





ICTORIAL REPRESENTATION)

Projects:

Southwest Licking Local Schools

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



Monthly Status Report #17
October 2020

Progress Report No. 17

For the Period Ending October 15th, 2020

Southwest Licking Local Schools

New High School and New 4-5 Elementary

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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



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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

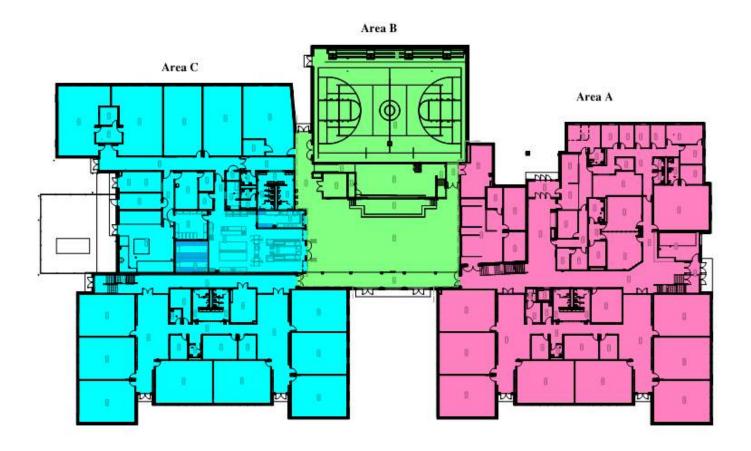
Brian Wolf, Garmann-Miller	(419) 628-4240
Mark Keith, Robertson	(740) 404-1805
Kevin Mohler, Robertson	(740) 503-7218

Etna Elementary Renovation

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



PROJECT FLOOR PLANS New 4-5 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 4-5 Elementary School and New High School. It is intended to provide a summary review of the status of the project through October 13th, 2020.

UPCOMING MEETINGS:

October 28th at	10:00 am -	Core Team	Meeting	(Every	/ Two	Weeks)
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October 20th at 12:30 pm - New High School Progress Meeting (Every Tuesday)

October 20th at 2:00 pm - New 4-5 Elementary School Progress Meeting (Every Tuesday)

October 28th at 1:00 pm – Site Improvements Package Progress Meeting (Every Other Wednesday)

New 4-5 Elementary School

CALENDAR DAYS TO COMPLETE

Substantial Completion (Nov 19, 2020)

35

New High School

CALENDAR DAYS TO COMPLETE

196 Substantial Completion (Apr 29, 2021) Topsoil, Reseed, Asphalt (May 28, 2021) 225

SCHEDULE & WORK COMPLETED

- Area A
 - Concrete Frost Slabs complete 100% 0
 - 0 SOD 2nd floor Area A 100%
 - Room A201 Mechanical Louvers 100% * 0
 - HVAC Duct Mains 75% 0
 - HVAC Piping Mains 75% 0
 - Plumbing Rough-Ins 70%
 - Electrical Rough-Ins 25% 0
- Area B
 - Area B Kitchen welded Hood Duct- 100% 0
 - HVAC Duct Mains 75% 0
 - HVAC Piping Mains 75% 0
 - B-Mechanical Pumps, Equipment 90% 0
 - B Auditorium MEP Hangers 90%
 - B Auditorium Sprinkler Mins -10%
 - B Auditorium Metal Ceiling System 100% 0
 - 0 B Auditorium Hang Gypsum Ceiling Starting
- Area C
 - Electrical Rough-Ins C Dining 99% 0
 - CF Metal Framing 100% 0
 - C Drywall 80% 0
 - 0 C Dining Interior Brick – 60%
 - C Dining Block Fill Painting 30% 0
- Area D
 - Aux Gym Metal Roofing Starting week of 10/12 0
 - D South Aluminum Curtianwall 70% 0
- Area E
 - Painting CMU Wall Block fill 90%
- Area F/G

