



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

October 2021

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

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

SECTION 1 - PROJECT SCHEDULE UPDATE

Summary:

Our attached schedule update has a **data date of 11/01/2021**, 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:

- N/A

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	

October Summary of Work:

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

November Look Ahead:

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

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

SECTION 2 – PROGRESS PHOTOS



W.T. Rich Company

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



Description



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10/29/2021 at 03:25 pm

Uploaded By

John deBettencourt

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10/29/2021 at 03:26 pm

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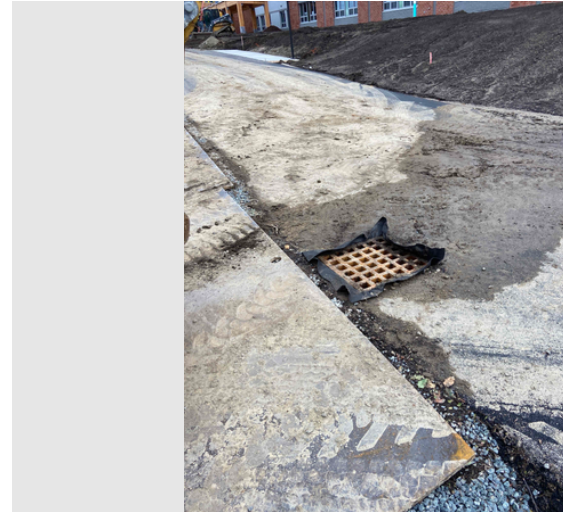
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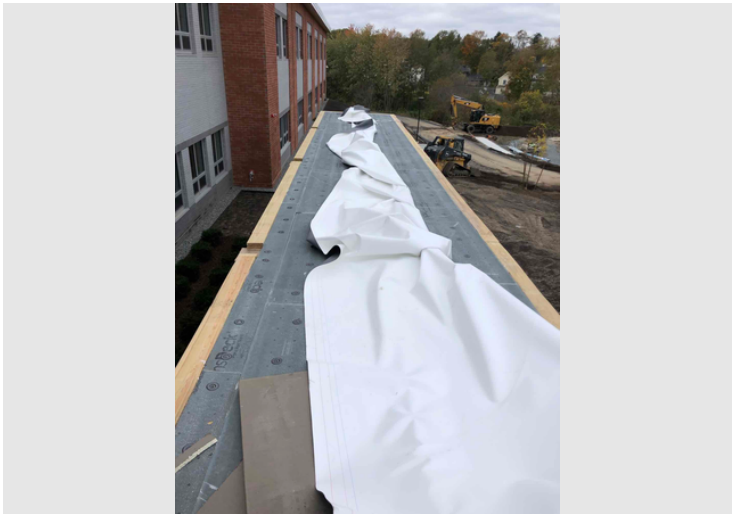
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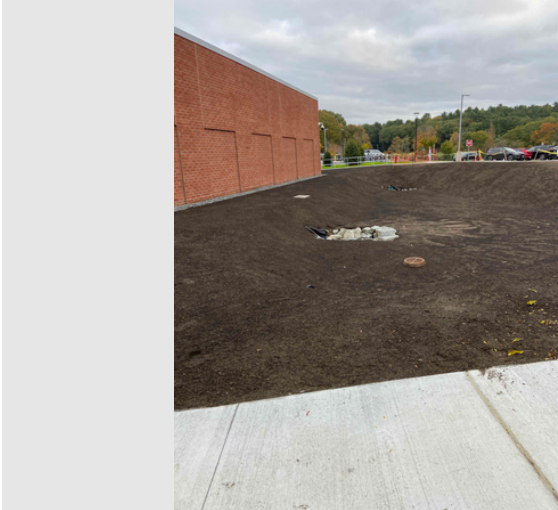
