



West Windsor - Plainsboro Regional School District

Current Construction Projects

Status Report October 2008

ADDITIONS/RENOVATIONS TO HIGH SCHOOL SOUTH FVF #3640B

Activities Underway/Completed to Date

	<u>Site and Utility Work</u>
•	Parking lot completed to base course and is in use
•	Performing Arts plaza concrete and preparation for pavers
•	Athletic plaza area has been cleaned up and rough graded. Sidewalk pours have started.
•	Storm drainage system finish work including basin
	<u>Performing Arts Addition (Area 'G'):</u>
•	All major work items are now completed
•	Completion of inspection items for TC of O presently underway
•	Sound and lighting systems are nearing completion
•	Roofing work continues (metal and miscellaneous details)
	<u>Physical Education Addition Area 'F')</u>
•	Mechanical, electrical and plumbing work is underway in full force
•	Exterior doors and curtain walls have been installed
•	HVAC systems are running to provide space conditioning
•	Painting, ceiling grid and tile work is underway
•	Preparations are being made to start wood flooring installation
•	Roofing work continues



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	<u>Renovation Areas</u>
	<u>Art Area B</u>
•	Masonry work is completed
•	Metal stud framing and GWB work is underway
•	Mechanical, electrical and plumbing work is well underway
	<u>Music Area C</u>
•	This area has been substantially completed
•	Remaining electrical power work is nearly completed
•	Dry marker/exhibition boards are back-ordered and will be installed as soon as available
•	Miscellaneous punch list work continues
	<u>Classroom Area D</u>
•	This area has been substantially completed
•	Dry marker/exhibition boards are back-ordered and will be installed as soon as available
•	Miscellaneous punch list work continues



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Upcoming Activities

	<u>Site and Utility Work:</u>
•	Paver proofs have been approved and delivery is expected in 4-6 weeks
•	Completion of storm detention basin
•	Completion of final grading and seeding
•	Completion of addition F (Gym area) storm drainage, concrete and fencing work
	<u>Performing Arts Addition (Area 'G')</u>
•	Obtain Temporary Certificate of Occupancy for entire area
•	Complete theater lighting and sound systems including remaining owner training sessions
	<u>Physical Education Addition Area 'F'):</u>
•	Start wood flooring in gymnasium
•	Continue painting work including ceilings and walls
•	Complete ceiling grid
•	Continue floor finishes
•	Install basketball backstops after completion of floor
•	Continue plumbing, mechanical and electrical work.



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	<u>Renovation Areas</u>
	<u>Art Area B</u>
•	Completion of metal stud framing and GWB
•	Installation of tile
•	Start painting work
•	Continue mechanical, electrical and plumbing work
	<u>Music Area C Renovation</u>
•	Area is substantially completed
•	Final punch lists are being developed in collaborative effort between contractors, owner, architect and engineering consultant
	<u>Classroom Area D Renovation</u>
•	Area is substantially completed
•	Final punch lists are being developed in collaborative effort between contractors, owner, architect and engineering consultant



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PROGRESS PHOTO



Auditorium Entrance



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Schedule/Completion

Schedule Update

- The last schedule update was received on October 3, 2008

Delays

- *No issues*

Schedule Analysis

- Art Renovation Area 'B': Substantial completion to allow occupancy expected on/before 11/15/08.
- Physical Education Addition 'G': Substantial completion to allow occupancy expected on/before 11/25/08. Bleacher installation and auxiliary gym will not be completed by this date.
- Gymnasium Bleacher Installation- To take place over winter holiday break
- Auxiliary Gym Flooring- To be completed by 1/23/09.



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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: \$583,157.</i>
	<i>Revised contract amount: \$10,436,527.</i>
	<i>Amount paid to date: \$8,790,153.</i>
	<i>Major work billed for: Renovation masonry; finishes work; paving work; roofing; casework/equipment</i>
	<i>Overall % of completion/paid: 84%</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: \$1,287,421.</i>
	<i>Major work billed for: Work substantially completed</i>
	<i>Overall % of completion/paid: 96%</i>
▪	<u>Plumbing and Fire Protection Contractor- Framan Mechanical</u>
	<i>Original Contract amount: \$938,000.</i>
	<i>Change orders to date: \$32,142.</i>
	<i>Revised contract amount: \$970,142.</i>
	<i>Amount paid to date: \$853,178.</i>
	<i>Major work billed for: Renovation area work; fixtures</i>
	<i>Overall % of completion/paid: 88%</i>



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▪	<u>HVAC Contractor- Comfort Mechanical</u>
	<i>Original Contract amount: \$2,276,930.</i>
	<i>Change orders to date: \$256,668..</i>
	<i>Revised contact amount: \$2,533,598.</i>
	<i>Amount paid to date: \$2,337,565.</i>
	<i>Major work billed for: Renovation area work; Addition F sheet metal work, controls</i>
	<i>Overall % of completion/paid: 92%</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 contact amount: \$2,991,542.</i>
	<i>Amount paid to date: \$2,518,728.</i>
	<i>Major work billed for: Renovation area work; Auditorium systems; Power, lighting and systems work</i>
	<i>Overall % of completion/paid: 84%</i>



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POOL ENCLOSURE AT HIGH SCHOOL SOUTH FVF #3640C

•	On Wednesday October 1, 2008 representatives of the Board, administration and architect met with NJDCA project manager Tim Waller. Discussion ensued regarding the history of the project, comment response approach and variance requests. At the conclusion of the meeting it appeared that consensus had been reached in regards to same. However, final determination in regards to these issues remains with the NJDCA upon submission of comment responses.
•	Details need to be worked out in regards to fire wall, secondary support system and air system. This information is currently being compiled. To respond to the mechanical comments re-certification of the air balancing will need to be performed. This work is presently being scheduled.
•	FVF has nearly completed comment responses and variance request application paperwork. We expect to re-submit to NJDCA on or before <u>Wednesday October 15, 2008</u> . This date is contingent upon receipt of the air balancing report.
•	The specified pool enclosure manufacturer (Arizon Structures) is assisting with the preparation of a calculation based approach to the secondary support system. This calculation estimates the amount of time that it will take the bubble to deflate in the event of sudden complete loss of inflation (a highly unlikely event). Our intent is to ask NJDCA to accept this in lieu of a post and cable support system. The information provided by the air balancer will also assist the pool enclosure manufacturer in performing these calculations.
•	If the NJDCA accepts this approach to the secondary support system requirement the system will be equipped with a deflation alarm that will alert pool users in the event that both air systems fail.