



Project:

NLSD Athletic Facility & MS Plumbing Repairs
RCS Project # 22-009-01



Monthly Status Report #04

2/14/2024

Progress Report No.04

For the Period Ending 2/14/2024

NLSD Athletic Facility & MS Plumbing Repairs

Northridge Local School District Board of Education

Jayma Bammerlin - President - NLSD
Doug Hart - Vice President - NLSD
Kate Creager - Board Member - NLSD
Jeffrey Schrock - Board Member - NLSD
Evelyn Vance - Board Member - NLSD

Britt Lewis - Treasurer - NLSD
Kristine Michael - Superintendent - NLSD

Design Builder

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

Legat Architects
22 East Gay Street
Columbus, OH 43215



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Project Contacts

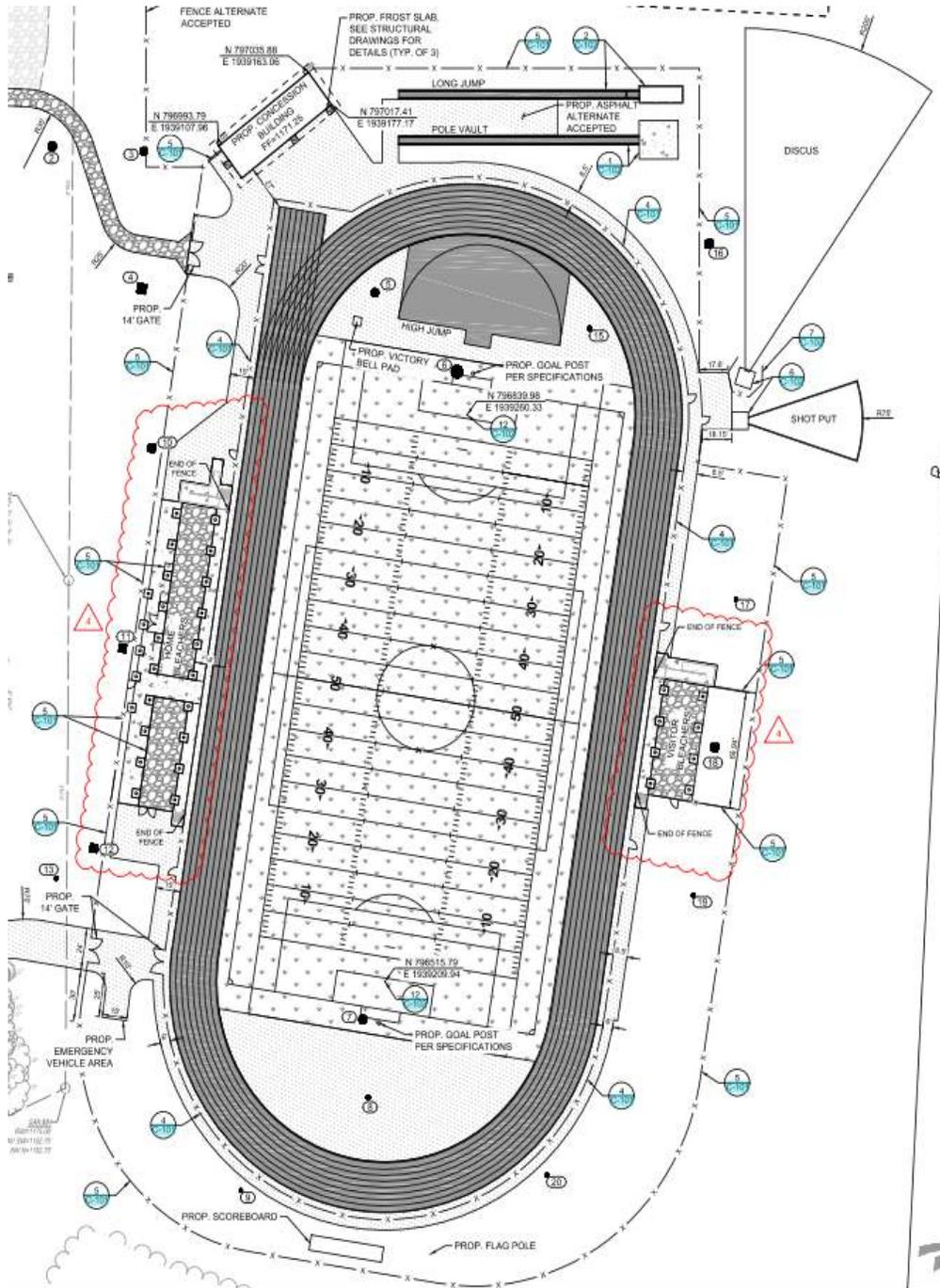
NLSD Athletic Facility & MS Plumbing Repairs

