

# New Woodland High School

## Woodland Public Schools



Aerial view 10.24.2014

## Construction Management Report

November 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 sealing is complete
  - Windows are mostly complete
  - Drywall/taping is mostly complete
  - Interior door hanging is underway
  - Rough Plumbing is mostly complete.
  - HVAC duct work is mostly complete.
  - Fire sprinkler piping is mostly complete.
  - Rough electrical is underway 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
  - Interior door hanging 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
  - Interior framing is underway

- Drywall is underway
- HVAC units are being placed
- Electrical is underway
- HVAC duct work is underway
- Rough Plumbing is underway
- Roofing is complete
- Gyms/Locker Rooms
  - Roofing is Complete over gyms.
  - Metal roof has not started over support wings (lobby, weight room, lockers rooms, etc.)
  - Locker room CMU walls are mostly complete.
  - Roof framing is complete.
  - HVAC units installed
- Grandstand
  - Concrete foundations are complete.
  - Under-slab plumbing and electrical are complete.
  - CMU walls are complete
  - Steel structure is being fabricated.

**Schedule:**

- The project is slightly ahead of schedule. The contractor’s schedule indicates a Substantial Completion of July 7, 2015. Contract Substantial Completion date is July 17, 2015
- Time expended thus far: 357 days, 60%
- Current schedule summary below per Skanska:

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-Jun-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	31-Oct-14
EXEC-1065	High School Building Enclosure	158	12-May-14 A	16-Dec-14
EXEC-1145	Athletic Fields & Buildings	228	29-May-14 A	27-Mar-15
EXEC-1070	1st Level North Classroom Wing Buildout	160	03-Jun-14 A	02-Feb-15
EXEC-1075	2nd Level North Classroom Wing Buildout	160	09-Jun-14 A	16-Feb-15
EXEC-1090	2nd Level South Classroom Wing Buildout	160	02-Jul-14 A	19-Feb-15
EXEC-1080	1st Level South Classroom Wing Buildout	160	03-Jul-14 A	23-Feb-15
EXEC-1100	Commons Area Buildout	160	28-Aug-14 A	26-Mar-15
EXEC-1110	Music & Choir Room Buildout	171	12-Sep-14 A	16-Apr-15
EXEC-1120	Culinary Arts Lab Buildout	176	23-Sep-14 A	07-May-15
EXEC-1130	Kitchen & Servery Buildout	186	24-Sep-14 A	05-Jun-15
EXEC-1150	Gymnasium, Locker Rooms & Fitness Buildout	0	09-Oct-14 A	30-Oct-14
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: (14)</u>	<u>\$1,203,389</u>	<u>2.8%</u>
Total Contract amount:	\$ 44,741,389	
Total Billed/Completed to-date:	\$27,519,760	61.5%
Pending Change Orders:	\$64,082	CO 15
Potential Change Order Tracking:		
• Open CCD(s) T&M:	~\$68,800	
• Approved Change Order Requests	\$141,944	
• Submitted Change Order Request(s):	\$164,723	

**Critical Issues:**

- 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 as submitted in their bid. Adjustment should be (\$221,201) and they have asked for (\$113,883) for a new difference of \$107,318.

A meeting was held on Oct. 24 to discuss. A follow up conference call was held on Nov. 12. No change. Contractor has been informed the district does not agree to the change.
  
- Geogrid/Footing Conflict
 

Claim letter against architect was sent Oct 28, 2014.

**Photos:**

Additional photos available via web camera access: [www.dwpwebcams.com/whs/desktop.htm](http://www.dwpwebcams.com/whs/desktop.htm)



*South Classroom Wing*



*South Classroom Wing/Library/Staff Room*



*Gym Entry/ Fitness Room/ Weight Room*



*Gym Entry and South Classroom Wing beyond*



*Gymnasiums from west*



*North side of North Classroom Wing*



*East end of North Classroom Wing*



*Courtyard looking west*



*East end of South Classroom Wing*



*Service yard and Music beyond*



*Music Room and North Wing*



*Second Floor Corridor*



**Shared Learning Area**



**Shared Learning Area**



**Music/Band Room**



**Staff Room**



**Administration Reception**



**Commons**



**Commons**



**Library**



**Library**



**Second Floor Corridor**



**CTE Shop**



**CTE Shop**





**Typical Classroom (mock up room)**



**Floral/Horticulture Rooms**



**Gym Lobby**



**Main Gym**



**Aux. Gym**



**PE Locker Room**



*Aerial from the east - Courtyard*



*Main Entry and Gym entry*



*North side – Service entry, locker rooms*



*Aerial view*