

Town of Millis

Police & Fire Station Project

MONTHLY PROGRESS REPORT

Report No.20

JANUARY, 2017



Prepared By:

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Executive Summary – Project Overview:

Millis Police Station

- The Architect has completed his final punch list inspection and will issue his report.
- Lack of heat in the Lobby & Interview rooms continues to be an issue. Options from both the Engineer and HVAC subcontractor are being evaluated. An important consideration will be the long-term operating costs of the chosen remedy.
- The recommendations of our Commissioning agent have been completed.
- The change order work to relocate the Electrical Room exhaust & provide the Attic platform and ladder are complete.
- Some warranty work has also been identified by MFD staff and being addressed by Agostini & their subcontractors.
- It has been reported to me by the Town's energy manager, that the energy consumption costs at MPD are much higher than expected. Eversource representative has indicated that they do not think its excessive based on their comparative criteria.
- The Millis PM did receive energy rebates from Eversource for utilizing equipment and lighting that exceeds the minimum Code requirements.

Millis Fire Station

- Apparatus Bay is substantially complete with some final painting and OH door controls to be done early next month. The epoxy floor finish will be performed nearer the end of the project.
- Overhead doors in Forestry are scheduled for mid Feb.
- Sitework crews have rough graded site for landscaping and now demobilized.
- Plumbing is complete and inspected including the many extra items needed to meet Code. All fixtures are installed and operational.
- Electrical sub has switched building over to permanent power and installed lighting & devices throughout. Fire alarm is well underway with devices being installed.
- HVAC sub has installed all rooftop and air-handling equipment and scheduled manufacturer's start-up early next month.
- The Controls sub is providing final installations and beginning to program equipment.
- The Owner's Security sub has roughed for cameras and access control and will wire hardware soon.
- Sprinkler sub has completed his work and made all drops into ceiling.
- Carpenters are installing doors & hardware, toilet accessories and casework.
- The extra to insulate the walls and ceilings has been completed.
- The extra to replace existing single-pane windows has been completed.
- Work to replace deteriorated exterior trim has been completed.
- Second floor ceilings, ceramic tile and painting is nearly complete. Kitchen cabinets and appliances will be installed mid Feb along with carpet & VCT.
- The stairs and headroom are being modified to meet Code.
- The authorized exterior envelope repairs are nearly complete and the brick will receive a sealer when warmer temperatures arrive.

Issues or Concerns:

- The extent of the remedial structural work was much more than initially expected and costs have been finalized at \$27,815.
- Since authorizing the above structural repairs, the Engineer has identified additional item estimated at \$8500 by Agostini.
- There are several issues with the designed HVAC system that will become extras to the project, including CUH relocation, heating controls, and possibly circulator pumps.
- There were also several Code required extras to Plumbing system, including adding leak stop for second floor appliances, insulating existing HW piping, adding a floor drain and fixing existing BF preventer and leaking meter flange.
- In general, it is the opinion of the Millis PM that many required items now being completed via change order should have been shown on original documents. As a result, the PBC directed the Millis PM to provide a summary for next meeting.
- The Millis PM maintains a Corrective Action Log listing any items needing remedial work which is reviewed with the team at each meeting.

Schedule Status:

- The Contractor has accelerated the work and recovered any lost time reported last report.
- Agostini's last Construction Schedule reflected a completion date of April 24, 2017. It is now hoped that work will be substantially complete by April 1st, possibly sooner.

Budget Status:

- The GMP is now **\$8,826,173.48** through Change Order #23.
- COR's for other additional work will be submitted for approval and be presented as Change Orders #24 next month.
- The Contractor's January 31st.payment application #19 will be submitted in the amount of \$328,061.56. which will reflects 92% completion.
- The PM has updated the Change Order Log to reflect both approved and pending change order requests.