0

- Electrical Above Clg. Rough-Ins- 100% 0
- Drywall Area F1-G1 -90% 0
- Painting F/G 90% 0
- Area H/J
 - Masonry Veneer Area H/J 100% 0
 - Electrical above Ceiling Rough-Ins 100% 0
 - Metal Roofing 100% 0
 - Painting Block fill 90%

CURRENT ISSUES

- Failed Auditorium Masonry Wall Dec 6, 2019 Re-Build Replacement:
- Overtime costs are still being evaluated by the Insurance

SCHEDULE & WORK COMPLETED

- Area A
 - 0 Ceiling Grid 1st Floor Area A 100%
 - Casework 1st Floor Area A- 100%
 - Ceramic Tile 1st Floor Area A- 99% 0
 - Drop Ceiling Tile in Area A2 85% 0
 - Flooring Install Area A2 100% 0
 - 0 Technology Cable Install- 100%
 - Polish Terrazzo 85% 0
- Area B
 - Hang Drywall Area B- 99% 0
 - Prime & First Coat Paint in Student Dining- 99% 0
 - Final Coat Paint in Gym 100% 0
 - Install Wood Gym Floor 70% 0
 - Install Lights in Student Dining 30%
 - Polish Terrazzo 70% 0
- Area C
 - Flooring Install Area C2 99% 0
 - Flooring Install Area C1 40% 0
 - Technology Cable Install- 100% 0
 - Install Kitchen Equipment 70% 0
 - Polish Terrazzo 50% 0
- Sitework
 - Install Sidewalks & Curbs 100% 0
 - Install Soft Play Surface 100% 0
 - Install Playground Equipment 100% 0
 - Install Asphalt at Playground 100%

CURRENT ISSUES

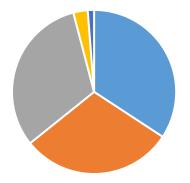
- Project is still experiencing COVID-19 impacts to manpower.
- Delay from Century Link to install the telephone lines. Lines have been installed into the building but have not been connected to the service across Smoke Road. They are waiting on approval of permits to bore under Smoke Road.

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.

 Continue procedures pursuant COVID-19 and Stay at Home Order extended July 8th, 2020. Continue to have manpower impacts with confirmed cases.

PROJECT BUDGETS Owner Contingency

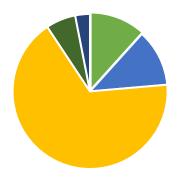
New 4-5 Elementary School Owner Contingency Usage



Owner Contingency	
	Elementary School
Original Amount	\$484,786.40
Approved Change Orders	\$(604,142.55)
Pending Change Orders*	\$529,554.53
Remaining Contingency	\$559,374.42
Site Work Approved Change Orders	\$49,686.09
Site Work Pending Change Orders	\$22,113.43
*Contains the Technology Equipment overage	

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

New High School Owner Contingency Usage



Owner Contingency	
	High School
Original Amount	\$1,304,165.46
Approved Change Orders	\$227,776.77
Pending Change Orders*	\$(232,549.22)
Remaining Contingency	\$1,308,937.91
Site Work Approved Change Orders	\$121,645.25
Site Work Pending Change Orders	\$60,240.02
*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	\$34,657.95
Pending Change Orders	\$646.40
Remaining Contingency	\$49,455.65

- 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	\$122,966.95
Pending Change Orders	\$24,502.72
Remaining Contingency	\$195,755.33

- Approved Change Orders Pending Change Orders
- Remaining 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	\$231,537.34
Remaining Contingency	\$347,299.95

- 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 10, 2020	
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

- Complete final grading around New 4-5 Elementary.
- Seeding to start week of 10/19.
- Rough grading in process at High School.
- Top Soil respread to begin on connector road, ahead of seeding.
- Continue Installing Electrical underground conduit for connector road light poles.
- Base course asphalt paving at Elementary Playground installed.
- Base course for connector road complete.
- Install Elementary Parking area asphalt.
- Proof roll to West/ back of High School.
- Still on Hold for direction on options for striping and speed bumps, as issued under PR-014.

