





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

Progress Report No. 22

For the Period Ending March 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 Consultant Ohio Facilities Construction Commission 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



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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

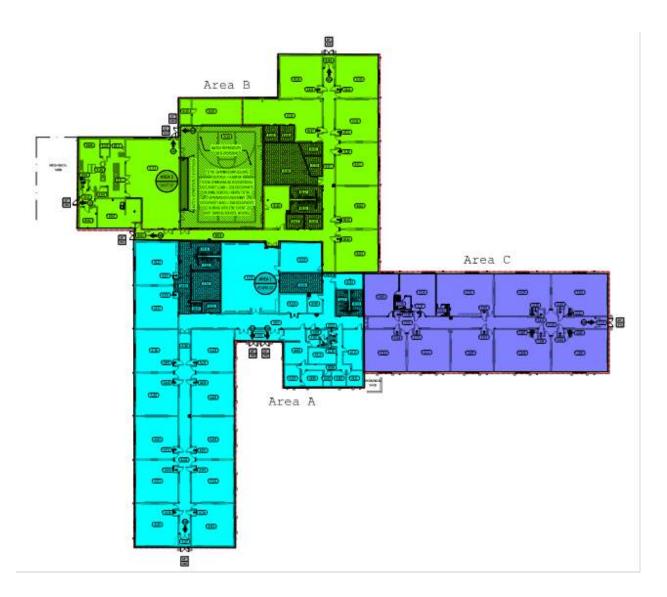
Brian Wolf, Garmann-Miller	(419) 628-4240
Mark Keith, Robertson	(740) 404-1805
Kevin Mohler, Robertson	(740) 503-7218

Etna Elementary Renovation

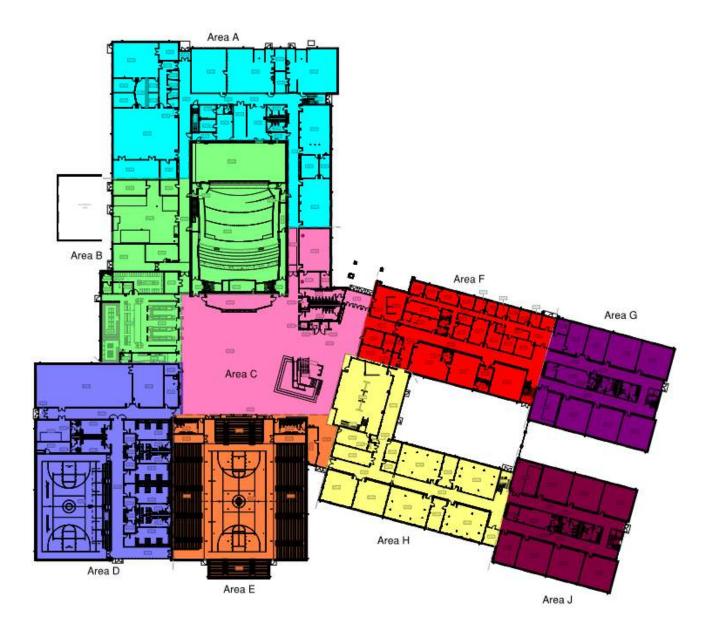
Curt South, Garmann-Miller	(419) 628-4240
Clyde McIntire, Robertson	(740) 404-0111
AJ Saunders, Robertson	(740) 348-6932



PROJECT FLOOR PLANS Etna Elementary School



> PROJECT FLOOR PLANS New 9-12 High School



EXECUTIVE SUMMARY

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

UPCOMING MEETINGS:

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

Etna Elementary Renov	ations	New High School	
CALENDAR DAYS TO COMPLETE		CALENDAR DAYS TO COMPLETE	
Substantial Completion (Nov 18, 2021)	245	Substantial Completion (Apr 29, 2021)	42
		Topsoil, Reseed, Asphalt (May 28, 2021)	71

SCHEDULE & WORK COMPLETED

- Demolition
 - Light fixtures demo'd and temporary lighting installed 0 for entire building 100%
 - HVAC demolition for entire building 100% 0
 - Masonry Wall Demolition 100% 0
 - Casework Demolition 100% 0
 - Remove sinks 100% 0
- Area C
 - Above Ceiling Scans 100% 0
 - Underground Plumbing 100% 0
 - Electrical Wall Rough-in 90% 0
 - Roof Top Unit Structural Support 75% 0
 - Slab on Grade Concrete Infill at Plumbing 0 Trenches 100%
 - Wall Framing 100% 0
 - In-Wall Electrical & Plumbing Rough-in 100% 0
 - Fire Suppression Rough-in 50% 0
- Area A
 - Above Ceiling Scans 100% 0
 - All Demolition Complete 100% 0
- Area B
 - Above Ceiling Scans 100% 0
 - Underground Plumbing 100% 0
 - Roof Top Unit Structural Support 100% 0
 - Slab on Grade Infill at Plumbing Trenches 100% 0

CURRENT ISSUES

Excessive glue on floor being removed by grinding utilizing floor prep allowance.

