



West Windsor - Plainsboro Regional School District

Current Construction Projects

Status Report July 2008

ADDITIONS/RENOVATIONS TO HIGH SCHOOL SOUTH FVF #3640B

Activities Underway/Completed to Date

	<u>Site and Utility Work</u>
•	The site contractor has re-mobilized.
•	Additional sidewalks have been poured.
•	The water meter pit has been installed and the site fire main is being completed at this time.
•	Site clean up continues.
	<u>Performing Arts Addition (Area 'G'):</u>
•	Much progress has been made since the last report.
•	Painting of ceilings and walls is underway at both the auditorium and stage area.
•	Ceiling grid is nearly completed, ceiling tiles are being dropped at
•	Exterior door installation has started.
•	Electrical power panels and transformers are well underway.
•	Electrical systems- lighting, sound, fire alarm and emergency power are well underway.
•	Light fixture installation has started in corridors.
•	Plumbing fixtures have been set in the main lobby toilet rooms.
•	Sprinkler heads are being set in final locations in ceiling tile.
•	HVAC finish work is proceeding. Unit start-up in on schedule for Late July.
	<u>Physical Education Addition Area 'F')</u>
•	Masonry work is nearly completed.
•	Overhead electrical, plumbing and mechanical work are in progress.



West Windsor - Plainsboro Regional School District

Current Construction Projects

Status Report July 2008

ADDITIONS/RENOVATIONS TO HIGH SCHOOL SOUTH FVF #3640B

	<u>Renovation Areas</u>
	<u>Art Area B</u>
•	Demolition/removals are well underway. The contractor has installed temporary protective measures.
	<u>Music Area C</u>
•	Masonry work is nearly completed.
•	Overhead electrical, plumbing and mechanical work continues in preparation for ceiling painting.
	<u>Classroom Area D</u>
•	Painting work is underway.
•	Mechanical units have been installed. Mechanical piping and ductwork continue.
•	Electrical work continues.



West Windsor - Plainsboro Regional School District

Current Construction Projects

Status Report July 2008

ADDITIONS/RENOVATIONS TO HIGH SCHOOL SOUTH FVF #3640B

Upcoming Activities

	<u>Site and Utility Work:</u>
•	Continue curbs and sidewalks, curb layout the week of 7/7.
•	Remaining parking lot area to be prepared for stone and base pavement- (to be completed by end of month).
•	Water main and sanitary lift station to be completed.
	<u>Performing Arts Addition (Area 'G')</u>
•	Start installation of ceiling clouds as well as electrical and HVAC work in the ceiling between the clouds.
•	Complete painting of stage ceiling.
•	Complete installation of stage rigging.
•	Continue ceiling work including light fixtures, fire alarm and sprinkler heads.
•	Continue painting work.
•	Installation of exterior doors, storefronts and curtain walls.
	<u>Physical Education Addition Area 'F':</u>
•	Complete all masonry work
•	Start prime painting
•	Prepare for ceiling grid installation
•	Installation of exterior doors, storefronts and curtain walls.
•	Complete all roofing field work
•	Continue plumbing, mechanical and electrical work.



West Windsor - Plainsboro Regional School District

Current Construction Projects

Status Report July 2008

ADDITIONS/RENOVATIONS TO HIGH SCHOOL SOUTH FVF #3640B

	<u>Music Area C Renovation</u>
•	Ceiling paint
•	Pour risers at band room
•	Mechanical, electrical and plumbing rough-in work will continue
	<u>Classroom Area D Renovation</u>
•	Complete finish painting
•	Install ceiling grid
•	Mechanical and electrical finish work will continue



West Windsor - Plainsboro Regional School District

Current Construction Projects

Status Report July 2008

ADDITIONS/RENOVATIONS TO HIGH SCHOOL SOUTH FVF #3640B

PROGRESS PHOTOS

Site work progress



Performing Arts addition/site clean-up



Auditorium painting in progress



Gallery corridor in progress



West Windsor - Plainsboro Regional School District

Current Construction Projects

Status Report July 2008



Art Area renovations underway- removal of existing tiered music floors



West Windsor - Plainsboro Regional School District

Current Construction Projects

Status Report July 2008

ADDITIONS/RENOVATIONS TO HIGH SCHOOL SOUTH FVF #3640B

Schedule/Completion

Schedule Update

- The next monthly update is due from the contractor the week of July 7.

Delays

- Weather: No issues.
- Asbestos: The school district has completed all abatement in renovation areas and all areas have been cleared by the district's asbestos consultant. No issues.

Schedule Analysis

- Performing Arts Addition 'F': **2** working days behind scheduled substantial completion date of 8/28/08. There has been improvement since the last report. (Scheduled substantial completion date is 9/2/08).
- Physical Education Addition 'G': **18** working days behind scheduled substantial completion date of 9/30/08. There has been some additional slippage since the last report, due primarily to work shifting to accommodate the auditorium work (Scheduled substantial completion date is 10/23/08).
- Renovation Area prep work: **0** working days behind schedule.

