





Projects:

Southwest Licking Local Schools

Site Improvements Package New 4-5 Elementary School New High School **Etna Elementary Renovations** Watkins High School to Middle School Renovations



Monthly Status Report #27 August-September 2021

Progress Report No. 27

For the Period Ending September 16, 2021

Southwest Licking Local Schools

New High School, New 4-5 Elementary, Etna Elementary Renovations, & Watkins HS to MS Renovations

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Construction Manager:

Architects:

Robertson Construction Services, Inc. 1801 Thornwood Drive Heath, Ohio 43056 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, & Watkins HS to MS Progress Report No. 27, August 16th, 2021

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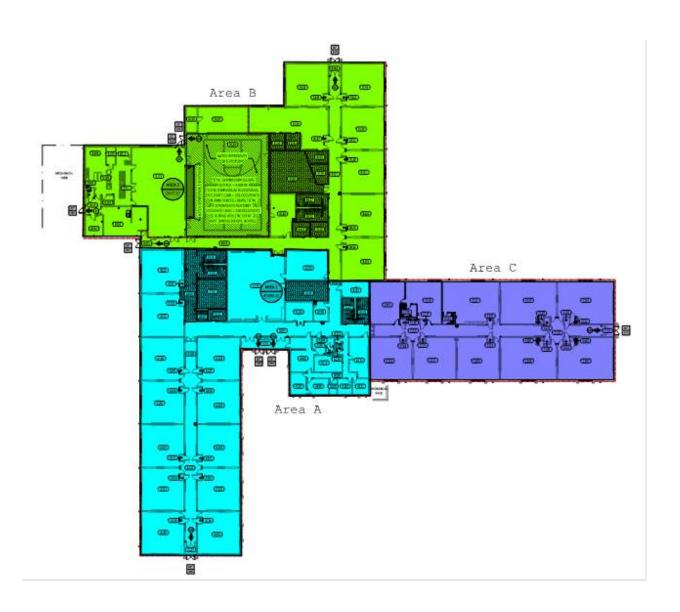
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PROJECT CONTACTS

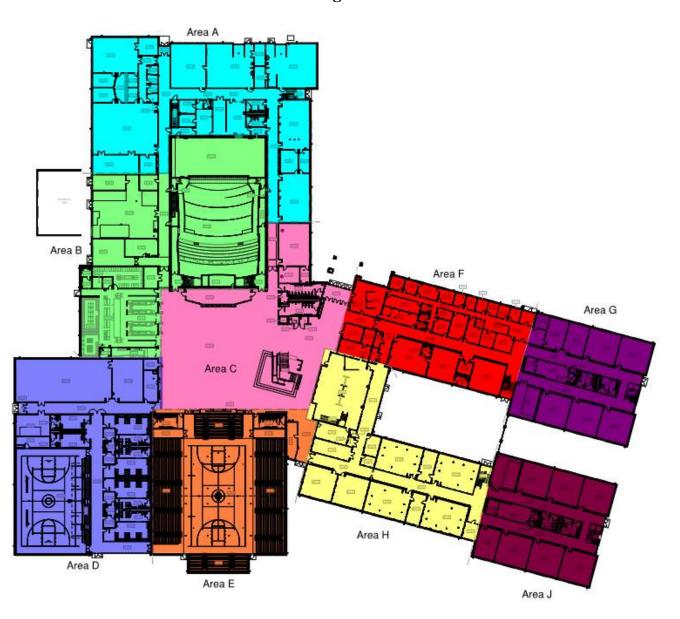
All Projects		New High School	
Eric Baltzell, Garmann-Miller	(419) 628-4240	Brian Wolf, Garmann-Miller	(419) 628-4240
Clay Keith, Robertson	(614) 374-4857	Mark Keith, Robertson	(740) 404-1805
Jessica Hall, Robertson	(740) 814-6742	Kevin Mohler, Robertson	(740) 503-7218
		T. T	
Site Improvements Package	!	Etna Elementary Renovation	l
Shira Elder, Garmann-Miller	(419) 628-4240	Curt South, Garmann-Miller	(419) 628-4240
Mark Keith, Robertson	(740) 404-1805	Clyde McIntire, Robertson	(740) 404-0111
Kevin Mohler, Robertson	(740) 503-7218	AJ Saunders, Robertson	(740) 348-6932
New 4-5 Elementary School	l	Watkins Renovation	
Curt South, Garmann-Miller	(419) 628-4240	Ted Musielewicz, Garmann-Mil	ler (419) 628-4240
Clyde McIntire, Robertson	(740) 404-0111	Mark Keith, Robertson	(740) 404-1805
AJ Saunders, Robertson	(740) 348-6932	Kevin Mohler, Robertson	(740) 503-7218



