



Project:

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



Monthly Status Report #03

1/10/2024

Progress Report No.03

For the Period Ending 1/10/2024

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



Table of Contents

PROJECT CONTACTS.....	4
PROJECT FLOOR PLANS.....	5
EXECUTIVE SUMMARY.....	6
PROJECT BUDGETS.....	7 - 8
PROJECT SCHEDULE.....	9
PROJECT DOCUMENTATION.....	10
QUALITY CONTROL.....	11
SAFETY.....	12
PROGRESS PHOTOS.....	13



Northridge Athletic Stadium MS Plumbing Repairs
Progress Report No. 03, January 2024

Project Contacts

NLSD Athletic Facility & MS Plumbing Repairs

Britt Lewis	Northridge Local Schools	(740) 967-6631	blewis@laca.org
Kristine Michael	Northridge Local Schools	(740) 637-4767	kmichael@northridgevikings.org
Dave Liggett	Northridge Local Schools	(740) 817-1147	dliggett@northridgevikings.org
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



**Northridge Athletic Stadium MS Plumbing Repairs
Progress Report No. 03, January 2024**

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 1/10/24

UPCOMING MEETINGS:

OAC Team Meeting (Every other Tuesday at 2:00 PM): January 23rd, 2024

Northridge Athletic Stadium & MS Plumbing Repairs

CALENDAR DAYS TO COMPLETION

Substantial Completion August 31, 2024 234

SCHEDULE & WORK COMPLETED

Sitework		Track, Long Jump, Pole Vault	
- Demolition	100%	- Stone Base for Track & Asphalt	0%
- Mass Grading - Excavate to Subgrade	90%	- Install Athletic Equipment	0%
- Stabilize Track	100%	- Fine Grade top 2" stone base for Asphalt	0%
Utilities		Site Finishes	
- Storm Sewer	75%	- 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%	- Plumbing Underground	100%
- Install Home Grandstand Foundations	0%	- Electric Underground	100%
- Underground Electric to Pressbox Panel	0%	- Masonry Bearing Walls	100%
Turf Field		MS Plumbing Repairs	
- Install UG Electric inside field	10%	- Remove Toilet Partitions	0%
- Install Concrete Curb	0%	- Abatement	100%
- Install Underdrain & Finger Drains	0%	- Remove Plumbing Fixtures	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
- Unsuitable 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
-
-



**Northridge Athletic Stadium MS Plumbing Repairs
Progress Report No. 03, January 2024**

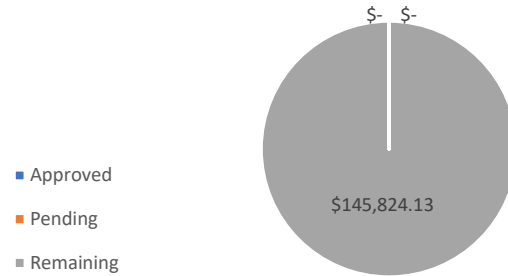
PROJECT BUDGETS

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

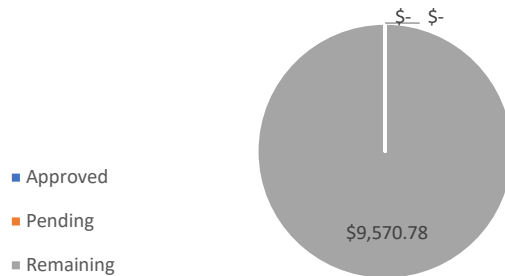
Current Contract Value	\$	7,322,603.33
GMP 01 - Athletic Facility	\$	6,708,436.35
Approved Change Orders	\$	112,730.00
GMP 02 - MS Plumbing Repairs	\$	499,055.98
Approved Change Orders	\$	2,381.00

D-B Contingency

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



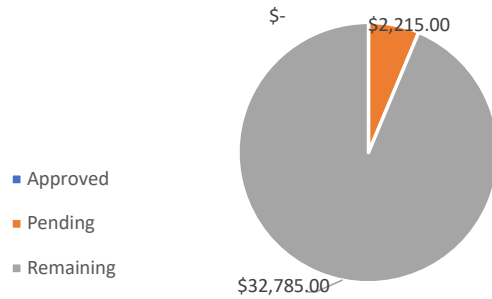
D-B Contingency - MS Plumbing Repairs	
Original Amount	\$ 9,570.78
Approved Change Orders	\$ -
Pending Change Orders	\$ -
Remaining Contingency	\$ 9,570.78