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	Complete 4/30/20
Permanent Dry-In	May 21, 2020	Complete 7/20/20
Final HVAC Start-Up	May 12, 2020	Complete 7/10/20
Substantial Completion	November 10, 2020	

Schedule Two Week Look Ahead

Site Work

- Plant Grass Seed
- Prep for Paving at Parking Lots
- Set Light Poles

Building Wide

• Begin Test & Air Balance

Area C - 2nd Floor

- Drop Ceiling Tile
- Continue with Technology Install
- Punch List

Area A – 2nd Floor

- Continue with Technology Install
- Punch List

Area C - 1st Floor

• Continue with Kitchen Equipment Install

Area A - 1st Floor

- Complete Polishing of Terrazzo
- Install Carpet in Administrative Area
- Install LVT Flooring in Classrooms
- Continue with Technology Install
- Drop Ceiling Tile
- Punch List

Area B

- Complete Wood Gym Floor
- Install Lights in Student Dining
- Install Radiant Heaters in Student Dining
- Install Duct Sock in Gym
- Complete Polishing of Terrazzo
- Install LVT Flooring
- Continue with Technology Install
- Drop Ceiling Tile
- Install Lights at Main Entry
- Punch List

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	20 days behind schedule
Spread Topsoil, Reseed, and Top Coat of Asphalt	May 28, 2021	

Schedule Two Week Look Ahead

Area A - Mechanical/ North of Stage

- Continue MEP Rough-ins Main Mechanical and Area A
- Install Mechanical room stair

Area B - Kitchen

- Begin Metal Roofing- Stagged on site
- Aluminum Window Install complete

Area B - Auditorium

- Above ceiling Fire Suppression rough-in
- Begin Gypsum Ceiling Install

Area C - Student Dining

- Complete Electrical Rough-In
- Continue Fire Suppression Rough-In
- Monumental Stair Install
- Complete interior brick install

Area D - Auxiliary Gym/Locker Room

- Continue final MEP Rough ins
- Begin Metal Roofing Installation High Roof of Aux. Gym
- Complete South Curtainwall install

Area E – Main Gymnasium

• Complete final Painting

Area F and G – 1st Floor

 Complete Gypsum Wall Board over Metal Studs @ admin. area

Area F and G - 2nd Floor

- Complete Electrical Above Ceiling Rough-in
- Complete Duct & Piping Insulation
- Complete Fire Suppression Rough-In
- Complete Curtainwall Install

Area H and J – 1st Floor

- Complete Above Clg. Gypsum Wall Board
- Continue Duct and Piping Insulation
- Complete Curtainwall Installation

Area H and J - 2nd Floor

• Complete Drywall installation

Building Envelope

- Exterior Brick Veneer complete
- Exterior wall metal panels continue
- Metal Roofing stagged for installation at Area B and continuing around Area A

PROJECT DOCUMENTATION New 4-5 Elementary 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

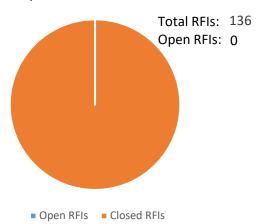
Responsibility

Schedule Concern





New 4-5 Elementary School Request for Information

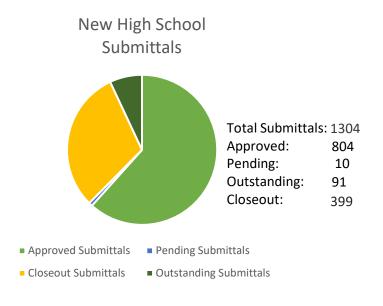


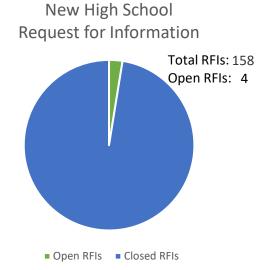
PROJECT DOCUMENTATION New High School

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
Stone Masonry	GMAE	Procurement, shop drawings for all
		Remaining stone work





QUALITY CONTROL

New 4-5 Elementary School, Site Improvements Package, and 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.