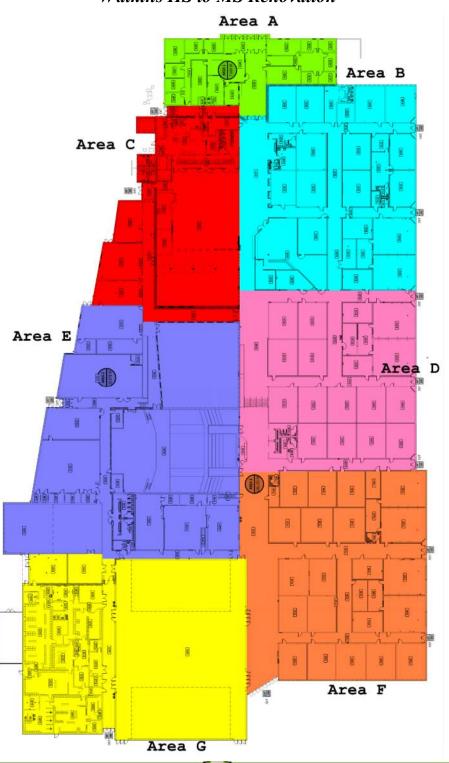
PROJECT FLOOR PLANS Etna Elementary School



PROJECT FLOOR PLANS New 9-12 High School



PROJECT FLOOR PLANS Watkins HS to MS Renovation



EXECUTIVE SUMMARY

This report has been prepared to provide a project update for the Southwest Licking New High School, the Etna Elementary Renovations, and the Watkins High School to Middle School Renovation. It is intended to provide a summary review of the status of the project through September 16th, 2021.

UPCOMING MEETINGS:

October 13th at 10:00 am – Core Team Meeting (Once a Month)
September 21st 2:00 pm – Etna Elementary School Renovation Progress Meeting (Every Tuesday)
September 30th at 11:00 am – Watkins Renovation Progress Meeting (Every Other Thursday)

Etna Elementary Renovations CALENDAR DAYS TO COMPLETE

Substantial Completion (Nov 28, 2021) 73

SCHEDULE & WORK COMPLETED

- Area C
 - HVAC Controls Rough In & Terminations
 95%
 - Light Fixtures & Above Ceiling Devices 100%
 - o Electrical Above Ceiling Inspection 100%
 - o HVAC Air Devices 100%
 - o PR-031 Chilled Water Line Insulation 100%
 - o LVT Flooring Install 100%
 - o Casework Install 100%
 - o Re-install Existing Sinks 60%
 - o Fire Suppression Hydrostatic Testing 100%
 - o Final Coat Paint 30%
- Area A
 - o Technology Pull Wire 95%
 - o HVAC Air Devices 100%
 - o Start Up HVAC Equipment 100%
 - o PR-031 Chilled Water Line Insulation 100%
 - o LVT Flooring Install 100%
 - o Casework Install 100%
 - o Fire Suppression Hydrostatic Testing 100%
 - o Electrical Above Ceiling Inspection 100%
- Area B
 - Electrical Wall Rough In@ Existing Walls 100%

New High School CALENDAR DAYS TO COMPLETE

Final Occupancy Achieved on July 2, 2021

SCHEDULE & WORK COMPLETED

- Owner Proposal Requests for Additional Work
- Punch List Work
- Site Work/ Exterior
- Begin final Detention Pond
- Completion of final punch list items, HS Teacher Correction Items, Owner Walk-Through Concerns

CURRENT ISSUES

- (7/15) In need of Structural details to mount monumental entry sign.
- Second boiler not functioning properly. Have been working on this issue and have narrowed down to electrical or control issue.
- Material delivery issues to complete or correct remaining punch items.

