



Western Elementary School

Progress Report #6



Construction Manager



Owners Rep



Architect / Engineer





September 5, 2024

Mr. Mike Smajda, Superintendent
Western School District
1400 South Dearing Road
Parma, MI 49269

RE: **NEW WESTERN ELEMENTARY SCHOOL
PROGRESS REPORT #6**

Dear Mike,

The following progress report summarizes the current status of the new Western Elementary School. Attached you will find the necessary information for a complete update regarding the advancements WSD, TMP Architecture, Jones Construction Solutions and RW Mercer have worked together to achieve.

The month of August seen increases in both production and manpower onsite; masonry work on Zone B kicked into high gear as well as more Tradesman working on M/E/P/FP rough-ins in both Zones F & E. Concrete slabs were completed in Zone A and a portion of the Administration Offices in Zone C. The steel roof structure and roofing membrane over Zone E was completed also. Site & Utility work commenced at the new parking lot including the installations of storm water collection structures & piping as well as the initial grading around the north retention pond. Please see additional information regarding current & projected progress as part of this report.

Sincerely,

Mike Bullinger

Mike Bullinger, Project Manager
R.W. Mercer Co.

cc: Brian Boyer – Jones Construction Solutions
Toby Jones – Jones Construction Solutions
Fred Grunert – TMP Architecture
Eric Wolf – TMP Architecture
Tony Clark – RW Mercer Co.
Steele Fortress – RW Mercer Co.
Andy Mercer – R.W. Mercer Co.
Tracy Saylor – R.W. Mercer Co.

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Executive Summary

Project Description:

Construction of a new 125,221 SF Elementary School including infrastructure and site developments spanning approximately 50 acres of land.

Progress Summary:

Zone F: Plumbing, HVAC & Electrical Trades performing rough-ins.

Zone E: Interior masonry classroom partitions complete; Plumbing, HVAC & Electrical Trades performing rough-ins.

Zone B: East perimeter walls are complete to roof line; interior corridor & classroom walls underway.

Zone A: .

Zones C & D: Masonry at the north wall of the Zone C gym complete; walls at the south side of the gym being built; walls under the lower roof in Zone D are nearly complete.

Site Work & Utilities: Interior & exterior of foundation backfilling operations complete excluding new additions; work was started on parking lot and storm water management systems.

Schedule Summary:

Monthly Look-Ahead as follows:

Building Foundations, Masonry & Superstructure:

- Zone B masonry walls supporting 2nd floor to be complete along with 2nd floor joist & deck.
- Zone A masonry walls at perimeter and interior corridors to be underway.
- Continue masonry walls the main & aux Gyms in Zone C & D; complete roof joist & deck at low roof over Zone D.
- Install footing & foundations for the Team Room and bathrooms additions.
- Pour floor slabs in Zone C & D corridors and kitchen area.
- Start exterior brick/block veneer at Zone F.

Plumbing, Mechanical, Electrical & Fire Protection Rough-Ins:

- Complete rough-ins in Zone F and continue rough-ins in classrooms & hallway at Zone E.
- Continue in-wall masonry electrical & plumbing rough-ins at multiple Zones.

Site Work & Utilities:

- Complete interior & exterior of foundation backfilling operations including new additions.
- Continue underground storm water piping and grading & gravel main parking.

Budget Summary:

The original project budget remains unchanged at this point thru Change Order #6 with the costs being off-set by the Project Contingency Allowance; however, Bulletins 4, 5 & 6 are still being worked on or under review for future Change Order considerations.

