CMS

Construction Monitoring Services, Inc.

Stow Pompositticut/Center Elementary School

OPM Monthly Status Report May 2010

Owner's Representatives

Project Managers

Construction Managers

Submitted by: Paul Griffin, OPM
June, 2010

276 Main Street
Marlboro, Massachusetts 01752
Tel: (508) 786-0600
Fax: (508) 786-0608
Email: CMServicesInc@aol.com

Monthly Status Report
Pompositticut / Center Elementary School – Stow, MA
June 6, 2010

Size: 98.050 SF
Enrollment: 660 Students
Reimbursement Rate: 52.11%

Project Team:

Owner's Project Manager: Construction Monitoring Services, Inc.
Paul Griffin (617) 429-5100
Neil Joyce (508) 808-1601

Architect: Symmes, Maini & McKee
Phil Poinelli – (617) 547-5400
Lorraine Finnegan – (617) 547-5400

Project Budget: $37,829,870 ***Status:*** Project Bidding
Project issues / Concerns: None
Schedule: Bid openings for filed subcontractors were held on June 1, 2010. Bids for General Contractors are anticipated being opened on June 7, 2010, with award to the lowest qualified bidder shortly thereafter. Construction mobilization and summer operations at the site are expected to begin on June 21, 2010.
Project status:

The Design Team has successfully obtained permitting and local approvals required to start construction in June, 2010 as planned. Local issues (including the Apple Barn and Blacksmith Shop) appear to have been resolved. The Board of Selectman have advertised for the relocation of the Blacksmith Shop, with a July 31, 2010 deadline to remove the structure from the site. The Applebarn will be memorialized by relocating the sundial and inscriptions to the south elevation of the Great Hall of the existing building; the remainder of the building will be demolished and removed from the site. The initial phase of construction includes abatement and demolition of 4 classrooms at the north end of the existing classroom wing. Removal of this area is required to allow for construction of the main addition. Preliminary packing and faculty relocations from the affected classrooms is underway, and is anticipated to be completed during the last week of the academic school year in late June, 2010.
The Filed Subcontractor sub-bid results were favorable, coming in approximately $1.5 Million under the construction estimates. Copy of the bid results have been provided as an appendix to this report. The project team observed a high percentage of bid participation by prequalified subcontractors (91 of 70 or 77% of prequalified contractors responded). Preliminary indicators point to an equally high participation by prequalified general contractors. The General Bids were opened on Monday June 7, 2010, with award to P.J. Stella Construction for $23,640,900 with the Committee rejecting alternate #7 the Vegetated Roof System.

1-3 month look ahead

Site availability / mobilization is anticipated on June 21, 2010. Construction activities for the summer months include initial site preparation, utility relocations and abatement / demolition in the affected classroom areas. The planned construction work will also include temporary construction measures needed to isolate the student population from the construction site. Construction of the proposed addition, as well as related site work, site access and site utilities will commence during summer months and extend into the fall. Subsequent to demolition of the existing classrooms, the foundation and structure of the new addition will be constructed.

