



(PICTORIAL REPRESENTATION)

Projects:

Southwest Licking Local Schools

Site Improvements Package
New 4-5 Elementary School
New High School
Etna Elementary Renovations



Monthly Status Report #21
February 2021

*Southwest Licking Local Schools
New High School, New 4-5 Elementary, & Etna Elementary
Progress Report No. 21, February 18th, 2021*

Progress Report No. 21
For the Period Ending February 18th, 2021

***Southwest Licking Local Schools
New High School, New 4-5 Elementary, & Etna
Elementary Renovations***

Kandee Engle
Debra Moore
Catherine Spindler
John Vincent
Roger Zeune
Kasey Perkins
Richard Jones
Robert Jennell
Nathan Jones
Eric Baltzell
Curt South
Brian Wolf
Julie Taggart
Michael Maxwell

Southwest Licking Local Schools
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Southwest Licking Local Schools
Southwest Licking Local Schools Consultant
Ohio Facilities Construction Commission
Garmann-Miller Architects Engineers
Garmann-Miller Architects Engineers
Garmann-Miller Architects Engineers
Hill International
Hill International

Construction Manager:

Robertson Construction Services, Inc.
1801 Thornwood Drive
Heath, Ohio 43056

Architects:

Garmann-Miller Architects Engineers
38 South Lincoln Drive
P.O. Box 71
Minster, Ohio 45865

Owner's Agent:

Hill International, Inc.
2 Easton Oval #110
Columbus, Ohio 43219



*Southwest Licking Local Schools
New High School, New 4-5 Elementary, & Etna Elementary
Progress Report No. 21, February 18th, 2021*

Table of Contents

PROJECT CONTACTS.....	3
PROJECT FLOOR PLANS	4
Etna Elementary School	4
New 9-12 High School.....	5
EXECUTIVE SUMMARY	6
PROJECT BUDGETS	8
Owner Contingency	8
CMR Contingency	9
CMR Contingency	10
PROJECT SCHEDULE	11
Site Improvements Package.....	11
New 4-5 Elementary School	12
New High School	13
Etna Elementary.....	14
PROJECT DOCUMENTATION.....	14
New High School.....	14
Etna Elementary.....	15
QUALITY CONTROL	16
New High School.....	16
Etna Elementary Renovation	19
SAFETY	20
Site Improvements and New High School.....	20
Etna Elementary	21
PROGRESS PHOTOS.....	22
New 9-12 High School.....	22
Etna Elementary.....	24



Southwest Licking Local Schools
New High School, New 4-5 Elementary, & Etna Elementary
Progress Report No. 21, February 18th, 2021
PROJECT CONTACTS

All Projects

Eric Baltzell, Garmann-Miller (419) 628-4240
Tom Dutton, Garmann-Miller (419) 628-4240
Clay Keith, Robertson (614) 374-4857
Jessica Post, Robertson (740) 814-6742

Site Improvements Package

Shira Elder, Garmann-Miller (419) 628-4240
Mark Keith, Robertson (740) 404-1805
Kevin Mohler, Robertson (740) 503-7218

New 4-5 Elementary School

Curt South, Garmann-Miller (419) 628-4240
Clyde McIntire, Robertson (740) 404-0111
AJ Saunders, Robertson (740) 348-6932

New High School

Brian Wolf, Garmann-Miller (419) 628-4240
Mark Keith, Robertson (740) 404-1805
Kevin Mohler, Robertson (740) 503-7218

