



Project:

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



Monthly Status Report #06

4/11/2024

Progress Report No.06

For the Period Ending 4/11/2024

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

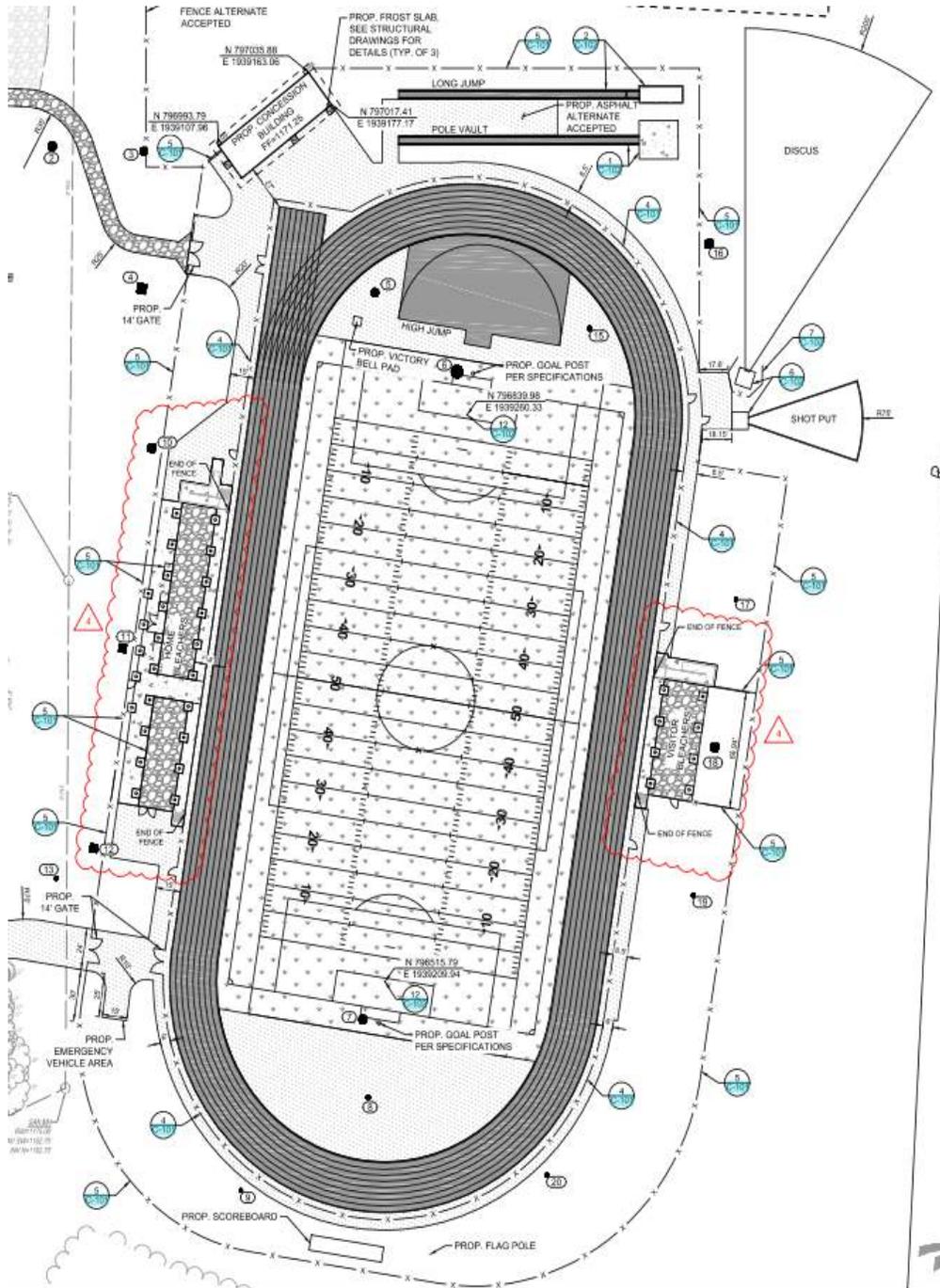
NLSD Athletic Facility & MS Plumbing Repairs

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



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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 4/11/24

UPCOMING MEETINGS:

OAC Team Meeting (Every other Tuesday at 2:00 PM): April 16th, 2024

Northridge Athletic Stadium & MS Plumbing Repairs

CALENDAR DAYS TO COMPLETION

Substantial Completion August 31, 2024 142

SCHEDULE & WORK COMPLETED

Sitework		Track, Long Jump, Pole Vault	
- Mass Grading - Excavate to Subgrade	100%	- Stone Base for Track	100%
		- Fine Grade top 2" stone base for Asphalt	0%
		- Install Long Jump, Pole Vault, Discus	100%
Utilities		Site Finishes	
- Water Line	100%	- 6' Fence Posts	25%
- Sanitary Sewer	100%	- Topsoil Respread	75%
- Underground Electric Conduit	100%	- Spring Seeding	50%
Grandstands		Concession Stand	
- Install Visitor Grandstands	25%	- Interior Lighting Install	95%
- Install Home Grandstands (Starts 5/7/24)	0%	- Roll Up Coiling Doors	100%
- Install Press Box (Starts 6/13/24)	0%	- Prime and First Coat of Paint	100%
Turf Field		MS Plumbing Repairs	
- Install Stone Base	100%	- Remaining Floor Finish Demo & Abatement	100%
- Install Football Goalposts	100%		
- Install Turf	25%		

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.
- Extreme winds on 3/14/24 destroyed the RCS job trailer and damaged the roof membrane on the concession stand. Other damaged material includes: 1 Musko Stadium Light Pole, 12 pieces/components of athletic equipment, 1 hollow metal door. RCS inspection of the damaged work is complete; RCS to present final costs of damaged work to NLSD for builder's risk insurance



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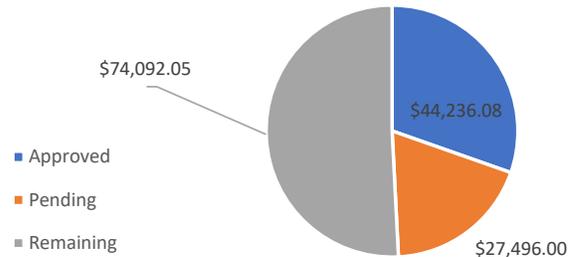
PROJECT BUDGETS

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

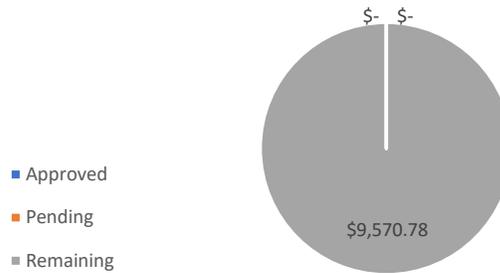
Current Contract Value	\$	7,381,527.33
GMP 01 - Athletic Facility	\$	6,708,436.35
Approved Change Orders	\$	171,654.00
GMP 02 - MS Plumbing Repairs	\$	499,055.98
Approved Change Orders	\$	2,381.00

D-B Contingency

D-B Contingency - Athletic Facility		
Original Amount	\$	145,824.13
Approved Change Orders	\$	44,236.08
Pending Change Orders	\$	27,496.00
Remaining Contingency	\$	74,092.05



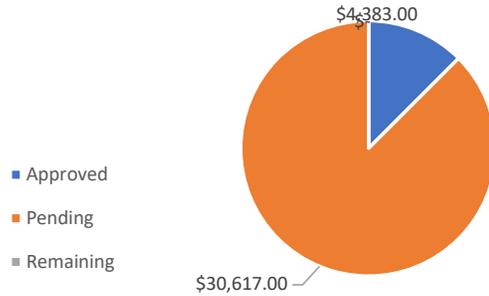
D-B Contingency - MS Plumbing Repairs		
Original Amount	\$	9,570.78
Approved Change Orders	\$	-
Pending Change Orders	\$	-
Remaining Contingency	\$	9,570.78



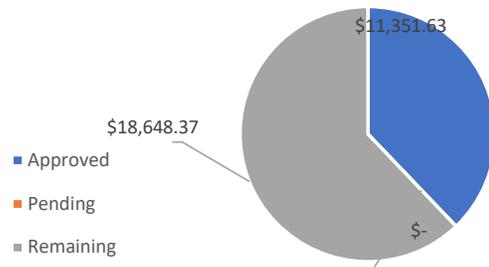
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Owner Allowances - Northridge Athletic Facilities & MS Plumbing Repairs

