</u>	
This reporting period:	32	a) past 30 days	29
Total RFIs issued to date:	102	b) past 60 days	7
		c) past 90 days	3
NOTES: RFIs are reviewed at the weekly OAC meeting to expedite resolution of outstanding issues.			

Submittals

<u>Submittals</u>	
Received this reporting period	52
Total Submittals received to date:	146
<p>NOTES:</p> <p>The contractor prioritizes outstanding submittals based on when needed on site and the design team concentrates on returning those submittals. Submittals are being reviewed by the Architect and OPM on a continual basis and formally discussed in the OPM/Designer Check In meetings and Owner/Architect/Contractor meetings.</p>	

Commissioning (Cx)

Commissioning Agent:	<u>CHA Consulting, Inc.</u>
Cx Agent Status:	<u>Commissioning Kick off meeting was scheduled. Cx agent is working on preparing the Commissioning plan and schedule</u>

Project Schedule Assessment

The project schedule is tracking as per the master construction schedule. The substantial completion date is November 2024.

Construction Manager-at-Risk Contract

<u>CMR Contract & Change Orders:</u>		<u>CMR Contract Payment Summary:</u>	
CM-at-Risk Original Contract Amount:	\$ 70,000,000.00	Total Contract Sum to Date Amount:	\$ 70,000,000.00
Net Change by Change Orders:	\$ 0	Invoices Paid to date:	\$ 4,775,535.00
		Invoices Received (December reporting period):	\$ 1,286,901.00
		Contract Amount Remaining:	\$ 63,937,564.00

Construction Contract

Notice to Proceed Date:	March 30, 2022
Physical Progress:	12% (Bal To Finish/Contract Sum to Date)
Substantial Completion Date (original):	11/15/2024
Substantial Completion Date (revised):	11/13/2024

Construction Progress (for reporting period)

The Temporary school is fully functional and occupied by the school. The Gym building has been demolished and the contractor is working on abating the existing building.

4 week Look Ahead

January will focus on mobilizing and setting up equipment to drill for the secant piles for the new addition building. Continued abatement and selective demolition of the existing school building.

Overall Project

Overall Schedule Assessment:	The project schedule is tracking as per the master construction schedule. The substantial completion date is November 2024.
Quality Control:	Quality control continues to be a point of emphasis.
Safety Compliance:	There have been no OSHA reportable events.
Number of Claims (to date):	0
Value of Claims (to date):	\$ 0

Supplemental Information (to be attached)

- Progress Photos
- Project Budget
- 4-Week Look Ahead

TISBURY ELEMENTARY SCHOOL

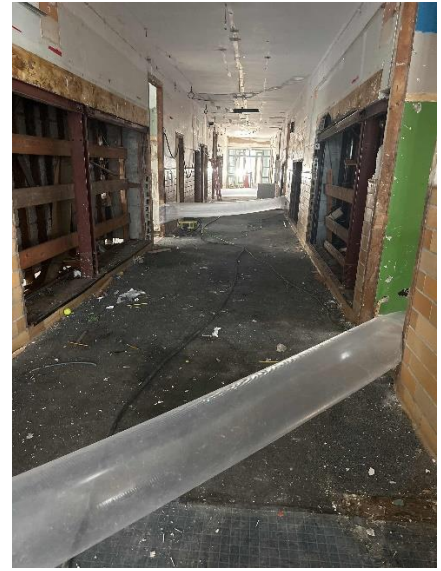
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Outside view of the existing school



Stored materials



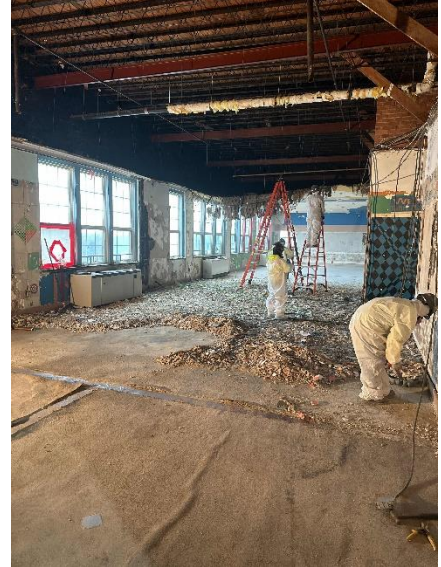
Abatement and selective demolition of existing building



Abatement and selective demolition of existing building



Abatement and selective demolition of existing building



Abatement and selective demolition of existing building

Gridline # 8 - Northwest of building, forming foundation footings.