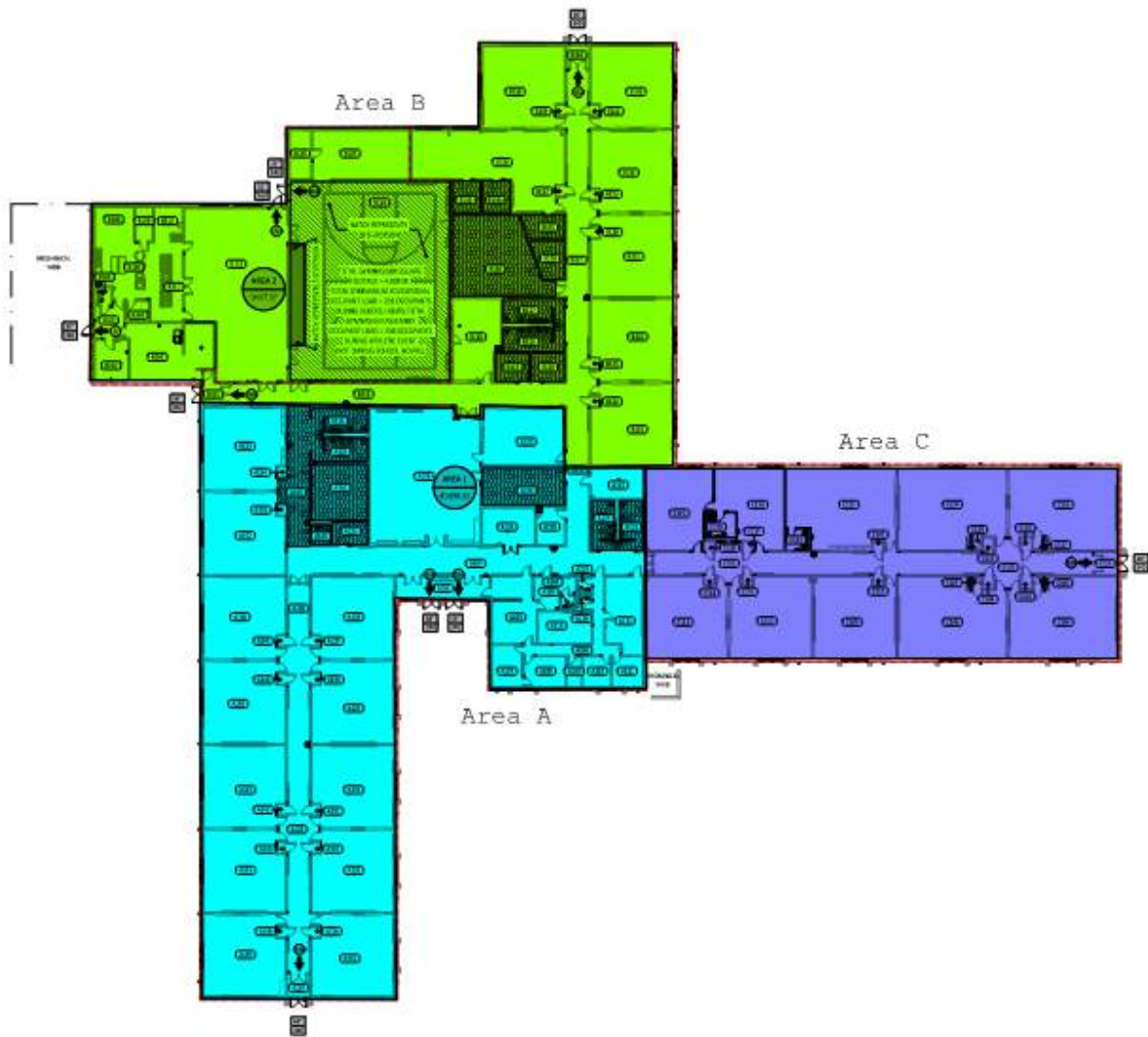
Etna Elementary Renovation

Curt South, Garmann-Miller (419) 628-4240
Clyde McIntire, Robertson (740) 404-0111
AJ Saunders, Robertson (740) 348-6932



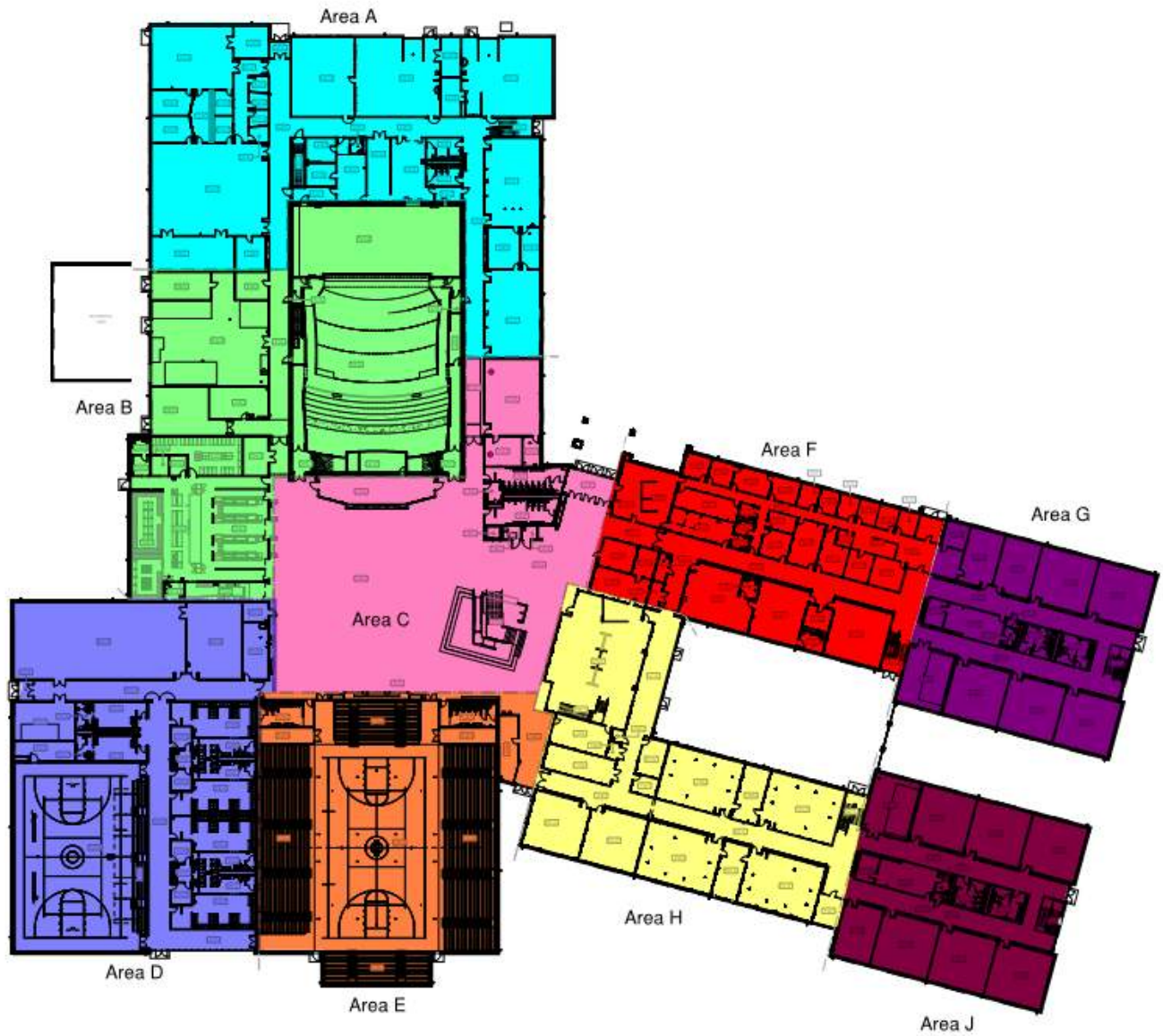
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New High School, New 4-5 Elementary, & Etna Elementary
Progress Report No. 21, February 18th, 2021*

