

New Woodland High School

Woodland Public Schools



Aerial view 05.16.2014

Construction Management Report

May 2014

New Woodland High School
1500 Dike Access Road

Project Status

Construction Progress:

Site

- On-site utilities are continuing and are mostly complete (storm, sanitary, water, electrical.)
- Storm sewer in the south parking area is continuing.
- Infiltration swales in south parking lot are under construction.
- The surcharging on the football field and grandstand has been removed and the areas has been rough graded.
- Fill at the practice ball fields in continuing.
- Excavation and alignment of the diking district drainage channel has begun.

Building

- Structural steel erection is mostly complete on the north classroom wing. Concrete floor slabs have been poured on the second floor and mezzanine.
- Roof deck installation is complete and roof insulation/nailing base is mostly complete.
- Structural steel erection on the south classroom wing is mostly complete. Decking on the second floor is complete.
- Concrete block (CMU) around the main gym is about 90% complete. CMU around auxiliary gym is 25% complete.
- Roof framing on the main gym should start next week.
- Foundations are mostly complete. Areas north and south of the main gym have been left open for access.
- Under slab utilities (electrical conduits and plumbing) inside the building are mostly complete.

Schedule:

- The current schedule by Skanska has Substantial Completion occurring on July 24, approximately 18 days beyond contract completion date.
- The construction schedule has slipped 7 days past the previous schedule due to structural steel being behind. Skanska is pushing to make up the time during steel erection. Current proposed schedule below.

Owner Notice to Proceed	0	0	20-Nov-13 A	
Total Project Duration (Calendar Days)	547	450	02-Dec-13 A	24-Jul-15
Start Construction	0	0	02-Dec-13 A	
Sitework/Earthwork/Utilities	385	275	02-Dec-13 A	01-Jun-15
Material & Equipment Procurement	92	30	31-Dec-13 A	12-Jun-14
High School Superstructure	125	66	13-Jan-14 A	04-Aug-14
Gymnasium Superstructure & Enclosure	189	103	30-Jan-14 A	25-Sep-14
Athletic Fields & Buildings	234	234	06-May-14	07-Apr-15
High School Building Enclosure	156	156	14-May-14	24-Dec-14
1st Level North Classroom Wing Buildout	160	160	30-Jun-14	16-Feb-15
1st Level South Classroom Wing Buildout	160	160	22-Jul-14	09-Mar-15
2nd Level North Classroom Wing Buildout	160	160	31-Jul-14	18-Mar-15
2nd Level South Classroom Wing Buildout	160	160	21-Aug-14	08-Apr-15
Commons Area Buildout	160	160	19-Sep-14	06-May-15
Gymnasium, Locker Rooms & Fitness Buildout	190	190	26-Sep-14	25-Jun-15
Music & Choir Room Buildout	165	165	03-Oct-14	28-May-15
Culinary Arts Lab Buildout	170	170	17-Oct-14	18-Jun-15
Kitchen & Servery Buildout	180	180	31-Oct-14	17-Jul-15
Project Commissioning & Closeout	191	191	23-Dec-14	22-Sep-15
Substantial Completion	0	0		24-Jul-15
Final Completion	0	0		22-Sep-15

Financial Review:

Construction Contract Amount:	\$43,538,000	
Change Orders to-date: (5)	\$610,793	1.4%
Total Contract amount:	\$44,148,793	

Total Billed/Completed to-date: \$6,441,827 20.47%

Pending Change Order No. 06: \$37,855

Potential Change Order tracking:

- Change Order Requests amount \$415,262
This includes CCD 003R1 original estimate at \$366,620.

Critical Issues:

- Raising the Footings/Geogrid Conflict (CCD 003R1):
This issue is making progress toward resolution. The architect has responded to the contractor’s claims for additional work and additional

time for which has the total cost impact at \$140,219 including 11 days of delay. Skanska has generally agreed with the cost of additional on-site work but has not agreed to the total number of days nor the total cost of those days. There may be additional costs associated with this issue for further geo-grid impacts for utilities around the perimeter of the building grandstands.

- Grandstand Snow loading
 Skanska has issued a Change Order Proposal for \$150,842. The design documents require the grandstand structure to be designed to withstand 25 PSF roof snow loading. The grandstand manufacturer contends the load requirement is 20 PSF. The design documents and the Woodland Building Department both require 25 PSF roof load. We have currently denied his claim.

Photos:

Additional photos available via web camera access: www.dwpwebcams.com/whs/desktop.htm



North Classroom Wing framing



North Classroom Wing framing



Shared Learning ceiling



Stair in Shared Learning



CTE Shop



North Wing looking west



CMU installation at Main Gym



Storage area between gyms



Auxiliary Gym



Main Gym



South Classroom Wing with roof Library framing



North Classroom framing with partial roof covering



South Classroom Wing framing



Looking east from ball fields



Football Field rough grading



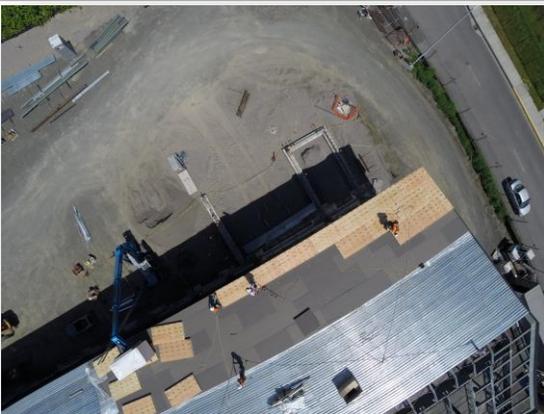
Practice Fields rough grading



Realignment of drainage channel along Dike Access Rd.



Drainage swales in south parking lot



Aerial of north wing roofing installation



Storage area between gyms