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Project Layout
Northridge Athletic Facility



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Executive Summary

This report has been prepared to provide a project update for the NLSD Athletic Facility & MS Plumbing Repairs . It is intended to provide a summary review of the status of the project through 2/14/24

UPCOMING MEETINGS:

OAC Team Meeting (Every other Tuesday at 2:00 PM): February 20th, 2024

Northridge Athletic Stadium & MS Plumbing Repairs

CALENDAR DAYS TO COMPLETION

Substantial Completion August 31, 2024 199

SCHEDULE & WORK COMPLETED

Sitework		Track, Long Jump, Pole Vault	
- Mass Grading - Excavate to Subgrade	95%	- Stone Base for Track	100%
		- Fine Grade top 2" stone base for Asphalt	0%
		- Install Long Jump, Pole Vault, Discus	0%
Utilities		Site Finishes	
- Storm Sewer	100%		
- Water Line	90%		
- Sanitary Sewer	100%		
Grandstands		Concession Stand	
- Install Visitor Grandstand Foundations	0%	- Roof Sheathing / Dry In	100%
- Install Home Grandstand Foundations	0%	- Plumbing In Wall Rough	15%
- Underground Electric to Pressbox Panel	0%	- Interior Masonry Walls (Non-Bearing)	0%
Turf Field		MS Plumbing Repairs	
- Install UG Electric inside field	10%	- Abatement	100%
- Install Concrete Curb	0%		
- Install Underdrain & Finger Drains	0%		

CURRENT ISSUES

- The Site Permit delayed the start of earthwork by 5 weeks. As a result remaining earthmoving activities, stormwater, electrical underground, concession building foundation, and masonry are now taking place fully in the winter months
- Wet Soils were identified at the west side of the track on 12/8/23. Robertson Construction partnered with NLSD's geotechnical consultant (PSI) and the school district leadership to cement stabilize the track on 1/9/24. This will allow construction to continue on the track through the winter months
- January 2024 has been uncharacteristically warm and wet, preventing progress on the turf field. RCS partnered with PSI and the site work and field turf subcontractors to develop a plan to maintain the project schedule. RCS recommended to NLSD to cement stabilize the field subgrade.



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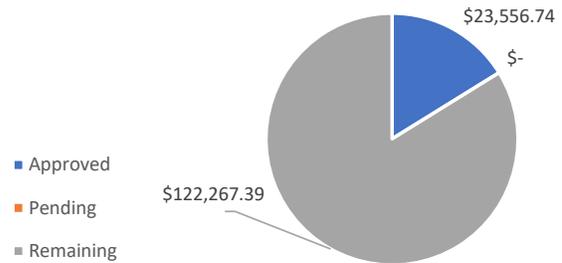
PROJECT BUDGETS

