



W.T. RICH COMPANY, INC.

**Manchester Memorial
Elementary School
Manchester-by-the-Sea, MA**

MONTHLY CONSTRUCTION REPORT



Owner:
**Manchester Essex Regional School
District**
Manchester-by-the-Sea, MA

Owner's Project Manager:
Dore & Whittier Management Partners

Designer:
JCJ Architecture
Boston, MA

Construction Manager:
W. T. RICH COMPANY, INC.
29 Crafts Street, Suite 300
Newton, MA 02458
617-467-6010

September 2021

**Manchester Memorial Elementary School
Monthly Construction Report Summary – September 2021**

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**Manchester Memorial Elementary School
Monthly Construction Report Summary – September 2021**

SECTION 1 - PROJECT SCHEDULE UPDATE

Summary:

Our attached schedule update has a **data date of 10/01/2021**, so is inclusive of all progress through this date. Below are several notes in summary of progress and anticipated schedule, shown in our schedule update.

Permitting:

- School sign design has been brought to Con Com for review. PR Issued and pricing has been submitted. Awaiting final review by Tree Warden. Project is no longer pursuing school sign design and install.
- Added bike racks are currently under review by Owner. Awaiting submission to Con Comm. Approved by MCC.
- DEP review for unforeseen ACM discovered above auditorium ceiling. Reviewed and approved amendment to NTWP. Post-abatement / post-demolition inspection have occurred.

Phase 2 – Upcoming Critical Path Milestones (per Updated P6 Schedule):

MILESTONE ACTIVITY	PREV PROJECTED P6 COMPLETION	ACTUAL COMPLETION DATE
Phase 3 Stormwater Chamber Installation	09/06/21	09/22/21
Phase 3 Substantial Completion	11/29/21	

September Summary of Work:

- Complete Stormwater Drainage Installation
- Complete Phase 2 Punch List
- Install Plantings / Trees
- Install North Playground
- Install Full Site Plantings and Seed
- Begin Final Sidewalk Installations

October Look Ahead:

- Install Asphalt Binder and Final Coat
- Complete Sidewalk Installation
- Complete Playground Installation
- Final Seed and Plantings
- North Canopy Installation

**Manchester Memorial Elementary School
Monthly Construction Report Summary – September 2021**

SECTION 2 – PROGRESS PHOTOS



W.T. Rich Company

Printed on Tue Oct 5, 2021 at 09:42 am EDT

Job #: 201802 Manchester Memorial Elementary School
43 Lincoln Street
Manchester by the Sea, Massachusetts 01944



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09/30/2021 at 01:54 pm

Uploaded By

Trishya Patel

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09/30/2021 at 01:55 pm

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09/30/2021 at 01:54 pm

Uploaded By

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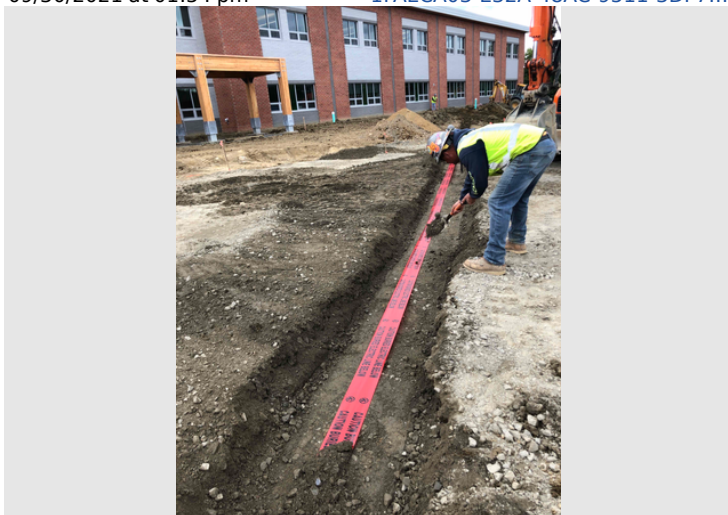
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Trishya Patel