PROJECT FLOOR PLANS
Etna Elementary School



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New High School, New 4-5 Elementary, & Etna Elementary
Progress Report No. 21, February 18th, 2021*

PROJECT FLOOR PLANS
New 9-12 High School



Southwest Licking Local Schools
New High School, New 4-5 Elementary, & Etna Elementary
Progress Report No. 21, February 18th, 2021

EXECUTIVE SUMMARY

This report has been prepared to provide a project update for the Southwest Licking New 4-5 Elementary School, New High School, and the Etna Elementary Renovations. It is intended to provide a summary review of the status of the project through February 18th, 2021.

UPCOMING MEETINGS:

February 24th at 10:00 am – Core Team Meeting (Every Two Weeks)
February 23rd at 12:30 pm - New High School Progress Meeting (Every Tuesday)
February 23rd at 2:00 pm – Etna Elementary School Renovation Progress Meeting (Every Tuesday)
February 24th at 1:00 pm – New Elementary and New High School Site Improvements Meeting (Every Other Wednesday)

New 4-5 Elementary School

We have achieved substantial completion and the students have moved into the building at the planned start date.

Etna Elementary Renovations

CALENDAR DAYS TO COMPLETE

Substantial Completion (Nov 18, 2021) 273

SCHEDULE & WORK COMPLETED

- Demolition
 - Ceiling grid removal for entire building- 100%
 - Light fixtures demo'd and temporary lighting installed for entire building 75%
 - HVAC demolition for entire building 85%
 - Floor tile and carpet removal throughout building 100%
 - Masonry Wall Demolition 70%
 - Casework Demolition 75%
 - Remove sinks 75%
- Area C
 - Above Ceiling Scans 33%
 - Underground Plumbing 33%

CURRENT ISSUES

- 3rd Party Roof Inspection reported existing roof issues and leaks
- Excessive glue on floor being removed by grinding utilizing floor prep allowance.
- 2/16/21 lost work day due to snow/ice.

New High School

CALENDAR DAYS TO COMPLETE

Substantial Completion (Apr 29, 2021) 70
Topsoil, Reseed, Asphalt (May 28, 2021) 99

SCHEDULE & WORK COMPLETED

- Area A
 - Ceiling Grid Installation – 90%
 - Standing Seam Metal Roofing 90% (Work contingent on weather)
 - Terrazzo Flooring 50%
 - Lighting Installation 50%
- Area B
 - B Auditorium Metal Studs – 100%
 - Auditorium GWB – 60%
 - Electrical Metal Stud Rough-ins 20%
- Area C
 - Terrazzo Flooring – 70%
 - Gypsum Soffits – 100%
 - Monumental Stair Handrail – 90%
 - Axiom Cloud – 30%
- Area D
 - Gymnasium Equipment – 100%
 - Wood Flooring – Starting
- Area E
 - Wood Flooring Install – 90%
 - Wood Flooring Finish - Starting
- Area F/G
 - Lighting installation – 100%
 - Ceiling Grid Installation – 100%
 - Technology and Fire Alarm – 90%
 - Casework Installation - 60%
- Area H/J
 - Lighting installation – 100%
 - Ceiling Grid Installation – 100%
 - Technology and Fire Alarm – 90%
 - Casework Installation 60%

CURRENT ISSUES

- Failed Auditorium Masonry Wall Dec 6, 2019 Re-Build Replacement:



***Southwest Licking Local Schools
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Progress Report No. 21, February 18th, 2021***

