

**The New Newton North High School**  
**Owners Project Manager Report**

**Report Period: Thru March 31, 2008**

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## **1. Project Schedule**

Development of Construction Documents started August 1, 2007 for completion by April 2008.

In order to expedite the project schedule and progress, Early GMP Packages have been developed for the following trades:

ERP #1: Early Site Package for soil removal: Issued May 21, 2007

ERP #2: Civil Package issued: September 4, 2007

ERP #3: Foundations: Issued October 12, 2007

ERP #3A: Foundation Waterproofing: Issued January 15, 2008

ERP #3B: Foundation Grounding: Issued January 15, 2008

ERP #4: Structural Steel: Issued October 12, 2007

ERP #5: Mechanical Equipment Procurement: Issued January 31, 2008

A Foundation Permit has been issued by the City, and foundation work began mid-February.

Structural Steel has been ordered and is scheduled to begin arriving on site in May 2008.

Pre-qualification of all Trade Contractors is complete. As of January 25, 2008 all trades have been reviewed and 75 of the 95 firms submitting qualifications have been prequalified for bidding of final construction documents. The complete Plumbing, Fire Protection, Mechanical, and Electrical packages will be bid with the 100% CD design package in April 2008.

A single response was received from Embree Elevator who was deemed pre-qualified to bid the Elevator package. If their bid is within budget Dimeo will proceed to execute a contract with them. If their bid is over budget, Dimeo will be allowed to solicit additional bids for this work.

## **2. Construction Progress**

Weekly progress meetings are held with Dimeo, Turner, Dore & Whittier, McPhail and City representatives to discuss job progress, issues and quality.

Removal of Asbestos Containing Material (soil) at the location of the former school buildings is continuing. This work is approximately 95% complete. McPhail Associates is continuing to monitor air quality.

Upon completion of ACM soil removal in Zone #5, petroleum contaminated soil will be remediated under the RAM plan previously submitted to DEP.

An early Mechanical Equipment procurement package has been issued by the Design team for the early purchase of Rooftop Air Handling Units in order to coordinate with

installation of structural steel. Dimeo is currently soliciting bids direct from equipment manufacturers for this equipment, for execution of a procurement contract in early April.

### **3. Quality of Work / Non-Conformance**

The quality of work to date is good. There have been no non-conformance issues to date.

A Structural Peer Review of foundation and structural steel design has been performed by Souza & True, structural engineers working directly for the Owner. They have approved the proposed design as meeting the building code and within standard engineering standards and practice.

UTS of Massachusetts, an independent construction inspection and testing company, is on site to monitor and inspect placement and installation of foundation reinforcing and concrete. Concrete test cylinders are taken with each placement of concrete. All testing results to date meet the requirements of the project specifications.

McPhail Associates continues to provide air (dust) monitoring during all soil removal operations. Results are posted daily to the City and all results to date have been below the National Ambient Air Quality Standard of 0.15mg/m<sup>3</sup>. All soil stockpiles are covered and/or hydroseeded to protect against wind and water erosion.

### **4. Delay / Potential Delay / Resolution**

The project is on schedule for opening of school September 2010.

### **5. Total Project Budget**

The Total Project Budget, as approved by the Board of Aldermen, is \$141,000,000. On March 26, 2008 Mayor Cohen presented to the Board of Aldermen a Total Project Cost of \$197,500,000, which included \$5,000,000 of Value Engineering, previously initiated by the Design Team and including input from the School Committee, Design Review Committee and Board of Aldermen.

As the Design Team, City Officials and Dimeo work toward development of a GMP the following Letters of Recommendation (LOR's) have been executed for a specific scope of work in order to mobilize the project.

LOR #1: GZA, independent engineering for demolition of stadium.

LOR #2: PreSeis, preconstruction survey of adjacent properties.

LOR #3: Demolition of stadium and crushing concrete.

LOR #4: Installation of construction fence.  
LOR #5: Construction trailers.  
LOR #6: Video survey of condition of Laundry Brook culvert.  
LOR #7: Early Site Package  
LOR #8: Pest Control  
LOR #9: Site Survey Services  
LOR #10: Waste Handling  
LOR #11: Temporary Power to trailers  
LOR #12: Temporary toilets  
LOR #13: Sitework  
LOR #14: Concrete  
LOR #15: BIM Modeling  
LOR #16: Structural Steel

Bids have been received from pre-qualified Trade Contractors for Foundation Waterproofing and Foundation Grounding. Trade Contracts are being executed by Dimeo with Superior Caulking for Foundation Waterproofing and with Coghlin Electric for Foundation Grounding.

LOR's # 1 thru #16 have been incorporated into Dimeo Contract Amendment #2 in the amount of \$42,139,834 in order to issue progress payments to Dimeo for work performed to date. This includes previously executed Dimeo Contract Amendment #1 in the amount of \$8,458,131 which included LOR's #1-12.

## **6. Quarterly Cashflow**

MSBA has requested a quarterly cashflow report.  
The quarterly cashflow report will be submitted under separate cover.

## **7. Change Orders / Potential Change Orders**

No Change Orders have been executed to date.