Project Status Report

➤ Please see the following pages

Review of Current Jobsite Status

Construction:

1. Approximate Average on Site Construction Personnel: 45-50 Personnel

2. Status of Work:

a. WC 01 Site Balancing	100%
b. WC 02 Site Work & Utilities:	15%
c. WC 03 Asphalt:	0%
d. WC 04 Landscaping:	0%
e. WC 05 Concrete:	58%
f. WC 06 Masonry:	33%
g. WC 07 Structural Steel:	64%
h. WC 08 General Trades:	9%
i. WC 09 Roofing:	27%
j. WC 10 Glass & Glazing:	2%
k. WC 11 Metal Stud & Drywall:	0%
l. WC 12 Painting:	0%
m. WC 13 Flooring & Wall Tile:	1%
n. WC 14 Gym Flooring:	0%
o. WC 15 Elevator:	50%
p. WC 16 Kitchen Equipment:	9%
q. WC 17 Athletic Equipment:	0%
r. WC 18 Fire Suppression:	0%
s. WC 19 Plumbing:	34%
t. WC 20 HVAC/Mechanical:	16%
u. WC 21 Electrical:	10%

3. Safety Status:

		Off-Site First Aid	Lost Time Accidents			Off-Site First Aid	Lost Time Accidents
February	2024	0	0	February	2025		
March	2024	0	0	March	2025		
		0	0				
April	2024	0	0	April	2025		
May	2024	0	0	May	2025		
June	2024	0	0	June	2025		
July	2024	0	0	July	2025		
August	2024	0	0	August	2025		
September	2024			September	2025		
October	2024			October	2025		
November	2024			November	2025		
December	2024			December	2025		
January	2025						

Project Budget Data Sheets

*Please see Attachment A “Project Budget Summary”, Attachment B “Construction Budget Update” and Attachment C “Change Order Log” for additional information.

RFI Log (All RFI's Submitted Post-Bid)

Project: Western Elementary School					
RFI LOG					
RFI #	Contractor	Description	Date Submitted to TMP	Date Returned to RWM/Subcontractor	Answered By
118	Leidal & Hart	12" and 8" wall connections	8/5/24	8/19/24	TMP
119	Leidal & Hart	Portal cap and connection details	8/5/24	8/19/24	TMP
120	Leidal & Hart	Above-wall acoustical insulation	8/6/24	8/27/24	TMP
121	Kirby Steel	Brick support steel per Detail 3/A4.5	8/12/24	8/15/24	Nehil Sivak
122	Hirst Electric	Zone F entry lights shown in the same location	8/12/24	8/20/24	Peter Basso
123	Kirby Steel	Canopy Support Recommendation	8/12/24	8/20/24	Nehil Sivak
124	Hirst Electric	Lighting Layout/Circuitry (How are the lights controlled)	8/20/24	OPEN	
125	RW Mercer	Required door hardware for Storage Room E114	8/26/24	OPEN	
126	Hirst Electric	Door Hardware Circuits	8/26/24	8/29/24	Peter Basso
127	Hirst Electric	Bulletin 5R drawings are not the correct scale	8/29/24	OPEN	
128	Hirst Electric	How do we get power to the Canopy in Zone C	8/29/24	OPEN	
129	Hirst Electric	Main Gym projector screen locations/dimensions	8/30/24	9/4/24	CBD/TMP

Schedule Update

*Please see Attachment D “Current Project Schedule”.

Project Photo's

*Please see the following pages.



Description

Setting storm drainage basin and piping below the front parking lot.



Description

East wall of Zone B masonry finished to second floor elevation.



Description

Pouring the main office floor slab in Zone C.



Description

Parking lot cut to final elevation before adding base.



Description
Pouring first floor slab in Zone A.



Description
Completing the TPO roofing on Zone E



Description
Excavation for storm drainage piping.



Description
East side of Zone F prior to starting brick veneer.



NEW WESTERN ELEMENTARY SCHOOL

BUDGET UPDATE #6
9/5/24

RW MERCER GMP CONTRACT AMOUNT: **\$39,174,554**

CONSTRUCTION COSTS:

<u>Direct Construction Costs</u>	SF Area	Total Cost Per Area	\$ / SF	
Work Categories #1 thru #21	125,221	\$35,175,660	\$281	Per GMP Amendment
Approved Cost Changes To Date		(\$325,767)		Thru Change Order #6

