



**Project:**

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



**Monthly Status Report #07**  
5/15/2024

## **Progress Report No.07**

For the Period Ending 5/15/2024

# **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



**Northridge Athletic Stadium MS Plumbing Repairs**  
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**Project Contacts**

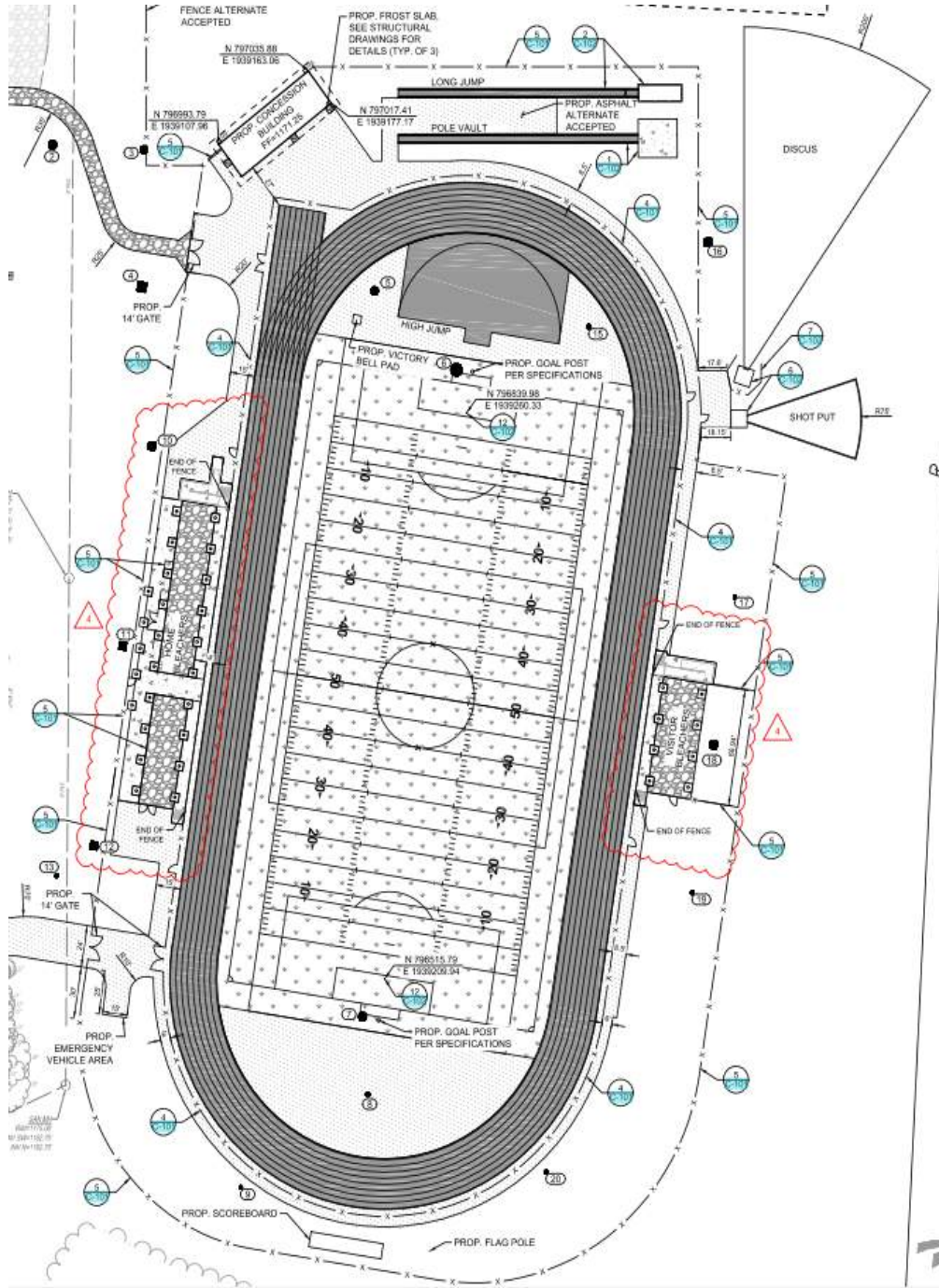
*NLSD Athletic Facility & MS Plumbing Repairs*

