New Woodland High School

Woodland Public Schools



Aerial view 09.16.2014

Construction Management Report

October 2014





New Woodland High School 1500 Dike Access Road

Project Status

Construction Progress:

Site

- On-site utilities are mostly complete (storm, sanitary, water, electrical.)
- Irrigation in the south parking areas has main lines complete
- Paving in the south parking lot is complete
- Final grading at the practice and competition ball fields is complete.
- Liners for storm water ponds are installed
- Perimeter fencing is underway

Building

- North Classroom Wing
 - Exterior veneer is complete
 - Windows are mostly complete
 - Interior partition framing is complete
 - Drywall/taping is underway, mostly complete
 - Rough Plumbing is mostly complete.
 - HVAC duct work is mostly complete.
 - Fire sprinkler piping is mostly complete.
 - o Rough electrical is mostly complete.
 - Roofing is complete.
- South classroom Wing
 - Exterior veneer is mostly complete
 - Windows are mostly complete
 - o Interior partition framing is complete
 - Drywall installation is underway
 - Rough Plumbing is mostly complete.
 - HVAC duct work is mostly complete.
 - Fire sprinkler piping is mostly complete.
 - Rough electrical is mostly complete.
 - Roofing is complete.
- Commons/Central Area
 - Structural steel is complete
 - Floor slab is cast



- o HVAC units are being placed
- Electrical is underway
- Drywall is underway
- Gyms/Locker Rooms
 - o Roofing is underway on gyms.
 - o Locker room CMU walls are mostly complete.
 - o Roof framing is mostly complete.
 - HVAC units installed
- Grandstand
 - Concrete foundations are complete.
 - o Under-slab plumbing and electrical are complete.
 - o CMU walls are underway
 - Steel structure is being fabricated.

Schedule:

- The project's date of Substantial Completion is July 9, 2015.
- Time expended: 324 days, 55%
- The project is slightly ahead of schedule. Current schedule summary below:

EXEC-1015	Owner Notice to Proceed	0	20-Nov-13 A	
EXEC-1020	Total Project Duration (Calendar Days)	547	02-Dec-13 A	09-Jul-15
EXEC-1030	Start Construction	0	02-Dec-13 A	
EXEC-1055	Sitework/Earthwork/Utilities	385	02-Dec-13 A	19-May-15
EXEC-1057	Material & Equipment Procurement	92	31-Dec-13 A	26-Jun-14 A
EXEC-1060	High School Superstructure	125	13-Jan-14 A	14-Aug-14 A
EXEC-1140	Gymnasium Superstructure & Enclosure	189	30-Jan-14 A	20-Oct-14
EXEC-1065	High School Building Enclosure	158	12-May-14 A	12-Dec-14
EXEC-1145	Athletic Fields & Buildings	228	29-May-14 A	01-Jul-15
EXEC-1070	1st Level North Classroom Wing Buildout	160	03-Jun-14 A	20-Feb-15
EXEC-1075	2nd Level North Classroom Wing Buildout	160	09-Jun-14 A	28-Jan-15
EXEC-1090	2nd Level South Classroom Wing Buildout	160	02-Jul-14 A	03-Mar-15
EXEC-1080	1st Level South Classroom Wing Buildout	160	03-Jul-14 A	13-Mar-15
EXEC-1100	Commons Area Buildout	160	28-Aug-14 A	16-Apr-15
EXEC-1110	Music & Choir Room Buildout	166	12-Sep-14	07-May-15
EXEC-1120	Culinary Arts Lab Buildout	171	26-Sep-14	29-May-15
EXEC-1130	Kitchen & Servery Buildout	181	10-Oct-14	26-Jun-15
EXEC-1150	Gymnasium, Locker Rooms & Fitness Buildout	175	21-Oct-14	29-Jun-15
EXEC-1160	Project Commissioning & Closeout	195	02-Dec-14	04-Sep-15
EXEC-1165	Substantial Completion	0		09-Jul-15
EXEC-1170	Final Completion	0		07-Sep-15*



Financial Review:

Construction Contract Amount:	\$43,538,000	
Change Orders to-date: (13)	\$1,171,068	2.7%
Total Contract amount:	\$44,709,068	
Total Billed/Completed to-date:	\$24,857,492	55.5%
Pending Change Orders:	\$32,229	CO 14
Potential Change Order Tracking:		
Open CCD(s) T&M:	\$74,045	
 Approved Change Order Requests 	\$36,159	
Change Order Request(s):	\$73,769	

Critical Issues:

- Grandstand Snow loading Claim
 This claim has been dropped by the contractor.
- Unit Cost/Allowance adjustment Bid Error

The contractor has submitted Change Order Request #106 for a bid error on the unit costs and allowances. They are asking to have the allowance adjusted based on lower unit costs. Adjustment should be (\$221,201) and they have asked for (\$113,883) for a new difference of \$107,318. District has previously informed the GC that they will reject this COR. Meeting scheduled for Oct. 24 to discuss.

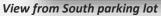
Geogrid/Footing Conflict

The cost impact has been agreed upon by all parties. Claim against to architect to be filed.

Photos:

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







View from SW parking area



West end of North Classroom Wing



North side of Gyms/Locker Rooms



Gymnasiums from west



North side of North Classroom Wing







East end of North Classroom Wing

Courtyard looking west





East end of South Classroom Wing

CTE vehicle bay/entry





West end of South Classroom Wing/Library & Admin.

Main Entry







Main Gym

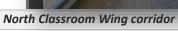




Music/Band Room

Lower Concourse looking south







North Classroom Wing Shared Activity



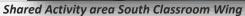




Second Floor Concourse

Commons from 2nd Floor Concourse

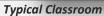






Library



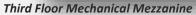




Library









Third Floor Mechanical Mezzanine