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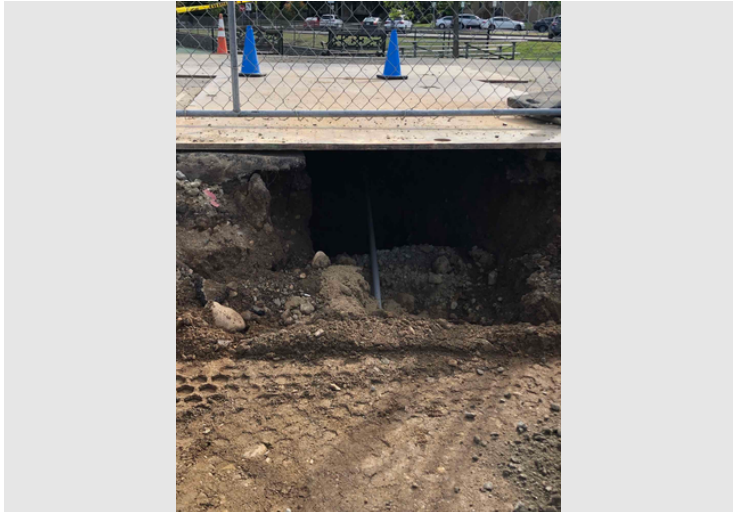
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Job #: 201802 Manchester Memorial Elementary School
43 Lincoln Street
Manchester by the Sea, Massachusetts 01944



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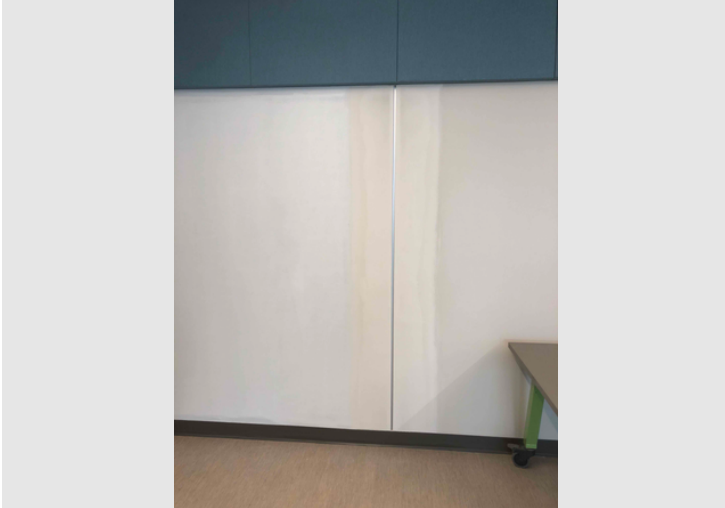
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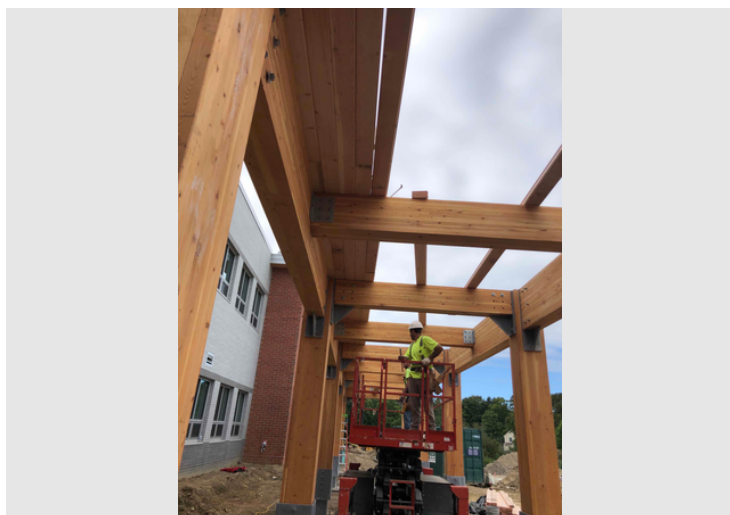
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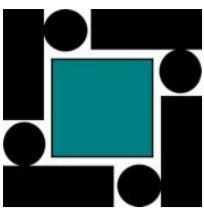
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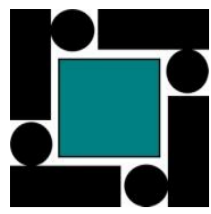
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**Manchester Memorial Elementary School
Monthly Construction Report Summary – August 2021**