Manpower Summary:

Crew size for January ranged 6 – 14 men per day, averaging 11 men per day and included:

(2) Carpenters	(1) Insulator
(1) Laborer	(1) Taper
(3) Electricians	(1) Painter
(1) Plumber	(2) Masons
(2) Sprinkler fitters	(1) Tile worker
(2) HVAC workers	

PHOTOS



Spray-foam wall insulation



Second floor Dayroom looking toward Kitchen area



Typical second floor Bunkroom



Second floor toilet room #2



Decon shower at first floor



First Floor corridor looking toward Apparatus Bays



Main Lobby looking toward Watchroom service window



Front elevation showing new OH doors and signage



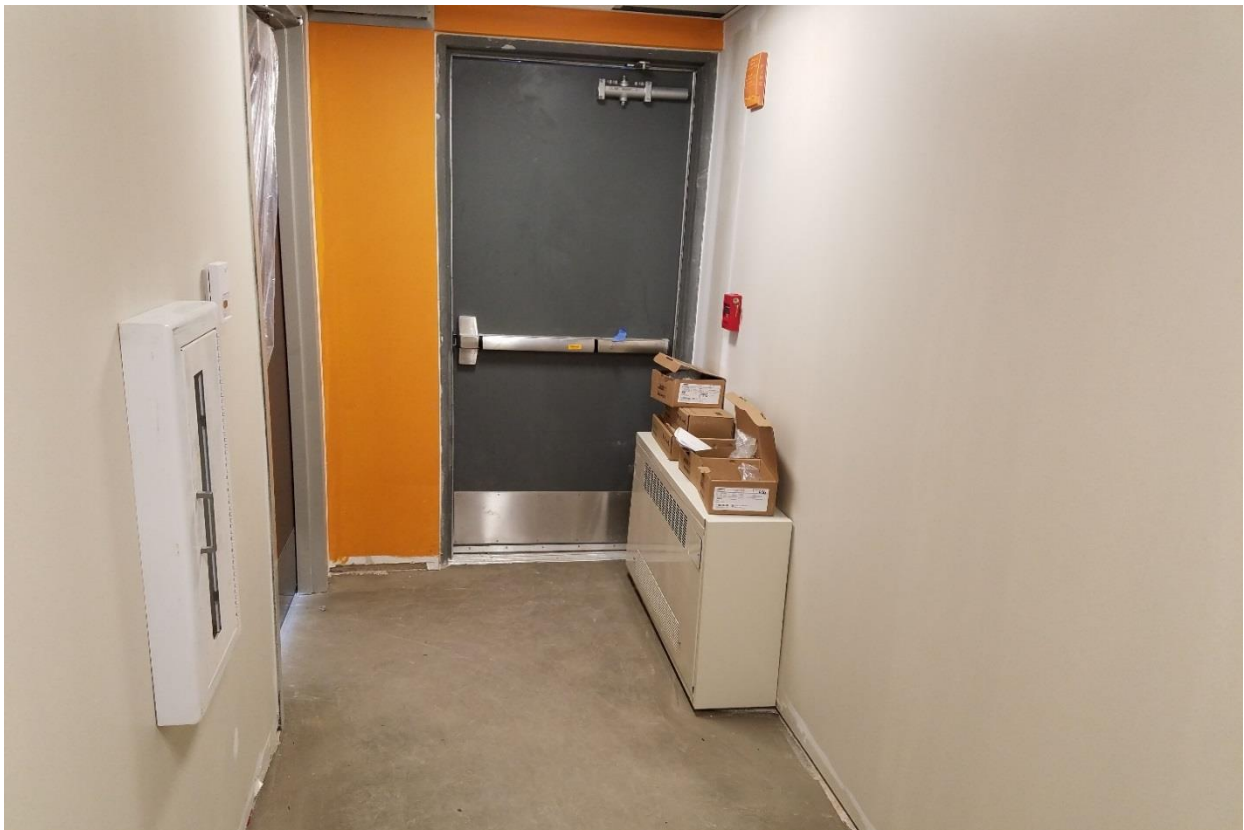
Front elevation showing Admin wing and Main Entrance



