



West Windsor - Plainsboro Regional School District

Current Construction Projects

Status Report April 1, 2008

ADDITIONS/RENOVATIONS TO HIGH SCHOOL SOUTH FVF #3640B

Activities Underway/Completed to Date

	<u>Site and Utility Work</u>
•	A small amount of storm system work remains to be completed.
•	Site access and temporary walks are being maintained as required.
	<u>Performing Arts Addition (Area 'G'):</u>
•	Concrete slabs are completed.
•	Brick and deco-face architectural block are well underway.
•	Masonry work continues in full force as weather permits. The masonry crew level has been between 20 and 25 men. Fire walls have been completed to roof level. Interior and exterior concrete block work is now approximately 85% completed.
•	Roofing base sheet installation is completed over the auditorium and stage and is underway over the corridor areas.
•	General construction efforts continue to focus on building enclosure.
•	Mechanical, electrical and plumbing work continues including non-lined ductwork, hangers, copper piping, conduit and storm/sanitary work.
	<u>Physical Education Addition(Area 'F')</u>
•	Masonry work is well underway.
•	Roofing has been started over the main gym
•	Remaining slab pours will be completed as follows: north side rooms i.e. weight room, trainer, etc. then remaining section of main gym. All other slabs have been completed.
	<u>Renovation Areas</u>
•	Boiler room and other interior area plumbing, mechanical and electrical rough work is well underway. Interior piping and conduit runs to serve renovation areas are also underway.



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Upcoming Activities

	<u>Site and Utility Work:</u>
•	Completion of small amount of remaining storm system work.
	<u>Performing Arts Addition (Area 'G')</u>
•	Complete building enclosure (including temporary covers at doors/curtain walls).
•	Metal stud framing in the auditorium.
•	Application of spray fireproofing
•	Complete masonry work including start brick and decro face block
•	Complete roofing cap plies and metal
•	Start toilet room tile work pending completion of roofing
•	Preparation for curtain wall installation
•	Begin major duct runs in auditorium area- insulated duct (underway)
•	Continue plumbing, electrical and mechanical work
	<u>Physical Education Addition(Area 'F'):</u>
•	Complete slab pours within next two weeks.
•	Continue masonry work- rising walls, corridors, weight room/trainer's area
•	Continue roofing work- low areas and auxiliary gym
•	Continue mechanical work- layout and hangers
	<u>Renovation Areas:</u>
•	Continue miscellaneous plumbing, mechanical and electrical work to support new construction and renovation areas.



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PROGRESS PHOTOS



Auditorium addition progress



View of auditorium lobby

View of stage



Gym addition progress



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Schedule/Completion

Schedule Critical Path Analysis/Delaying Factors	
•	The next monthly update is due from the contractor by April 7, 2008
•	<u>Delaying factors:</u> The month of March has seen fewer lost days and those were due primarily to rainy weather which prevented the roofers and masons from working.
•	<u>Estimated working days lost in March due to temperature and/or precipitation:</u> 4
•	<u>Performing Arts Addition 'F':</u> 20 working days behind schedule. No change since last month. Affected critical activities: Masonry walls, roofing, building enclosure and MEP rough-ins.
•	<u>Physical Education Addition 'C':</u> 30 working days behind schedule. No change since last month. Affected critical activities: Floor slabs, masonry walls, roofing, building enclosure., MEP rough-ins
•	<u>Renovation Area prep work:</u> 0 working days behind schedule.
Schedule Summary:	
•	<u>No change since last report:</u> Schedule logic presently indicates the performing arts addition to be completed at the middle of September 2008. It is expected that the time needed to complete this addition by the end of August 2008 continues to be recoverable. The physical education addition is estimated to be five to six weeks behind the performing arts addition. A portion of this delay may be recoverable. The sequence of work places the performing arts addition in line for completion first. In the event of unrecoverable delays, the gym addition may not be completed until after the start of the new school year. The new art room renovations are anticipated for completion by August 2008 and the music renovations expected completion date is October 2008.
•	<u>Classroom renovations update:</u> The change orders for the additional four classrooms has been processed and the work is presently being scheduled. This information will be added to the schedule next month. At this time, it is anticipated that the work will be completed by the start of the new school year. The contractors have discussed the possibility of starting this work early and Mr. Rudnick has also agreed to same. If the district allows the work to start, the work would take place during the school day. Monitoring will be in place to assure that there is no objectionable noise, duct or other interferences with the school day.
•	Overall conditions during the month of March have been favorable allowing the work to advance. Key elements of work performed include masonry and roofing.



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Contractor Payment Status- Balances, Paid to Date and % of Completion

▪	<u>General Contractor- D'Andrea Construction</u>
	<i>Original Contract amount: \$9,853,370.</i>
	<i>Amount paid to date: \$3,706,319.</i>
	<i>Major work billed for: Concrete slabs, masonry work, roofing</i>
	<i>Overall % of completion/paid: 38%</i>
▪	<u>Steel Contractor- RC Fabricators</u>
	<i>Original Contract amount: \$1,343,000.</i>
	<i>Amount paid to date: \$1,170,990.</i>
	<i>Major work billed for: Work substantially completed</i>
	<i>Overall % of completion/paid: 87%</i>
▪	<u>Plumbing and Fire Protection Contractor- Framan Mechanical</u>
	<i>Original Contract amount: \$938,000.</i>
	<i>Amount paid to date: \$412,894.</i>
	<i>Major work billed for: Underground storm and sanitary piping, above ground waste and vent piping (partial), copper piping</i>
	<i>Overall % of completion/paid: 44%</i>
▪	<u>HVAC Contractor- Comfort Mechanical</u>
	<i>Original Contract amount: \$2,276,930.</i>
	<i>Amount paid to date: \$1,167,102</i>
	<i>Major work billed for: Installed duct work and piping, new HVAC units on site</i>
	<i>Overall % of completion/paid: 51%</i>
▪	<u>Electrical Contractor: Voacolo Electric</u>
	<i>Original Contract amount: \$2,732,100.</i>
	<i>Amount paid to date: \$1,097,799.</i>
	<i>Major work billed for: Electrical service and switchgear, under slab and wall conduits (partial), boiler room electrical service work, addition G conduit and panel runs and panel back boxes, addition F and G feeder cables</i>
	<i>Overall % of completion/paid: 40%</i>



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POOL ENCLOSURE AT HIGH SCHOOL SOUTH FVF #3640C

	<ul style="list-style-type: none">FVF has discussed the installation of fire sprinkler piping with building manufacturer Arizon Structures. They have confirmed that the structure will not support the weight of sprinkler lines.
	<ul style="list-style-type: none">Mr. Fraytak and Mr. Duthie engaged in a telephone conference call with Mr. Fred Battisti of the NJ Department of Community Affairs. He has agreed to a re-submission of the pool enclosure as an air supported structure to his department. He does not guarantee that his office will amend it's previous position that fire sprinklers will be required.
	<ul style="list-style-type: none">FVF intends to make a variance or similar request offering that the school district will post occupancy of the structure for less than 300 persons as an alternative to compliance with the fire sprinkler requirement. Additional exits and a fire alarm system will be installed as a further measure to offset this requirement. We are hopeful that NJDCA will accept this approach in lieu of requiring fire sprinklers but cannot guarantee same.
	<ul style="list-style-type: none">FVF hopes to complete the new NJDCA submission within one week, pending receipt of all needed information from the manufacturer. He has offered his assistance in the completion of this task.