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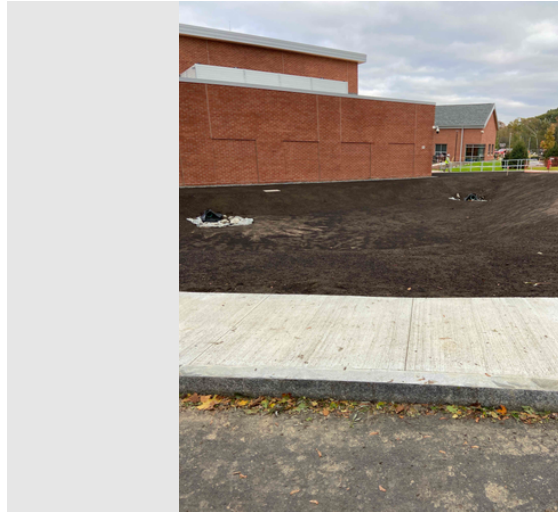
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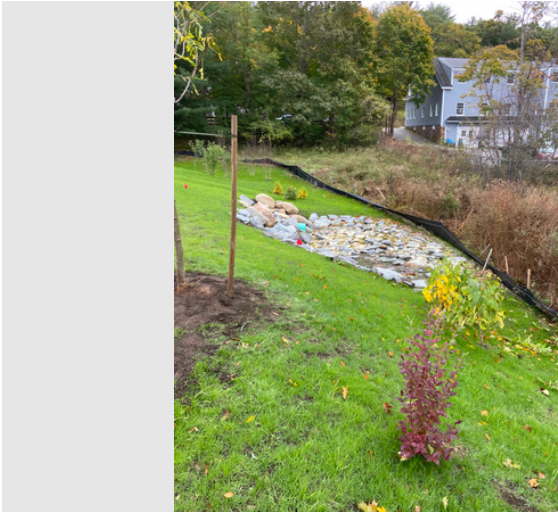
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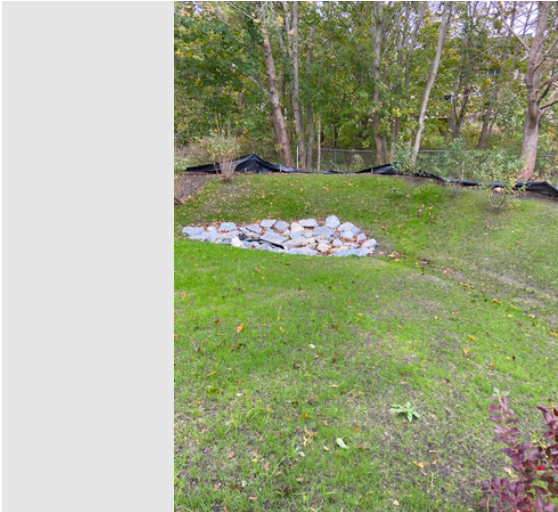
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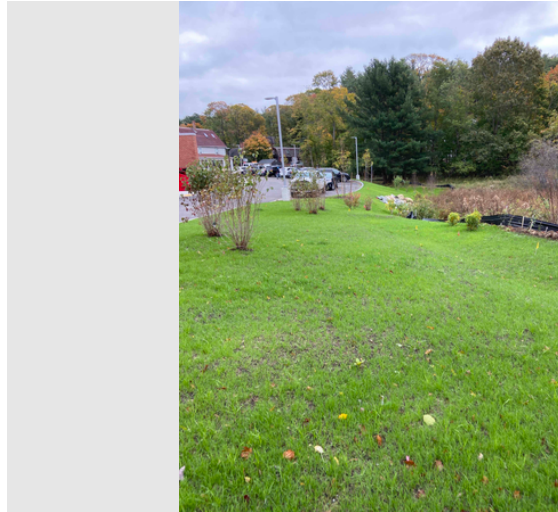
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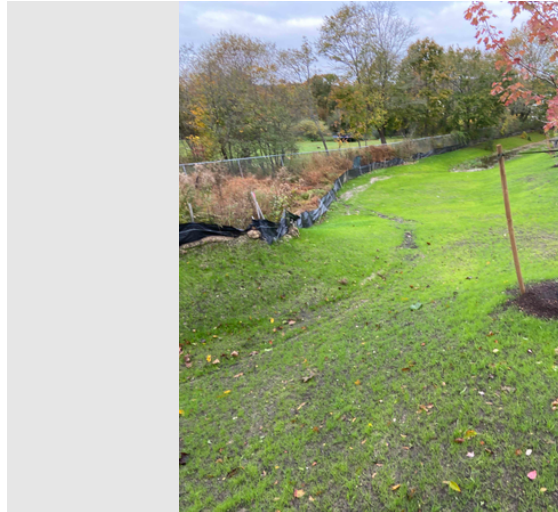
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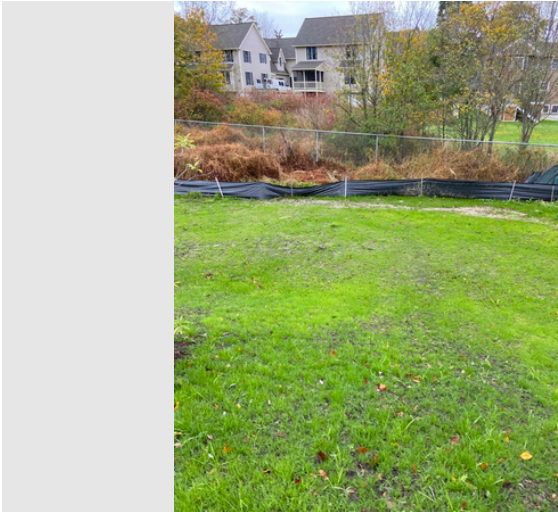
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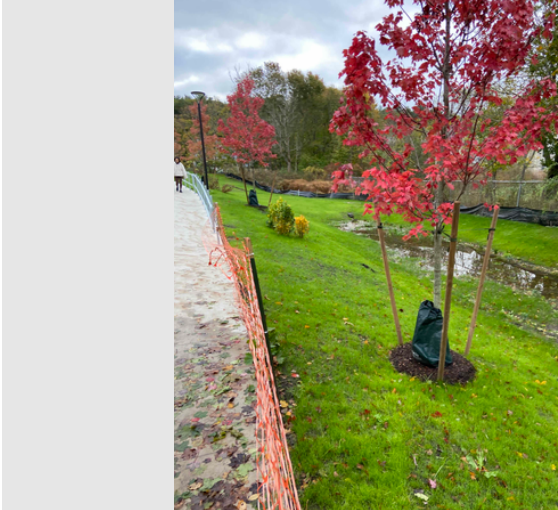