SUBTOTAL (Direct Building Cost): **\$34,849,893**

<u>In-Direct Construction Costs Including Approved Cost Changes To Date</u>			
General Conditions	\$704,753		Thru Change Order #6
CM Fee	\$1,059,306		Thru Change Order #6
PLM Bonds	\$386,977		Thru Change Order #6
Permits	\$175,515		Thru Change Order #6

SUBTOTAL (In-Direct Building Cost): **\$2,326,551**

<u>Contingency Allowance</u>			
Contingency Used To Off-Set Additional Cost Changes	\$317,695		Thru Change Order #6
Total Contingency Balance	\$1,998,110		

SUBTOTAL (Total Constuction Cost): **\$39,174,554**

OWNER DIRECT COSTS:

Instructional Techonology	\$2,099,459	Per WSD Board Session Worksheet 3/11/24
FF&E	\$1,697,801	Per WSD Board Session Worksheet 3/11/24
A/E Fees	\$2,410,145	Per WSD Board Session Worksheet 3/11/24
Owners Rep Fees	\$690,000	Per WSD Board Session Worksheet 3/11/24
Technology Consultant Costs	\$123,500	Per WSD Board Session Worksheet 3/11/24
Other Owner Direct Costs	\$1,121,106	Per WSD Board Session Worksheet 3/11/24
Utility Connection Fees (Sanitary, Gas, Power & Fiber)	\$399,699	Per WSD Board Session Worksheet 3/11/24

SUBTOTAL (Total Owner Costs): **\$8,541,710**

TOTAL PROJECTED COST: \$47,716,264

**WESTERN SCHOOL DISTRICT
NEW ELEMENTARY SCHOOL
CONSTRUCTION BUDGET UPDATE #6 - THRU PAYMENT APP #11 & CHANGE ORDER #6
9/5/24**

ATTACHMENT B



SUBCONTRACTORS & SUPPLIERS	ORIGINAL CONTRACT AMOUNT	CHANGE TO CONTRACT	ADJUSTED CONTRACT AMOUNT	AMOUNT BILLED TO DATE INCLUDING RETAINAGE	% COMPLETE
WORK CATEGORY 01 - SITE BALANCING & BUILDING PAD PREP					
Hoffman Brothers Inc., 8574 Verona Rd., Battle Creek, MI 49014	\$480,766	\$0	\$480,766	\$480,766	100%
WORK CATEGORY 02 - SITE WORK & UTILITIES					
Hoffman Brothers Inc., 8574 Verona Rd., Battle Creek, MI 49014	\$2,443,740	\$0	\$2,443,740	\$367,218	15%
WORK CATEGORY 03 - ASPHALT PAVING					
American Asphalt Inc., 302 S. Charles St., Lansing, MI 48912	\$998,000	\$0	\$998,000	\$0	0%
WORK CATEGORY 04 - LANDSCAPING & FENCING					
Brothers Outdoor World, 3055 Springport Rd., Jackson, MI 49201	\$235,859	\$0	\$235,859	\$0	0%
WORK CATEGORY 05 - CONCRETE					
Concrete Placement, LLC, 7011 Big Sky Drive, Holly, MI 48442	\$3,050,000	\$60,098	\$3,110,098	\$1,805,918	58%
WORK CATEGORY 06 - MASONRY					
Leidal & Hart Mason Contractors Inc., 12100 Globe Street, Livonia, MI 48150	\$6,075,229	\$23,470	\$6,098,699	\$2,012,300	33%
WORK CATEGORY 07 - STRUCTURAL STEEL					
Kirby Steel Inc., 4072 Flint Asphalt Dr., Burton, MI 48529	\$2,454,500	\$5,736	\$2,460,236	\$1,574,700	64%
WORK CATEGORY 08 - GENERAL TRADES					
R.W. Mercer Company, 2322 Brooklyn Rd., Jackson, MI 49203	\$2,890,268	\$5,180	\$2,895,448	\$261,208	9%
WORK CATEGORY 09 - ROOFING SYSTEMS					
Division 7 Building Contractors, 8179 Neptune Drive, Kalamazoo, MI 49009	\$1,265,300	\$0	\$1,265,300	\$347,190	27%
WORK CATEGORY 10 - ALUMINUM STOREFRONT, GLASS & GLAZING					
Trenko Glass, 5570 E 10 Mile Rd., Warren, MI 48091	\$938,800	\$0	\$938,800	\$21,000	2%
WORK CATEGORY 11 - METAL STUD & DRYWALL SYSTEMS, ACOUSTICAL CEILING & WALL SYSTEMS					
Walker Commercial Interiors, 1926 Turner Street, Lansing, MI 48906	\$1,226,900	\$2,859	\$1,229,759	\$0	0%
WORK CATEGORY 12 - PAINTING & VINYL WALL COVERING					
RNC Paint Systems, 3094 Otter Dr., Troy, MI 48083	\$356,333	\$0	\$356,333	\$0	0%
WORK CATEGORY 13 - FLOORING & WALL TILE FINISHES					
Superior Floor Coverings, LLC, 5411 Suite #2 Enterprise D., Lansing, MI 48911	\$762,150	\$0	\$762,150	\$5,000	1%

