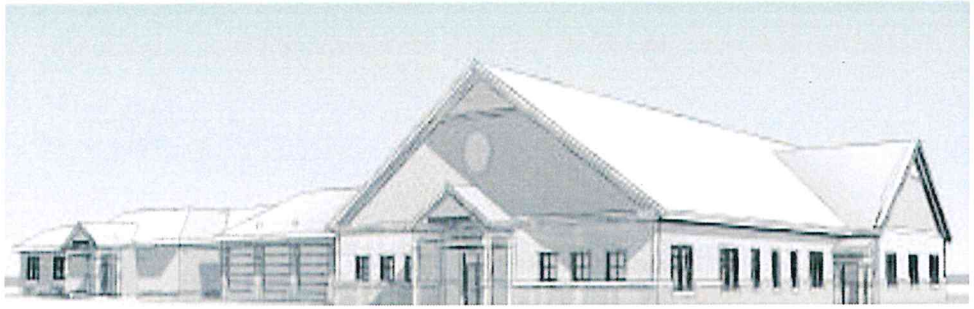
QUARTERLY PROGRESS REPORT - JULY 2016

No. 1

Plaistow Safety Complex, Plaistow, New Hampshire

Executive Report



TRIDENT

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July 2016

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INTRODUCTION

ABOUT THE PROJECT

This is Trident Project Advantage Group's First Executive Progress Report for the Plaistow Safety Complex Project.

Dore and Whittier, the Architect firm, was engaged by the Town on this Project previous to engagement of Trident as OPM. Trident was brought on board in September 2015 through a Town administered selection process. Through an additional selection process, Eckman Construction Company was brought on board in November 2015 as the CM/Builder.

The budgeting effort prior to Town Vote was extensive in that it required the benefit of the Team's experience with public safety complex projects and the specific requirements for the Town of Plaistow project. The previous Project budget, in excess of $11,000,000, was brought to an OPM recommended amount of $8,950,000. Upon direction of the Board of Selectmen, the Project budget was reduced to $8,500,000. The Project was approved by a super majority Town Vote at the reduced $8,500,000 value.

The Project Team Preconstruction efforts started in earnest on March 28, 2016 with a kickoff meeting among the members of the Team. From that point, the Project Team has been working on Schematic Design efforts, Design Development efforts, and Early Release Packages with Design Development documents provided by Dore and Whittier on July 22, 2016 and ERPs following. Eckman and the Project Team are in a process of budget production evaluation on these documents to guide the Construction Document production in order to meet the Town's budget of $8,500,000 and a corresponding Project Schedule.

Weekly Project Team meetings, including the Town Manager, the Police Chief, and the Fire Chief, have been ongoing since April 2016. Building Committee meetings are in process.

Of note, one recent design change has been to incorporate a subsurface drainage design in lieu of a surface (pond) drainage design from a construction logistics improvement as well as a long term operational upgrade and aesthetic upgrade as well.

The Project faces challenges that will require the full cooperation and efforts of the Project Team with input from the Building Committee, the Town Manager, the Police Chief, and the Fire Chief, and ultimate and timely direction by the Board of Selectmen of the Town of Plaistow, New Hampshire.

Trident remains committed to provide OPM advice and counsel for the timely decisions so required along the Project's schedule.

Gino J. Baroni
David Mermelstein
Anita Morrill

Trident Building, LLC

INTRODUCTION

PROJECT OVERVIEW

Project Name:	Plaistow Safety Complex
Location:	27 Elm Street Plaistow, NH 03865
Owner:	Town of Plaistow, NH
Owner's Project Manager:	Trident Project Advantage Group
Design Team (A/E):	Dore & Whittier Architects
Site/Civil Engineer:	Civil Design Consultants, Inc.
CM/Builder:	Eckman Construction Co. Inc.
Project Description:	A Safety Complex facility project consisting of a new Police Department building addition connected to a renovation of the existing facility for use by the Fire Department, including a central Dispatch Center and all landscape, associated sitework and utilities.

Total Project Budget:	$8,500,000
Construction Budget:	$6,150,000
Design Schedule	
Sitework & Utilities:	Base Design Completed
A/E Design:	DD: Provided 7/22/2016 CD: 9/16/2016
FF&E:	October, 2016
Construction Schedule	
Project Total Duration:	**21 Months** (Current Projections)
Pre-Construction:	3/15/2016 - 9/15/2016
Construction:	August 2016 – November 2017
Police Department:	August, 2017
Fire Department:	November, 2017
Landscape:	August, 2017
Project Closeout:	December, 2017
Police Department Area:	13,840 +/- GSF (new)
Fire Department Area:	16,000 +/- GSF (renovation)

I. EXECUTIVE SUMMARY

PERIOD HIGHLIGHTS

July, 2016

Completed Tasks - this reporting period (APR through JUNE)

Event Description	Date
Project Team Kickoff Meeting	March 2016
Trident Contract Executed	April 2016
Programming Review and Validation	May 2016
Pre-Meeting w/NH DES	May 2016
NH DES Submission for Approval	June 2016
Schematic Design Package Delivery	June 2016
NH DES Approval Receipt	June 2016
Informational Meeting with Town Planning Board and Conservation Commission	June 2016
Project Bond Funding Notice	June 2016
Design Development Package Issuance	June 2016

Planned Tasks - (JULY through SEPT)

