

Town of Millis

Police & Fire Station Project

MONTHLY PROGRESS REPORT

Report No. 1

JUNE, 2015



MILLIS POLICE STATION
19416.01
03/2015

PERSPECTIVE VIEW



CDR MAGUIRE

Prepared by:

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Executive Summary – Project Overview:

- The previous month of May was spent refining the budget and evaluating the Value Engineering (VE) suggestions in order to bring the Construction costs within budget and present a GMP that reflected both the Owner's vision for the project and within the agreed budget.
- On June 8, 2015, the Authorization to Proceed with Construction Phase Services and the GMP Contract Amendment for Agostini Construction Corp. was approved by the Board of Selectmen.
- The Contractor has provided the Town with both Performance and Payment Bonds and the required Insurance Certificates are in process.
- Charles River Pollution Control issued permit #2015-15LF to allow the industrial discharge of groundwater associated with excavations into municipal sewer.
- The Contractor applied for and received the building permit #2329 for Police Station on June 9, 2015.
- The Inspector requires additional documents before actual work begins, a list of those was distributed to all Parties on June 9th by the OPM.
- A meeting was held on site with Millis Town Administrator, Millis OPM, JOPA Owner to discuss possible locations for JOPA dumpster on Police site. The Board of Selectmen voted to grant JOPA a license to place his dumpster as shown on attached sketch.
- The Library demolition was declared completed on June 11th., awaiting final manifests for ACM.
- On June 15th. the Team convened for a Pre-Construction meeting where the following topics were discussed and terms agreed upon:
 - Communication & Protocol
 - Project Document Management
 - Quality Control
 - Field Observations
 - Coordination
 - Change Management
 - Applications for Payment
 - Safety
- The RAM Report was filed with DEP on June 19th. simultaneously with the 7-day notice which will allow start of soil remediation by July 13th.

- On June 30th. the OPM held an Informational Meeting for neighbors, abutters, businesses and citizens regarding the start of construction activities at the Police site. Also in attendance were the Town Administrator, Police Chief and CDR Maguire. Two neighbors attended. (see attached invitation)
- Weekly Jobmeetings have been scheduled for Tuesdays at 2:00pm, the first being July 7th.

Issues or Concerns:

- It was observed that the JOPA Realty development encroached onto Police Station site with gravel sloped along the easterly property line. Meetings were held with the Town Administrator and JOPA Owner on June 11th. to discuss possible remedies.
- On June 16th. a related meeting was held in Town Administrator's office with the OPM, PBC Chair, Sovereign LSP, JOPA Owner and FS&T, his LSP, to discuss the Police site's status of DEP filings for contaminated soil remediation.
- Rising costs with contaminated soil remediation resulted in OPM recommending discussing a cost recovery strategy for this issue.
- CDR did not include Con Comm Order of Conditions as part of Bid Documents and may result in cost impacts for as-built plans, delineation of wetlands, etc.

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.
- Based on the need for JOPA Realty to remove soils on Police property as well as the lead time to order soil amendments for contamination backfill, a July 13th mobilization date has been established.
- See attached OPM two-month look ahead schedule

Budget Status:

- The GMP is \$7,482,584.
- The GMP included a list of accepted (VE) items as agreed to by the PBC in order to meet the construction budget.
- The following allowances were carried as part of the GMP:
 - \$30,000 for winter heat
 - \$7,500 for electrical hook-ups for trailers
 - \$4,900 for plumbing hook-ups for trailers
 - \$16,800 for removal of 140CY of contaminated soils
 - \$5,500 for dewatering at contaminated soils
 - \$55,000 for all Landscaping
- The \$55,818 of extra costs associated with Library demolition is currently deducted from Technology budget line item.
- The team has identified additional (VE) items intended to recover some scope items that were lost in order to balance budget.

Lost scope priority items: WFD Apparatus re-roof; Carport; Training Room tiered floor;

VE items being pursued: relocating water heater and eliminate heated attic; point-of-use water heaters in toilet rooms; roof truss economies; alternate window manufactures.

- The final costs for electrical utility back charges (\$8619) was received and presented to PBC for payment.
- A \$42,863 Designer Contract amendment for LSP Construction Monitoring Services is being reviewed.
- CDR has indicated there may be some additional Design Services costs to re-engineer some of the Additional Value Engineering items.

Highlights of Construction Activities:

- Construction perimeter fencing scheduled to be installed July 13th.
- Existing soils were tested for re-use on the project.
- Office trailers expected to be set-up week of July 13th.

Manpower Summary: *Future Reports*

OPM TWO-MONTH LOOK AHEAD SCHEDULE:

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

Updated: 7/7/2015

	PLANNED START	PLANNED COMPL	ACTUAL START	ACTUAL COMPL	% COMPL	May	June	July	Aug
PERMITTING						2 9 16 23 30	6 13 20 27	4 11 18 25	1 8 15 22 29
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%				
BIDDING / GMP									
Filed sub-bids received	3/25/2015	4/21/2015		5/6/2015	100%				
GMP negotiations	5/4/2015	5/5/2015	5/11/2015	6/8/2015	100%				
Final GMP approved		5/6/2015		6/8/2015	100%				
GMP Amendment/Notice to Proceed				6/15/2015	100%		*		
CONSTRUCTION (Police Station)									
Library Demolition	4/15/2015	5/19/2015	4/15/2015	6/11/2015	99%		*		
Pre-Construction Meeting	6/15/2015		6/15/2015		100%				
Remediation Pre-Construction Mtg	6/19/2015		6/19/2015		100%				
Neighborhood Info Meeting	6/30/2015		6/30/2015		100%				
Contractor Start / Mobilization	7/1/2015				0%				
Field Offices Established	7/13/2015				0%				
Soil Remediation	7/22/2015	7/24/2015			0%				
Start Foundation Excavations									

Refer to Contractor's Baseline
Construction Schedule for
continuation

Planned	Duration	
Actual	Duration	
Milestone		*

Photos:



Library Demolition Complete 6-09-15



JOPA Property showing encroachment 6-01-15



NEW MILLIS POLICE STATION PROJECT

NEIGHBORHOOD INFORMATIONAL MEETING

Date / Time: Tuesday, June 30th, 2015 6:30PM

Location: Millis Town Hall, Community Room 130

Presented by: Brian Main, Millis Project Manager
With Chief Keith Edison; Charles Aspinwall, Town Administrator;
Kevin Witzell, Architect for CDR Maguire

Purpose: To review upcoming construction activities for the new
Millis Police Station
with neighbors, businesses, abutters and interested citizens



MILLIS POLICE STATION
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PERSPECTIVE VIEW



MUNICIPAL PARKING

DESIGNATED
POLICE STATION
SNOW STORAGE
(SHOWN DOTTED)

UTIL POLE

20'

23'

ACCESS

PROPOSED JOPA DUMPSTER
ENCLOSURE

POLICE DUMPSTER
ENCLOSURE

POLICE
PARKING

H/CAP

PROPOSED
JOPA TRANSFORMER

POLICE CARPORT

PATIO

PROPOSED NEW
POLICE STATION

EXISTING JOPA REALTY

PLAN SHOWING PROPOSED
JOPA DUMPSTER LOCATION

SCALE: 1" = 20 FEET

5.28.15

PROPERTY LINE