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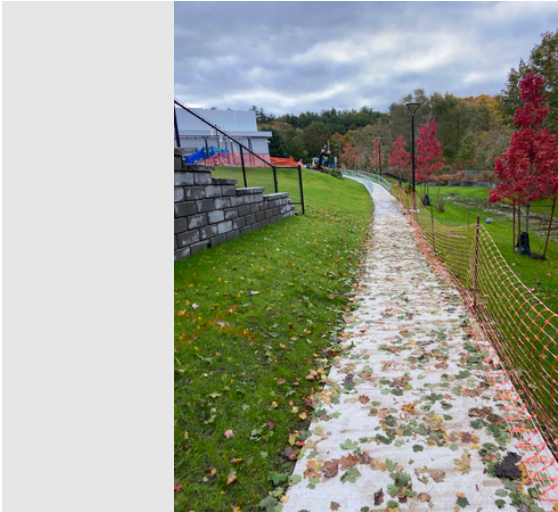
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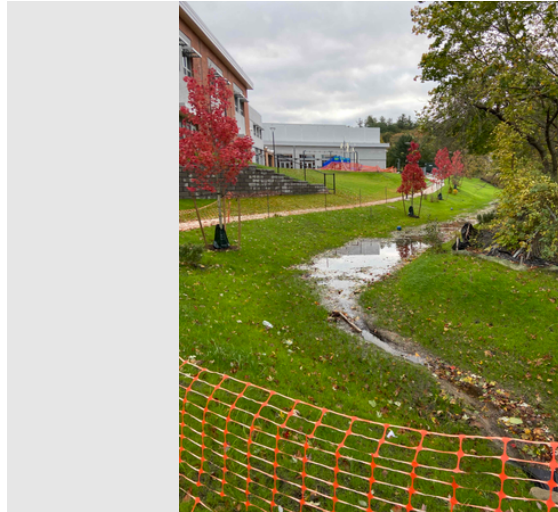
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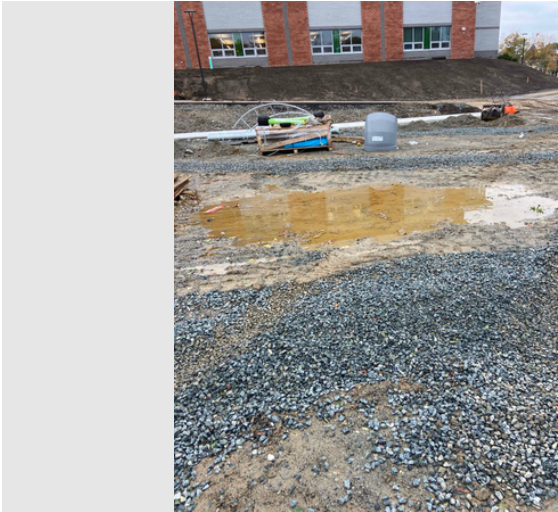
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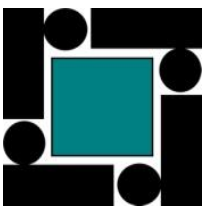
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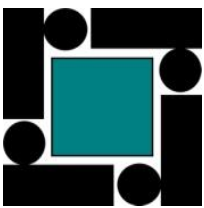
**Manchester Memorial Elementary School
Monthly Construction Report Summary – August 2021**