SECTION 3 – ATTACHMENTS



						MON	TUE	WED	THU	FRI	SAT	SUN	MON	TUE	WED	THU	FRI	SAT	SUN	MON	TUE	WED	THU	FRI	SAT	SUN	MON	TUE	WED	THU	FRI	SAT	SUN
						10/4	10/5	10/6	10/7	10/8	10/9	10/10	10/11	10/12	10/13	10/14	10/15	10/16	10/17	10/18	10/19	10/20	10/21	10/22	10/23	10/24	10/25	10/26	10/27	10/28	10/29	10/30	10/31
Milestone/Activity Description																																	
UPCOMING MILESTONES / GENERAL																																	
Phase 2																																	
All Subcontractors																																	
Complete Punch List	KN	Not Required		09/11/21	Ongoing	X	X		X	X			X	X	X	X	X			X	X	X	X	X			X	X	X	X	X		
WTR																																	
Install Second Floor Expansion Joint	BA	Not Required		TBD	TBD																												
Manganaro																																	
Install AWP's in Gym	BA	Not Required		TBD	TBD																												
NOVA																																	
Replace Countertops	JDB	Not Required		TBD	TBD																												
Joseph Cohn & Sons																																	
Entry Mat Tile	JDB	Not Required		TBD	TBD																												
NEFS																																	
Complete Bleacher Installation	JDB	Not Required		09/01/21	09/03/21																												
North Shore Steel																																	
Install Site South Ramp Railings	JDB	Not Required		09/25/21	09/25/21																												
Pavilion Flooring																																	
Install Entry Mats	JDB			TBD	TBD																												
CJM Flooring																																	
Install Bridge Flooring	JDB	Not Required		TBD	TBD																												
Cassandra Sign																																	
Install Room Signs, Wayfinding, Vinyl Doors, Exterior Doors, Exterior Metal	JDB	Not Required		10/06/21	10/06/21			X																									
Phase 3																																	
United Civil																																	
Asphalt Base Course Paving	JDB	Not Required		10/08/21	10/08/21					X																							
Install Curbing at Main Drive	JDB	Scheduled		10/12/21	10/16/21									X	X	X	X																
Milling of Existing Drive	JDB	Not Required		10/16/21	10/16/21																												
Asphalt Finish Course Paving	JDB	Not Required		10/23/21	10/23/21																												
School Sealcoating																																	
Sealcoating Existing Driveway	JDB	Not Required		10/23/21	10/23/21																												
New England Sealcoating																																	
Install Basketball Court/Four Square Court/Hopscotch/Plinko-ball Court Surfacing	JDB	Scheduled		TBD	TBD																												
Annese Electric																																	
Site Lighting/Underground	JDB			10/01/21	10/08/21																												
Kompan																																	
Install North Playground (Pending RFI Response)	JDB	Not Required		09/14/21	10/01/21																												
Install North Playground PIP (Pending RFI Response)	JDB	Not Required		TBD	TBD																												
New Quality Fencing																																	
Set Fencing Posts for Basketball Court	JDB	Not Required		10/11/21	10/20/21								X	X	X	X	X			X	X	X	X										
JL Marshall																																	
Install Remaining Sidewalks	JDB	Not Required		10/18/21	TBD															X	X	X	X	X									
Brightview Landscape																																	
Install Plantings/Planting Beds/Site Furnishings/Drip Edge	JDB	Not Required		TBD	TBD																												
Install Seeding	JDB	Not Required		TBD	TBD																												
Set Hoop / Plinko Posts	JDB	Not Required		TBD	TBD																												
Goodfellow																																	
Install North Canopy Glu-Lam	JDB	Not Required		09/13/21	10/01/21																												
Manganaro																																	
Install Framing at Canopy	JDB	Not Required		TBD	TBD																												
Stanley Roofing																																	
Install Roof at Canopy	JDB	Not Required		TBD	TBD																												
H. Carr																																	
Install CP-1A at Canopy	JDB	Not Required		TBD	TBD																												
Quality Control																																	
First Delivery Inspections	WTR	Scheduled		Ongoing	Ongoing																												
Sub-Contractor Meeting																																	
Subcontractor Meetings - Every Wednesday AM @ 9:00AM		Not Required																															
Owner Training																																	
Building Management System (BMS)	JDB	Not Required		TBD	TBD																												
Security / Lockdown	JDB	Not Required		TBD	TBD																												
Kiln	JDB	Not Required		TBD	TBD																												
Inspections & Commissioning																																	
Phase 1 / Phase 2 Roof Scan	JDB	Not Required		TBD	TBD																												
Phase 3 Compaction Testing	JDB	Not Required		Ongoing	Ongoing																												



