



Construction Monitoring Services, Inc.

Stow Pompositticut/Center
Elementary School

OPM Monthly Status Report
July 2010

Owner's Representatives

Project Managers

Construction Managers

*Submitted by: Paul Griffin, OPM
August, 2010*

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Monthly Status Report

Stow Pompositicut / Center Elementary School

July, 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 Finnigan – (617) 547-5400

Project Budget: \$37,829,870 Status: Construction – 2% Complete

Project Status Overview – Work Completed through June, 2010 (OPM 8.1.3.01)

Project activities previously completed included completion of project bidding and award / issuance of NTP to P.J. Stella Construction Company (Wakefield, MA) and execution of the Owner / GC contract, with a base value (including selected bid alternates) of \$23,640,900.

Project Status Summary – Work Complete through July 30, 2010 (OPM 8.1.3.02)

During the month of July, major construction activities included:

- Site mobilization and survey controls / project layout and perimeter fencing.
- Asbestos abatement at Phase IA locations
- Preparation of site, including removal of existing site finishes, clearing and grubbing, stripping /stockpiling of topsoil, preliminary site excavation / test pits, and ledge identification.
- Commencement of site drainage operations, including structures and manholes associated with 30" drain at west end of site.

- Removal of the wood structure known as the “Blacksmith Shop” from the site. This work was performed by others, under the direction of the Stow Board of Selectmen.

Administrative Oversight: The following is a summary of non-construction related progress (work performed by the OPM / Architect & Design Team) during the month of July, 2010, as well as a forecast of the current administrative schedule through the anticipated end date of the project:

Contract Administration: The management team has been continuously involved in project and contract administration including but not limited to submittal review, RFI response and investigation, controlled construction oversight, change order review and overall project controls.

Future Work Forecast: A preliminary construction schedule prepared by the contractor has been provided for information. It is anticipated the following major construction items will be completed during the forthcoming three-month period (August – October, 2010):

- Completion of site mobilization activities including security fencing, hay bale installation, survey controls and project layout.
- Site Access Road from east site limits (Hartley Road), complete with associated project infrastructure.
- Phase IA Demolition Elements including selective demolition of the existing structure to be removed.
- Phase IA utility construction, including site electric service, gas service and site drainage as required by approved construction phasing and sequencing.
- Building Cut / Fill at proposed addition
- Foundation construction for proposed building addition.

Schedule Update (OPM 8.1.3.03)

PJ Stella Construction Company has presented a preliminary construction schedule for the current period through the completion of Phase IA, in late August, 2010. Current progress is consistent with activities forecasted on the schedule. Copies of the 60-day construction schedule have been included for informational purposes.

Critical administrative project objectives for the coming month include completion of the Phase IA construction, including building demolition, site utilities and removal of ledge prior to the opening of school in early September.

Financial Update (OPM 8.1.3.04 / 8.1.3.05 / 8.1.3.06)

CMS has included a printout of our updated project budget, reflecting adjustments associated with project bidding results.

During the early stages of construction, there have been a few unforeseen conditions identified, including the following items identified as Pending Change Orders (PCO's):

- An error in the baseline wetland survey has been identified, resulting in modification to the site plans. SMMA is currently working with the Stow Conservation Commission to confirm the scope of the impacted work, with confirming sketches issued to the contractor for pricing.
- An abandoned dumpster was located on the property, and was determined to contain a minimal amount of asbestos. A plan for abatement and subsequent disposal of this dumpster and related contents has received approval from the DEP, with the work directed to proceed on a time and materials basis.
- An electrical panel was located within a storage closet and is needed to be relocated prior to Phase IA demolition activities. SMMA has provided the electrician with direction to proceed with this work on a time and materials basis. This work is expected to be completed by August 6, 2010. there is no status update to be provided with regard to approved change orders or pending change orders. CMS will provide updates on these items as soon as they are available.

Although pricing for these changes has not been obtained, CMS believes these issues to be relatively minor in both scope and cost implications, and will provide updated cost information in future project reports as it becomes available.

Contractor's Safety Performance (OPM 8.1.3.07)

With regard to the construction operations currently underway at the site, and giving consideration to the early stages of construction, there is no status update to be provided with regard to the contractor's project safety performance. CMS will provide updates on these items as soon as they are available.

Designer's QA/QC (OPM 8.1.3.08)

Construction Monitoring Services has maintained a constructive working relationship with Symmes Maini & McKee throughout the duration of our involvement with the project. We will continue to work in cooperation with SMMA to identify potential issues in the construction documents, and address them prior to their impacting construction operations or progress.