Watkins HS to MS Renovation CALENDAR DAYS TO COMPLETE

Substantial Completion (July 18, 2022)

SCHEDULE & WORK COMPLETED

- Area F
 - Coordination Drawings to be signed off and ductwork to go into fabrication.

305

Southwest Licking Local Schools

New High School, New 4-5 Elementary, Etna Elementary, & Watkins HS to MS Progress Report No. 27, August 16th, 2021

- o HVAC Insulation 100%
- HVAC Above Ceiling Rough In & Inspect 100%
- Electrical Above Ceiling Rough-Ins 100%
- o Technology Pull Wire 90%
- Fire Alarm Pull Wire 90%
- o Acoustical Ceiling Grid Install 90%
- Light Fixtures & Above Ceiling Devices
 90%
- o HVAC Controls Terminations 90%
- o HVAC Air Devices 90%
- o Electrical Above Ceiling Inspection 100%
- o LVT Flooring Install 100%
- Fire Suppression Hydrostatic Testing 100%
- o Carpet @ Music Room 100%
- Site Work
 - Technology Raceways 100%
 - Site Lighting 40%
 - o General Site Demolition 80%
 - o Domestic / Fire Waterline Install 95%
 - o Asphalt Demolition 90%
 - Sidewalk and Curb Installation 100%

CURRENT ISSUES

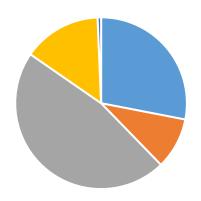
- COVID Impact on delivery of Visual Display Surfaces moved to 11/5/21.
- Weather impact the week of 8/30/31 delayed asphalt paving start.

- Installing hangers for ductwork
- o Electrical Stud Wall Rough-In
- Electrical Overhead Rough-In branch and conduits
- o Underground Electrical Rough-Ins
- o Clean-up demolition
- o Plumbing underground Install
- o Continue Metal Stud Wall install
- o Install Drywall above ceiling
- o Door Opening Masonry In-Fill
- Area D
 - o Electrical Stud Wall Rough-In
 - o Clean-up demolition
 - o Plumbing underground layout
 - o New Metal Stud Framing
 - Continue Metal Stud Wall install
 - o Install Drywall above ceiling
- Area C
 - Wall Demolition
 - o Electrical and HVAC Demolition
 - o Plumbing Underground Concrete
- Area B
 - o Wall Demolition
 - Electrical and HVAC Demolition
 - o Plumbing Underground Concrete
 - o New Metal Stud Framing
 - o Partial Plumbing Inspection (9/16) Remainder of inspection (9/20)
 - o Continue Metal Stud Wall install
 - o Install Drywall above ceiling
- Area E
 - Concrete Patching for Underground Plumbing
 - Wall Demolition
 - Auditorium Seating Demolition (Alternate Acceptance)
- Area A
 - Wall Demolition
- Area G
 - Wall Demolition
- Roofing
 - o Begin Roofing Replacement above Area E

CURRENT ISSUES

PROJECT BUDGETS Owner Contingency

New 4-5 Elementary School Owner Contingency Usage



Owner Contingency

Elementary School
Original Amount \$484,786.40

Approved Change Orders \$160,737.63

Pending Change Orders* \$55,389.28

Remaining Contingency \$268,659.49

Site Work Approved Change Orders \$84,338.28

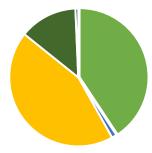
Site Work Pending Change Orders \$3,701.51