Event Description	Date
Dore & Whittier Contract Execution	July 2016
Eckman Construction Company Contract Execution	July 2016
Design Development Package Estimate	July 2016
Value Engineering Effort	July/August 2016
Early Release Packages #1 and #2	July 2016
Environmental Bldg. Survey for ACM	July 2016
Early Release Package #3	July 2016
Phase 1 Environmental Study – Site	July 2016
2nd Amendment to NH DES Permit for Subsurface Drainage in lieu of surface (pond) drainage	July 2016
Bidding of ERPs #1, #2, and #3	July & August 2016
Limited Notice to Proceed to Commence Construction	Early August 2016
Mobilize and Commence Construction	Mid-August 2016
Project Bond Funding Issuance of Funds	July 2016
Construction Documents Issuance	September 2016
Commence FGMP Effort	September 2016

I. EXECUTIVE SUMMARY

DISCRETIONARY APPROVALS

The following are key financing, contract / legal or statutory authority's approvals / filings that had been acquired / filed in the current report period and any outstanding to be obtained / completed.

Approval	Date
Acquired:	
Project Bond Funding Notice	June 2006
Outstanding:	
Town – ISD – Foundation Permit	August 2016
Town – ISD – Full Building Permit	September 2016

ALERTS / OPEN ISSUES

Description	Ball-in-Court	Required On Date
D&W Contract	Town, Trident & D&W	ASAP
ECCI Contract	Town, Trident & ECCI	ASAP
DD Estimate	ECCI w/Project Team	ASAP
DD VE Effort	ECCI w/Project Team	ASAP
ERP Package #3	D&W	July, 2016
CD Package	D&W	September 19, 2016
Final GMP Proposal	ECC	October 19, 2016
Amendment No. 1 – FGMP Document	Town, Trident & ECCI	November 16, 2016

Possible Winter Conditions Impacts pending commencement Of Construction Date.

I. EXECUTIVE SUMMARY

FORECASTED COMPLETION

Trend Analysis

Schedule Forecast - Estimate at Completion (EAC)

Base Project Scope of Work – **See Above**

Cost Summary Forecast - Estimate at Completion (EAC)

Not Applicable at this Period.

RECOMMENDED ACTIONS

Recommended Corrective Actions

Recommendations required in order to bring expected future Project performance into conformance with the Project management plan.

▶ Project team will need to continue its efforts with design details/Scope vs. Value Engineering/Management efforts vs. cost/schedule impacts to control the Project Budget, meet the proposed construction commencement date, and the proposed Substantial Completion and Final Completion dates.

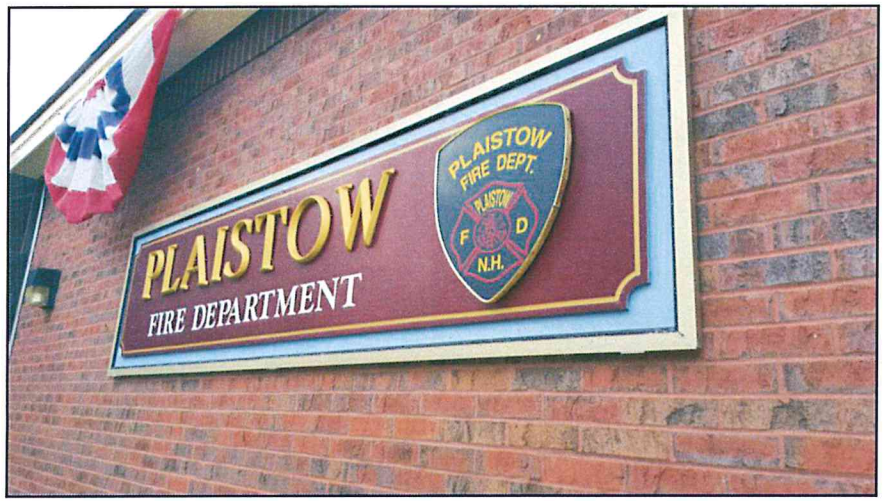
II. PROGRESS DETAILS

▶ **Summary Project Schedule** – To Be Provided with Next Quarterly Report.

III. APPENDICES

Summary Project Cost Summary

See attached Total Project Budget.



Plaistow New Hampshire
Fitzgerald Safety Complex Renovation and
Expansion Project Total Project Budget Estimate
December 22, 2015

Based upon the initial and followup efforts by the Project Team; the Conceptual Budget by Eckman Construction Company; the proposed budgets for FF&E and Technology categories; the site concept scope reduction redesign; the resulting updated Total Project Budget is provided for review and comments:

Conceptual Total Project Budget - $8,500,000

For project budgeting purposes, the projected breakdown follows:

HARD COSTS – Revised Concept Estimate		**$6,150,000**
SOFT COSTS		**$1,700,000**
A/E, OPM Fees, and Reimbursables:	$850,000	
Furniture, Fixture and Equipment*:	$475,000 *	
Technology:	$200,000 *	
Misc. Consultants, Legal & Other Costs:	$175,000	
OWNER'S PROJECT CONTINGENCY		**$650,000**

* Includes i) an allocation of $260,000 for new Dispatch and EOC FF&E (additional required funding of $75,000 from current Town account for same); ii) assumes major reuse of Fire Department FF&E; and iii) Current Communications Antennae not replaced. Use of grant application funding and other funding sources is suggested for supplementation of costs for Dispatch and EOC FF&E.

Extraordinary HazMat conditions or unknown USTs; extensive unsuitable soils conditions; impacts of materials shortages, embargoes, price spikes, or other extraordinary conditions; and special construction values are not included in the above Total Project Budget.

D&W

Trident
A Project Management Company

ECKMAN CONSTRUCTION