W.T. Rich Company - Look Ahead Schedule
Manchester Memorial Elementary School

Updated: 10/5/2021

						MON	TUE	WED	THU	FRI	SAT	SUN	MON	TUE	WED	THU	FRI	SAT	SUN	MON	TUE	WED	THU	FRI	SAT	SUN	MON	TUE	WED	THU	FRI	SAT	SUN
						10/4	10/5	10/6	10/7	10/8	10/9	10/10	10/11	10/12	10/13	10/14	10/15	10/16	10/17	10/18	10/19	10/20	10/21	10/22	10/23	10/24	10/25	10/26	10/27	10/28	10/29	10/30	10/31
Milestone/Activity Description		Responsibility	First Delivery	Initial Inspection	Start Date	End Date																											
Safety																																	
Orientations - On Going as Needed with New Hires		TP	Not Required																														
COVID-19 Pre Entry & Spray			Not Required																														
CORI Check- On Going as Needed with New Hires		TP	Not Required																														
ConstructSecure Safety Inspections (min 1 per Week)		TP/JDB/BA	Not Required																														
School																																	
Half-Day			Not Required		10/06/21	10/06/21																											
Columbus Day (No School)			Not Required		10/11/21	10/11/21																											
Project Completion			Not Required		11/29/21	11/29/21																											
Blackout Period of Building			Not Required		7:30:00 AM	9:00:00 AM																											
Blackout Period of Building			Not Required		2:30:00 PM	4:00:00 PM																											