Stow - Center Elementary School

6/1/2010

CMS

	Budget	Reallocations	Budget Contracted	Anticipated	Paid to Date	(Anticipated minus Paid)	% Expended
1. General Construction							
1a. General Contractor	28,841,856		28,841,856	28,841,856	-	28,841,856	0%
1b. Change Orders	-	-	-	-	-	-	
1c. Outstanding	-	-	-	-	-	-	
1d. Contingency	2,163,139		2,163,139				
Total	31,004,995	-	31,004,995	28,841,856	-	28,841,856	-
2. Architect							
Prior	55,200	37,300	92,500	92,500	92,500	-	100%
2a. Architect's Basic Service Fees	3,031,000		3,031,000	3,031,000	2,146,000	885,000	71%
2b. Architect's Amendments	184,222		184,222	184,222	-	184,222	0%
2c. Architects Reimbursables	-		-	-	69,594	(69,594)	0%
2d Architect's Consultants	-		-	-	-	-	0%
Total	3,270,422	37,300	3,307,722	3,307,722	2,308,094	999,628	70%
3. Site Development							
	-	-	-	-	-	-	0%
4. Furniture, Fixtures, Technology & Equipment							
Furnishings	720,000	-	720,000	720,000	-	720,000	0%
Technlogy	1,047,700		1,047,700	1,047,700	-	1,047,700	
Misc.	20,000		20,000	20,000	-	20,000	0%
Total	1,787,700	-	1,787,700	1,787,700	-	1,787,700	-
5. Other							
	-	-	-	-	-	-	0%
6. P.M. & Clerk Services							
CMS	848,875		848,875	848,875	73,750	775,125	9%
Amendments	-		-	-	-	-	0%
CMS Reimburseables	70,000		70,000	70,000	25,200	44,800	0%
Total	918,875	-	918,875	918,875	98,950	819,925	0
7. Testing & Inspections							
7a. Testing & Inspections	50,000		50,000	50,000	-	50,000	0%
7b. Boring and Surveys			-	-	-	-	0%
Total	50,000		50,000	50,000	-	50,000	0%
8. Legal, Bonding & Moving							
8a. Legal	40,000		40,000	40,000	7,128	32,873	18%
8b. Bonding	-		-	-	-	-	0%
8c. Moving	50,000	-	50,000	50,000	-	50,000	0%
Total	90,000		90,000	90,000	7,128	82,873	8%
9. Advertising & Printing							
9a.Printing & Adverstising	70,000	-	70,000	70,000	47	69,953	0%
10. Other/Miscellaneous Expense							
10a. Administrative	20,000	-	20,000	-	-	-	0%
10b. Miscellaneous Expenses	2,000		2,000	2,000	-	2,000	0%
10c. Utilities & Other Misc. Fees			-	-	-	-	0%
Total	22,000	-	22,000	2,000	-	2,000	0%
Subtotal	37,213,992	37,300	37,251,292	35,068,153	2,414,218	32,653,935	7%
Contingency/Uncommitted:							
Owner's Contingency	615,878	(37,300)	578,578			-	
TOTAL COST	37,829,870		37,829,870	35,068,153	2,414,218	32,653,935	6.88%

Nashoba Pompo/Center School Project
Cash Flow Projections

6/9/2010

	Prior Year Total	Jan-10	Feb-10	Mar-10	Apr-10	May-10	Jun-10	Jul-10	Aug-10	Sep-10	Oct-10	Nov-10	Dec-10	Total
Budget	1,027,441	234,012	239,000	282,000	289,000	282,000	440,600	283,850	498,850	476,850	676,850	876,850	991,657	6,598,960
Actual	782,924	317,362	235,288	391,929	557,300	129,415								2,414,218
Variance	244,517	-83,350	3,712	-109,929	-268,300	152,585	440,600	283,850	498,850	476,850	676,850	876,850	991,657	4,184,742

	Prior Year Total	Jan-11	Feb-11	Mar-11	Apr-11	May-11	Jun-11	Jul-11	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11	Total
Budget	6,598,960	1,588,850	2,088,850	2,110,850	2,088,850	2,088,850	2,588,850	2,588,850	2,288,850	2,088,850	2,109,850	2,088,850	1,751,989	32,071,299
Actual														0
Variance	6,598,960	1,588,850	2,088,850	2,110,850	2,088,850	2,088,850	2,588,850	2,588,850	2,288,850	2,088,850	2,109,850	2,088,850	1,751,989	32,071,299

	Prior Year Total	Jan-12	Feb-12	Mar-12	Apr-12	May-12	Jun-12	Jul-12	Aug-12	Sep-12	Oct-12	Nov-12	Dec-12	Total
Budget	32,071,299	1,090,850	890,850	890,850	590,850	590,850	984,413	512,503	99,807	65,598	14,000	14,000	14,000	37,829,870
Actual														0
Variance	32,071,299	1,090,850	890,850	890,850	590,850	590,850	984,413	512,503	99,807	65,598	14,000	14,000	14,000	37,829,870