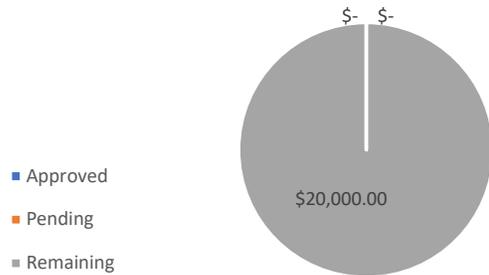
NLSD Athletic Facility Allowance #01: Temp Heat & Winter Weather	
Original Amount	\$ 35,000.00
Approved Usage	\$ 4,383.00
Pending Usage	\$ 30,617.00
Remaining Allowance	\$ -



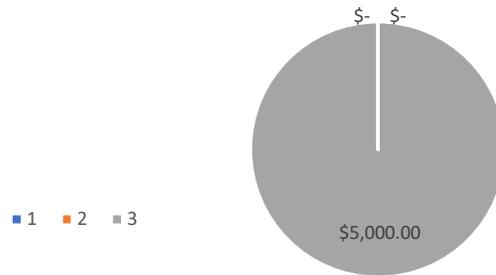
MS Plumbing Repairs Allowance #02: Abatement & Flooring	
Original Amount	\$ 30,000.00
Approved Usage	\$ 11,351.63
Pending Usage	\$ -
Remaining Allowance	\$ 18,648.37



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

Utilities

- Start Main Distribution Panel Assembly

Grandstands

- Complete Visitor Grandstand Install
- Start Home Grandstand Install

Turf Field

- Complete Synthetic Turf infill

Concession Stand

- Auto Scrub & Seal Concrete Floor
- Install Plumbing Fixtures
- Install Food Service Casework
- Final Paint

Track, Long Jump, Pole Vault

- Fine Grade top 2" of stone
- Complete Specialty Asphalt Pavement
- Start 30 day cure time for Specialty Asphalt Pavement

Site Finishes

- Complete Spring Seeding
- Install Scoreboard
- Install Goalpost and Play Clock Foundations

MS Plumbing Repairs

- MS Plumbing Repair Work Starts 3-Jun-24



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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.

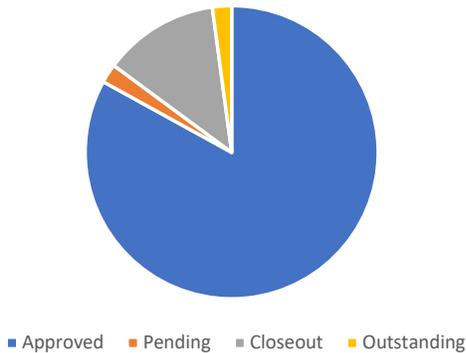
The following items may present potential concerns to the project schedule:

	No Issues at this time	

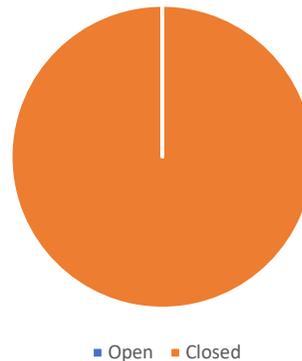
Total	93
Approved Submittals	78
Pending Submittals	2
Closeouts Submittals	12
Outstanding Submittals from Subcontractors	2

Total	24
Open RFIs	0
Closed RFIs	24

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 scheduled:

- Concrete Paving Joint Sealants
- Synthetic Track Surfacing

The following Pre-Installation Meetings have been completed:

- Sitework
- Masonry
- Synthetic Turf Field
- Grandstands
- Chain Link Fences & Gates
- Turf & Grasses
- Concrete Paving
- Asphalt Paving
- Food Service Equipment



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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 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



04.09.24 - Synthetic Turf Infill Progress



04.09.24 - Concrete walk in front of home grandstand



04.09.24 - Underground Conduit for Main Distribution Panel



04.09.24 - Synthetic Turf Infill Progress



04.09.24 - Visitor Grandstand structural steel



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4.09.24 - Concessions Building - Rollup Doors & Hollow Metal Doors installed



04.09.24 - Football Goal Posts



04.09.24 - Long Jump Pit and Runway



04.09.24 - Pole Vault Landing and Runway



04.09.24 - Discus Cage



04.09.24 - Shot Put