SECTION 3 – ATTACHMENTS



Manchester Memorial Elementary School

						MON 11/1	TUE 11/2	WED 11/3	THU 11/4	FRI 11/5	SAT 11/6	SUN 11/7	MON 11/8	TUE 11/9	WED 11/10	THU 11/11	FRI 11/12	SAT 11/13	SUN 11/14	MON 11/15	TUE 11/16	WED 11/17	THU 11/18	FRI 11/19	SAT 11/20	SUN 11/21	MON 11/22	TUE 11/23	WED 11/24	THU 11/25	FRI 11/26	SAT 11/27	SUN 11/28
Milestone/Activity Description		Responsibility	First Delivery	Initial Inspection	Start Date	End Date																											
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	X		
Manganaro																																	
Install AWP's in Gym	BA	Not Required			11/06/21	11/06/21																											
NOVA																																	
Replace Countertops	JDB	Not Required			TBD	TBD																											
Joseph Cohn & Sons																																	
Entry Mat Tile	JDB	Not Required			TBD	TBD																											
TCI																																	
Complete Punch List	JDB	Not Required			TBD	TBD																											
Pavilion Flooring																																	
Re-Finish Gym Floor	JDB				TBD	TBD																											
Install Entry Mats	JDB				TBD	TBD																											
Phase 3																																	
United Civil																																	
Asphalt Finish Course Paving	JDB	Not Required			11/06/21	11/06/21																											
Final Line Striping	JDB	Not Required			TBD	TBD																											
School Sealcoating																																	
Sealcoating Existing Driveway (By MERSD)	JDB	Not Required			TBD	TBD																											
New England Sealcoating																																	
Install Basketball Court/Four Square Court/Hopscotch/Plink-o-ball Court Surfacing	JDB	Scheduled			TBD	TBD																											
Annese Electric																																	
North Canopy Lighting	JDB				11/01/21	11/05/21	X	X	X	X	X																						
Kompan																																	
Install North Playground	JDB	Not Required			TBD	TBD																											
Install North Playground PIP	JDB	Not Required			TBD	TBD																											
New Quality Fencing																																	
Complete Basketball Fencing	JDB	Not Required			10/25/21	11/05/21	X	X	X	X	X																						
JL Marshall																																	
Install Remaining Sidewalks	JDB	Not Required			10/18/21	11/05/21	X	X	X	X	X																						
Brightview Landscape																																	
Install Plantings/Planting Beds/Site Furnishings	JDB	Not Required			TBD	TBD																											
Install Seeding	JDB	Not Required			TBD	TBD																											
Stanley Roofing																																	
Install Roof at North Canopy	JDB	Not Required			10/29/21	11/02/21	X	X																									
H. Carr																																	
Install CP-1A at Canopy	JDB	Not Required			11/03/21	TBD			X	X	X		X	X	X	X	X			X	X	X	X	X			X	X	X	X	X		
Cassandra Sign																																	
Install Exterior School Signage	JDB	Not Required			11/04/21	11/04/21			X																								
Install Traffic Signage	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			Complete	Complete																											
Security / Lockdown	JDB	Not Required			Complete	Complete																											
Cafeteria/Gym Sound System	JDB	Not Required			Complete	Complete																											
Kiln	JDB	Not Required			12/08/21	12/08/21																											
Inspections & Commissioning																																	
Phase 1 / Phase 2 Roof Scan	JDB	Not Required			TBD	TBD																											
Safety																																	
Orientations - On Going as Needed with New Hires		TP	Not Required																														
COVID-19 Pre Entry & Spray			Not Required																														



Manchester Memorial Elementary School

						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
						11/1	11/2	11/3	11/4	11/5	11/6	11/7	11/8	11/9	11/10	11/11	11/12	11/13	11/14	11/15	11/16	11/17	11/18	11/19	11/20	11/21	11/22	11/23	11/24	11/25	11/26	11/27	11/28
Milestone/Activity Description		Responsibility	First Delivery	Initial Inspection	Start Date	End Date																											
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																																	
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																											

OCTOBER SCHEDULE

PHASE 3 SCHEDULE

Activity ID	Activity Name	Orig Dur (Days)	Rem Dur	Act % Comp	Start	Finish	2021						2022				
							Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May
Manchester Memorial Elementary School		1002	59		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		155	10		05/Apr/21 A	12/Nov/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		155	10		05/Apr/21 A	12/Nov/21											
Site Utilities		32	0		06/Aug/21 A	01/Oct/21 A											
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	0	100%	08/Sep/21 A	01/Oct/21 A	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		141	5		05/Apr/21 A	05/Nov/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											
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		66	5		22/Jul/21 A	05/Nov/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	0	100%	02/Sep/21 A	04/Oct/21 A	Set Footings / Posts for Inground Mount BBall Goals, Benches, Fencing, Lighting etc.										
3SIT 480	Fine Grade for Asphalt	3	0	100%	10/Sep/21 A	01/Oct/21 A	Fine Grade for Asphalt										
3SIT 570	Install Bituminous Binder course	5	0	100%	01/Oct/21 A	08/Oct/21 A	Install Bituminous Binder course										
3SIT 450	Install Hoops & Above Ground Furnishings - Benches & Furnishin	5	0	100%	08/Oct/21 A	18/Oct/21 A	Install Hoops & Above Ground Furnishings - Benches & Furnishings										
3SIT 580	Final Court Paving	3	0	100%	18/Oct/21 A	21/Oct/21 A	Final Court Paving										
3SIT 620	Install Plantings & Lawns	2	5	0%	21/Oct/21 A	05/Nov/21	Install Plantings & Lawns										
Playground for Grades 2-5 / Plinkoball Court - NorthWest		58	0		27/Jul/21 A	18/Oct/21 A											

Start Date: 08/Feb/18
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Data Date: 31/Oct/21
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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.