Prepared by: CMS

Stow The Center Elementary School

Bid Results

FIRM NAME / ADDRESS	Bid Amount	Alternate #1	Alternate #2	Alternate #3	Alternate #4	Alternate #5	Alternate #6	Alternate #7	Total	Place	Addenda #1 - #7	Bond	Cert. of Eligibility	Update Statement		Exceptions
General Contractors ($ 28,000,000)																
Agostini Construction Company, Inc.	$ 24,585,700	$ 145,000	$ 30,000	$ 16,000	$ 60,000	$ 58,000	$ 193,000	$ 138,000	$ 25,225,700	6	X	X	X	X		
Boston Building & Bridge Corp.	$ 24,953,000	$ 80,000	$ 29,000	$ 44,000	$ 63,000	$ 67,000	$ 185,000	$ 170,000	$ 25,591,000	7	X	X	X	X		
Brait Builders Corporation	$ 25,249,000	$ 157,700	$ 31,200	$ 39,500	$ 58,800	$ 49,640	$ 112,350	$ 72,600	$ 25,770,790	8	X	X	X	X		
Colantonio General Contractor	No Bid								$ -							
CTA Construction Company	$ 23,625,000	$ 100,000	$ 32,000	$ 16,000	$ 80,000	$ 84,000	$ 147,000	$ 72,000	$ 24,156,000	3	X	X	X	X		
Fontaine Bros., Inc.	$ 23,311,000	$ 72,000	$ 28,000	$ 24,000	$ 58,000	$ 75,000	$ 125,000	$ 90,000	$ 23,783,000	2	X	X	X	X		
J&J Contractors, Inc.	$ 24,087,000	$ 96,000	$ 26,400	$ 26,000	$ 59,800	$ 62,200	$ 147,800	$ 71,800	$ 24,577,000	4	X	X	X	X		
Rich, W.T. Company	$ 24,686,000	$ 165,000	$ 32,000	$ 38,000	$ 64,000	$ 99,000	$ 150,000	$ 176,000	$ 25,410,000	5	X	X	X	X		
Stella P.J. Construction Corp	$ 23,130,000	$ 87,000	$ 29,000	$ 10,000	$ 60,000	$ 86,000	$ 142,000	$ 163,000	$ 23,707,000	1	X	X	X	X		
Total:																

Stow The Center Elementary School

REVISED -Filed Sub-Bid Results
June 1, 2010

FIRM NAME / ADDRESS	Bid Amount	Alternate #1	Alternate #2	Alternate #3	Alternate #4	Alternate #5	Alternate #6	Alternate #7	Total	Addenda # 1- #4	Bond	Cert. of Eligibility	Update Statement		Exceptions
General Contractors ($ 28,000,000)															
Agostini Construction Company, Inc.									$ -						
Boston Building & Bridge Corp.									$ -						
Brait Builders Corporation									$ -						
Colantonio General Contractor									$ -						
CTA Construction Company									$ -						
Fontaine Bros., Inc.									$ -						
J&J Contractors, Inc.									$ -						
Rich, W.T. Company									$ -						
Stella P.J. Construction Corp									$ -						

Stow The Center Elementary School

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Masonry ($ 1,400,000)															
Costa Bro's Masonry									$ -						
D'Agostino Associates, Inc.	$ 1,266,000	$ 12,000							$ 1,278,000	x	x	x	x		
Dependable Masonry Construction									$ -						
Empire Masonry Corp	$ 1,155,000	$ 13,000							$ 1,168,000	x	x	x	x		
Fernandes Masonry, Inc.	$ 1,219,000	$ 16,800							$ 1,235,800	x	x	x	x		
Lighthouse Masonry, Inc.	$ 1,223,000	$ 15,000							$ 1,238,000	x	x	x	x		
Marmelo Bros. construction Co., Inc.	$ 974,000	$ 14,000							$ 988,000	x	x	x	x		
PCM Construction Co., Inc.	$ 1,367,000	$ 16,000							$ 1,383,000	x	x	x	x		
Misc. Metals (177,000)															
Avid Ironworks Inc	$ 196,605							$ 28,830	$ 225,435	x	x	x	x		
Bay Steel Co Inc	$ -								$ -						
Capone Iron Corporation	$ -								$ -						
North Shore Steel	$ 188,200	$ 1,200						$ 41,500	$ 230,900	x	x	x	x		
Roman Iron Works Inc	$ 169,000	~~$8000~~ $800 (Addendum #6)						$ 12,000	~~$189,000~~ $181,800 (Addendum #6)	x	x	x	x		
Shepard Steel Co.	~~$169900~~ $269,900 (Addendum 6)	$ 1,500						$ 16,750	~~$188,150~~ $288,150 (Addendum #6)	x	x	x	x		
SMJ Metals Company, Inc/ Ralphs Blacksmith	$ 236,300	$ 3,000					$ 32,000	$ 63,000	$ 334,300	x	x	x	x		
V & G Iron Works, Inc	$ 148,390	$ -						$ 64,600	$ 212,990	x	x	x	x		