WORK CATEGORY 14 - GYM FLOORING						
Kuhn Specialty Flooring, 31085 Rivers Edge Court, Beverly Hills, MI 48025		\$179,200	\$0	\$179,200	\$0	0%
WORK CATEGORY 15 - ELEVATOR						
Schindler Elevator, 3135 Pine Tree Rd. Suite B, Lansing, MI 48855		\$99,700	\$0	\$99,700	\$49,850	50%
WORK CATEGORY 16 - KITCHEN EQUIPMENT						
Great Lakes Hotel Supply Company, 24101 W Nine Mile Rd., Southfield, MI 48033		\$504,845	(\$460,257)	\$44,588	\$44,588	100%
WORK CATEGORY 17 - ATHLETIC EQUIPMENT						
Bareman & Associates Inc., 2197 Pine Ridge Dr., Janison, MI 49428		\$160,740	(\$2,350)	\$158,390	\$0	0%
WORK CATEGORY 18 - FIRE PROTECTION SYSTEMS						
Falcon Fire Protection, 514 Watts Rd., Jackson, MI 49203		\$425,530	(\$2,230)	\$423,300	\$0	0%
WORK CATEGORIES 19 & 20- PLUMBING & HVAC / MECHANICAL SYSTEMS						
Paul Bengel Mechanical Contractors, 420 E. Prospect Ave., Jackson, MI 49203		\$7,204,800	\$12,973	\$7,217,773	\$1,548,920	21%
WORK CATEGORY 21 - ELECTRICAL SYSTEMS						
Hirst Electric, 3522 Scheele Drive, Jackson, MI 49202		\$3,423,000	\$28,754	\$3,451,754	\$349,600	10%
	SUBTOTAL:	\$35,175,660	(\$325,767)	\$34,849,893	\$8,868,258	25%
	GENERAL CONDITIONS:	\$702,062	\$2,691	\$704,753	\$356,833	
	CM FEE:	\$1,055,270	\$4,036	\$1,059,306	\$276,908	
	PLM BONDS:	\$385,632	\$1,345	\$386,977	\$385,632	
	PERMITS:	\$175,515	\$0	\$175,515	\$55,962	
	5% CONTINGENCY ALLOWANCE:	\$1,680,415	\$317,695	\$1,998,110		
	TOTAL TO DATE:	\$39,174,554	\$0	\$39,174,554	\$9,943,593	

9/5/2024



R.W. **MERCER** CO.