*Contains the Technology Equipment overage

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

Owner Contingency	
	High School
Original Amount	\$1,304,165.46
Approved Change Orders	\$618,810.88
Pending Change Orders	\$17,799.82
Remaining Contingency	\$667,554.76
Site Work Approved Change Orders	\$206,483.37
Site Work Pending Change Orders	\$10,083.42

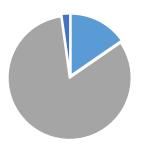




- Approved Change Orders
- Remaining Contingency
- Site Work Pending Change Orders
- Pending Change Orders
- Site Work Approved Change Orders

PROJECT BUDGETS Owner Contingency

Etna Elementary Renovation Owner Contingency Usage



Owner Contingency	
	Etna
Original Amount	\$158,924.60
Approved Change Orders*	\$851,872.65
Pending Change Orders	\$(22,854.58)
Remaining Contingency	\$(670,093.47)
*Includes Accepted Alternates (\$ 607,215)	

- Approved Change Orders
- Pending Change Orders
- Remaining Contingency

Owner Contingency	
	Watkins
Original Amount	\$581,626.79
Approved Change Orders	\$-
Pending Change Orders*	\$378,134.46
Remaining Contingency	\$203,492.33
*Includes Accepted Alternates (\$ 60,7215)	

Watkins HS to MS Renovation Owner Contingency Usage



PROJECT BUDGETS CMR Contingency

Site Improvements Package CMR Contingency Usage



- **CMR Contingency Site Work** \$84,760.00 **Original Amount** \$80,342.69 **Approved Change Orders** \$3,596.27 **Pending Change Orders** \$821.04 **Remaining Contingency**
- Approved Change Orders Pending Change Orders
- Remaining Contingency

CMR Contingency	
	Elementary School
Original Amount	\$343,225.00
Approved Change Orders	\$121,875.48
Pending Change Orders	\$36,613.97
Remaining Contingency	\$184,735.55

New 4-5 Elementary School **CMR Contingency Usage**



- Approved Change Orders Pending Change Orders
- Remaining Contingency

New High School CMR Contingency Usage



- Approved Change OrdersPending Change Orders
- Remaining Contingency

CMR Contingency	
	High School
Original Amount	\$665,549.00
Approved Change Orders	\$378,977.69
Pending Change Orders	\$225,833.19
Remaining Contingency	\$60,738.12

PROJECT BUDGETS CMR Contingency

CMR Contingency

Etna Elementary
CMR Contingency Usage



Original Amount \$67,895.09

Approved Change Orders \$
Pending Change Orders \$26,339.87

Remaining Contingency \$41,555.22

High School

- Approved Change Orders Pending Change Orders
- Remaining Contingency

Watkins HS to MS Renovations CMR Contingency Usage



CMR Contingency	
	High School
Original Amount	\$272,395.13
Approved Change Orders	\$-
Pending Change Orders	\$-
Remaining Contingency	\$272,395.13

- 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)	June 7, 2021	Complete
Spread Topsoil, Reseed, and Top Coat of Asphalt	July 7, 2021	Complete

Schedule Two Week Look Ahead

- Monitor / maintain seeding. Repair damaged areas from rain as required.
- Adjust mounded islands, once revised direction provided by AE to address areas of ponding. (Status Quo)
- Proceed with final detention area work scheduled to start week of 9/20
- Address Rt. 40 entry island topsoil, landscaping, and seeding

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)	June 7, 2021	Complete
Spread Topsoil, Reseed, and Top Coat of Asphalt	July 7, 2021	Complete

Schedule Two Week Look Ahead

Testing and Balancing

• Final Air and Water Balancing Report to be issued week of 9/13.