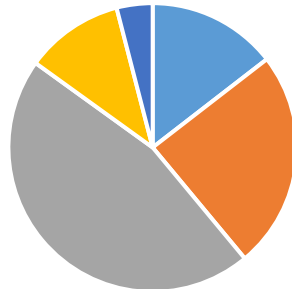
- Overtime costs are still being evaluated by the Insurance Company; This is causing a delay in the attempts to recover the lost time. Discussions continue/ No Change. 8/12/20; Status Quo. 9/15/20: Chang Order for acceleration in place to accelerate through recovery schedule critical path. No change as of December 2020. No Change as of 2/16/21.
- Continue procedures pursuant COVID-19 and Stay at Home Order extended July 8th, 2020. Continue to have manpower impacts with confirmed cases. December 2020 sudden increase in cases is impacting manpower and schedule.
- Auditorium Wood Wall Panel Color Selection changed to single tone. Item is of concern due to lead time of 14 weeks. 1/20/21 - Still Pending; scheduled delivery is of concern. 2/16: Delayed delivery date still pending confirmation.
- Resinous Flooring Custom Color selection delaying toilet partition install. Work completed out of sequence in effort to maintain schedule.



Southwest Licking Local Schools
New High School, New 4-5 Elementary, & Etna Elementary
Progress Report No. 21, February 18th, 2021

PROJECT BUDGETS
Owner Contingency

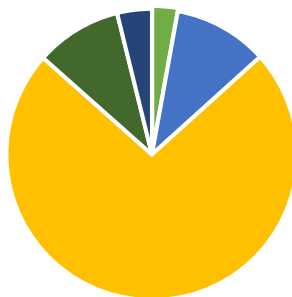
New 4-5 Elementary School
Owner Contingency Usage



- Approved Change Orders
- Pending Change Orders
- Remaining Contingency
- Site Work Approved Change Orders
- Site Work Pending Change Orders

Owner Contingency	
	Elementary School
Original Amount	\$484,786.40
Approved Change Orders	\$82,890.64
Pending Change Orders*	\$139,616.30
Remaining Contingency	\$262,279.46
Site Work Approved Change Orders	\$63,100.35
Site Work Pending Change Orders	\$22,916.93
*Contains the Technology Equipment overage	

New High School
Owner Contingency Usage



- Approved Change Orders
- Pending Change Orders
- Remaining Contingency
- Site Work Approved Change Orders
- Site Work Pending Change Orders

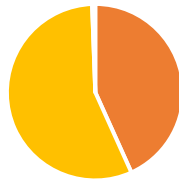
Owner Contingency	
	High School
Original Amount	\$1,304,165.46
Approved Change Orders	\$(46,122.30)
Pending Change Orders*	\$168,902.13
Remaining Contingency	\$1,181,385.63
Site Work Approved Change Orders	\$154,487.06
Site Work Pending Change Orders	\$62,428.89
*Contains the Technology Allowance Savings	



Southwest Licking Local Schools
New High School, New 4-5 Elementary, & Etna Elementary
Progress Report No. 21, February 18th, 2021

CMR Contingency

Site Improvements Package
 CMR Contingency Usage



- Approved Change Orders ■ Pending Change Orders
- Remaining Contingency

CMR Contingency	
	Site Work
Original Amount	\$84,760.00
Approved Change Orders	\$36,640.24
Pending Change Orders	\$47,631.70
Remaining Contingency	\$488.06

New 4-5 Elementary School
 CMR Contingency Usage



- Approved Change Orders ■ Pending Change Orders
- Remaining Contingency

CMR Contingency	
	Elementary School
Original Amount	\$343,225.00
Approved Change Orders	\$134,202.71
Pending Change Orders	\$25,278.33
Remaining Contingency	\$183,743.96



Southwest Licking Local Schools
New High School, New 4-5 Elementary, & Etna Elementary
Progress Report No. 21, February 18th, 2021

CMR Contingency

New High School
CMR Contingency Usage



■ Approved Change Orders ■ Pending Change Orders
■ Remaining Contingency

CMR Contingency	
	High School
Original Amount	\$665,549.00
Approved Change Orders	\$86,711.71
Pending Change Orders	\$272,201.73
Remaining Contingency	\$306,635.56

Etna Elementary
CMR Contingency Usage



■ Approved Change Orders ■ Pending Change Orders
■ Remaining Contingency

CMR Contingency	
	High School
Original Amount	\$67,895.09
Approved Change Orders	
Pending Change Orders	
Remaining Contingency	\$67,895.09



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New High School, New 4-5 Elementary, & Etna Elementary
Progress Report No. 21, February 18th, 2021*

***PROJECT SCHEDULE
Site Improvements Package***

RCS Internal Verification Dates

<u>SCHEDULE FROM BID</u>	<u>SCHEDULED</u>	<u>STATUS</u>
<i>Notice to Proceed</i>	<i>February 28, 2019</i>	<i>Complete</i>
<i>Build Building Pad – Elementary School</i>	<i>June 10, 2019</i>	<i>Complete</i>
<i>Build Building Pad – High School</i>	<i>June 26, 2019</i>	<i>Complete</i>
<i>Substantial Completion of Elementary School</i>	<i>November 19, 2020</i>	<i>Complete</i>
<i>Substantial Completion of All Work (less Items Below)</i>	<i>April 29, 2021</i>	
<i>Spread Topsoil, Reseed, and Top Coat of Asphalt</i>	<i>May 28, 2021</i>	

Schedule Two Week Look Ahead

- Received direction on options for striping and speed bumps, as issued under PR-014. Awaiting change order to be processed. 1/21/21: Status Quo. Striping has been released via change order to paving sub-contractor to address work in place, all other items still undeceived upon by Owner as of 2/16/21.
- 2/16/21: All site work on hold due to weather conditions.



