



West Windsor - Plainsboro Regional School District

Current Construction Projects

Status Report May 30, 2008

ADDITIONS/RENOVATIONS TO HIGH SCHOOL SOUTH FVF #3640B

Activities Underway/Completed to Date

	<u>Site and Utility Work</u>
•	Site contractor has completed all storm water tie-ins
•	Door pads and compactor pad have been poured.
•	Site access and temporary walks are being maintained as required.
	<u>Performing Arts Addition (Area 'G'):</u>
•	Masonry work is completed.
•	Finish roofing continues- cap sheets
•	Temporary building enclosure is in place
•	Spray fireproofing is completed.
•	Metal stud framing in auditorium is well underway
•	Prime coat painting application has started
•	Plumbing work is following progress including copper piping, vents through roof, roof drains and insulation.
•	Fire sprinkler work is substantially completed including mains, branches and sprinkler heads.
•	HVAC work including auditorium area ductwork is nearing completion.
•	Electrical work including lighting, power and system rough-ins are well underway. Sound system conduit and equipment are roughed in.
	<u>Physical Education Addition Area 'F')</u>
•	Slab pours are completed.
•	Masonry work continues in full force- exterior brick and block, main gym, weight room and trainer's area.
•	Base roofing has been completed in most areas.
•	MEP rough-in work is following progress of masonry- i.e.- piping, conduit, etc.



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	<u>Renovation Areas</u>
	<u>Music Area C</u>
•	Demolition is nearly completed. Concrete slab removals for the installation of underground utilities is underway.
•	Masonry work and hollow metal frame installation is underway.
	<u>Classroom Area D</u>
•	Partition walls have been insulated and rocked on one side
•	MEP rough-ins continue following progress of walls



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Upcoming Activities

	<u>Site and Utility Work:</u>
•	Continue curbs and sidewalks
•	Remaining parking lot area to be prepared for stone and base pavement.
•	Water main and sanitary lift station to be installed.
	<u>Performing Arts Addition (Area 'G')</u>
•	Continue metal stud framing in auditorium
•	Complete all roofing work
•	Preparation for curtain wall installation
•	Continue painting work including auditorium ceiling
•	Preparation for installation of ceiling grid
•	Continuation of ductwork, sprinkler piping, electrical conduit and cabling, insulation work, etc.
	<u>Physical Education Addition Area 'F'):</u>
•	Complete all masonry work
•	Complete all roofing work
•	Continue plumbing, mechanical and electrical work.



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Music Area C Renovation

- Complete masonry work
- Complete underslab work
- Mechanical, electrical and plumbing rough-in work will continue.

Classroom Area D Renovation

- Complete all partition walls
- Continue MEP ceiling work and rough-ins



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PROGRESS PHOTOS

Site work progress



Concrete pads at doorways



Parking lot clean up

Gym addition progress





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Auditorium roof nearing completion



Music area renovations underway



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Schedule/Completion

Schedule Update

- The next monthly update is due from the contractor by June 3, 2008

Delays

- Weather: Rain caused minor delays to roofing and sitework but does not appear to have any affect on critical path activities.
- Asbestos: All issues to date resolved- no delays reflected in project schedule.

Schedule Analysis

- Performing Arts Addition 'F': **4** working days behind scheduled substantial completion date of 8/28/08. There has been improvement since the last report. (Scheduled substantial completion date is 9/4/08).
- Physical Education Addition 'G': **11** working days behind scheduled substantial completion date of 9/30/08. There has been improvement since the last report. (Scheduled substantial completion date is 10/15/08).
- 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.



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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>Change orders to date: \$522,963.</i>
	<i>Revised contact amount: \$10,389,868.</i>
	<i>Amount paid to date: \$5,629,923.</i>
	<i>Major work billed for: Masonry, metal stud framing, roofing</i>
	<i>Overall % of completion/paid: 54%</i>
▪	<u>Steel Contractor- RC Fabricators</u>
	<i>Original Contract amount: \$1,343,000.</i>
	<i>Change orders to date: \$0</i>
	<i>Revised contact 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 contact amount: \$938,000.</i>
	<i>Amount paid to date: \$551,876.</i>
	<i>Major work billed for: Ceiling work- storm, sanitary, venting, water, insulation; fire sprinkler</i>
	<i>Overall % of completion/paid: 59%</i>



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▪	<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: \$1,408,227.</i>
	<i>Major work billed for: Mechanical equipment, Addition G ductwork, piping/insulation and controls</i>
	<i>Overall % of completion/paid: 57%</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: \$1,610,605.</i>
	<i>Major work billed for: Auditorium sound system conduit and boxes, fire alarm cabling, power and lighting rough-in, panel rough-ins</i>
	<i>Overall % of completion/paid: 54%</i>



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POOL ENCLOSURE AT HIGH SCHOOL SOUTH FVF #3640C

	<ul style="list-style-type: none">FVF has received review comments from the NJDCA. A copy of same has been provided to the school district.
	<ul style="list-style-type: none">FVF's Dave Fraytak had a conversation with NJDCA Supervisor Mr. Fred Battisti on Friday May 30, 2008. Mr. Battisti advised that NJDCA may be willing to consider a variance for relief from the requirements of a fire sprinkler system.
	<ul style="list-style-type: none">FVF is presently reviewing the remaining comments and developing responses to same. We will review the status of same with district administration upon completion.