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Waterproofing ($ 71,000)															
Allied Waterproofing LLC	$ 206,400	$ 1,540							$ 207,940	x	x	x	x		
Folan Waterproofing & Construction	$ 153,000	$ 930							$ 153,930	x	x	x	x		
Gleason Powers Inc	$ 259,000	$ 1,000							$ 260,000	x	x	x	x		
NER Construction Management Corp	$ -														
Spillane, P.J. Company	$ 132,000	$ 500							$ 132,500	x	x	x	x		
Superior Caulking & Waterproofing	$ 275,000	$ 3,000							$ 278,000	x	x	x	x		
Roofing & Flashing ($ 1,700,000)															
Capeway Roofing Systems, Inc.	$ 1,113,000	$ 6,700					$ 3,000	$ 39,500	$ 1,162,200	x	x	x	x		
Feeley, McAnespie, Inc.	$ 1,059,000	$ 15,000					$ 2,000	$ 60,000	$ 1,136,000	x	x	x	x		
FGF Construction	$ -								$ -						
Gibson's Roofs	$ -								$ -						
Greenwood Industries, Inc.	$ 957,000	$ 8,000					$ 4,500	$ 38,000	$ 1,007,500	x	x	x	x		Alexandra, Kinsman, NE Building
Rockwell Roofing, Inc.	$ 1,043,000	$ 7,000					$ 5,000	$ 44,000	$ 1,099,000	x	x	x	x		
Silktown roofing, Inc.	$ 995,000	$ 8,000					$ 5,000	$ 37,700	$ 1,045,700	x	x	x	x		
Stanley Roofing	$ 901,000	$ 15,000					$ 10,000	$ 28,000	$ 954,000	x	x	x	x		Alexandra & DBA
Titan Roofing	$ 874,600	$ 8,000					$ 10,000	$ 15,000	$ 907,600	x	x	x	x		

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REVISED -Filed Sub-Bid Results
June 1, 2010

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Metal Windows ($ 1,200,000)									$ -						
A&A Window Products, Inc.	$ 1,078,489								$ 1,078,489	x	x	x	x		
Aluminum & Glass Concepts, Inc.	$ -								$ -						
Chandler Architectural Products, Inc.	$ -								$ -						
Cheviot Corporation	$ 1,257,600								$ 1,257,600	x	x	x	x		
Lockheed Window Corp.	$ 1,058,000								$ 1,058,000	x	x	x	x		
Prudential Door & Window	$ -								$ -						
R&R Window Contractors Inc.	$ 1,026,000								$ 1,026,000	x	x	x	x		
Interior Glazing ($ 60,000)									$ -						
A&A Window Products, Inc.	$ 71,202								$ 71,202	x	x	x	x		
Aluminum & Glass Concepts, Inc.	$ 33,800								$ 33,800	x	x	x	x		
Chandler Architectural Products, Inc.	$ -								$ -						
Kapoloff's Glass	$ 18,000								$ 18,000	x	x	x	x		
The Cheviot Corporation	$ -								$ -						
Prudential Door & Window	$ -								$ -						
R&R Window Contractors Inc.	$ -								$ -						