Thus far we have held the following pre-installation meetings:

- Elementary Cast-In-Place Concrete (Footings) July 23rd at 3:00 pm
- High School Cast-In-Place Concrete (Footings) August 8th, 2019
- Elementary & High School Unit Masonry July 30th at 3:00 pm
- Elementary & High School Cast-In-Place Concrete (Slab on Grade) August 27th at 1:00 pm
- Elementary & High School Membrane and Sheet Metal Roofing October 8th at 3:00 pm
- Elementary & High School Mechanical Materials/Methods November 5th at 10:00 am
- Elementary & High School Fire Protection Materials/Methods November 19th at 10:00 am
- Elementary & High School Plumbing Materials/Methods November 19th at 9:00 am
- Site Work Clearing and Grubbing March 7th, 2019
- Elementary & High School Stone Masonry Veneer
- Elementary & High School Storefronts, Curtain Walls, and Glazing March 17th
- Elementary Resinous Matric Terrazzo May 26th at 10:00 am
- Technology Kick-Off Meeting June 10th at 2:00 pm
- Elementary Resilient Flooring and Tiling July 7th at 10:00 am
- Elementary Hydraulic Elevators July 8th at 9:00 am
- Educational and Library Casework June 23rd at 9:30 am
- Elementary TAB Kick-Off Meeting July 17th at 9:00 am
- Elementary Wood Flooring 09/22/2020 at 11:00am
- Playground Grading and Soft Surface

The following Pre-Installation Meetings are to be scheduled:

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

- HS Wood Flooring
- HS Sound, Video, & Communication Systems
- High School Theater & Stage Equipment
- ES and HS Communication Metal Support
- HS-Resinous Matrix Terrazzo and Quartz Flooring
- ES and HS Window Shades
- ES and HS Telescoping Bleachers
- HS Polished Concrete Floor System

SAFETY New 4-5 Elementary 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. Five (5) 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 eight (8) violation that were noted and abated immediately. Subcontractors instituted scaffolding tag-out and tag-in procedures on site.
- December 2019 A safety audit was held by Robertson on December 5th, 2019. Five (5) safety violations were noted on the audit, all violations were abated that day.
- January 2020 A third-party inspection was conducted by Ogle on January 6th, 2020. Ten (10) safety violations were noted on the audit and were abated immediately.
- February 20, 2020 A safety audit was held by Robertson on February 20th, 2020. Thirteen (13) 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. Four (4) safety violations were noted on the audit and all items were abated.
- May 2020 A safety audit was conducted by Ogle on May 8th, 2020. There were four (4) violations that noted and were abated.
- June 2020 A safety audit was conducted by Ogle on June 9th, 2020. There were seven (7) violations that were noted and abated.
- July 2020- A safety audit was held by Robertson on July 21st. There were seven (7) violations that were noted and abated.
- August 2020- A safety audit was held by Robertson on August 13th. There were seven (7) violations that were noted and abated.
- September 2020- A safety audit was conducted by Robertson on September 23rd. There were two (2) 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

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.

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

PROGRESS PHOTOS

Area C Receptionist Desk October 9, 2020

New 4-5 Elementary School

Main Gym Wood Flooring October 9, 2020

> 2nd Floor Classroom Finishes October 9, 2020







1st Floor Corridor - Terrazzo October 9, 2020



Kitchen Equipment October 9, 2020



PROGRESS PHOTOS Elementary School Drone Footage



North View of Elementary School October 8, 2020

East View of the Elementary School – Site Work Concrete October 8, 2020



South View of Elementary School October 8, 2020

West View of Elementary School
- Playground
October 8, 2020



Area A Staircase October 9, 2020



PROGRESS PHOTOS New 9-12 High School

Auditorium and Stage October 9, 2020



Student Dining Thin Brick Veneer – Main Gym October 9, 2020



Area B Main Mechanical Room October 9, 2020





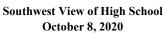
Student Dining Monumental Stair October 9, 2020

PROGRESS PHOTOS High School Drone Footage

East View of High School October 8, 2020



West View of High School October 8, 2020





Northeast View of High School October 8, 2020



South View of High School October 8, 2020