TISBURY ELEMENTARY SCHOOL

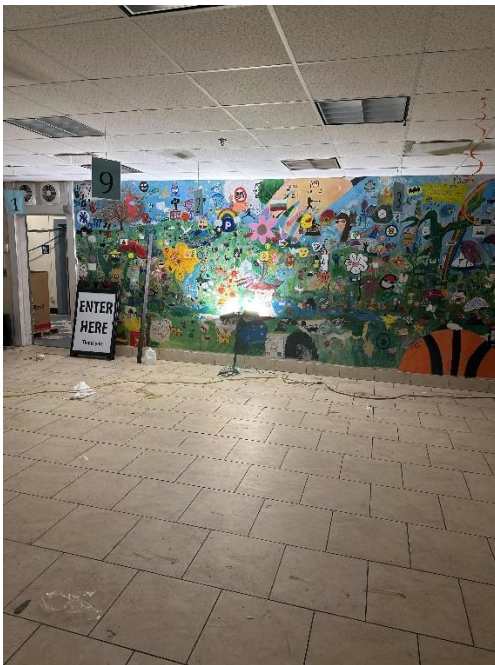
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Aerial view of the white house and playground



Aerial view of the white house and playground



Abatement and selective demolition of existing building



Abatement and selective demolition of existing building

TISBURY ELEMENTARY SCHOOL | PROJECT BUDGET

DESCRIPTION	Budget September 2022	Current Project Budget January 2023	Committed Amount	Cost to Date	Projected Final Cost	Balance to Finish (Current Budget – Cost to Date)	% Comp.
ADMINISTRATION (Legal, Builder’s Risk Ins., Printing/Advertising,)	\$223,095	\$971,695	\$909,641	\$909,641	\$383,095	\$62,054	94%
OWNER'S PROJECT MANAGER (OPM Administration)	\$1,625,873	\$1,625,873	\$1,625,873	\$501,540	\$1,625,873	\$1,124,333	31%
ARCHITECTURE AND DESIGN (Architectural Design Costs, Reimbursable Services, CA)	\$4,271,920	\$4,271,920	\$4,215,550	\$2,545,705	\$4,215,550	\$1,726,215	60%
CONSTRUCTION (New Construction, Sitework)	\$70,160,000	\$70,000,000	\$70,000,000	\$6,062,436	\$70,000,000	\$63,937,564	9%
MISC. PROJECT COSTS (Utility, Moving/Temp, Permitting, Testing, Cx, Eversource Primary Service)	\$881,750	\$881,750	\$687,786	\$449,547	\$881,750	\$432,203	51%
FURNITURE FIXTURES AND EQUIPMENT (Misc. Furniture, Building Technology, IT)	\$825,000	\$825,000	\$46,512	\$46,512	\$825,000	\$778,488	6%
CONTINGENCY (Owner’s Construction) *CO’s 1 & potential CRs drawn from Cont.	\$3,855,646	\$3,267,046	\$0	\$0	\$3,267,046	\$3,267,046	0%
TOTAL PROJECT BUDGET	\$81,843,284	\$81,843,284	\$77,485,362	\$10,519,351		\$71,289,670	13%



W.T. Rich Company

TISBURY ELEMENTARY SCHOOL PROJECT

4WK Look Ahead Schedule

Milestone/Activity Description	Subcontractor	First Delivery	Inspector Responsible	Start Date	End Date	Remarks
SCHOOL SCHEDULE						
<i>Blackout Times - No Deliveries, Idling, Equip, etc.</i>				7:50a-8:20a	2:15p-3:00p	
TEMP MODULAR CLASSROOMS						
BUILDING B- GYM / CAFÉ - GROUND FLOOR						
Install Grid Control and Elevations	Brennan Engineering	N/A	N/A	01/09/22	01/13/22	
Mobilize / Set up Equipment / Drilling for Secant Piles	NEFCO	SB	SB	01/16/23	01/29/23	
BUILDING B- GYM / CAFÉ - 1ST FLOOR						
Prep Area for Secant Subcontractor	Lawrence/Lynch	N/A	AV	01/09/23	01/13/22	
BUILDING B- GYM / CAFÉ - 2ND FLOOR						
BUILDING B- GYM / CAFÉ - ROOF						
BUILDING A - GROUND FLOOR						
BUILDING A - 1ST FLOOR						
Salvage Items to Save	Costello	N/A	AV	01/03/23	01/06/23	Storage container @ 55 West William Street
Prep Floor for Abatement	Costello	N/A	AV	01/03/23	01/06/23	
Abatement	Costello	N/A	AV	01/09/23	01/20/23	
BUILDING A - 2ND FLOOR						
Abatement - Receive Final Clearance						Rec'd clearance 12/30/22
Remove Containment	Costello	N/A	X	01/03/23	01/06/23	
Start Selective Demo	Costello	N/A	AV	01/09/23	01/20/23	
BUILDING A - 3RD FLOOR						
Remove Containment						
Continue Selective Demo	Costello	N/A	AV	01/03/23	01/11/23	
BUILDING A - ROOF						
SITE WORK - WEST						
Prep pad for propane tank / set pad, tank and plumb to heater						
Install Duct Work & Turn Heater On	Arden	N/A	N/A	01/04/23	01/06/23	
West Elevation - set up erosion control / remove salvage items and store / Start stripping and stockpile loam on site	Lynch	N/A	AV	01/03/02	01/06/23	Erosion control, demo items
Set Concrete barriers / build Temp roof over tank						
INSPECTIONS REQUIRED						
Tisbury Fire Dept - Propane Coral						
Tisbury Building Dept - Propane Install						
GENERAL NOTES						