



Project:

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



Monthly Status Report #01

11/30/2023

Progress Report No.01

For the Period Ending 11/30/2023

NLSD Athletic Facility & MS Plumbing Repairs

Northridge Local School District Board of Education

Geoff Wiggins - President - NLSD
Jayma Bammerlin - Vice President - NLSD
Kate Creager - Board Member - NLSD
Doug Hart - Board Member - NLSD
Jeffrey Schrock - Board Member - NLSD

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

Construction Manager:

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

Architect:

Legat Architects
22 East Gay Street
Columbus, OH 43215



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Project Contacts

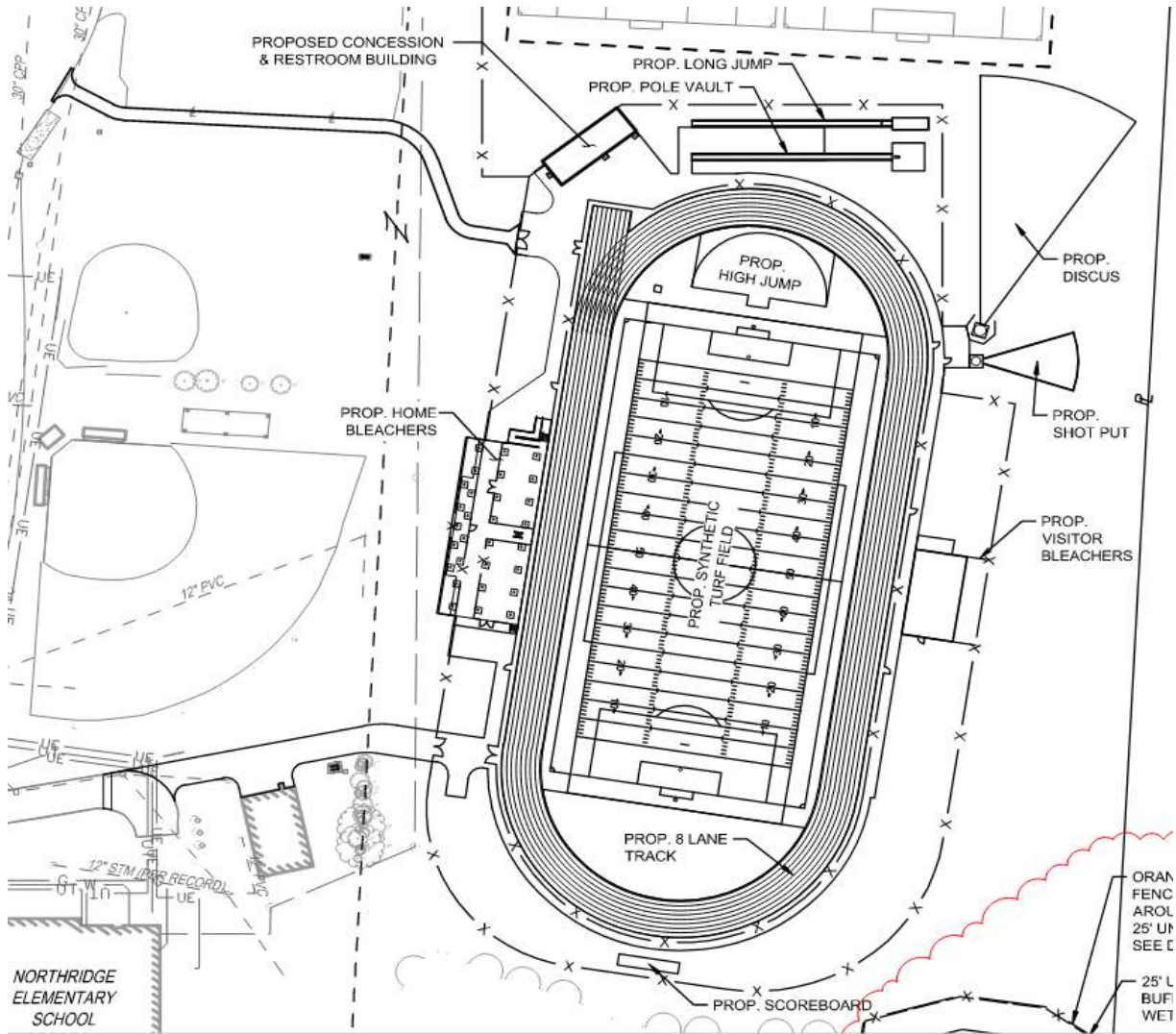
NLSD Athletic Facility & MS Plumbing Repairs