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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 5/15/24

**UPCOMING MEETINGS:**

OAC Team Meeting (Every other Tuesday at 2:00 PM): May 28th, 2024

**Northridge Athletic Stadium & MS Plumbing Repairs**

**CALENDAR DAYS TO COMPLETION**

Substantial Completion August 31, 2024 108

**SCHEDULE & WORK COMPLETED**

<b>Sitework</b>		<b>Track, Long Jump, Pole Vault</b>	
- Final Topsoil Respread and Final Seeding to resume 28-Jun-24		- Fine Grade top 2" stone base for Asphalt	100%
		- Asphalt Paving at Track and D Areas	100%
		- 30-Day Cure for Asphalt before Track Surfacing	45%
<b>Utilities</b>		<b>Site Finishes</b>	
- Pull Fiber	0%	- 6' Fence Posts	25%
- Pull UG Electric	0%	- Topsoil Respread	75%
- Permanent Power	0%	- Spring Seeding	95%
<b>Grandstands</b>		<b>Concession Stand</b>	
- Install Visitor Grandstands	100%	- Interior Lighting Install	100%
- Install Home Grandstands	100%	- Plumbing Fixtures	100%
- Install Press Box	100%	- Final Paint	100%
<b>Turf Field</b>		<b>MS Plumbing Repairs</b>	
- Install Turf	100%	- GPRS survey for floor demolition	100%
- Install Play Clocks	0%	- Demolition of Toilet Partitions, Fixtures, Walls, Floor	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.
- 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 of athletic equipment, 1 door. RCS submitted final costs of damage to NLSD on 4/19/24. NLSD approved the change order request on 5/3/24 and is pursuing reimbursement for damages



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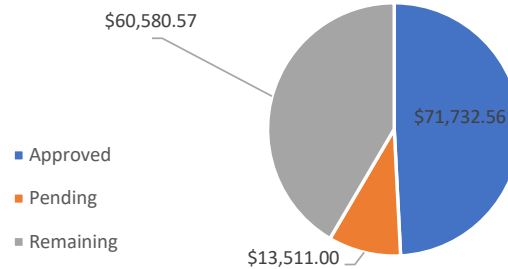
**PROJECT BUDGETS**

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

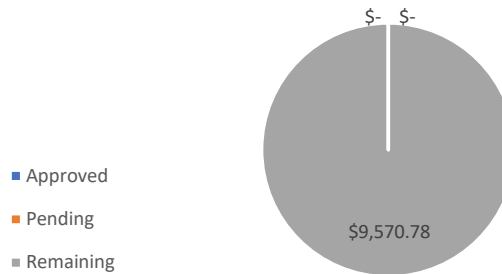
Current Contract Value	\$	7,454,525.33
GMP 01 - Athletic Facility	\$	6,708,436.35
Approved Change Orders	\$	244,652.00
GMP 02 - MS Plumbing Repairs	\$	499,055.98
Approved Change Orders	\$	2,381.00

**D-B Contingency**

<b>D-B Contingency - Athletic Facility</b>	
Original Amount	\$ 145,824.13
Approved Change Orders	\$ 71,732.56
Pending Change Orders	\$ 13,511.00
Remaining Contingency	\$ 60,580.57



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



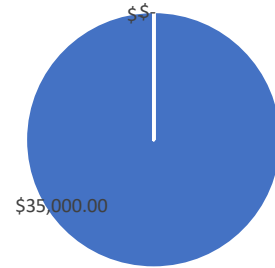


**Northridge Athletic Stadium MS Plumbing Repairs  
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**Owner Allowances - Northridge Athletic Facilities & MS Plumbing Repairs**

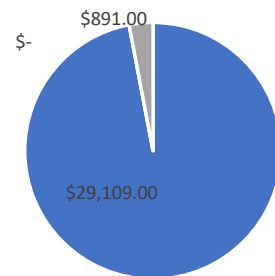
NLSD Athletic Facility Allowance #01: Temp Heat & Winter Weather	
Original Amount	\$ 35,000.00
Approved Usage	\$ 35,000.00
Pending Usage	\$ -
Remaining Allowance	\$ -