Topsoil, Reseed, Asphalt (May 28, 2021)

SCHEDULE & WORK COMPLETED

- Area A 0 Ceiling Grid Installation - 98% Standing Seam Metal Roofing 99% (final Detail 0 Work) Terrazzo Flooring 90% 0 Lighting Installation 90% 0 Area B Auditorium Metal Studs - 100% 0 Auditorium GWB - 100% 0 Electrical Metal Stud Rough-ins 90% 0 Ceiling Deflectors - 75% 0 0 Kitchen Equipment - 50% Area C Terrazzo Flooring -80% 0 Gypsum Soffits – 100% 0 Monumental Stair Handrail - 90% 0 Axium Cloud - 100% 0 Area D Gymnasium Equipment -100% 0 Wood Flooring – 90% (Finishing) 0 Area E Wood Flooring Finish - 95% 0 Area F/G Lighting installation - 100% 0 Ceiling Tile Installation - 50% 0 Technology and Fire Alarm - 95% 0 0 Casework Installation - 90% Flooring Install - 90% 0
- Area H/J
 - 0 Lighting installation - 100%
 - Ceiling Grid Installation 100% 0
 - Technology and Fire Alarm 90% 0
 - Casework Installation 90% 0
- Site Work
 - Exterior courtyard concrete 50% 0

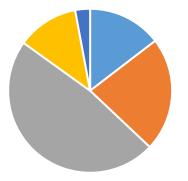
CURRENT ISSUES

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

- 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. In review by OFCC per summary document submitted by RCS.
- 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. Delivery date confirmed as April 5th, 2021.
- Resinous Flooring Custom Color selection delaying toilet partition install. Work completed out of sequence in effort to maintain schedule. Custom Color provided 3/5/21, custom chips procured and work proceeded 3/11/21.

PROJECT BUDGETS Owner Contingency

New 4-5 Elementary School Owner Contingency Usage



Owner Contingency	
	Elementary School
Original Amount	\$484,786.40
Approved Change Orders	\$83,150.19
Pending Change Orders*	\$128,315.23
Remaining Contingency	\$273,320.98
Site Work Approved Change Orders	\$69,292.70
Site Work Pending Change Orders	\$16,724.58
*Contains the Technology Equipment overage	

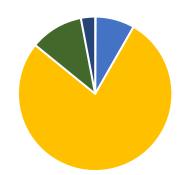
- Approved Change Orders
- Pending Change Orders

Site Work Approved Change Orders

- Remaining Contingency
- Site Work Pending Change Orders

New High School

Owner Contingency Usage

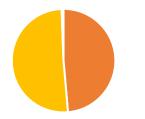


Owner Contingency	
	High School
Original Amount	\$1,304,165.46
Approved Change Orders	\$(1,511.05)
Pending Change Orders*	\$124,779.84
Remaining Contingency	\$1,180,896.67
Site Work Approved Change Orders	\$169,647.65
Site Work Pending Change Orders	\$45,560.07
*Contains the Technology Allowance Savings	

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

CMR Contingency

Site Improvements Package CMR Contingency Usage



CMR Contingency	
	Site Work
Original Amount	\$84,760.00
Approved Change Orders	\$41,196.40
Pending Change Orders	\$43,075.56
Remaining Contingency	\$488.04

- Approved Change Orders Pending Change Orders
- Remaining Contingency

New 4-5 Elementary School

CMR Contingency Usage



CMR Contingency	
	Elementary School
Original Amount	\$343,225.00
Approved Change Orders	\$142,644.66
Pending Change Orders	\$54,455.32
Remaining Contingency	\$146,125.02

Approved Change Orders Pending Change Orders

Remaining Contingency

CMR Contingency

New High School CMR Contingency Usage



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

- Approved Change Orders = Pending Change Orders
- Remaining Contingency

Etna Elementary CMR Contingency Usage



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

- Approved Change Orders = Pending Change Orders
- Remaining Contingency

PROJECT SCHEDULE Site Improvements Package

RCS Internal Verification Dates

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

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.
- 3/18/21: Site Grading continues. Courtyard brought back to grade.

PROJECT SCHEDULE New 4-5 Elementary School

RCS Internal Verification Dates

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

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Schedule Two Week Look Ahead

Site Work

- Back up asphalt and sidewalks
- Final Grade
- Plant Grass

Building Wide

• Punch List Completion

PROJECT SCHEDULE New High School

RCS Internal Verification Dates

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

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Schedule Two Week Look Ahead

Area A – Mechanical/ North of Stage

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

Area B - Kitchen

- Complete Fire Alarm Wiring
- Continue Kitchen Equipment Install

Area B - Auditorium

- Complete Drywall Installation
- Complete electrical Rough-ins in stud walls
- Complete Deflector install
- Begin South Acoustical Wall Panels
- Start Concrete Floor Polishing
- Compete stage equipment rigging

Area C – Student Dining

- Complete Monumental Stair Handrails
- Complete Terrazzo Flooring and Logo
- Complete lighting wiring
- Complete Toilet Fixture Install

Area D – Auxiliary Gym/Locker Room

- Complete Wood Flooring Finish
- Start Locker Room Wood Benches

Area E – Main Gymnasium

- Complete Wood Flooring Finishing
- Begin Resinous Flooring Install
- Install Toilet Room Lighting

