

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.
 - Rough electrical is mostly complete.
 - Roofing is complete.
- South classroom Wing
 - Exterior veneer is mostly complete
 - Windows are mostly complete
 - 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

- HVAC units are being placed
- Electrical is underway
- Drywall is underway
- Gyms/Locker Rooms
 - Roofing is underway on gyms.
 - Locker room CMU walls are mostly complete.
 - Roof framing is mostly complete.
 - HVAC units installed
- Grandstand
 - Concrete foundations are complete.
 - Under-slab plumbing and electrical are complete.
 - 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	
<u>Change Orders to-date: (13)</u>	<u>\$1,171,068</u>	<u>2.7%</u>
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 South parking lot



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



Auxiliary Gym



Main Gym



Music/Band Room



Lower Concourse looking south



North Classroom Wing corridor



North Classroom Wing Shared Activity



Second Floor Concourse



Commons from 2nd Floor Concourse



Shared Activity area South Classroom Wing



Library



Typical Classroom



Library



Third Floor Mechanical Mezzanine



Third Floor Mechanical Mezzanine