Westside elevation showing new windows, exterior roof trim & PIV in foreground



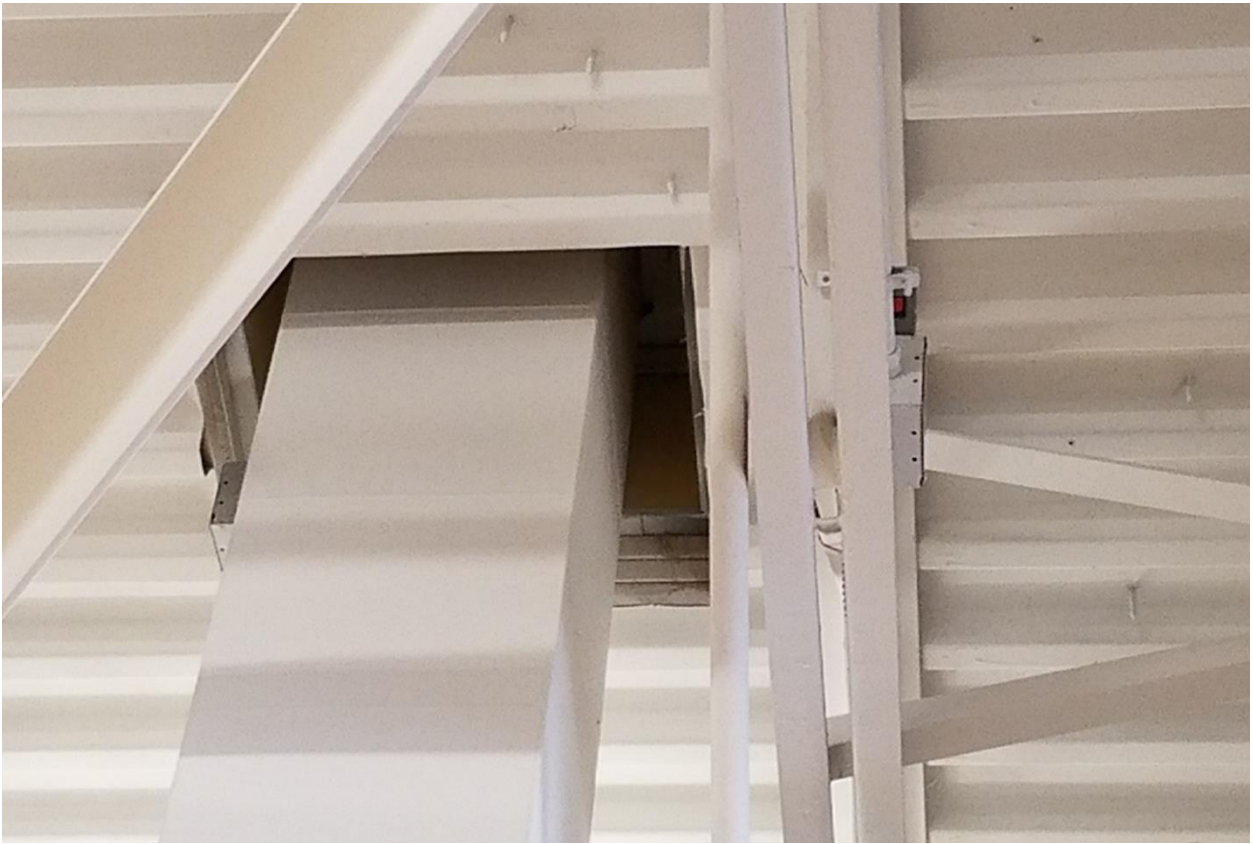
Rear elevation showing rooftop HVAC equipment and communication antennas



Corridor showing cabinet heater in conflict with exit door



Existing non-compliant stairs to second floor



New opening in roof deck requiring structural support



Precast lintels needing structural anchoring



Attic access platform & ladder at MPD