

Consigli Owner Monthly Dashboard

March 2020

Fuller Middle School

31 Flagg Drive, Framingham, MA

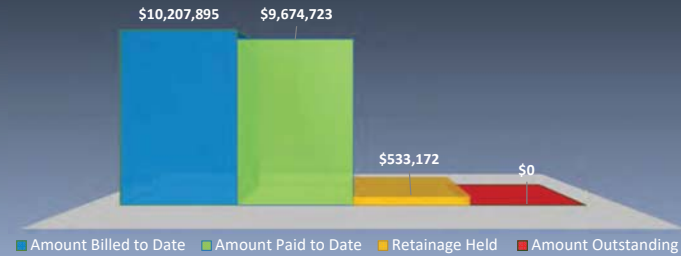


CONSIGLI
Est. 1905

Executive Overview

- MEP Coordination ongoing with a majority of the underground utility work completed, modeling focus has shifted to roof, 3rd and 2nd floor
- Mason has completed the gymnasium interior walls; Work has begun on the Auditorium Scored CMU
- Structural Steel Erection has begun with approximately 1/4 of the steel erected for the project
- Consigli is responding proactively to the ongoing situation surrounding COVID-19 with an onsite safety plan and constant communication with subcontractors to determine any impacts

Billing Status



Progress Pictures



Safety

Construction Progress

Current Project Safety Score	98.50%	Work in Place (in Millions)	\$13.180
Total Man Hours to Date	41,687	Work to Complete (in Millions)	\$64.320
Incidents to Date/ Month	0	Percent Complete	17.01%

Submittal Response Status

RFI Response Status



Schedule

Roadblocks

Project Milestones	Target	Actual
Bus Loop Surcharge Soil Installation	3/6/2020	3/6/2020
Begin Steel Erection	3/16/2020	3/16/2020
Detailing Complete for Steel Block #1	4/22/2020	Ongoing
Detailing Complete for Steel Block #2	4/29/2020	Ongoing
Substantial Completion, Phase 2	6/15/2021	Ongoing

Item	BIC	Due Date
Steel Drafting and Fabrication from COVID 19	CCC	Unknown

Contract Status

Change Orders

Hold Status

Contingency Status

Allowance Status

Original Contract Amount	\$77,377,554	Verbal Approved	\$0	Original Hold Budget	\$94,000	Original Cont. Value	\$1,643,905	Original Allow. Budget	\$872,250
Approved Change Orders	\$124,149	Submitted	\$4,571	Expended to Date	\$34,614	Expended to Date	\$65,827	Expended to Date	\$357,940
Current Contract Amount	\$77,501,703	Pending	\$0	Remaining Holds	\$59,386	Remaining Contingency	\$1,578,078	Remaining Allowance	\$514,310
Procurement		Total Potential Changes	\$4,571	Hold Status		Contingency Status		Allowance Status	
Percent Complete	88% (BP4)	Projected Contract Amount With Potential Changes	\$77,506,274						
Buyout Bust / Savings	\$210,395			• Expended to Date		• Expended to Date		• Expended to Date	
Buyout Bust / Savings %	0.28%			• Remaining Holds		• Remaining Contingency		• Remaining Allowance	

Fuller Middle School

Executive Summary

Project Overview

Works has been substantially completed for the gymnasium CMU walls. The scored, colored Auditorium CMU issued in PR-0022 has been received and erection is ongoing. Mechanical coordination has facilitated the plumbing /electrical subcontractors to install the majority of underground utilities. Steel erection began on 3/16 with approximately 1/4 of the steel for the project erected through the end of the month of March. Impacts from COVID in the steel fabrication plant necessitated that the crane be demobilized, and the steel erection crew is focused on decking and detailing to allow for slab placement.

Consigli has instilled new protocols related to the threat of COVID-19. This includes onsite cleaning stations, elimination of all non-essential meetings in person, and redundancy contingencies to allow for continuous project supervision. Consigli is staying in constant communication with our subcontractor partners to evaluate any material or manpower impacts. The entirety of schedule impacts as a result of COVID 19 remains unknown, but significant delays to the steel subcontractor drafting and fabrication process have been brought to Consigli's attention. Consigli has begun work reviewing a recovery schedule to mitigate the delays that have been actualized.

Subcontractor procurement is ongoing, 88% of the project has been purchased; OALs thru #28 have been submitted.

Financial Status

Change Order #8 was executed on February 24th in the amount of \$4,571.87. This change order brings the new contract amount to \$77,501,703.

Quality Update

Overall quality to date has been good. Structural Steel submittal review is ongoing. To mitigate submittal drafting and review times, Submittal summits have been held weekly to address questions and comments ahead of the formal, returned submittal. Design team review turnaround time has been exceptional and the start date of 3/16 for steel erection has begun and the focus of these meetings has begun to shift to field erection.

With the main subcontractors responsible for facade work now onboard, there is a focus on the procurement of the exterior mockup materials to be well in place in advance of subcontractor start dates.

Testing is ongoing for soil compaction, mortar strength and grout strength. Safety continues to be excellent; Through the month of March, we have 286 days onsite without a lost time incident.

Roadblocks

Steel Fabrication and Drafting as a result of COVID19 is the only roadblock for the job thus far.

Schedule Milestones Achieved

Installation of Bus loop Surcharge Soil	3/09/20
Start of Steel Erection	3/16/20
Completion of the Gymnasium Masonry Walls	3/23/20
Start of Masonry CMU Installation in the Auditorium	3/27/20



Photos 1 & 2: Aerial Drone Views of the site showing the masonry scaffolding enclosure for the gymnasium.





Photo 3: Masons erecting the East Wall of the auditorium using the scored CMU per PR-0022



Photo 4: Steel has been erected for approximately ¼ of the project which began on March 16, 2020.