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New High School, New 4-5 Elementary, & Etna Elementary
Progress Report No. 21, February 18th, 2021*

PROJECT SCHEDULE
New 4-5 Elementary School

RCS Internal Verification Dates

<u>SCHEDULE FROM BASELINE SCHEDULE</u>	<u>SCHEDULED</u>	<u>STATUS</u>
<i>Notice to Proceed</i>	<i>February 28, 2019</i>	<i>Complete</i>
<i>Temporary Dry-In</i>	<i>March 5, 2020</i>	<i>Complete 4/30/20</i>
<i>Permanent Dry-In</i>	<i>May 21, 2020</i>	<i>Complete 7/20/20</i>
<i>Final HVAC Start-Up</i>	<i>May 12, 2020</i>	<i>Complete 7/10/20</i>
<i>Substantial Completion</i>	<i>November 19, 2020</i>	<i>Temp Occupancy 12/4/20</i>

Schedule Two Week Look Ahead

Site Work

- Final Grade
- Plant Grass

Building Wide

- Punch List Completion
- Working Through Technology Issues
- Working Through Teacher and Staff Concerns



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Progress Report No. 21, February 18th, 2021*

PROJECT SCHEDULE
New High School

RCS Internal Verification Dates

MILESTONE SCHEDULE FROM BID	SCHEDULED	STATUS
<i>Notice to Proceed</i>	<i>May 24, 2019</i>	<i>Complete</i>
<i>Substantial Completion of All Work (less items below)</i>	<i>April 29, 2021</i>	<i>Working from 6day Recovery Schedule</i>
<i>Spread Topsoil, Reseed, and Top Coat of Asphalt</i>	<i>May 28, 2021</i>	

Schedule Two Week Look Ahead

Area A – Mechanical/ North of Stage

- Complete Piping Insulation
- Replace damaged Coil
- Begin Controls Programming

Area B - Kitchen

- Complete Quartz Flooring
- Set mechanical units on roof (Delayed due to weather)
- Complete Ceiling Grid Install
- Pull Electrical Wiring
- Set Kitchen Equipment Main Unit

Area B - Auditorium

- Complete Drywall Installation
- Complete electrical Rough-ins in stud walls

Area C – Student Dining

- Paint Gypsum Soffits
- Complete Monumental Stair Handrails
- Complete Axium Cloud Ceiling

Area D – Auxiliary Gym/Locker Room

- Start Wood Flooring
- Complete Locker Room Benches
- Pull Electrical wiring and ceiling light fixtures

Area E – Main Gymnasium

- Begin Wood Flooring Finishing

- Install Toilet Room Ceiling Grid

Area F and G – 1st Floor

- Continue Casework installation
- Complete Electrical Wiring
- Continue Technology wiring
- Begin Resilient Flooring Install

Area F and G – 2nd Floor

- Complete all Resilient Flooring
- Complete Casework installation

Area H and J – 1st Floor

- Complete Fire Alarm and Technology Wiring
- Begin Casework installation
- Prep for Resilient Flooring Install

Area H and J – 2nd Floor

- Complete all Resilient Flooring
- Complete Casework installation

Building Envelope

- Install Kitchen Make up Air Unit Curb (Weather Contingent)
- Complete miscellaneous metal roofing, fascia and downspouts
- Permanent Start-Up of All Mechanical Equipment for Heating and Cooling



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Progress Report No. 21, February 18th, 2021*

PROJECT SCHEDULE
Etna Elementary

RCS Internal Verification Dates

<u>SCHEDULE FROM BID</u>	<u>SCHEDULED</u>	<u>STATUS</u>
<i>Notice to Proceed</i>	<i>November 24, 2020</i>	<i>Complete</i>
<i>Substantial Completion of Elementary School</i>	<i>November 18, 2021</i>	

Schedule Two Week Look Ahead

Area A

- 3D Building Scan & Create Model
- CMU Door Opening Demo (1 opening)
- Demo Casework
- Demo Flooring
- Door Frames in CMU Install
- Inspection of Bar Joist To Be Modified
- Masonry Lintel Install & Tooth in Door Openings

Area B

- 3D Building Scan & Create Model
- Demo Casework
- Demo Ceilings
- Demo CMU Walls
- Demo Light Fixtures & Install Temporary Lighting
- HVAC Demolition
- Remove Sinks

Area C

- Set DOAS Curb
- Underground Plumbing
- 3D Building Scan & Create Model
- Beams Installation
- CMU Door Opening Demo (2 openings)
- Demo Casework
- Demo CMU Walls
- Demo Flooring
- Door Frames in CMU Install
- Electrical Wall Rough In @ Existing walls
- Inspection of Bar Joist To Be Modified
- Masonry Lintel Install & Tooth in Door Openings
- RTU Structural Support Install