Contractor's Environmental Compliance (OPM 8.1.3.09)

With regard to environmental compliance of the current construction operations, the contractor has conducted his site walk with the Stow Conservation Commission, and was approved / confirmed to begin installation of hay bales and silt fencing. In addition, the Project Team continues to work toward a resolution on the wetland flagging error on the project. Finally, it is our understanding that PJ Stella,

acting through their asbestos abatement subcontractor, continues to work collectively with the DEP with regard to asbestos waste on the project.

No report of any environmental abnormalities has been received.

Community Issues (OPM 8.1.3.10)

The Town of Stow, acting through the Board of Selectmen has successfully executed the solicitation and removal / salvage of the wood structure locally known as the "Blacksmith Shop" from the Center School site. It was successfully dismantled and relocated to a farm within the Town of Stow, MA. The remaining building elements will be disposed of from the site.

Designer & Contractor MBE/WBE Activity (OPM 8.1.3.11)

CMS has requested from P.J. Stella Company the SOMWBA Reports.

Project Issues and Concerns (OPM 8.1.3.10 / 8.1.3.11)

Due to the preliminary nature of the contract, no project issues and/or concerns exist at this point in time. Should any issues arise, CMS will notify the client and the MSBA as soon as practical.

| | Budget | Reallocations | Budget Contracted | Anticipated | Paid to Date | (Anticipated minus Paid) | % Expended |
|---|-------------------|--------------------|-------------------|-------------------|------------------|--------------------------|--------------|
| 1. General Construction | | | | | | | |
| 1a. General Contractor | 28,841,956 | (5,200,956) | 23,640,900 | 23,640,900 | 316,645 | 23,324,255 | 1% |
| 1b. Change Orders | - | - | - | - | - | - | - |
| 1c. Outstanding | 2,163,139 | - | 2,163,139 | - | - | - | - |
| 1d. Contingency | - | - | - | - | - | - | - |
| Total | 31,004,995 | (5,200,956) | 25,804,039 | 23,640,900 | 316,645 | 23,324,255 | 0 |
| 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 | 2,222,500 | 808,500 | 73% |
| 2b. Architect's Amendments | 184,222 | - | 184,222 | 184,222 | 74,677 | 109,545 | 0% |
| 2c. Architects Reimbursables | - | - | - | - | - | - | 0% |
| 2d. Architect's Consultants | - | - | - | - | - | - | 0% |
| Total | 3,270,422 | 37,300 | 3,307,722 | 3,307,722 | 2,389,677 | 918,045 | 72% |
| 3. Site Development | | | | | | | |
| Total | - | - | - | - | - | - | 0% |
| 4. Furniture, Fixtures, Technology & Equipment | | | | | | | |
| Furnishings | 720,000 | - | 720,000 | 720,000 | - | 720,000 | 0% |
| Technology | 1,047,700 | - | 1,047,700 | 1,047,700 | - | 1,047,700 | 0% |
| Misc. | 20,000 | - | 20,000 | 20,000 | - | 20,000 | 0% |
| Total | 1,787,700 | - | 1,787,700 | 1,787,700 | - | 1,787,700 | 0% |
| 5. Other | | | | | | | |
| Total | - | - | - | - | - | - | 0% |
| 6. P.M. & Clerk Services | | | | | | | |
| CMS | 848,875 | - | 848,875 | 848,875 | 73,750 | 775,125 | 9% |
| Amendments | - | 124,454 | 124,454 | 124,454 | 113,654 | 10,800 | 0% |
| CMS Reimbursables | 70,000 | (70,000) | - | - | - | - | 0% |
| Total | 918,875 | 54,454 | 973,329 | 973,329 | 187,404 | 785,925 | 0 |
| 7. Testing & Inspections | | | | | | | |
| 7a. Testing & Inspections | 50,000 | (6,458) | 43,542 | 43,542 | - | 43,542 | 0% |
| 7b. Bonding and Surveys | - | - | - | - | - | - | 0% |
| Total | 50,000 | - | 43,542 | 43,542 | - | 43,542 | 0% |
| 8. Legal, Bonding & Moving | | | | | | | |
| 8a. Legal | 40,000 | - | 40,000 | 40,000 | 10,598 | 29,402 | 26% |
| 8b. Bonding | - | - | - | - | - | - | 0% |
| 8c. Moving | 50,000 | - | 50,000 | 50,000 | - | 50,000 | 0% |
| Total | 90,000 | - | 90,000 | 90,000 | 10,598 | 79,402 | 12% |
| 9. Advertising & Printing | | | | | | | |
| 9a. Printing & Advertising | 70,000 | -4796 | 22,004 | 22,004 | 47 | 21,957 | 0% |
| 10. Other/Miscellaneous Expense | | | | | | | |
| 10a. Administrative | 20,000 | - | 20,000 | 2,000 | - | 2,000 | 0% |
| 10b. Miscellaneous Expenses | 2,000 | - | 2,000 | - | 1,281 | (1,281) | 0% |
| 10c. Utilities & Other Misc. Fees | - | - | - | 2,000 | 1,281 | 720 | 64% |
| Total | 22,000 | - | 22,000 | 2,000 | 1,281 | 720 | 64% |
| Subtotal | 37,213,992 | (5,157,198) | 32,056,794 | 29,867,197 | 2,905,652 | 26,961,545 | 10% |
| Contingency/Uncommitted: | | | | | | | |
| Owner's Contingency | 615,878 | (37,300) | 5,779,534 | - | - | - | - |
| TOTAL COST | 37,829,870 | - | 37,829,870 | 29,867,197 | 2,905,652 | 26,961,545 | 9.73% |



