



West Windsor - Plainsboro Regional School District

Current Construction Projects

Status Report February 5, 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.
•	Significant effort has been dedicated to maintaining site access. Rain and mud have at times made site access difficult.
	<u>Performing Arts Addition (Area 'G'):</u>
•	Concrete slab pours are nearing completion. The sloped floor in the auditorium remains to be poured.
•	Brick and Decro-face block have been delivered to the site.
•	Masonry work continues in full force as temperatures permit. Fire walls have been completed to roof level. Interior and exterior concrete block work is now approximately 75% completed. Hollow metal frames are being set in place.
•	Roofing materials have been delivered to the site and placed on the roof. Roofing work is expected to start within the next several days.
•	General construction efforts continue to focus on building enclosure which we hope to achieve by the end of February.
•	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>
•	Steel erection and deck work is now substantially completed.
•	Now that structural steel work is completed, efforts focus on completing remaining underground plumbing work. Due to frozen ground this work has gotten off to a slow start. steps are being taken to allow this work to be expedited.
	<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 concrete slabs
•	Continue masonry work, start brick and deco face block
•	Start roofing work
•	Continue plumbing, electrical and mechanical work
	<u>Physical Education Addition(Area 'F'):</u>
•	Complete underground plumbing work. Continue preparation for slab pours.
•	Start masonry work- exterior walls and partitions
	<u>Renovation Areas:</u>
•	Continue miscellaneous plumbing, mechanical and electrical work to support new construction and renovation areas.



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PROGRESS PHOTOS



Masonry work progress: north exterior wall (L) brick and block delivery (R)



View of auditorium and stage area



Steel erection completed at Physical Education addition



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Schedule/Completion

Schedule Critical Path Analysis/Delaying Factors	
•	Based on the latest schedule update submitted on 12/31/07 the critical path time impact and affected activities are as follows:
•	<u>Delaying factors:</u> The major factor impacting the progress of the work at this time is recurrent periodic rain and resulting site conditions. Several cold weather days have prevented masonry work from taking place. Frozen ground is affecting progress at the physical education addition.
•	<u>Performing Arts Addition 'F':</u> 20 working days behind schedule. Affected critical activities: Masonry walls, roofing, building enclosure and MEP rough-ins.
•	<u>Physical Education Addition 'C':</u> 25 working days behind schedule. 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:	
•	Schedule logic presently indicates the performing arts addition to be completed at the end of September 2008. It is expected that the time needed to complete this addition by the end of August 2008 will 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.
•	Although the project has been affected by cold and wet weather, overall weather conditions remain favorable for this time of year. This has permitted many normally weather sensitive activities to proceed including concrete slabs and masonry.



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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: \$2,565,786.</i>
	<i>Major work billed for: Concrete slabs, masonry work, storm system work</i>
	<i>Overall % of completion/paid: 26%</i>
▪	<u>Steel Contractor- RC Fabricators</u>
	<i>Original Contract amount: \$1,343,000.</i>
	<i>Amount paid to date: \$1,071,240.</i>
	<i>Major work billed for: Structural steel and deck additions F and G</i>
	<i>Overall % of completion/paid: 80%</i>
▪	<u>Plumbing and Fire Protection Contractor- Framan Mechanical</u>
	<i>Original Contract amount: \$938,000.</i>
	<i>Amount paid to date: \$310,259.</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: 33%</i>
▪	<u>HVAC Contractor- Comfort Mechanical</u>
	<i>Original Contract amount: \$2,276,930.</i>
	<i>Amount paid to date: \$961,775.</i>
	<i>Major work billed for: New boilers and piping, addition G fabricated sheetmetal, piping runs in existing building (partial), piping and ductwork in addition G, equipment delivered to site</i>
	<i>Overall % of completion/paid: 42%</i>
▪	<u>Electrical Contractor: Voacolo Electric</u>
	<i>Original Contract amount: \$2,732,100.</i>
	<i>Amount paid to date: \$965,614.</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, generator equipment and emergency power work</i>
	<i>Overall % of completion/paid: 35%</i>



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POOL ENCLOSURE AT HIGH SCHOOL SOUTH FVF #3640C

- Bids were opened on 12/6/07 and were much higher than anticipated.
- FVF has received change order pricing from the contractors. Same is shown on a separate document provided to the Board and Administration.
- FVF received the second set of DCA comments on 12//07. We are presently reviewing same. These comments are the result of the second review being done by a new NJDCA plan reviewer. We will advise the District of the impact of these comments, if any, during the week of 1/7/08.
- The schedule for the new pool enclosure will need to be reviewed after receipt of acceptable pricing.

**BLEACHER RENOVATIONS/REPLACEMENT AT HS SOUTH AND HS NORTH
FVF #3766/3767**

- All bleacher renovation work is now substantially completed.
- Paving and lawn restoration work must be performed in the Spring.
- Final Township approvals are pending.



Completed bleacher renovations at HS South