Approved = Written or Verbally Approved Pending = All Costs Are Included, Need Approval Open = All Costs Not Included, Need Follow-Up For Approval. N/C = No Cost Change					\$37,494,139	Project Bid Totals (GMP Less Contingency)				
					(\$317,695)	Net Total Approved / Pending Changes				
					\$317,695	Adjusted Contingency Fee				
					\$37,494,139	Current Total Project Cost				
					\$1,998,110	Contingency Balance (Initial Allowance of \$1,680,415)				
#	REF.	WORK DESCRIPTION	CONTRACTOR	CCO#	AMOUNTS	TOTALS	STATUS	OCO#	APPROVED	COMMENTS
1		Additional work authorized for Bid Package 1 - Work Category #1 Site Balancing & Building Pad Prep				\$74,740	Approved	1	\$0	Included in GMP Contract Amount
		Site Work	Hoffman Bros	1	\$72,563					
		CM Fee / Gen Cond / Bonds	RW Mercer		\$2,177					
2		Bulletin #1				\$37,089	Approved	2		
		Structural Changes	Concrete Placement	1	\$1,408				\$1,408	
		Structural Changes	Leidal & Hart Masonry	1	\$711				\$711	
		Mechanical Changes	Paul Bengel Company	1	\$12,152				\$12,152	
		Electrical Changes	Hirst Electric	1	\$20,718				\$20,718	
		CM Fee / Gen Cond / Bonds	RW Mercer		\$2,100				\$2,100	
3		Bulletin #2				\$54,326	Approved	3		
		Structural Changes	Concrete Placement	2	\$18,690				\$18,690	
		Structural Changes	Leidal & Hart Masonry	2	\$22,759				\$22,759	
		Structural Changes	Kirby Steel	1	\$944				\$944	
		Mechanical Changes	Paul Bengel Company	2	\$821				\$821	
		Electrical Changes	Hirst Electric	2	\$8,036				\$8,036	
		CM Fee / Gen Cond / Bonds	RW Mercer		\$3,076				\$3,076	
4		Bulletin #3				\$8,747	Approved	4		
		Structural Changes	Kirby Steel	2	\$4,792				\$4,792	
		Structural Changes	RW Mercer Gen Trades	1	\$5,180				\$5,180	
		Architectural Changes	Walker Interiors	1	\$2,859				\$2,859	
		Architectural Changes	Bareman & Assoc.	1	(\$2,350)				(\$2,350)	
		Mechanical Changes	Falcon Fire Protection	1	(\$2,230)				(\$2,230)	
		CM Fee / Gen Cond / Bonds	RW Mercer		\$496				\$496	
5		Provide a Class C Exposure for polished floors instead of a Class B Exposure				\$42,400	Approved	5		
		Labor & Material	Concrete Placement	3	\$40,000				\$40,000	
		CM Fee / Gen Cond / Bonds	RW Mercer		\$2,400				\$2,400	
6		Credit RW Mercer's remaining Contract Amount with Great Lakes Hotel Supply (Kitchen Equipment Contractor); WSD to contract with GLHS direct for balance on contract				(\$460,257)	Approved	6		
		Credit remaining Contract Amount	Great Lakes Hotel Sply		(\$460,257)				(\$460,257)	
		Bulletin #4 - Door Hardware & Electrical Changes					Open			
		Bulletin #5 - Team Room & Exterior Bathroom Additions; Huddle Room Changes; Site Work Changes; Other Misc. Changes			\$1,089,576		Pending			
		Bulletin #6 - Previous RFI & Other Misc. Changes			\$41,900		Pending			
						Total Approved Changes To Date >>>			(\$317,695)	