Proposal Requests

 Schedule added work as Change orders are executed

Building Envelope & Exterior

- Complete remaining open punch list items interior and exterior
- Begin final detention Area work

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 28, 2021	

Schedule Two Week Look Ahead

Area A

- Install Toilet Accessories
- Re-install Existing Sinks in Classrooms
- Install New Hardware on Existing Doors
- Drop Ceiling Tile
- Final Coat Paint

Area B

- Install Casework
- Install LVT Flooring
- Re-install Existing Sinks in Classrooms
- Install New Hardware on Existing Doors

Area C

- Re-install Existing Sinks in Classrooms
- Install New Hardware on Existing Doors
- Drop Ceiling Tile
- Final Coat Paint
- Install Electrical Wall Devices
- Install Fire Alarm Wall Devices

Sitework

- Site Demolition
- Install Domestic/ Fire Water Line
- Site Grading
- Cedar Soffit Repair

PROJECT SCHEDULE Watkins HS to MS Renovation

RCS Internal Verification Dates

SCHEDULE FROM BID	<u>SCHEDULED</u>	<u>STATUS</u>
Notice to Proceed	March 30th, 2021	
Construction Start	June 1st, 2021	
Substantial Completion	July 18th, 2021	(Alternate Contingent)

Schedule Two Week Look Ahead

Area F

- Clean up Demolition
- New metal stud framing

Area D

- Clean up Demolition
- Plumbing Underground complete
- New metal stud framing

Area B

- Wall Demolition
- Electrical and HVAC Demolition
- Plumbing Underground Concrete
- New metal stud framing

Area E

Auditorium Seating Demolition

Roofing

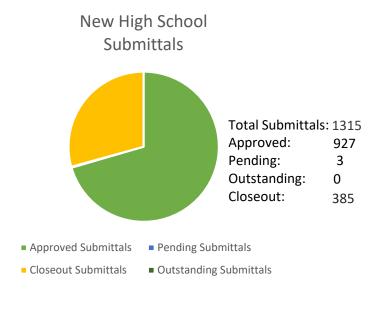
Document and submit final approved

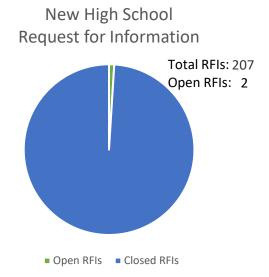
PROJECT DOCUMENTATION New High School

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 Responsibility Schedule Concern



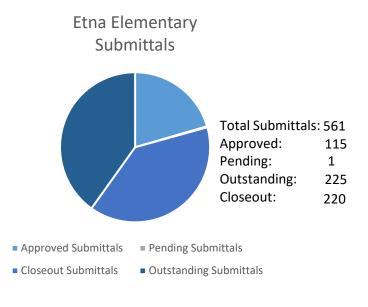


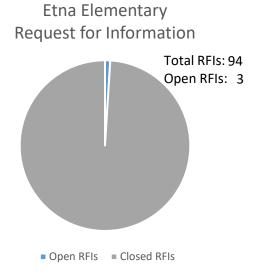
PROJECT DOCUMENTATION Etna Elementary

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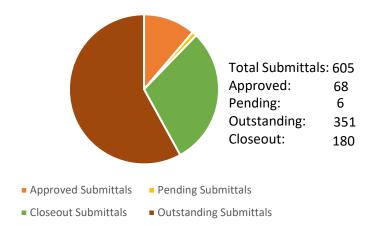
PROJECT DOCUMENTATION Watkins HS to MS Renovation

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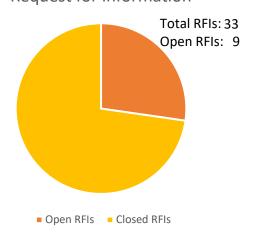
The following items may present potential concerns to the project schedule:

Submittal/RFI Responsibility Schedule Concern

Watkins HS to MS Renovations Submittals



Watkins HS to MS Renovations Request for Information



QUALITY CONTROL Etna Elementary Renovation

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 have occurred:

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

QUALITY CONTROL Watkins HS to MS Renovation

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

- 042000 Unit Masonry
- 070150.19 Preparation for Re-Roofing
- 075330 Membrane Roofing
- 076100 Sheet Metal Roofing
- 076200 Sheet Metal Flashing and Trim
- 081116 Aluminum Doors
- 084313 Aluminum-Framed Storefronts
- 087100 Door Hardware
- 088000 Glazing
- 093000 Tiling
- 096500 Resilient Flooring
- 122400 Window Shades
- 123550 Educational Casework
- 123552 Library Casework
- 210501 Fire Protection Materials/Methods
- 220501 Plumbing Materials & Methods
- 230501 Mechanical Materials & Methods
- 260536 Cable Trays for Electrical Systems
- 262701 Electrical Service Entrance
- 323223 Segmental Freestanding & Retaining Walls
- 329219 Seeding
- 334211 Stormwater Gravity Piping

The following Pre-Installation Meetings have occurred:

SAFETY Etna Elementary

- January 2021 An RCS safety evaluation was conducted on January 11 and there were 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.
- April 2021 A safety audit was conducted by Robertson Safety Manager on April 16th. There were two (2) violations that were noted and abated.
- May 2021 A safety audit was conducted by Robertson Safety Manager on May 20th. There were no safety concerns observed.
- June 2021 A safety audit was conducted by Robertson Safety Manager on June 3rd. There were two (2) violations that were noted and abated.
- July 2021 A safety audit was conducted by Robertson Safety Manager on July 7th. There was (1) violation that was noted and the issue was abated at the time of the inspection.
- August 2021 A safety audit was conducted by Robertson Safety Manager on August 10th. There were seven (7) 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 Watkins HS to MS Renovations

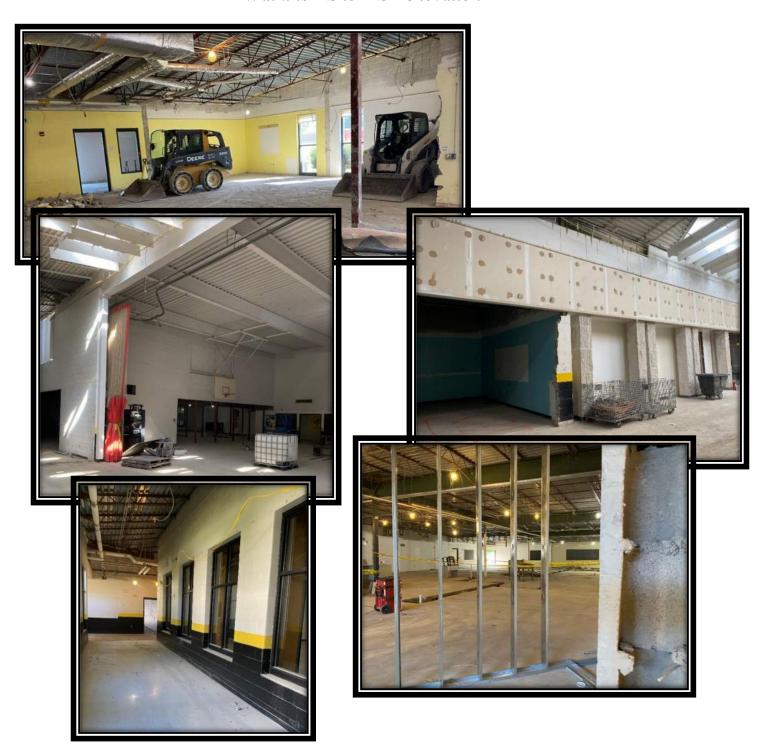
- July 2021 A safety audit was conducted by Robertson Safety Manager on July 7th. There was one (1) violation that was noted and the issue was abated at the time of the inspection.
- August 2021 A safety audit was conducted by Robertson Safety Manager on August 10th. There were ten (10) violation that was noted and the issue was abated at the time of the inspection.

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

PROGRESS PHOTOS Soft Surface Playground Area Accent Floor in Classroom Etna Elementary Milling Asphalt Student **Dining Floor Curb & Sidewalk Forms**



PROGRESS PHOTOS Watkins HS to MS Renovation



PROGRESS PHOTOS Watkins HS to MS Renovation