Southwest Licking Local Schools
New High School, New 4-5 Elementary, & Etna Elementary
Progress Report No. 21, February 18th, 2021

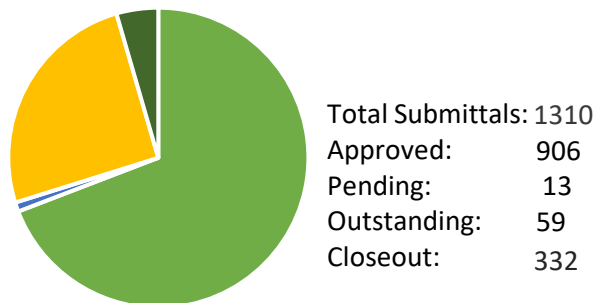
PROJECT DOCUMENTATION
New High School

The timely flow of all information is critical to any construction project. Specifically, Submittals (Shop Drawings) and Request for Interpretation are two critical areas that need to be closely monitored to assure a lack of information does not impede the project schedule. The following is a brief summary of the current Submittal and RFI status and is intended to highlight critical items to all parties.

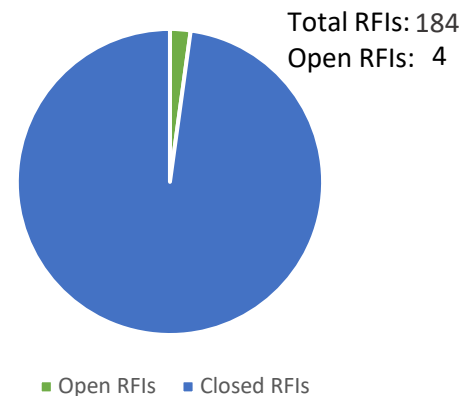
The following items may present potential concerns to the project schedule:

<u>Submittal/RFI</u>	<u>Responsibility</u>	<u>Schedule Concern</u>
Auditorium Wood Veneer Wall Panels/ ASI 015	GMAE/ ACP	Product revised to a single tone - 14 week lead time. Delivery not yet confirmed. (2/16) Status Quo
RFI 184 – Fiber Protection	GMAE	Proposed option to protect Fiber Connections pursuant issues experienced on the 4-5 building.
RFI 183 – Lighting/ Sound System floor box	GMAE/CITY	Future Bid/ allowance distribution pf perfamce lighting and sound packages revealed a floor box not known during concrete pour of auditorium. Design resolution required that does not require cutting of floor slab.

**New High School
Submittals**



**New High School
Request for Information**



■ Approved Submittals ■ Pending Submittals
■ Closeout Submittals ■ Outstanding Submittals

■ Open RFIs ■ Closed RFIs



Southwest Licking Local Schools
New High School, New 4-5 Elementary, & Etna Elementary
Progress Report No. 21, February 18th, 2021

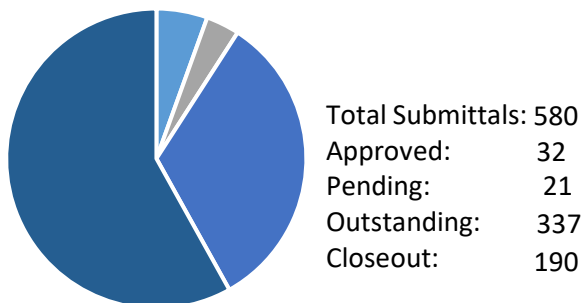
PROJECT DOCUMENTATION
Etna Elementary

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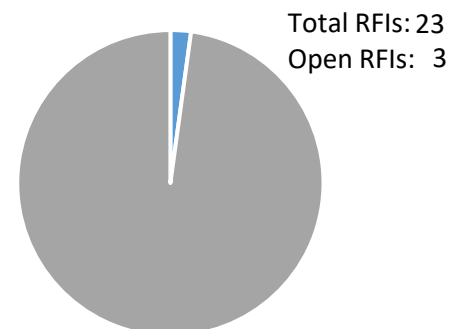
<u>Submittal/RFI</u>	<u>Responsibility</u>	<u>Schedule Concern</u>
Masonry Submittals #584 and #585	GMAE	Overdue on 2/4/21, Mason may have to pull off site.
HVAC Submittals #361, #372, #586, & #587	GMAE	Overdue on various dates, could impact delivery to site to and delay schedule.
RFI #2	GMAE	Roof details don't match existing conditions. Could delay setting curbs for RTU's
RFI #3	GMAE	Concerns brought to light regarding existing roof conditions could require schedule extension to complete expanded scope of work.

**Etna Elementary
Submittals**



■ Approved Submittals ■ Pending Submittals
 ■ Closeout Submittals ■ Outstanding Submittals

**Etna Elementary
Request for Information**



■ Open RFIs ■ Closed RFIs



***Southwest Licking Local Schools
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Progress Report No. 21, February 18th, 2021***

***QUALITY CONTROL
New High School***

The monitoring of safety and quality of work is an important issue, which Robertson Construction Services and the Subcontractors take very seriously. Robertson continually monitors the Subcontractor's safety practices and quality of work via on-site inspections.