ID		Task Mode	Task Name	Duration	Start	Finish	2, '24	M	T	W	T	F	S	Jun
1			PROJECT DURATION	406 days	Mon 6/3/24	Mon 12/22/25								
2			ZONE F CONSTRUCTION	171 days	Mon 6/3/24	Mon 1/27/25								
3			SUPERSTRUCTURE - F	20 days	Mon 6/3/24	Fri 6/28/24								
4			ROOF - F	13 days	Mon 6/10/24	Wed 6/26/24								
5			EXTERIOR - F	44 days	Thu 7/11/24	Tue 9/10/24								
6			INTERIOR - F	148 days	Thu 7/4/24	Mon 1/27/25								
7			ZONE E CONSTRUCTION	172 days	Wed 6/12/24	Thu 2/6/25								
8			SUPERSTRUCTURE - E	30 days	Wed 6/12/24	Tue 7/23/24								
9			ROOF - E	13 days	Wed 7/10/24	Fri 7/26/24								
10			EXTERIOR - E	93 days	Wed 7/10/24	Fri 11/15/24								
11			INTERIOR - E	139 days	Mon 7/29/24	Thu 2/6/25								
12			ELEVATOR	291 days	Mon 6/10/24	Mon 7/21/25								
13			ZONE B CONSTRUCTION	256 days	Wed 6/19/24	Wed 6/11/25								
14			STAIR B1 - NORTH	109 days	Wed 6/19/24	Mon 11/18/24								
15			STAIR B2 - SOUTH	109 days	Fri 6/28/24	Wed 11/27/24								
16			SUPERSTRUCTURE B - 1ST FLOOR	45 days	Tue 7/16/24	Mon 9/16/24								
17			SUPERSTRUCTURE B - 2ND FLOOR	45 days	Fri 9/13/24	Thu 11/14/24								
18			ROOF - B	10 days	Tue 7/16/24	Mon 7/29/24								
19			EXTERIOR - B	43 days	Wed 11/13/24	Fri 1/10/25								
20			INTERIOR B - 1ST FLOOR	149 days	Tue 9/17/24	Fri 4/11/25								
21			INTERIOR B - 2ND FLOOR	139 days	Fri 11/29/24	Wed 6/11/25								
22			ZONE A CONSTRUCTION	254 days	Fri 7/5/24	Wed 6/25/25								
23			STAIR A1 - NORTH	109 days	Fri 7/5/24	Wed 12/4/24								
24			STAIR A2 - SOUTH	109 days	Tue 7/16/24	Fri 12/13/24								
25			SUPERSTRUCTURE A - 1ST FLOOR	43 days	Thu 8/1/24	Mon 9/30/24								
26			SUPERSTRUCTURE A - 2ND FLOOR	43 days	Tue 10/1/24	Thu 11/28/24								
27			ROOF - A	10 days	Fri 11/29/24	Thu 12/12/24								
28			EXTERIOR - A	43 days	Wed 11/27/24	Fri 1/24/25								
29			INTERIOR A - 1ST FLOOR	149 days	Thu 10/3/24	Tue 4/29/25								

ID		Task Mode	Task Name	Duration	Start	Finish	2, '24	M	T	W	T	F	S	Jun	S
30			INTERIOR A - 2ND FLOOR	139 days	Fri 12/13/24	Wed 6/25/25									
31			ZONE C CONSTRUCTION	254 days	Mon 6/24/24	Thu 6/12/25									
32			SUPERSTRUCTURE - C	124 days	Mon 6/24/24	Thu 12/12/24									
33			STAIR C @ MAIN CORRIDOR	109 days	Fri 12/27/24	Wed 5/28/25									
34			LOW ROOF - C	39 days	Fri 12/13/24	Wed 2/5/25									
35			HIGH ROOF - C	29 days	Fri 12/13/24	Wed 1/22/25									
36			EXTERIOR - C	75 days	Fri 12/13/24	Thu 3/27/25									
37			OFFICES & MAIN STAIR - C	149 days	Mon 11/4/24	Thu 5/29/25									
38			GYM & BATHROOMS - C	159 days	Mon 11/4/24	Thu 6/12/25									
39			ZONE D CONSTRUCTION	272 days	Fri 12/6/24	Mon 12/22/25									
40			SUPERSTRUCTURE - D	124 days	Fri 12/6/24	Wed 5/28/25									
41			LOW ROOF - D	10 days	Wed 5/28/25	Tue 6/10/25									
42			HIGH ROOF - D	20 days	Thu 5/8/25	Wed 6/4/25									
43			EXTERIOR - D	75 days	Thu 5/8/25	Wed 8/20/25									
44			INTERIOR - D	140 days	Tue 6/10/25	Mon 12/22/25									
45			KITCHEN, CAFETERIA & AUX GYM INTERIOR - D	134 days	Wed 6/4/25	Mon 12/8/25									