Stow Center Elementary School Project
Change Order Log

Original Contract Amount:

| Change Order # | Change Order Date | Description | Amount | Total Change Orders to Date |
|----------------|-------------------|-------------|--------|-----------------------------|
|----------------|-------------------|-------------|--------|-----------------------------|

NONE AT THIS TIME



Construction Change Directive Log
Stow Center Elementary School

| <u>No.</u> | <u>Description</u> | <u>Amount</u> | <u>Date</u> | <u>COR</u> | <u>CO</u> | <u>PR</u> | <u>PCO</u> |
|-------------------|---|----------------------|--------------------|-------------------|------------------|------------------|-------------------|
| 1 | Disconnect & relocate existing panel P2 as indicated in sketch SKE-05 | | 7/15/2010 | | | | |
| 2R1 | Remove & dispose existing asbestos containing floor tile material | | 7/30/2010 | | | | |

CMS

Proposed Change Order Log Stow Center Elementary School

| <u>PCO</u> | <u>Description</u> | <u>Date</u> | <u>CCD</u> | <u>PR</u> | <u>Proposed</u> | <u>Approved</u> | <u>CO#</u> |
|------------|------------------------------|-------------|------------|-----------|-----------------|-----------------|------------|
| 00001.2 | Wetland Flagging - Hay Bales | 7/16/2010 | | | \$985.00 | | 1 |

Nashoba Pompo/Center School Project
Cash Flow Projections

8/4/2010

| Prior Year | 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 |
|------------|-----------|---------|----------|----------|---------|---------|----------|---------|---------|---------|-----------|-----------|-----------|
| Total | | | | | | | | | | | | | |
| Budget | 1,119,941 | 239,000 | 282,000 | 289,000 | 282,000 | 297,600 | 283,850 | 498,850 | 476,850 | 826,850 | 1,026,850 | 1,126,850 | 6,983,653 |
| Actual | 782,924 | 235,288 | 391,929 | 557,300 | 129,415 | 83,410 | 408,024 | | | | | | 2,905,652 |
| Variance | 337,017 | 3,712 | -109,929 | -268,300 | 152,585 | 214,190 | -124,174 | 498,850 | 476,850 | 826,850 | 1,026,850 | 1,126,850 | 4,078,001 |

| Prior Year | 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 |
|------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|------------|
| Total | | | | | | | | | | | | | |
| Budget | 6,983,653 | 1,734,850 | 1,756,850 | 1,734,850 | 1,734,850 | 2,234,850 | 2,234,850 | 1,934,850 | 1,734,850 | 1,755,850 | 1,234,850 | 1,084,850 | 27,394,853 |
| Actual | | | | | | | | | | | | | 0 |
| Variance | 6,983,653 | 1,734,850 | 1,756,850 | 1,734,850 | 1,734,850 | 2,234,850 | 2,234,850 | 1,934,850 | 1,734,850 | 1,755,850 | 1,234,850 | 1,084,850 | 27,394,853 |