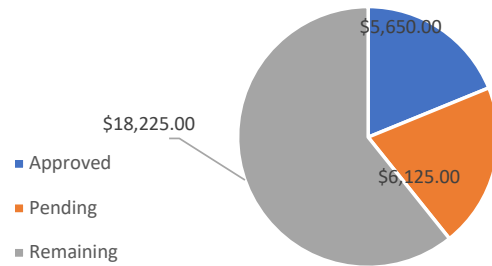
**Northridge Athletic Stadium MS Plumbing Repairs
Progress Report No. 03, January 2024**

Owner Allowances - Northridge Athletic Facilities & MS Plumbing Repairs

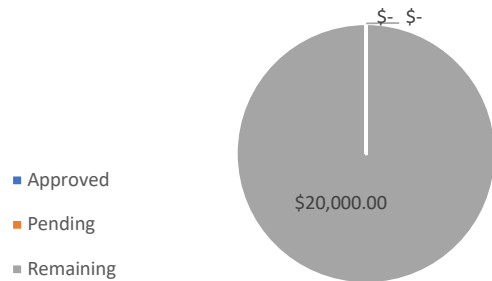
NLSD Athletic Facility Allowance #01: Temp Heat & Winter Weather	
Original Amount	\$ 35,000.00
Approved Usage	\$ -
Pending Usage	\$ 2,215.00
Remaining Allowance	\$ 32,785.00



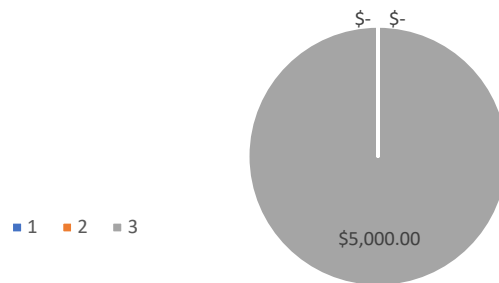
MS Plumbing Repairs Allowance #02: Abatement & Flooring	
Original Amount	\$ 30,000.00
Approved Usage	\$ 5,650.00
Pending Usage	\$ 6,125.00
Remaining Allowance	\$ 18,225.00



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



**Northridge Athletic Stadium MS Plumbing Repairs
Progress Report No. 03, January 2024**

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

- Mass Grading - Excavate to Subgrade
-

Track, Long Jump, Pole Vault

- Install 6" Stone Base at Track
-
-

Utilities

- Complete Storm Tech Chamber at Turf Field
- Continue Storm Sewer
-

Site Finishes

-
-
-

Grandstands

- Start Grandstand Foundations
-
-

Concession Stand

- Pour Slab on Grade (weather dependent)
- Roof Framing and Sheathing
-

Turf Field

- Proof Roll Turf Field
-
-

MS Plumbing Repairs

-
-
-



Northridge Athletic Stadium MS Plumbing Repairs
Progress Report No. 03, January 2024

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.

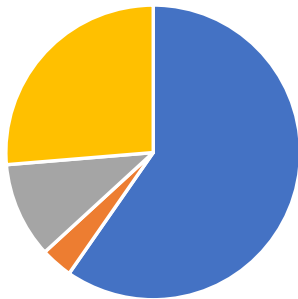
The following items may present potential concerns to the project schedule:

P1 Panel Enclosure at Concessions	Korda approved alternative panel type, RCS is working with Claypool on revised material	Current delivery date of 08/22/24

Total	114
Approved Submittals	68
Pending Submittals	4
Closeouts Submittals	12
Outstanding Submittals from Subcontractors	30

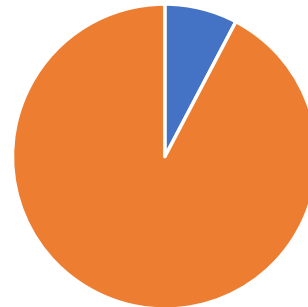
Total	13
Open RFIs	1
Closed RFIs	12

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
- Masonry
- Synthetic Turf Field
- Grandstands



Northridge Athletic Stadium MS Plumbing Repairs
Progress Report No. 03, January 2024

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 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

*No major safety issues were recorded during the month of January.



Northridge Athletic Stadium MS Plumbing Repairs
Progress Report No. 03, January 2024

PROGRESS PHOTOS

Northridge Athletic Facilities & MS Plumbing Repairs



01.05.24 - Masonry Bearing Walls & Underground Plumbing at Concession Stand



01.08.24 - Cement Stabilization and Grading at Track



01.08.24 - Cement Stabilization and Grading at Track



01.05.24 - Excavation for Storm Tech Chambers at Turf Field