*Northridge Athletic Facility & MS Plumbing Repairs
Overall Construction Budget*

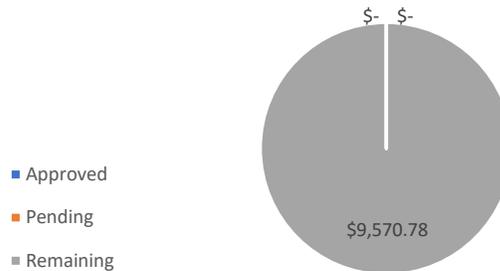
Current Contract Value	\$	7,324,634.33
GMP 01 - Athletic Facility	\$	6,708,436.35
Approved Change Orders	\$	114,761.00
GMP 02 - MS Plumbing Repairs	\$	499,055.98
Approved Change Orders	\$	2,381.00

D-B Contingency

D-B Contingency - Athletic Facility	
Original Amount	\$ 145,824.13
Approved Change Orders	\$ 23,556.74
Pending Change Orders	\$ -
Remaining Contingency	\$ 122,267.39



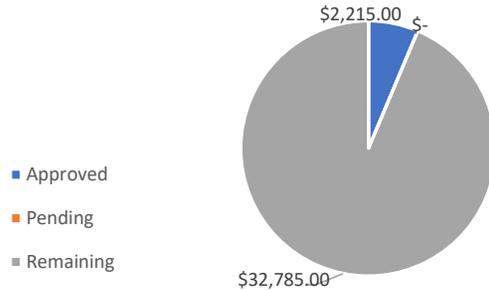
D-B Contingency - MS Plumbing Repairs	
Original Amount	\$ 9,570.78
Approved Change Orders	\$ -
Pending Change Orders	\$ -
Remaining Contingency	\$ 9,570.78



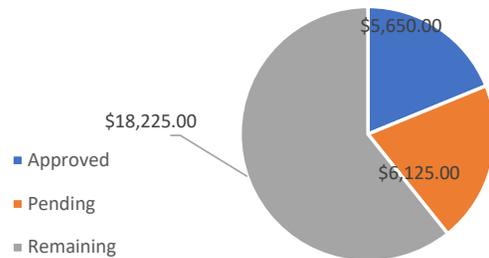
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Owner Allowances - Northridge Athletic Facilities & MS Plumbing Repairs

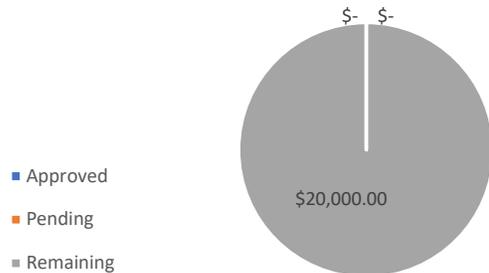
NLSD Athletic Facility Allowance #01: Temp Heat & Winter Weather	
Original Amount	\$ 35,000.00
Approved Usage	\$ 2,215.00
Pending Usage	\$ -
Remaining Allowance	\$ 32,785.00



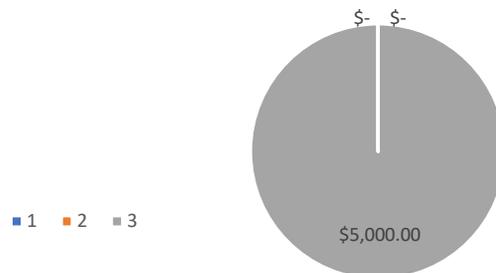
MS Plumbing Repairs Allowance #02: Abatement & Flooring	
Original Amount	\$ 30,000.00
Approved Usage	\$ 5,650.00
Pending Usage	\$ 6,125.00
Remaining Allowance	\$ 18,225.00



MS Plumbing Repairs Allowance #03: Overtime in Middle School	
Original Amount	\$ 20,000.00
Approved Usage	\$ -
Pending Usage	\$ -
Remaining Allowance	\$ 20,000.00



MS Plumbing Repairs Allowance #04: GPRS Scanning in the MS	
Original Amount	\$ 5,000.00
Approved Usage	\$ -
Pending Usage	\$ -
Remaining Allowance	\$ 5,000.00