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Matt Lauvray	Northridge Local Schools	(740) 967-6631	mlauvray@laca.org
Nick Corcoran	MCS	(740) 600-2926	ntc@mcsagents.com
Holly McLean	MCS	(614) 439-2372	hbm@mcsagents.com
Clay Keith	Robertson Construction	(614) 374-4857	ckeith@robertsonconstruction.net
Matt Niskanen	Robertson Construction	(646) 235-0789	mniskanen@robertsonconstruction.net
Ben Cummings	Robertson Construction	(740) 644-0489	bcummings@robertsonconstruction.net
Shawn Herald	Robertson Construction	(740) 258-3448	sherald@robertsonconstruction.net
Dennis Paben	Legat Architects	(614) 309-1498	dpaben@legat.com



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Project Layout
Northridge Athletic Facility



**Northridge Athletic Stadium MS Plumbing Repairs
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Executive Summary

This report has been prepared to provide a project update for the NLSA Athletic Facility & MS Plumbing Repairs . It is intended to provide a summary review of the status of the project through 11/30/2023

UPCOMING MEETINGS:

OAC Team Meeting (Every other Tuesday at 2:00 PM): November 28th, 2023

Northridge Athletic Stadium & MS Plumbing Repairs

CALENDAR DAYS TO COMPLETION		
Substantial Completion	August 31, 2024	275



SCHEDULE & WORK COMPLETED

Sitework		Track, Long Jump, Pole Vault	
- Demolition	100%	- Stone Base for Track & Asphalt	0%
- Strip Topsoil & Stockpile	90%	- Install Athletic Equipment	0%
- Mass Grading - Excavate to Subgrade	50%	- Fine Grade top 2" stone base for Asphalt	0%
Utilities		Site Finishes	
- Storm Sewer	0%	- Install Scoreboard	0%
- Electric Service - Energy Cooperative	0%	- Install Flag Pole	0%
- Sanitary Sewer	0%	- Install 4' Fence Posts	0%
Grandstands		Concession Stand	
- Install Visitor Grandstand Foundations	0%	- Install Continuous Footings	0%
- Install Home Grandstand Foundations	0%	- Plumbing Underground	0%
- Underground Electric to Pressbox Panel	0%	- Electric Underground	0%
Turf Field		MS Plumbing Repairs	
- Install UG Electric inside field	0%	- Remove Toilet Partitions	0%
- Install Concrete Curb	0%	- Abatement	0%
- Install Underdrain & Finger Drains	0%	- Remove Plumbing Fixtures	0%

CURRENT ISSUES

- The Site Permit delayed the start of earthwork by 5 weeks. This will result in earthmoving activities, stormwater, electrical underground, concession building foundation, and masonry shifting into the winter months. Sitework was originally scheduled to start October 1, 2023, but was delayed until November 13, 2023 due to site permit. The Contract Completion date has been changed to August 31, 2024 to reflect this delay.

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PROJECT BUDGETS

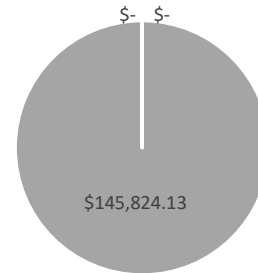
*Northridge Athletic Facility & MS Plumbing Repairs
Overall Construction Budget*

Current Contract Value	\$	7,260,109.33
GMP 01 - Athletic Facility	\$	6,708,436.35
Approved Change Orders	\$	50,236.00
GMP 02 - MS Plumbing Repairs	\$	499,055.98
Approved Change Orders	\$	2,381.00

Design-Build Contingency

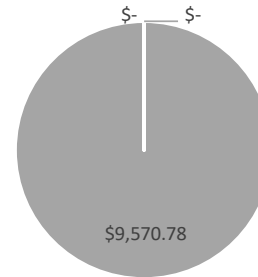
D-B Contingency - Athletic Facility	
Original Amount	\$ 145,824.13
Approved Change Orders	\$ -
Pending Change Orders	\$ -
Remaining Contingency	\$ 145,824.13

- Approved
- Pending
- Remaining



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

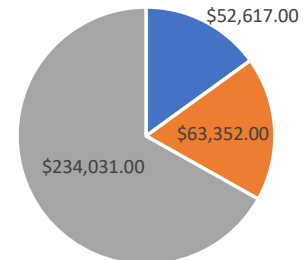
- Approved
- Pending
- Remaining



Owner Contingency

Owner Contingency	
Original Amount	\$ 350,000.00
Approved Change Orders	\$ 52,617.00
Pending Change Orders	\$ 63,352.00
Remaining Contingency	\$ 234,031.00