SEPTEMBER SCHEDULE

PHASE 3 SCHEDULE

Activity ID		Activity Name		Orig Dur (Days)	Rem Dur	Act % Comp	Start	Finish	2021							2022				
									Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May
Manchester Memorial Elementary School				1002	80		08/Feb/18 A	26/Jan/22												
Design and Preconstruction				611	0		08/Feb/18 A	07/Jul/20 A												
Submittal Packages				337	0		02/Apr/19 A	02/Jul/20 A												
Phase 1 - New Classroom Wing Area A				397	0		01/Mar/19 A	30/Nov/20 A												
Phase 2 - New Building Areas B&C				570	0		10/Jun/19 A	13/Aug/21 A												
Phase 3 - Final Site Finishes				144	20		05/Apr/21 A	28/Oct/21												
Demolition - Northern Wings				23	0		21/Jun/21 A	20/Jul/21 A												
3DEM	100	Mobilize Phase 3 - Close of School 2021		0	0	100%	21/Jun/21 A		◆ Mobilize Phase 3 - Close of School 2021											
3DEM	110	Conduct Abatement of Remaining Building (Boiler Room, Gym, A		10	0	100%	21/Jun/21 A	30/Jun/21 A	■ Conduct Abatement of Remaining Building (Boiler Room, Gym, Auditorium, Cafeteria, Northwest Classroom, etc.)											
3DEM	120	Demolish and Remove Building & Foundation .		20	0	100%	30/Jun/21 A	20/Jul/21 A	■ Demolish and Remove Building & Foundation .											
Site Finishes				144	20		05/Apr/21 A	28/Oct/21												
Site Utilities				32	2		06/Aug/21 A	01/Oct/21												
3SIT	300	Site Drainage (North Side of Site)		20	0	100%	06/Aug/21 A	14/Sep/21 A	■ Site Drainage (North Side of Site)											
3SIT	650	Install Stormwater Chamber		20	0	100%	06/Aug/21 A	14/Sep/21 A	■ Install Stormwater Chamber											
3SIT	310	Site lighting and light pole bases		10	2	80%	08/Sep/21 A	01/Oct/21	■ Site lighting and light pole bases											
Priority Walkways for School Opening				75	0		05/May/21 A	13/Aug/21 A												
A1000	Utilites (drainage/site lighting) at South Side of Site (K-1 and Pre-I		30	0	100%	05/May/21 A	30/Jun/21 A	■ Utilites (drainage/site lighting) at South Side of Site (K-1 and Pre-K Areas)												
A1010	Grade and prepare sub-base		3	0	100%	18/Jun/21 A	30/Jun/21 A	■ Grade and prepare sub-base												
A1020	Form and prep for concrete walkways		5	0	100%	23/Jun/21 A	09/Aug/21 A	■ Form and prep for concrete walkways												
A1030	Place and finish concrete walks		10	0	100%	01/Jul/21 A	12/Aug/21 A	■ Place and finish concrete walks												
A1040	Accessible for school access		1	0	100%	13/Aug/21 A	13/Aug/21 A	■ Accessible for school access												
Play Areas				144	20		05/Apr/21 A	28/Oct/21												
Playground Outside K thru 1 - Southside of School				121	0		05/Apr/21 A	24/Sep/21 A												
3SIT	670	Form & Pour Concrete Retaining Walls		5	0	100%	05/Apr/21 A	09/Apr/21 A	■ Retaining Walls											
3SIT	400	Rough Grading		3	0	100%	12/Apr/21 A	30/Apr/21 A												
3SIT	420	Set Footings / Posts / Bollards for Inground Mount Furnishings an		5	0	100%	07/May/21 A	30/Jun/21 A	■ Set Footings / Posts / Bollards for Inground Mount Furnishings and Fencing											
3SIT	490	Set Curb, Raised Planters, and Finish Grade		3	0	100%	17/May/21 A	30/Jun/21 A	■ Set Curb, Raised Planters, and Finish Grade											