Area F and G – 1st Floor

- Complete Resinous Flooring
- Complete Technology wiring
- Corridor Resilient Flooring Install

Area F and G – 2nd Floor

- Complete Resinous Flooring Install
- Begin Toilet Partition Install
- Paint Way-Finding Accents
- Drop Ceiling Tile

Area H and J – 1st Floor

- Begin Resinous Flooring Install
- Toilet Partition Installation
- Corridor Flooring Installation

Area H and J – 2nd Floor

- Complete Resinous Flooring Install
- Paint Way-Finding Accents

Drop Ceiling Tile

Building Envelope & Exterior

- Complete miscellaneous metal roofing, fascia and downspouts
- Continue Exterior Concrete Install

PROJECT SCHEDULE Etna Elementary

RCS Internal Verification Dates

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

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Schedule Two Week Look Ahead

Area A

- Masonry Lintel Install & Tooth in Door Openings
- Underground Plumbing
- RTU Structural Support Install
- SOG Floor Infill
- Frame Bulkhead
- Hang & Finish D.W. Bulkhead

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

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:

Submittal/RFI	<u>Responsibility</u>	Schedule Concern
Auditorium Wood Veneer Wall Panels/ A	SI 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.
Phone Relocation from Watkins	Owner	Date for phones to be relocated for use at new High School and system check out will be beyond substantial completion, constrained by the final day of classes.
Reading Room Window Shades	GMAE	Controls for window shades tentatively to be removed from lighting control due to prior issues at K-5 building. Direction needed to finish gypsum board, order blinds and procure material before project completion date.
New High School		New High School
Submittals		Request for Information
	Total Submittals: 1310Approved:915Pending:7Outstanding:56Closeout:332	Total RFIs: 191 Open RFIs: 4
 Approved Submittals Pending Submittals 	nittals	
Closeout Submittals Outstanding S	Submittals	 Open RFIs Closed RFIs
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PROJECT DOCUMENTATION Etna Elementary

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

Submittal/RFI	<u>Responsibility</u>	Schedule Concern
Storefront Door Hardware Submittal Overdue on 3/9/21	GMAE	Potential Delay in Storefront
Firestopping Submittal Overdue on 2/1/21	GMAE	Not at this point



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.

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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:

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

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

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.

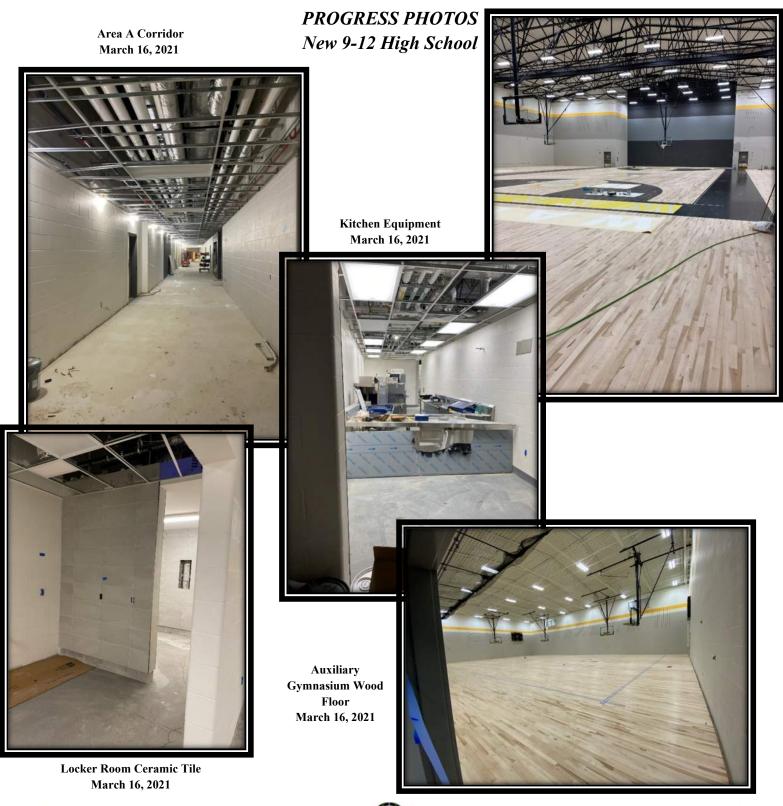


SAFETY Etna Elementary

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.

Main Gymnasium March 16, 2021



PROGRESS PHOTOS New 9-12 High School

Main Stair case Terrazzo Treads

Administration Area Carpet Installation March 16, 2021



Southwest Licking Local Schools New High School, New 4-5 Elementary, & Etna Elementary Progress Report No. 22, March 18th, 2021 Area A Fire Suppression Piping

March 18, 2021 **PROGRESS PHOTOS** Area A CMU Infill **Etna Elementary** March 18, 2021 Area B New Wall between Mechanical Room and **Student Dining** March 18, 2021 Area B Soffit Framing March 18, Area A Media Center Floor Grinding 2021 March 18, 2021

