

New Woodland High School

Woodland Public Schools



Aerial view 10.24.2014

Construction Management Report

January 2015

New Woodland High School

1500 Dike Access Road

Project Status

Construction Progress:

Site

- On-site major utilities are complete (storm, sanitary, water, electrical.)
- Communication service provider connections are being made from building to street.
- Connections from roof drains to storm system are underway.
- Paving in the south parking lot is complete
- Final grading at the practice and competition ball fields is complete.
- Track and Field improvements are underway
- Perimeter fencing is underway

Building

- North Classroom Wing
 - Drywall/taping is underway, mostly complete
 - Wood paneling is underway
 - Painting is underway.
 - Rough Plumbing is complete.
 - HVAC duct work is complete.
 - Fire sprinkler piping is complete.
 - Electrical finish and low voltage is underway.
- South classroom Wing
 - Drywall installation is complete
 - Drywall/taping is underway
 - Painting is underway.
 - Wood paneling is underway
 - Rough Plumbing is complete.
 - HVAC duct work is mostly complete.
 - Fire sprinkler piping is complete.
 - Rough electrical is complete.
 - Electrical finish and low voltage is underway.
- Commons/Central Area
 - Drywall installation is complete
 - Drywall/taping is underway

- Painting is underway.
- Rough Plumbing is complete.
- HVAC duct work is mostly complete.
- Fire sprinkler piping is complete.
- Rough electrical is underway.
- Gyms/Locker Rooms
 - Exterior trim/siding is underway
 - Metal roofing is underway on locker rooms and weight room.
 - Locker room CMU walls are complete.
 - Painting is underway.
 - Fire sprinkler piping is underway
 - HVAC duct work underway
 - HVAC units are installed
 - Rough electrical is underway
- Grandstand
 - Plumbing and electrical are underway.
 - CMU base is ready for steel superstructure
 - Steel structure is being fabricated.

Schedule:

- The project’s date of Substantial Completion is July, 17 2015.
- Time expended: 416 days, 70%
- 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: (17)</u>	<u>\$1,359,093</u>	<u>3.1%</u>
Total Contract amount:	\$44,897,093	
Total Billed/Completed to-date:	\$32,343,247	72.0%
Pending Change Orders:	\$43,583	CO 18
Potential Change Order Tracking:		
• Open CCD(s) T&M:	\$83,608	
• Approved Change Order Requests	\$0.00	
• Change Order Request(s):	\$113,157	

Critical Issues:

- Grandstand Snow loading Claim
This claim has been dropped by the contractor.

- Unit Cost/Allowance adjustment – Bid Error
No change - 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 architect has been notified of claim. Architect has responded with rebuttal letter. School district consulting with district’s attorney.

Photos:

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



View from Dike Access Road



View from Dike Access Road



West end of North Classroom Wing



North side Entry



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



West end of South Classroom Wing/Library & Admin.



Grandstand base



Auxiliary Gym



Main Gym



CTE Shop



Lower Concourse looking north



North Classroom Wing corridor



North Classroom Wing Shared Activity



Commons looking east



Commons from 2nd Floor Concourse



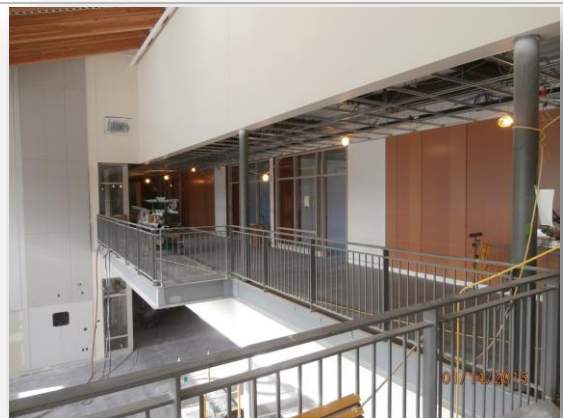
Shared Activity area South Classroom Wing



Library



Typical Classroom



North Shared Activity



Typical Science Classroom



Mechanical Mezzanine



Fire Sprinkler Riser Room



Main Electrical Room