

Tisbury Elementary School Vineyard Haven, MA

MONTHLY PROGRESS REPORT
February 2023



Architect:



Tappe Architects

Construction Manager-at-Risk:



W.T. Rich Co. Inc.

Owner's Project Manager:



prepared by:

CHA Consulting, Inc.

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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.

Potential Issues

The Builder's Risk Insurance premium amount came in over the budgeted value which reduced the Project Contingency. In the 1929 Building, there are sub standard unseen conditions that were found during demolition which include roof blocking modification at joist seat third floor and existing sub floorboard sheathing improvements. WT Rich is currently preparing modification pricing proposals for review and approval.

OPM Contract Status					
Contract Summary:			OPM Invoices (for reporting period):		
Original Contract Amount:	\$	160,000	Total Contract Amount:	\$	1,809,873
			Past Invoices Amount: (Conceptual study and lead paint)	\$	(184,000)
No. of Contract Amendments:		2	Invoices Paid to Date:	\$	(529,040)
Value of Contract Amendments	\$	1,649,873	Invoices Received (reporting period):	\$	(35,000)
Total Contract Amount:	\$	1,809,873	Contract Amount Remaining:	\$	1,061,833

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:	\$	(2,593,830)
Value of Contract Amendments	\$	200,000	Invoices Received (reporting period):	\$	(48,125)
Total Contract Amount:	\$	4,271,920	Contract Amount Remaining:	\$	1,629,965

Requests For Information (RFIs)

<u>RFIs Issued</u>	<u>Remaining Open RFIs</u>
This reporting period: 52	a) past 30 days 14
Total RFIs issued to date: 158	b) past 60 days 10
	c) past 90 days 2
NOTES:	

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RFIs are reviewed at the weekly OAC meeting to expedite resolution of outstanding issues.

Submittals

<u>Submittals</u>	
Received this reporting period	113
Total Submittals received to date:	304
<p>NOTES: 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:	CHA Consulting, Inc.
Cx Agent Status:	Commissioning Agent is in the process of reviewing the controls submittal and setup a controls integration meeting with the team.

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:	\$ 7,855,884.00
		Invoices Received (December reporting period):	\$ 2,353,250.00
		Contract Amount Remaining:	\$ 59,790,866.00

Construction Contract

Notice to Proceed Date:	March 30, 2022
Physical Progress:	18% (Bal To Finish/Contract Sum to Date)
Substantial Completion Date (original):	11/13/2024
Substantial Completion Date (revised):	11/14/2024

Construction Progress (for reporting period)

The Temporary school is fully functional and occupied by the school. The selective demolition of First, Second and Third Floor is underway along with removal of windows. Drilling for Secant Piles is ongoing along with some other sitework.

4 week Look Ahead

Currently, following the installation of the Secant Pile Wall; construction has begun to install the Soldier Pile and Lagging Retaining Wall system. Bulk excavations for the foundations are expected to be completed by March 24th with concrete foundations beginning on March 27th.

Selective demolition in the interior of the existing school continues. Window removal (including simultaneous abatement of the sealants around windows) is underway followed by installation of the temp window enclosures as windows are removed. Installation of site drainage infiltration – System #2 at the front of the building is in full swing and will be completed mid-March. Rebar/Concrete and Soils/Sub Grade inspections continue as this month's work progresses.

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
- Interior Finishes Selection Timeline
- Project Budget
- Projected Cash Flow
- 4-Week Look Ahead
- Request for Information (RFI) Log
- Submittal Log
- Project Submittal Register & Lead Time Management Log