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PROJECT SCHEDULE

Northridge Athletic Facilities & MS Plumbing Repairs

Construction Start	October 2, 2023 November 13, 2023	COMPLETED
Substantial Completion	August 31, 2024	

Schedule Three Week Look Ahead

Sitework

- Complete Mass Grading - Excavate to Subgrade
- Cut remaining 2" to subgrade at turf field

Track, Long Jump, Pole Vault

Utilities

- Complete Water Line
- Continue Underground Electric outside the field

Site Finishes

Grandstands

- Start / Finish Grandstand Foundations
- Start Underground Electric at Grandstands

Concession Stand

- Complete Plumbing in-wall rough in
- Complete Interior Masonry Walls (Non-Bearing)

Turf Field

- Proof Roll Turf Field
- Start Underdrains at Turf Field

MS Plumbing Repairs



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PROJECT DOCUMENTATION

Northridge Athletic Facilities & MS Plumbing Repairs

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.

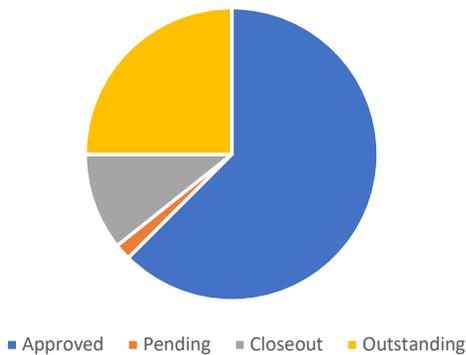
The following items may present potential concerns to the project schedule:

	No Issues at this time	

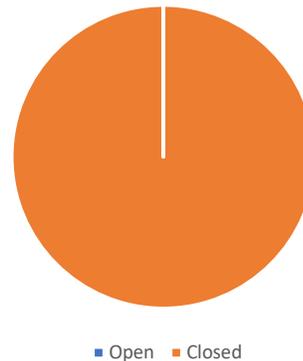
Total	112
Approved Submittals	70
Pending Submittals	2
Closeouts Submittals	12
Outstanding Submittals from Subcontractors	28

Total	14
Open RFIs	0
Closed RFIs	14

Submittals



RFIs



QUALITY CONTROL

Northridge Athletic Facilities & MS Plumbing Repairs

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 will take a thorough and proactive approach to items. Robertson will monitor reports from the design team, PSI, MCS, and the School District. Corrections will be made in response to these reports.

Pre-installation meetings are being scheduled with the Architect and appropriate subcontractors to ensure the work is consistent with the contract specifications and will be installed properly.

The following Pre-Installation Meetings are to be held per the specifications:

- Food Service Equipment
- Asphalt Paving
- Concrete Paving
- Chain Link Fences & Gates
- Turf & Grasses

The following Pre-Installation Meetings have been completed:

- Sitework
- Masonry
- Synthetic Turf Field
- Grandstands



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SAFETY

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Chris Ahn, RCS Safety Coordinator, will visit the site to conduct regular safety audits, along with Shawn Herald, RCS Superintendent, performing daily safety checks. The subcontractors are required to immediately abate any concerns that are noted.

Site Safety Audits by RCS Safety Coordinator:

12/20/23 - Site Safety Audit, no safety violations noted

02/12/24 - Site Safety Audit, requested subcontractors provide copies of their company safety manuals for record, RCS requested all safety manuals from subcontractors by the following day 2/14/24. No other safety violations noted.



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PROGRESS PHOTOS

Northridge Athletic Facilities & MS Plumbing Repairs



02.12.24 - Water Line for Concession Stand



02.08.24 - Place and Compact 6" of stone Base at Track



02.12.24 - Arial View of Stadium



02.13.24 - Concessions Building, masonry and ice and water shield at roof are complete



02.13.24 - In-wall plumbing started inside Concession Stand