Substantial Completion Dates

- The following substantial completion dates remain in affect and are expected to be accomplished based on progress to date:

Performing Arts Addition: August 28, 2008

Music Renovations Area C: August 28, 2008

Classroom room Renovations Area D: August 28, 2008

Physical Education Addition: September 30, 2008

Art Room Renovations Area D: September 30, 2008

- The calculated schedule logic indicates the number of days behind schedule as set forth above. We expect to see continued improvement in these dates as additional monthly updates are completed. We expect that all work will be completed by the substantial completion dates set forth above.



West Windsor - Plainsboro Regional School District

Current Construction Projects

Status Report July 2008

ADDITIONS/RENOVATIONS TO HIGH SCHOOL SOUTH FVF #3640B

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>Change orders to date: \$536,498..</i>
	<i>Revised contract amount: \$10,389,868.</i>
	<i>Amount paid to date: \$6,481,806.</i>
	<i>Major work billed for: Masonry, GWB/metal stud framing, roofing, painting work, caulking, ceiling grid, spray fireproofing</i>
	<i>Overall % of completion/paid: 62%</i>
▪	<u>Steel Contractor- RC Fabricators</u>
	<i>Original Contract amount: \$1,343,000.</i>
	<i>Change orders to date: \$0</i>
	<i>Revised contract amount: \$1,343,000.</i>
	<i>Amount paid to date: \$1,217,378.</i>
	<i>Major work billed for: Work substantially completed</i>
	<i>Overall % of completion/paid: 91%</i>
▪	<u>Plumbing and Fire Protection Contractor- Framan Mechanical</u>
	<i>Original Contract amount: \$938,000.</i>
	<i>Change orders to date: \$0</i>
	<i>Revised contract amount: \$938,000.</i>
	<i>Amount paid to date: \$647,066.</i>
	<i>Major work billed for: Ceiling work- storm, sanitary, venting, water, insulation; fire sprinkler, fire pump, plumbing fixtures</i>
	<i>Overall % of completion/paid: 69%</i>



West Windsor - Plainsboro Regional School District

Current Construction Projects

Status Report July 2008

ADDITIONS/RENOVATIONS TO HIGH SCHOOL SOUTH FVF #3640B

▪	<u>HVAC Contractor- Comfort Mechanical</u>
	<i>Original Contract amount: \$2,276,930.</i>
	<i>Amount paid to date: \$1,227,058.</i>
	<i>Change orders to date: \$199,964.</i>
	<i>Revised contract amount: \$2,476,894.</i>
	<i>Amount paid to date: \$1,536,995.</i>
	<i>Major work billed for: Mechanical equipment, Addition G ductwork, piping/insulation and controls, renovation area rough work</i>
	<i>Overall % of completion/paid: 62%</i>
▪	<u>Electrical Contractor: Voacolo Electric</u>
	<i>Original Contract amount: \$2,732,100.</i>
	<i>Change orders to date: \$259,442.</i>
	<i>Revised contract amount: \$2,991,542.</i>
	<i>Amount paid to date: \$1,761,052.</i>
	<i>Major work billed for: Auditorium sound system conduit and boxes, light fixtures, transformers, panel finish work</i>
	<i>Overall % of completion/paid: 64%</i>



West Windsor - Plainsboro Regional School District

Current Construction Projects

Status Report July 2008

POOL ENCLOSURE AT HIGH SCHOOL SOUTH FVF #3640C

	<ul style="list-style-type: none"> During the past month, FVF has worked on the approach to keep the project under the NJ Uniform Construction Code (NJUCC) 'Rehabilitation Sub-Code' as a 'Renovation' project. There have been several conversations with both NJDCA and the School District.
	<ul style="list-style-type: none"> FVF believes that, based upon statements made by Fred Waller, plan reviewer for NJDCA, that the NJDCA will permit the project to be reviewed under the code as a renovation project. This verbal agreement has occurred as the result of several conversations and the ability of the school district to prove that the previous structure replacement (in 1997) was properly inspected and approved.
	<ul style="list-style-type: none"> Although Mr. Waller has expressed his verbal agreement to this approach, he has reserved NJDCA's right to require certain compliance and/or information upon review of the comment responses.
	<ul style="list-style-type: none"> FVF has, based upon the above, developed a set of comment responses. A draft copy has been provided to the school district. Final work on the comments, drawings and specs are being completed now and re-submission to NJDCA is anticipated to occur the week of July 7, 2008.
	<ul style="list-style-type: none"> FVF is hopeful that NJDCA will render approval of the project thus enabling bidding to occur. We hope that NJDCA will issue final approval by the end of July. If this occurs we will be ready to put the project out for bid immediately.
	<ul style="list-style-type: none"> FVF will continue follow up and communication with the NJDCA during the review process.
	<ul style="list-style-type: none"> Assuming bidding of the project by the end of July, we would expect completion of the bubble replacement to occur in time for the start of the new swim team season in November of 2008.