Quality Control

We are reviewing all of the "work in place" to verify it was installed as designed. Any discrepancies from the Contract Documents are listed in field reports and distributed to the proper Subcontractor for corrections. We also discuss the items in our weekly subcontractor meetings to ensure each concern has proper closure. The entire Design Team has taken a thorough and proactive approach to items. Robertson continues to monitor the reports from Geotechnical Consultants Inc. Corrections are being made in response to these reports.

Additionally, pre-installation meetings are being scheduled with the Architect and appropriate subcontractors to ensure the work is consistent with the contract specifications and on par with quality standards.

The following Pre-Installation Meetings are to be scheduled:

- HS Sound, Video, & Communication Systems
- High School Theater & Stage Equipment
- HS Polished Concrete Floor System
- HS Window Shades
- HS Telescoping Bleachers



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***QUALITY CONTROL
Etna Elementary Renovation***

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The following Pre-Installation Meetings are to be scheduled:

The Following Pre-Installation Meetings are to be held per the Specifications:

- 084313-Aluminum-Framed Storefronts
- 087100-Door Hardware
- 088000-Glazing
- 093000-Tiling
- 096500-Resilient Flooring
- 123550-Educational Casework
- 270000-Technology Kick-Off Meeting
- 312200-Grading



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***SAFETY
Site Improvements and New High School***

June 2019 – There have been no safety issues this month.

July 2019 – There have been no safety issues this month. A safety audit was held by Robertson on July 2nd, 2019 with no safety violations observed.

August 2019 – There have been no safety issues this month.

September 2019 – There have been no safety issues this month.

October 2019 – A safety audit was held by Robertson on September 19th, 2019. Two (2) safety violations were noted on the audit, all violations were abated that day.

November 2019 – A third-party inspection was conducted by Ogle on October 23rd, 2019. There were two (2) violation that were noted and abated immediately.

December 2019 – A safety audit was held by Robertson on December 5th, 2019. One (1) safety violation was noted on the audit and it was immediately abated.

December 6th, 2019 – Masonry wall at Auditorium fell. No serious injuries. Insurance carriers and engineers are reviewing conditions. (01/13/2020) *The cleanup has been completed.*

January 2020 – A third-party inspection was conducted by Ogle on January 6th, 2020. Three (3) safety violations were noted and they were abated that day.

February 20, 2020 – A safety audit was held by Robertson on February 20th, 2020. Seven (7) safety violations were noted on the audit and all items were abated that day.

March 27, 2020 – A safety audit was held by Robertson on March 27th, 2020. One (1) safety violation was noted on the audit and it was abated that day.

May 2020 – A safety audit was conducted by Ogle on May 8th, 2020. There was one (1) violation that noted and was abated immediately.

June 2020 – A safety audit was conducted by Ogle on June 9th, 2020. There were eight (8) violations that were noted and were abated.

July 2020 – A Builders Exchange walkthrough was conducted and a safety stand-down was held to address the issues that were brought up.

August 2020- A safety audit was held by Robertson on August 13th. There were none (9) violations that were noted and abated.

September 2020- A safety audit was conducted by Robertson on September 23rd. There were five (5) violations that were noted and abated.

November 2020 - A safety audit was conducted by Ogle on November 12th. There were five (5) violations that were noted and abated.

December 2020 – A safety audit was conducted by Robertson on December 14th. There were six (6) violations that were noted and abated.

January 2021 – A safety audit was conducted by Robertson on January 11th. There were five (5) violations that were noted and abated.

February 2021 – A safety audit was conducted by Robertson on February 10th. There were five (5) violations that were noted and abated.

RCS also continues to perform monthly safety audits, and the Subcontractors quickly abate any concerns noted during the walkthrough.



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***SAFETY
Etna Elementary***

January 2021 – An RCS safety evaluation was conducted on January 11 and there wer no safety concerns observed.

February 2021 – An RCS safety evaluation was conducted on February 10th and (2) safety concerns were documented. All safety concerns have sense been abated.

RCS also continues to perform monthly safety audits, and the Subcontractors quickly abate any concerns noted during the walkthrough.