OCTOBER SCHEDULE

PHASE 3 SCHEDULE

Activity ID	Activity Name	Orig Dur (Days)	Rem Dur	Act % Comp	Start	Finish	2021						2022				
							Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May
3SIT 540	Rough Grading	2	0	100%	27/Jul/21 A	01/Sep/21 A											
3SIT 340	Finish Grading, Prep for sidewalks	1	0	100%	30/Aug/21 A	01/Oct/21 A											
3SIT 350	Form and Place Sidewalks	3	0	100%	02/Sep/21 A	30/Sep/21 A											
3SIT 320	Install Play Equipment, Posts, etc.	15	0	100%	13/Sep/21 A	12/Oct/21 A											
3SIT 330	Install Safety Play Surfacing	5	0	100%	08/Oct/21 A	18/Oct/21 A											
3SIT 660	Install Plantings & Lawns	1	0	100%	08/Oct/21 A	12/Oct/21 A											
Parking Lot & Asphalt Paving (at Demolished Bldg)		26	5		15/Sep/21 A	05/Nov/21											
3SIT 180	Final Prep for Sub-base	5	0	100%	15/Sep/21 A	04/Oct/21 A											
3SIT 190	Lay 8" Gravel Sub-base	5	0	100%	22/Sep/21 A	04/Oct/21 A											
3SIT 200	Install Curbs/Berms	5	0	100%	04/Oct/21 A	12/Oct/21 A											
3SIT 210	Install Binder Course	5	0	100%	05/Oct/21 A	13/Oct/21 A											
3SIT 220	Install Top Course	5	5	0%	15/Oct/21 A	05/Nov/21											
Main Entrance Plaza		50	10		02/Sep/21 A	12/Nov/21											
3SIT 100	Grading Prep & Install Remaining Bases	5	0	100%	02/Sep/21 A	04/Oct/21 A											
3SIT 110	Prep & Form Sidewalks	15	5	66.67%	20/Sep/21 A	05/Nov/21											
3SIT 120	Pour Concrete Sidewalks	10	5	50%	23/Sep/21 A	05/Nov/21											
3SIT 690	Finish Exterior Canopy & Main Entrance Tie-ins	10	5	50%	29/Sep/21 A	05/Nov/21											
3SIT 130	Install Plantings & Lawn	10	5	50%	30/Sep/21 A	05/Nov/21											
3SIT 240	Bike Racks, Flag Poles, Planters, Site Furnishings	5	5	0%	08/Nov/21	12/Nov/21											
General Site Finishes		5	5		08/Nov/21	12/Nov/21											
3SIT 170	Landscape Work-to- Complete	5	5	0%	08/Nov/21	12/Nov/21											
3SIT 230	Install Traffic Signage	1	1	0%	11/Nov/21	11/Nov/21											
Completion and Closeout - Phase 3		59	59		01/Nov/21	26/Jan/22											
3CO 100	Final Site As-Builts & Warrantees	19	19	0%	01/Nov/21	29/Nov/21											
3CO 110	Completion of site contract work	0	0	0%		12/Nov/21											
3CO 120	Landscape Architect's Punch List	5	5	0%	15/Nov/21	19/Nov/21											
3CO 130	Design / Owner Affidavits / Final insp, C of O	5	5	0%	19/Nov/21	29/Nov/21											
3CO 180	Correction of all remaning punch list items	5	5	0%	19/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%	30/Nov/21	26/Jan/22											
3CO 160	PROJECTED Final Project Completion	0	0	0%		26/Jan/22											

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Milestone

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Critical Remaining Work

Manchester Memorial Elementary School

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