3SIT	430	Pour Concrete Sidewalks and Pads		10	0	100%	24/May/21 A	02/Jul/21 A	■ Pour Concrete Sidewalks and Pads											
3SIT	520	Asphalt Paved Walkways		3	0	100%	18/Jun/21 A	30/Jun/21 A	■ Asphalt Paved Walkways											
3SIT	640	Install Sub Base and Asphalt Binder Course		3	0	100%	28/Jun/21 A	30/Jun/21 A	■ Install Sub Base and Asphalt Binder Course											
3SIT	410	Install Playground Equipment / Above Ground / Surface Mount Fu		10	0	100%	02/Jul/21 A	19/Jul/21 A	■ Install Playground Equipment / Above Ground / Surface Mount Furnishings / Fencing											
3SIT	610	Install Safety Play Surfacing		5	0	100%	05/Aug/21 A	17/Sep/21 A	■ Install Safety Play Surfacing											
3SIT	550	Install Plantings & Lawns		10	0	100%	13/Sep/21 A	24/Sep/21 A	■ Install Plantings & Lawns											
Playground at Pre-K - Eastside				56	0		25/Jun/21 A	17/Sep/21 A												
3SIT	500	Rough Grading		15	0	100%	25/Jun/21 A	12/Jul/21 A	■ Rough Grading											
3SIT	380	Set Curb, Raised Planters, and Finish Grading		3	0	100%	28/Jun/21 A	01/Jul/21 A	■ Set Curb, Raised Planters, and Finish Grading											
3SIT	390	Pour Concrete Pavement and Pads		10	0	100%	01/Jul/21 A	16/Jul/21 A	■ Pour Concrete Pavement and Pads											
3SIT	360	Set Footings / Posts / Bollards for Inground Mount Furnishings an		5	0	100%	12/Jul/21 A	19/Jul/21 A	■ Set Footings / Posts / Bollards for Inground Mount Furnishings and Fencing											
3SIT	630	Install Sub Base and Asphalt Binder Course		3	0	100%	16/Jul/21 A	21/Jul/21 A	■ Install Sub Base and Asphalt Binder Course											
3SIT	510	Asphalt Paved Walkways		2	0	100%	19/Jul/21 A	21/Jul/21 A	■ Asphalt Paved Walkways											
3SIT	370	Install Play Equipment / Above Ground / Surface Mount Furnishin		10	0	100%	28/Jul/21 A	04/Aug/21 A	■ Install Play Equipment / Above Ground / Surface Mount Furnishings / Fencing											
3SIT	600	Install Safety Play Surfacing		5	0	100%	05/Aug/21 A	10/Sep/21 A	■ Install Safety Play Surfacing											
3SIT	530	Install Plantings and Lawns		5	0	100%	13/Sep/21 A	17/Sep/21 A	■ Install Plantings and Lawns											
Basketball Court				68	19		22/Jul/21 A	27/Oct/21												
3SIT	440	Rough Grading		3	0	100%	22/Jul/21 A	01/Sep/21 A	■ Rough Grading											
3SIT	460	Set Footings / Posts for Inground Mount BBall Goals, Benches, F		5	3	50%	02/Sep/21 A	04/Oct/21	■ Set Footings / Posts for Inground Mount BBall Goals, Benches, Fencing, Lighting etc.											
3SIT	480	Fine Grade for Asphalt		3	2	50%	10/Sep/21 A	01/Oct/21	■ Fine Grade for Asphalt											
3SIT	570	Install Bituminous Binder course		5	5	0%	01/Oct/21	08/Oct/21	■ Install Bituminous Binder course											
3SIT	450	Install Hoops & Above Ground Furnishings - Benches & Furnishing		5	5	0%	08/Oct/21	18/Oct/21	■ Install Hoops & Above Ground Furnishings - Benches & Furnishings											
3SIT	580	Final Court Paving		3	3	0%	18/Oct/21	21/Oct/21	■ Final Court Paving											
3SIT	620	Install Plantings & Lawns		2	2	0%	21/Oct/21	25/Oct/21	■ Install Plantings & Lawns											
3SIT	470	Install Bituminous Court Surface & markings		2	2	0%	25/Oct/21	27/Oct/21	■ Install Bituminous Court Surface & markings											

