



West Windsor - Plainsboro Regional School District

Current Construction Projects

Status Report May 2, 2008

ADDITIONS/RENOVATIONS TO HIGH SCHOOL SOUTH FVF #3640B

Activities Underway/Completed to Date

	<u>Site and Utility Work</u>
•	Site clean up continues.
•	Site access and temporary walks are being maintained as required.
	<u>Performing Arts Addition (Area 'G'):</u>
•	Masonry work is nearly completed. Masonry cleaning and breakdown is underway.
•	Toilet room chases are completed.
•	Temporary building enclosure measures are underway- door openings.
•	Roofing cap sheets and flashing are underway.
•	An extensive amount of above ceiling work has taken place in all areas including ductwork, piping, sprinkler piping and electrical conduits. Auditorium ceiling MEP rough-ins are well underway.
	<u>Physical Education Addition Area 'F')</u>
•	Masonry work is well manned: the main gym and auxiliary gym walls are substantially completed. Exterior masonry is continuing. Interior CMU is underway in weight room, trainer's room area.
•	Exterior masonry is underway (brick and architectural CMU).
•	Base roofing has been completed in most areas.
•	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>
•	<u>Music Area C:</u> Demolition commenced on 4/21/08 and is well underway. The work was suspended on 4/28 due to the need for asbestos abatement.
•	<u>Classroom Area D:</u> Demolition started on 4/14/08 and is now substantially completed. Metal stud framing has started. The work was suspended on 4/29 due to the need for asbestos testing.



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Upcoming Activities

	<u>Site and Utility Work:</u>
•	Site contractor expected to re-mobilize the week of 5/5/08.
•	Site clean up and consolidation
•	Small remaining portion of storm system work to be completed.
•	Remaining curbs to be poured.
•	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>
•	All masonry work will be completed week of 5/5/08.
•	Start metal stud framing in auditorium week of 5/5/08.
•	Spray fireproofing application.
•	Continuation of roofing cap sheets and flashing.
•	Start toilet room tile work
•	Preparation for curtain wall installation
•	Continuation of ductwork, sprinkler piping, electrical conduit and cabling, insulation work, etc.
	<u>Physical Education Addition Area 'F'):</u>
•	Complete all interior masonry work.
•	Continue exterior masonry.
•	Continue roofing work in full force after auditorium addition.
•	Continue overhead plumbing, mechanical and electrical work.
	<u>Renovation Areas:</u>
•	<u>Music Area C:</u> Work is expected to restart in this area on Tuesday May 6 after the all clear is given by the district's asbestos abatement consultant.



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•	Saw-cutting of floors and remaining demolition to be completed.
•	Layout of walls to take place.
•	Mechanical, electrical and plumbing rough-in work will continue.
•	<u>Classroom Area D:</u> Work is expected to re-start on Monday May 5. The district's asbestos abatement consultant has given the all clear for the work to proceed on Friday May 2.
•	Metal stud framing is to continue and gypsum wallboard installation will start.
•	Mechanical, electrical and plumbing rough-in work will continue.
•	<u>Art Area D:</u> Preparations for start of work on/about 6/9/08. Asbestos testing as needed.



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PROGRESS PHOTOS

Auditorium addition progress



View of stage



View of auditorium (light booth in rear)



Views of roof

Gym addition progress





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Schedule/Completion

Schedule Update

- The next monthly update is due from the contractor by May 6, 2008
- April generally was a favorable month for work and much progress was made.

Delays

- Weather: Weather had little affect on the work that took place during April of 2008.
- Asbestos: Asbestos testing in renovation areas C and D, along with the need for abatement in area C has resulted in a one week suspension of the work in these areas.

Schedule Analysis

- Performing Arts Addition 'F': **10** working days behind schedule. There has been improvement since the last report.
- Physical Education Addition 'G': **35** working days behind schedule. There has been a calculated 5 days of additional slippage in the schedule primarily due to work re-focus in the performing arts addition and time lost during the month of March.
- 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>Amount paid to date: \$4,715,272.</i>
	<i>Major work billed for: Concrete slabs, masonry work, roofing</i>
	<i>Overall % of completion/paid: 48%</i>
▪	<u>Steel Contractor- RC Fabricators</u>
	<i>Original 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>Amount paid to date: \$451,908.</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: 48%</i>
▪	<u>HVAC Contractor- Comfort Mechanical</u>
	<i>Original Contract amount: \$2,276,930.</i>
	<i>Amount paid to date: \$1,227,058.</i>
	<i>Major work billed for: Installed duct work and piping, new HVAC units on site</i>
	<i>Overall % of completion/paid: 54%</i>
▪	<u>Electrical Contractor: Voacolo Electric</u>
	<i>Original Contract amount: \$2,732,100.</i>
	<i>Amount paid to date: \$1,309,114.</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: 48%</i>



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POOL ENCLOSURE AT HIGH SCHOOL SOUTH FVF #3640C

	<ul style="list-style-type: none">FVF submitted the pool bubble project to the NJDCA on 4/18/08. FVF attached an explanatory letter along with supporting letters from the school district.
	<ul style="list-style-type: none">FVF had a conversation with Mr. Fred Battisti of the NJDCA on Tuesday 4/29. He confirmed that the project is under review but had no further information to report. FVF requested that Mr. Battisti advise of the status of the review as soon as possible.
	<ul style="list-style-type: none">FVF will continue it's follow up with NJDCA and report on any new information that we may receive.