- Approved
- Pending
- Remaining



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Owner Allowances - Northridge Athletic Facilities & MS Plumbing Repairs

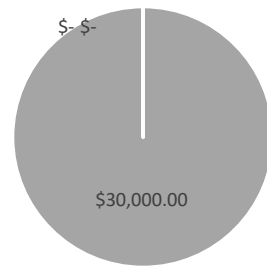
NLSD Athletic Facility Allowance #01: Temp Heat & Winter Weather	
Original Amount	\$ 35,000.00
Approved Usage	\$ -
Pending Usage	\$ -
Remaining Allowance	\$ 35,000.00

- Approved
- Pending
- Remaining



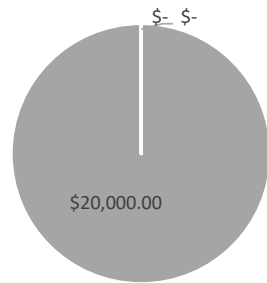
MS Plumbing Repairs Allowance #02: Abatement & Flooring	
Original Amount	\$ 30,000.00
Approved Usage	\$ -
Pending Usage	\$ -
Remaining Allowance	\$ 30,000.00

- Approved
- Pending
- Remaining



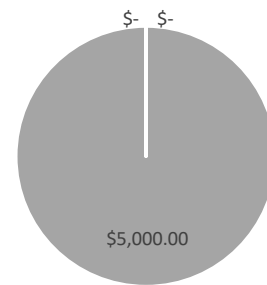
MS Plumbing Repairs Allowance #03: Overtime in Middle School	
Original Amount	\$ 20,000.00
Approved Usage	\$ -
Pending Usage	\$ -
Remaining Allowance	\$ 20,000.00

- Approved
- Pending
- Remaining



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

- Approved
- Pending
- Remaining



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PROJECT SCHEDULE

Northridge Athletic Facilities & MS Plumbing Repairs

<i>Construction Start</i>	<i>October 1, 2023</i>	<i>COMPLETED</i>
<i>Substantial Completion</i>	<i>August 31, 2024</i>	

Schedule Two Week Look Ahead

<i>Sitework</i>		<i>Track, Long Jump, Pole Vault</i>
- Strip Topsoil & Stockpile	-	
- Mass Grading - Excavate to Subgrade	-	
	-	
<i>Utilities</i>		<i>Site Finishes</i>
-	-	
-	-	
-	-	
<i>Grandstands</i>		<i>Concession Stand</i>
-	-	
-	-	
-	-	
<i>Turf Field</i>		<i>MS Plumbing Repairs</i>
-	-	
-	-	
-	-	



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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:

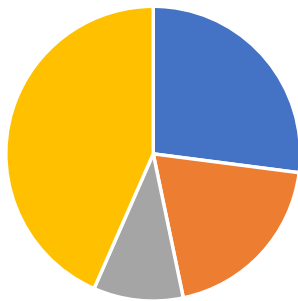
Main Electric Distribution Panel	Claypool	Current delivery date of 06/24

Total	122
Approved Submittals	33
Pending Submittals	24
Closeouts Submittals	12
Outstanding Submittals from Subcontractors	53

Total	5
Open RFIs	2
Closed RFIs	3

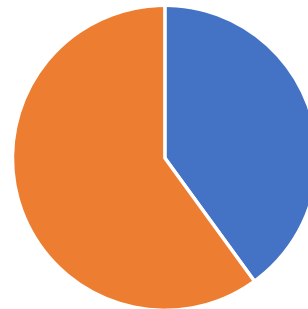
* Reviewing outstanding submittals to delete redundancy and submittals that do not pertain to this job.

Submittals



■ Approved ■ Pending ■ Closeout ■ Outstanding

RFIs



■ Open ■ Closed



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 occurred:

- Sitework



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SAFETY

Northridge Athletic Facilities & MS Plumbing Repairs

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 quickly abate any concerns that have been noted.

No Audit was conducted and no safety issues were recorded during the month of November.



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PROGRESS PHOTOS

Northridge Athletic Facilities & MS Plumbing Repairs



11.15.23 - Excavation of Temporary Sediment Basin



11.15.23 - Demolition of Track complete



11.15.23 - Excavation of Temporary Sediment Basin



11.15.23 - East half of field topsoil stripped



10.18.23 - Temporary Construction Drive installed