| Prior Year | 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 |
|------------|------------|---------|---------|---------|---------|---------|---------|---------|--------|--------|--------|-----------|------------|
| Total | | | | | | | | | | | | | |
| Budget | 27,394,853 | 971,989 | 608,850 | 568,850 | 490,850 | 974,892 | 464,725 | 220,549 | 67,000 | 10,000 | 10,000 | 5,160,462 | 37,829,870 |
| Actual | | | | | | | | | | | | | 0 |
| Variance | 27,394,853 | 971,989 | 608,850 | 568,850 | 490,850 | 974,892 | 464,725 | 220,549 | 67,000 | 10,000 | 10,000 | 5,160,462 | 37,829,870 |

| Activity Description | Original Duration | Start | Finish |
|--|-------------------|---------|---------|
| OVERSEER | | | |
| Bid - Award - NTP | 7 | 07JUN10 | 15JUN10 |
| Mobilize, Set-up | 27 | 16JUN10 | 23JUL10 |
| Obtain Building Permit | 10 | 16JUN10 | 29JUN10 |
| Obtain CADD Files, Prepare Layout | 8 | 16JUN10 | 25JUN10 |
| Procure Abatement, Demo, Sitework Subs | 13 | 16JUN10 | 02JUL10 |
| File Abatement Notices | 9 | 28JUN10 | 09JUL10 |
| Abatement Submittals, Approvals | 9 | 28JUN10 | 09JUL10 |
| Set Office Trailers (Temporary) | 5 | 30JUN10 | 07JUL10 |
| Meeting with Conservation Commission | 2 | 01JUL10 | 02JUL10 |
| Prepare Trailer, Staging Areas | 3 | 16AUG10 | 18AUG10 |
| Relocate Office Trailers | 2 | 19AUG10 | 20AUG10 |
| Phase 1 - New Addition | | | |
| Initial Site Layout, Engineering | 9 | 28JUN10 | 09JUL10 |
| Erosion Control, Protections | 14 | 06JUL10 | 23JUL10 |
| Temporary Construction Fencing | 14 | 06JUL10 | 23JUL10 |
| Cut-In Initial Site Access | 4 | 06JUL10 | 09JUL10 |
| Clear and Grub | 10 | 12JUL10 | 23JUL10 |
| Strip, Stockpile Topsoil | 15 | 19JUL10 | 06AUG10 |
| Building Cuts & Fills, West | 10 | 26JUL10 | 06AUG10 |
| Existing Utility Relocations | 10 | 26JUL10 | 06AUG10 |
| Site Utilities, Grade, Binder | 90 | 09AUG10 | 10DEC10 |
| Concrete Foundations | 45 | 09AUG10 | 08OCT10 |
| Commence Concrete Foundations | 0 | 09AUG10 | |
| Building Cuts & Fills, East | 10 | 09AUG10 | 20AUG10 |
| Rough Grade Entry Road | 5 | 09AUG10 | 13AUG10 |
| Under Slab Utilities | 30 | 13SEP10 | 22OCT10 |
| Prepare Slabs-on-Grade | 25 | 27SEP10 | 29OCT10 |
| Slabs-on-Grade | 20 | 11OCT10 | 05NOV10 |
| Steel Erection | 60 | 08NOV10 | 28JAN11 |
| Commence Steel Erection | 0 | 08NOV10 | |
| Phase 2A - Existing Building | | | |
| Asbestos Abatement | 10 | 12JUL10 | 23JUL10 |
| Cu/Cap MEP | 5 | 26JUL10 | 30JUL10 |
| Building Demolition | 10 | 02AUG10 | 13AUG10 |
| Vacate Existing School Area | 5 | 16AUG10 | 20AUG10 |
| Secure Existing Building | 5 | 16AUG10 | 20AUG10 |
| Complete Phase 1A | 0 | | 20AUG10 |



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Submittals
Stow Center Elementary School Project

NONE AT THIS TIME

CMS

RFI / Response LOG Stow Center Elementary School

| <u>RFI#</u> | <u>Subject / Description</u> | <u>RFI Date</u> | <u>Received</u> | <u>ASI Date</u> |
|-------------|-------------------------------------|-----------------|-----------------|-----------------|
| 004 | Roof drain piping | 6/22/2010 | | |
| 008 | Primary electric duct-bank conduit | 7/23/2010 | | |
| 009 | Electric service pole | 7/27/2010 | | |
| 010 | Electric panel at existing building | 7/28/2010 | | |
| 011 | Sturo RFI#1 - Col's on line W | 7/28/2010 | | |
| 012 | Sturo RFI#2 - Typ. Bracing gusset | 7/28/2010 | | |
| 013 | Addendum #1 Footing Change | 7/29/2010 | | |
| 015 | Pier dimensions | 8/2/2010 | | |
| 016 | Storm drain headwall | 8/3/2010 | | |