- Approved
- Pending
- Remaining



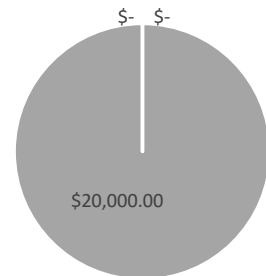
MS Plumbing Repairs Allowance #02: Abatement & Flooring	
Original Amount	\$ 30,000.00
Approved Usage	\$ 29,109.00
Pending Usage	\$ -
Remaining Allowance	\$ 891.00

- Approved
- Pending
- Remaining



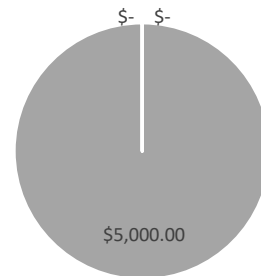
MS Plumbing Repairs Allowance #03: Overtime in Middle School	
Original Amount	\$ 20,000.00
Approved Usage	\$ -
Pending Usage	\$ -
Remaining Allowance	\$ 20,000.00

- 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

- 1
- 2
- 3





**Northridge Athletic Stadium MS Plumbing Repairs  
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**PROJECT SCHEDULE**

*Northridge Athletic Facilities & MS Plumbing Repairs*

<b>Construction Start</b>	<del>October 2, 2023</del> <b>November 13, 2023</b>	<b>COMPLETED</b>
<b>Substantial Completion</b>	<b>August 31, 2024</b>	

**Schedule Three Week Look Ahead**

**Utilities**

- Complete Main Distribution Panel Assembly
- Start Pulling wire at Electric Underground

**Track, Long Jump, Pole Vault**

- Continue 30 day cure time before track surfacing (ends 1-Jun-24)
- Install Sand Pit Cover

**Grandstands**

- Place Gravel Under Grandstands
- Complete Electric Lighting Conduit at Home Side
- Install Concrete Walks at Home Side

**Site Finishes**

- Install Flag Pole
- Install 4' Fence Posts (First Half)
- Install Play Clocks
- Complete remaining asphalt paving

**Turf Field**

- Turf Field is complete

**Concession Stand**

- Complete Door Hardware
- Install Toilet Partitions

**MS Plumbing Repairs**

- GPRS scan Walls and Floors for MS Plumbing Repairs 31-May-24
- Demolition for MS Plumbing Repairs Starts 3-Jun-24



**Northridge Athletic Stadium 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.

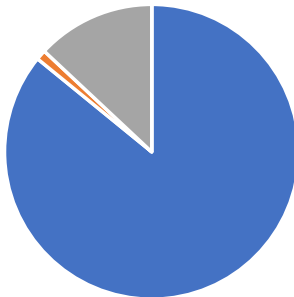
*The following items may present potential concerns to the project schedule:*

	No Issues at this time	

Total	92
Approved Submittals	79
Pending Submittals	1
Closeouts Submittals	12
Outstanding Submittals from Subcontractors	0

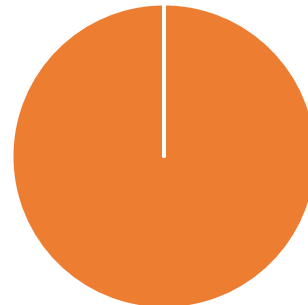
Total	27
Open RFIs	0
Closed RFIs	27

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 scheduled:

- All Pre-Installation Meetings for the project are complete

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
- Synthetic Track Surfacing



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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.

05/06/24 - As part of Robertson Construction's annual Safety Week, all subcontractors observed a safety stand down and participated in a 15 min safety discussion (job box talk) on fall protection

05/09/24 - Site Safety Audit, no safety violations noted



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**PROGRESS PHOTOS**

*Northridge Athletic Facilities & MS Plumbing Repairs*



05.14.24 - Aerial View of Stadium



05.02.24 - Asphalt Paving at Track - Surface Course



05.14.24 - Scoreboard



05.24.24 - Completed Field and Home Grandstands



05.14.24 - Press Box



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05.14.24 - Exterior Light Fixtures at Concession Stand



05.14.24 - Water Heater at Concession Stand



05.14.24 - Men's Restroom Toilet Fixtures