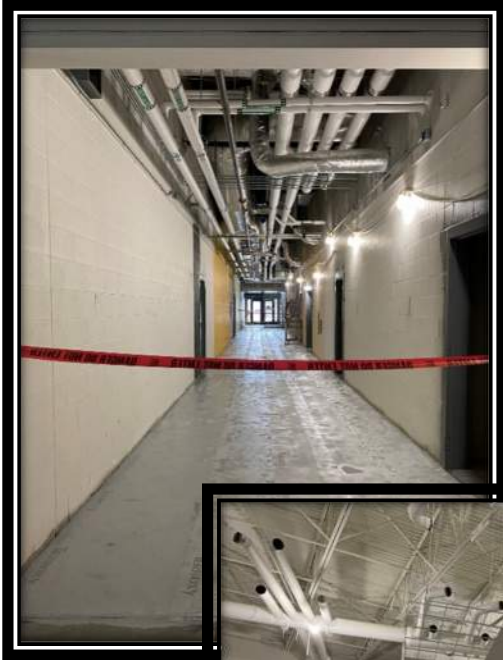


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New High School, New 4-5 Elementary, & Etna Elementary
Progress Report No. 21, February 18th, 2021*

Terrazzo Prep Area A
February 9, 2021

PROGRESS PHOTOS
New 9-12 High School

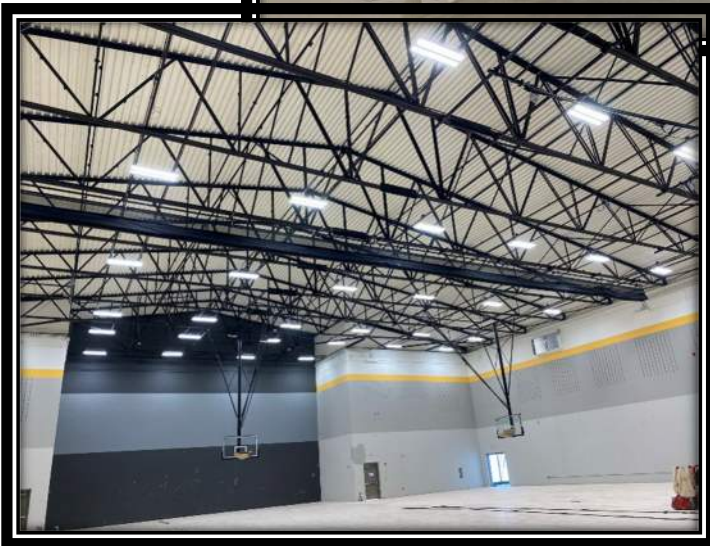
Auditorium Walls & Insulation
February 9, 2021



Student Dining Finishes
February 9, 2021



Main Gym
February 9, 2021



Auxiliary Gym Equipment
February 9, 2021



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New High School, New 4-5 Elementary, & Etna Elementary
Progress Report No. 21, February 18th, 2021*

***PROGRESS PHOTOS
New 9-12 High School***

**Plumbing Fixtures
February 9, 2021**



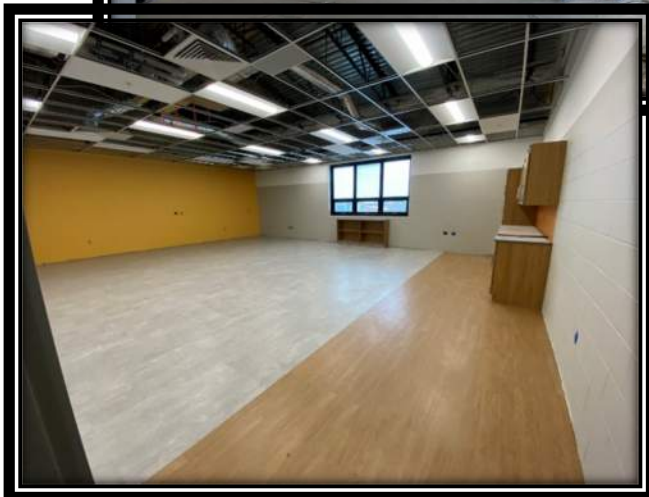
**Second Floor Science
Casework
February 9, 2021**



**Interior Storefront
February 9, 2021**



**Second Floor Corridor Flooring
February 9, 2021**

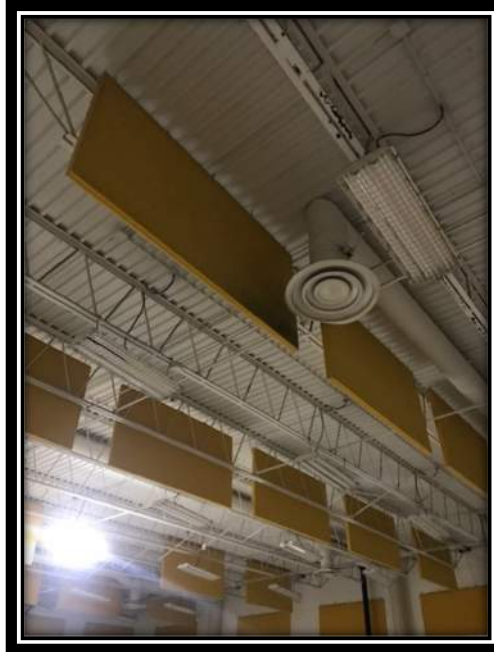


**Second Floor Finishes
February 9, 2021**



*Southwest Licking Local Schools
New High School, New 4-5 Elementary, & Etna Elementary
Progress Report No. 21, February 18th, 2021*

PROGRESS PHOTOS
Etna Elementary



*Southwest Licking Local Schools
New High School, New 4-5 Elementary, & Etna Elementary
Progress Report No. 21, February 18th, 2021*

***PROGRESS PHOTOS
Etna Elementary***

