

Town of Millis

Police & Fire Station Project

MONTHLY PROGRESS REPORT

Report No. 2

JULY, 2015



MILLIS POLICE STATION
19416.01
03/2015

PERSPECTIVE VIEW



CDR MAGUIRE

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Executive Summary – Project Overview:

- On July 8, 2015, the Contractor mobilized and set up perimeter fencing.
- Site clearing has been completed and debris removed.
- The contaminated soil remediation began July 22nd., under the oversight of Tom Hevner, LSP. He added the Regenisis additive approved by PBC. All soil was removed and disposed of by days end. Quantities fell below allowance.
- Underground utility work has begun.
- Additional VE items are expected to provide credits to replenish Construction Contingency and other budget line items. Examples: Truss modifications to eliminate structural steel; point-of-use hot water in lieu of large central HWH in Attic.
- The additional documents required by the Building Inspector have been provided by CDR. Those additional items have been listed in a Proposal Request (PR) now being priced by ACC.
- CDR has issued the ASI detailing the many Value Engineering (VE) items that were made part of the GMP.
- CDR has issued a PR for the items within the ASI that added back some scope. Example: Add exterior attic ladder as a result of Carport deletion.
- Weekly Construction Meetings are routinely held on Tuesdays at 2:00pm currently in Town Hall until trailers are setup.

Issues or Concerns:

- JOPA Realty Update: I met several times with the developer to discuss remedies to his encroachment onto Police site. The soil has now been removed and his electrical conduits have been relocated. The concrete encasement of conduits falls slightly onto Police site but is not seen as an issue. Jopa will construct his retaining wall and walkway after the Police site subgrade is established.
- Transite pipe specified to be removed but undiscovered during Library demolition has been credited by Fransceco but could re-appear during our excavation activities.
- Some layers of organic soil has been discovered during some excavations and a meeting will be held with Geo-tech Engineer to review.

Schedule Status:

- The Baseline Construction Schedule reflects a July 1st, 2015 start with completion of the Police Station by July 25, 2016, followed by the Fire Station with a July 26, 2016 start and completion by Jan., 13, 2107.
- Although sitework is just underway, progress appears slow and will be further evaluated in coming weeks. Unforeseen work has caused some delays, ACC to provide narrative on schedule revisions.
- See attached OPM two-month look ahead schedule

Budget Status:

- The GMP is \$7,482,584.
- Additional costs associated with Library demolition is being negotiated and potentially could result in additional funds required from Technology line item.
- The PBC should begin to prioritize scope items lost to balance budget during GMP negotiations. Those items may include:
 - WFD Apparatus re-roof; Carport; Training Room tiered floor;
 - Window Alternatives
- A \$51,562 Designer Contract amendment #3 for LSP Construction Monitoring Services and some additional Design Services costs to re-engineer some of the additional VE items will be presented to BOS on Aug 3rd.

Highlights of Construction Activities:

- Site clearing and demolition of identified surface items completed
- Contaminated soils were removed and disposed of.
- Some additional potentially contaminated soils were discovered while excavating for 10 foot sewer invert. Soils being tested and report from Sovereign forthcoming week on Aug. 10th.
- An undocumented foundation [presumed old sewer lift station] was discovered within building footprint and removed on a Time & Material (T&M) basis.
- Existing gravel was tested and approved for re-use on the project.
- Office trailers arrived and should be connected and fully functional by August 14th.
- Sewer stub was installed into SMH.
- Drainage structures and 30" piping has arrived and work begun

Manpower Summary:

- ACC, CM: Superintendent
- RC&D, Sitework subcontractor: 1 Operator, 1 Laborer

TWO-MONTH LOOK AHEAD SCHEDULE:

MILLIS POLICE FIRE STATION PROJECT OPM TWO-MONTH LOOK AHEAD SCHEDULE

Updated: 7/31/2015

	PLANNED START	PLANNED COMPL	ACTUAL START	ACTUAL COMPL	PERCENT COMPL	July					Aug					Sept					Oct				
						1	5	12	19	26	2	9	16	23	30	6	13	20	27	4	11	18	25		
PERMITTING																									
MAAB Waiver (MFD)	2/3/2015	3/30/2015	4/16/2015		99%																				
Building Permit (MPD)	3/1/2015	4/1/2015	5/14/2015	6/9/2015	100%						*														
Building Permit (MFD)	9/1/2015	9/30/2015			50%																				
UIC (MFD)	4/30/2015	6/15/2015			0%																				
CRCPD Approval (MPD)		6/1/2015		5/28/2015	100%					*															
DPS filed (MPD)		4/13/2015		4/13/2015	100%																				
RAM plan (MPD)		6/19/2015		6/19/2015	100%								*												
RAM Completion Report (MPD)		7/31/2015			0%																				
CONSTRUCTION (Police Station)																									
Contractor Start / Mobilization	7/1/2015		7/8/2015		80%																				
Field Offices Established	7/13/2015		7/13/2015		90%		*																		
Soil Remediation	7/22/2015	7/24/2015	7/22/2015	7/30/2015	90%																				
Site Demolition & Prep	7/7/2015	7/30/2015	7/13/2015	7/30/2015	80%																				
Sewer tie-in	7/17/2015	7/24/2015	7/30/2015	7/31/2015	90%					*															
Drainage work	7/17/2015	8/5/2015			0%																				
Excavate for footings	7/31/2015	8/19/2015			0%																				
Form and pour foundations	8/5/2015	8/25/2015			0%																				
Underslab utilities	8/19/2015	8/28/2015			0%																				
Wood exterior walls	8/26/2015	9/3/2015			0%																				
Pour Slab	8/31/2015	9/4/2015			0%																				
Set Transformer	9/4/2015	9/8/2015			0%																				
Set ACCU's	9/4/2015	9/8/2015			0%																				
Exterior masonry walls	9/10/2015	9/23/2015			0%																				
Structural Steel	9/9/2015	9/18/2015			0%																				

Refer to Contractor's Baseline
Construction Schedule for
continuation

Planned	Duration	
Actual	Duration	
Milestone		*

PHOTOS:



JOPA Property showing encroachment 6-01-15



JOPA Property showing electrical ductbank 7-30-15



Hoe-ramming existing concrete foundation at old sewer station 7-28-15



Groundwater filtering system 7-30-15



Sewer tie-in to SMH at front yard 7-31-15



Organic layer discovered 7-31-15

