



## PMA Consultants

35 Braintree Hill Office Park, Suite 300  
Braintree, MA 02184  
Tel: 781.794.1404  
Fax: 781.794.1405

### MEMORANDUM

---

**To:** Tony Pierantozzi, Project Liaison for the City of Somerville

---

**From:** Chad Crittenden, Somerville High School Project OPM

---

**Re:** *City Hall Project Update – Somerville High School Project*

---

**Date:** 12/6/2018

---

Dear Mr. Pierantozzi,

To promote productive dialogue during the December 6<sup>th</sup> City Hall project status update meeting, we offer the following synopsis of current project status and challenges:

#### **Latent Subsurface Conditions**

- The project's sitework subcontractor continues to encounter unforeseen subsurface conditions which have adversely impacted the project schedule's critical path. Friable asbestos containing pipe insulation first discovered on October 4<sup>th</sup> has necessitated submission of a Non-Traditional Work Plan (NTWP) to the DEP. After three revisions and resubmissions the plan was approved by the DEP on November 21<sup>st</sup>.
- On the same day that the NTWP was approved (Nov 21), the sitework subcontractor encountered yet another subsurface obstruction containing friable asbestos pipe insulation. The NTWP was amended and resubmitted on November 30<sup>th</sup> to include this additional pipe, review of that resubmission by the DEP is currently in process.
- Numerous less-critical latent conditions have also been uncovered ranging from underground steam tunnels containing asbestos, to unforeseen non-friable asbestos (transite) pipe. The impact of those items on the schedule's critical path is concurrent and secondary to the friable insulation impact noted above.

#### **Soil Contaminants**

- Contaminated soils directly below the former 1929 "C" classroom wing were sampled during the period spanning September 10<sup>th</sup>-14<sup>th</sup>, immediately after demolition of that building.
- In the following weeks, chemical analysis of 74 composite soil samples from the C wing footprint were performed and opinion letters were prepared by CDW, the project's geo-environmental engineer, and based on soil classification



submitted to Coventry, Haverhill, ARC, Fitchburg, Saugus, Amesbury and WM TREE soil receiver facilities.

- WM TREE was the first receiver facility to accept C wing soils on October 24<sup>th</sup>; however, friable pipe insulation uncovered had halted any potential soil export activities in the C wing area until receipt of DEP authorization to continue with operations in that area.
- DEP allowed soil export to resume in the C wing area on November 14<sup>th</sup> after preliminary review of the NTWP. The full NTWP work was approved by the DEP with conditions on November 21<sup>st</sup>, permitting abatement of unforeseen pipe to commence the following weeks (11/26 – 12/7). On Monday December 3<sup>rd</sup>, Haverhill (the critical C Wing receiver facility) was unexpectedly shut down for the season, a result of capacity issues, despite the 11,000 cubic yards of available space initially communicated to the project team.
- The project team immediately began pursuit of alternate options for soils intended to go to Haverhill, which included investigation of alternate receiver facilities 150 miles or more from the project site, stockpiling of soil on site or elsewhere in the City, capping soils onsite or shipping soils to other contaminated project sites in need.
- On the evening of December 5<sup>th</sup>, the project team was advised that the GLX project is in need of 4,000 cubic yards of soil as soon as next week. If an agreement with GLX can be reached, the project's site excavation will resume at full efficiency immediately following export of those soils, originally intended for Haverhill.

### Project Schedule / Phasing

- Suffolk's most recent schedule submission received on December 4, 2018 identifies an impacted Phase 1 completion date of December 4, 2019 which is currently logically tied as a predecessor to the start of Phase 1A/2 construction. PMA has requested submission of a recovery schedule in accordance with the terms of the Contract which severs that logical relationship allowing Phase 1A/2 to begin as originally scheduled, thereby recovering the Phase 1A/2 start & end dates. Suffolk is developing their recovery schedule at this time. The project milestones as currently presented in Suffolk's December 4<sup>th</sup> update submission are outlined below:

Activity ID	Activity Name	Finish	BL Project Finish	Total Float
<b>Project Milestones</b>				
CMSC1010	Phase 1A - Substantial Completion (9/06/19)	07-Nov-19*	06-Sep-19	-62
CMSC1000	Phase 1 - Substantial Completion (8/2/19)	04-Dec-19*	02-Aug-19	-123
CMSC1020	Phase 1B - Substantial Completion (1/3/20)	03-Jan-20*	03-Jan-20	0
CMSC1030	Phase 2A - Substantial Completion (5/21/20)	21-May-20*	21-May-20	0
CMSC1040	Phase 2 - Substantial Completion (7/31/20)	23-Sep-20*	31-Jul-20	-54
CMSC1050	Phase 3 - Substantial Completion (5/28/21)	28-May-21*	28-May-21	0

- In order to satisfy the recovery schedule objective and maintain the Phase 2 completion date, new locations must be identify for programs displaced by Phase 2 construction but not yet able to occupy Phase 1 areas. Initial efforts to complete lower levels of Phase 1 on the original schedule to support select programs have proven to be unrealistic. Auto Tech, Culinary and other CTE programs are the most challenging programs to relocate.



## GMP

- At the November 5<sup>th</sup> School Building Committee meeting, approval was provided for a not-to-exceed GMP value of \$206,383,977.
- Execution of GMP is on hold pending resolution and acceptance of a revised baseline schedule.
- Suffolk is currently pursuing acceptance of a December 2019 completion milestone from subcontractors already under agreement. It is anticipated that subcontractors may pursue additional costs resulting from the revised schedule, the extent of which is not known at this time. PMA will keep the City's project representatives apprised immediately upon receipt of detailed information from Suffolk and its subcontractors on this matter.

As always, please feel free to contact us with any questions.

Regards,

Chad Crittenden

Senior Director | Owner's Project Manager  
PMA Consultants, LLC