



**West Windsor - Plainsboro Regional School District**

**Current Construction Projects**

**Status Report March 4, 2008**

**ADDITIONS/RENOVATIONS TO HIGH SCHOOL SOUTH FVF #3640B**

**Activities Underway/Completed to Date**

	<b><u>Site and Utility Work</u></b>
•	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.
	<b><u>Performing Arts Addition (Area 'G'):</u></b>
•	Only small areas of concrete slab work remain to be poured.
•	Brick and deco-face block have been started.
•	Masonry work continues in full force as temperatures permit. 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 75% completed. Hollow metal frames are being set in place.
•	Roofing installation has started over the auditorium.
•	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.
	<b><u>Physical Education Addition(Area 'F')</u></b>
•	Now that structural steel work is completed, efforts focus on completing remaining underground plumbing work. Recent warmer weather has allowed the work to move forward: underground plumbing is approximately 75% completed. Concrete slab pours have started. Stone has been spread in the auxiliary gym area. Underslab electrical work is underway.
	<b><u>Renovation Areas</u></b>
•	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**

	<b><u>Site and Utility Work:</u></b>
•	Completion of small amount of remaining storm system work.
	<b><u>Performing Arts Addition (Area 'G')</u></b>
•	Complete building enclosure
•	Application of spray fireproofing
•	Continue masonry work, start brick and decro face block
•	Complete roofing base and cap plies
•	Continue plumbing, electrical and mechanical work
	<b><u>Physical Education Addition(Area 'F'):</u></b>
•	Complete underground plumbing work. Continue preparation for slab pours.
•	Complete slab pours within next two weeks.
•	Continue masonry work- masons to remobilize in this area the week of 3/4.
•	Start roofing work within next two weeks.
	<b><u>Renovation Areas:</u></b>
•	Continue miscellaneous plumbing, mechanical and electrical work to support new construction and renovation areas.



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**PROGRESS PHOTOS**



*Exterior masonry in progress at auditorium addition*



*Corridor wall masonry in auditorium addition*

*View of stage*



*Slab pours and preparation work Gym Addition*



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**Schedule/Completion**

<b>Schedule Critical Path Analysis/Delaying Factors</b>	
•	Based on the latest schedule update submitted on 2/28/08 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 continues to be recurrent periodic rain, some snow and cold temperatures. Several cold weather days have prevented masonry work from taking place. Frozen ground has slowed progress at the physical education addition, although these conditions have improved. Snow accumulation, although minimal, did prevent roofing work from taking place on several days.
•	<u>Estimated working days lost in February due to temperature and/or precipitation:</u> <b>10</b>
•	<u>Performing Arts Addition 'F':</u> <b>20</b> 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 'G':</u> <b>30</b> 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> <b>0</b> working days behind schedule.
<b>Schedule Summary:</b>	
•	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 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.
•	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.
•	Although the project has been affected by cold and wet weather, overall weather conditions remain favorable for this time of year. The month of March typically signifies a moderation of temperatures. However, rain and snow is still a concern for the work which must be completed in the gym addition.



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

▪	<b><u>General Contractor- D'Andrea Construction</u></b>
	<i>Original Contract amount: \$9,853,370.</i>
	<i>Amount paid to date: \$3,115,722.</i>
	<i>Major work billed for: Concrete slabs, masonry work, roofing</i>
	<i>Overall % of completion/paid: 32%</i>
▪	<b><u>Steel Contractor- RC Fabricators</u></b>
	<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 addition F</i>
	<i>Overall % of completion/paid: 80%</i>
▪	<b><u>Plumbing and Fire Protection Contractor- Framan Mechanical</u></b>
	<i>Original Contract amount: \$938,000.</i>
	<i>Amount paid to date: \$376,516.</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: 40%</i>
▪	<b><u>HVAC Contractor- Comfort Mechanical</u></b>
	<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 auditorium addition G, equipment delivered to site and set on roof</i>
	<i>Overall % of completion/paid: 42%</i>
▪	<b><u>Electrical Contractor: Voacolo Electric</u></b>
	<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, rough-ins for renovation work</i>
	<i>Overall % of completion/paid: 35%</i>



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**POOL ENCLOSURE AT HIGH SCHOOL SOUTH FVF #3640C**

•	In accordance with the directive provided at the February 2008 meeting, FVF has pursued the original project scope: replacement of the existing air supported structure (bubble). In discussion with NJDCA, they have indicated that they will expect the new pool bubble to have a fire sprinkler system.
•	FVf has contacted manufacturer Arizon Structures to determine the means of fire suppression for the new building. We have continued follow up with them and still await a response.
•	The schedule for the new pool enclosure will be determined upon receipt of the above information.