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Tile ($400,000)															
Bonomo Tile Co Inc	$ 551,000								$ 551,000	x	x	x	x		
Capital Carpet & Flooring Spec	$ 827,170								$ 827,170	x	x	x	x		TLT, CJM, Lambrian, GVW, Groom, Easton, Whiteway, NE Interiors
Cohen & Son, Joseph	$ 565,152								$ 565,152	x	x	x	x		
Commonwealth Tile	$ 635,000								$ 635,000	x	x	x	x		
Highpoint Interiors	$ 372,452								$ 372,452	x	x	x	x		
Mclaughlin Marble & Tile Co.,Inc	$ 464,000								$ 464,000	x	x	x	x		
Merrimac Tile	$ 470,813								$ 470,813	x	x	x	x		
West Floor Covering	$ 463,374								$ 463,374	x	x	x	x		
Acoustical Ceilings ($ 270,000)															
Acoustek Inc	$ 320,000								$ 320,000	x	x	x	x		
Central Ceilings	$ 297,600								$ 297,600	x	x	x	x		
The Cheviot Corporation	$ 296,000								$ 296,000	x	x	x	x		
K&K Acoustical Ceilings, Inc.	$ 233,500								$ 233,500	x	x	x	x		
Resilient Floors ($ 220,000)															
Capital Carpet & Flooring Spec	$ 159,927				$ 64,913				$ 224,840	x	x	x	x		TLT, CJM, Lambrian, GVW, Groom, Easton, Whiteway, NE Interiors
Cohen & Son, Joseph	$ -								$ -						
Merrimac Tile	$ 191,921				$ 53,540				$ 245,461	x	x	x	x		
West Floor Covering	$ 133,900				$ 56,600				$ 190,500	x	x	x	x		

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REVISED -Filed Sub-Bid Results
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Painting ($ 220,000)															
Alpha Contracting Associates, Inc.	$ 367,000	$ 10,000							$ 377,000	x	x	x	x		
Bello Painting	$ 248,000	$ 5,000					$ 8,000	$ 5,000	$ 266,000	x	x	x	x		
Bouchard Painting, Inc.	$ 242,000	$ 4,500							$ 246,500	x	x	x	x		
Dandis Contracting Inc	$ 211,900	$ 6,000						$ 4,500	$ 222,400	x	x	x	x		
Egan, John W. Co., Inc.	$ 194,240	$ 2,000					$ 8,500	$ 2,500	$ 207,240	x	x	x	x		
King Painting, Inc.	$ 183,000	$ 7,900					$ 2,900	$ 2,000	$ 195,800	x	x	x	x		
Soep Painting	$ -								$ -						
PLUMBING ($ 1,100,000)															
Aroujo Bros. Plumbing	$ -								$ -						
E. Amanti & Sons, Inc.	$ 1,138,000								$ 1,138,000	x	x	x	x		
GEM Mechanical	$ 1,029,350								$ 1,029,350	x	x	x	x		
Grassschi Plumbing & Heaing	$ 1,193,000							$ 1,500	$ 1,194,500	x	x	x	x		
KMD Mechanical Corp.	$ 1,089,000								$ 1,089,000	x	x	x	x		
Kneeland Plumbing & Heating	$ 1,100,000								$ 1,100,000	x	x	x	x		
Maguire Company Inc.	$ 1,088,000								$ 1,088,000	x	x	x	x		
Royal Steam Heater	$ 1,463,000								$ 1,463,000	x	x	x	x		
Lynch William F Co. Inc	$ 1,300,000								$ 1,300,000	x	x	x	x		

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HVAC ($ 2,900,000)															
E. Amanti & Sons, Inc.	$ 3,388,000								$ 3,388,000	x	x	x	x		
Cam HVAC & Construction Inc.	$ 3,370,000								$ 3,370,000	x	x	x	x		Barr, Inc
General Mechanical Contractors, Inc.	$ 3,640,000								$ 3,640,000	x	x	x	x		
GEM Mechanical	$ -								$ -						
KMD Mechanical Corp.	$ 3,327,000								$ 3,327,000	x	x	x	x		
Lynch William F Co. Inc	$ 3,627,000								$ 3,627,000	x	x	x	x		
Royal Steam Heater	$ 4,661,000								$ 4,661,000	x	x	x	x		
Snowden, Thomas E., Inc.	$ 3,080,000								$ 3,080,000	x	x	x	x		
Walsh Jim Plumbing & Heating	$ 3,154,000								$ 3,154,000	x	x	x	x		
ELECTRICAL ($ 2,100,000)															
Annese Electrical Services, Inc.	$ 2,211,000	$ 7,100							$ 2,218,100	x	x	x	x		
Griffin, Wayne J. Electric, Inc.	$ 2,329,500	$ 9,000							$ 2,338,500	x	x	x	x		
Jupiter Electric, Inc.	$ -								$ -						
LeVangie Electric Co., Inc.	$ -								$ -						
Ostrow Electric Company	$ -								$ -						