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Tree Protection



2nd Floor Demolition Progress



Temporary Window treatment



3rd Floor Demolition Progress



1st Floor Demolition Progress



Excavating & Installing Drainage Pipe on West Side Playground Field Area

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Secant Pile Installation



Secant Pile Installation

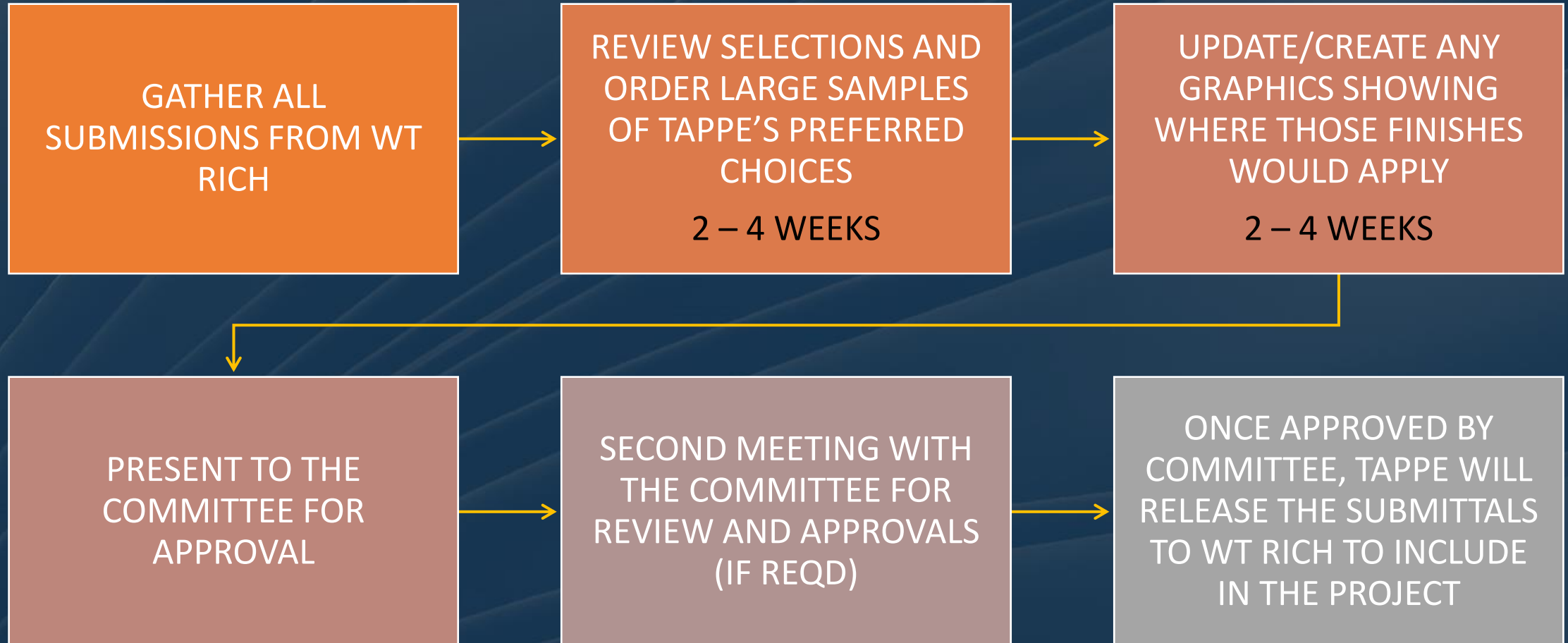


Secant Pile Installation



Window Removal 2nd Floor

INTERIOR FINISHES SELECTION PROCESS



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	\$909,641	\$62,054	94%
OWNER'S PROJECT MANAGER (OPM Administration)	\$1,625,873	\$1,625,873	\$1,625,873	\$564,040	\$1,625,873	\$1,061,833	35%
ARCHITECTURE AND DESIGN (Architectural Design Costs, Reimbursable Services, CA)	\$4,271,920	\$4,271,920	\$4,248,177	\$2,641,955	\$4,215,550	\$1,629,965	62%
CONSTRUCTION (New Construction, Sitework)	\$70,160,000	\$70,000,000	\$70,000,000	\$10,209,134	\$70,000,000	\$59,790,866	15%
MISC. PROJECT COSTS (Utility, Moving/Temp, Permitting, Testing, Cx, Eversource Primary Service)	\$881,750	\$881,750	\$753,482	\$458,920	\$881,750	\$422,830	52%
FURNITURE FIXTURES AND EQUIPMENT (Misc. Furniture, Building Technology, IT)	\$825,000	\$825,000	\$73,262	\$73,262	\$825,000	\$751,738	9%
CONTINGENCY (Owner’s Construction) *CO’s 1 & potential CRs drawn from Cont.	\$3,855,646	\$3,267,046	\$0	\$0	\$0	\$3,267,046	0%
TOTAL PROJECT BUDGET	\$81,843,284	\$81,843,284	\$77,610,435	\$14,856,952		\$66,952,069	18%