Start Date: 08/Feb/18
Finish Date: 26/Jan/22
Data Date: 30/Sep/21
Print Date: 06/Oct/21
Layout: OWNSEP

- Summary

Actual Work

Remaining Work

Remaining Level of Effort
- Critical Remaining Work

Actual Milestone

Milestone

Critical Milestone

Manchester Memorial Elementary School

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W.T. Rich Company, Inc.

SEPTEMBER SCHEDULE

PHASE 3 SCHEDULE

Activity ID	Activity Name		Orig Dur (Days)	Rem Dur	Act % Comp	Start	Finish	2021						2022					
								Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May
	Playground for Grades 2-5 / Plinkoball Court - NorthWest		66	20		27/Jul/21 A	28/Oct/21												
	3SIT 540	Rough Grading	2	0	100%	27/Jul/21 A	01/Sep/21 A												
	3SIT 340	Finish Grading, Prep for sidewalks	1	2	75%	30/Aug/21 A	01/Oct/21												
	3SIT 350	Form and Place Sidewalks	3	1	75%	02/Sep/21 A	30/Sep/21												
	3SIT 320	Install Play Equipment, Posts, etc.	15	8	50%	13/Sep/21 A	12/Oct/21												
	3SIT 330	Install Safety Play Surfacing	5	5	0%	08/Oct/21	18/Oct/21												
	3SIT 660	Install Plantings & Lawns	1	1	0%	08/Oct/21	12/Oct/21												
	3SIT 560	Install Bituminous Court Surfacing and Markings	1	1	0%	27/Oct/21	28/Oct/21												
	Parking Lot & Asphalt Paving (at Demolished Bldg)		26	15		15/Sep/21 A	21/Oct/21												
	3SIT 180	Final Prep for Sub-base	5	3	50%	15/Sep/21 A	04/Oct/21												
	3SIT 190	Lay 8" Gravel Sub-base	5	3	50%	22/Sep/21 A	04/Oct/21												
	3SIT 200	Install Curbs/Berns	5	5	0%	04/Oct/21	12/Oct/21												
	3SIT 210	Install Binder Course	5	5	0%	05/Oct/21	13/Oct/21												
	3SIT 220	Install Top Course	5	5	0%	15/Oct/21	21/Oct/21												
	Main Entrance Plaza		29	12		02/Sep/21 A	18/Oct/21												
	3SIT 100	Grading Prep & Install Remaining Bases	5	3	50%	02/Sep/21 A	04/Oct/21												
	3SIT 110	Prep & Form Sidewalks	15	12	20%	20/Sep/21 A	18/Oct/21												
	3SIT 120	Pour Concrete Sidewalks	10	8	20%	23/Sep/21 A	12/Oct/21												
	3SIT 690	Finish Exterior Canopy & Main Entrance Tie-ins	10	5	50%	29/Sep/21 A	06/Oct/21												
	3SIT 130	Install Plantings & Lawn	10	10	0%	30/Sep/21	14/Oct/21												
	3SIT 240	Bike Racks, Flag Poles, Planters, Site Furnishings	5	5	0%	05/Oct/21	12/Oct/21												
	General Site Finishes		17	17		04/Oct/21	28/Oct/21												
	3SIT 230	Install Traffic Signage	1	1	0%	04/Oct/21	05/Oct/21												
	3SIT 170	Landscape Work-to- Complete	5	5	0%	21/Oct/21	28/Oct/21												
	Completion and Closeout - Phase 3		75	75		06/Oct/21	26/Jan/22												
	3CO 100	Final Site As-Builts & Warrantees	20	20	0%	06/Oct/21	04/Nov/21												
	3CO 110	Completion of site contract work	0	0	0%		28/Oct/21												
	3CO 120	Landscape Architect's Punch List	5	5	0%	28/Oct/21	04/Nov/21												
	3CO 130	Design / Owner Affidavits / Final insp, C of O	5	5	0%	03/Nov/21	10/Nov/21												
	3CO 180	Correction of all remaning punch list items	15	15	0%	04/Nov/21	29/Nov/21												
	3CO 140	PROJECTED Substantial Completion - Phase 3	0	0	0%		29/Nov/21												
	3CO 150	REQUIRED Substantial Completion - Phase 3 11/30/21	0	0	0%		29/Nov/21*												
	3CO 170	REQUIRED Project Final Completion 1/31/22	0	0	0%		29/Nov/21*												
	3CO 190	Project Closeout documentation	40	40	0%	29/Nov/21	26/Jan/22												
	3CO 160	PROJECTED Final Project Completion	0	0	0%		26/Jan/22												

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	Summary		Critical Remaining Work
	Actual Work		Actual Milestone
	Remaining Work		Milestone
	Remaining Level of Effort		Critical Milestone

Manchester Memorial Elementary School

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