



Western Elementary School

Progress Report #2



Construction Manager



Owners Rep



Architect / Engineer





May 10, 2024

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

RE: **NEW WESTERN ELEMENTARY SCHOOL
PROGRESS REPORT #2**

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 RWM have worked together to achieve.

Despite the occurrence of approximately 8 full or partial rain days progress onsite has been steady and we are nearing the completion of footing & foundation installations while better than half of the load bearing masonry walls in Zone F are erected. The main sanitary line has been installed throughout the building with branch piping moving forward into the Kitchen and Zone B areas soon. Underground electrical conduit feeders are being installed from the electrical room east & west to the building exterior. The majority of foundations with the exceptions of Zone A have been backfilled & compacted to specification.

Sincerely,

Mike Bullinger

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

cc: Mike Smajda, WSD Superintendent
Brian Boyer – Jones Construction Solutions
Toby Jones – Jones Construction Solutions
Fred Grunert – TMP Architecture
Eric Wolf – TMP Architecture
Tony Clark – RW Mercer Co.
Ryan Schonhard – R.W. Mercer Co.
Steele Fortress – RW Mercer Co.
Tracy Saylor – R.W. Mercer Co.

Table of Contents

1. Executive Summary

- a. Project Description
- b. Progress Summary
- c. Schedule Summary
- d. Budget Summary

2. Project Status Report

- a. Review of Current Status
 - i. Architecture & Engineering
 - ii. Construction
- b. Project Budget Data Sheet
- c. RFI Log
- d. Schedule

3. Photos

4. Attachments

- a. Project Budget Summary
- b. Construction Budget Update
- c. Current Project Schedule
- d. Change Order Log

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: underground plumbing complete; floor slabs in classrooms poured; load bearing masonry approximately 70% complete.

Zone E: underground plumbing complete; floor slabs in classrooms poured; masonry scaffold high.

Zones C & D: foundations installed and backfilled on interior; main sanitary & gang bathroom underground plumbing installed.

Zone B: foundations installed and backfilled on interior.

Zone A: 80% of foundations installed; main sanitary underground plumbing installed.

Site & Utilities: temp/permanent power connected to site; backfilling & relocation of unusable soils continue.

Schedule Summary:

Monthly Look-Ahead as follows:

Building Foundations & Load-Bearing Walls:

- Zone A foundations to be complete by end of week 5/17.
- Load-bearing masonry walls completed in Zone F and 75% in Zone E.
- Work to commence on the elevator shaft and stairwells in Zone B.

Plumbing & Electrical Rough-Ins:

- Underground branch plumbing in Kitchen and Zone A & B to commence.
- In-wall electrical rough-ins at Zone E to be complete.

Site Work & Utilities:

- Complete interior & exterior of foundation backfilling operations.
- Begin underground storm water piping and grading & gravel main parking lot for contractor parking.

Budget Summary:

The original project budget remains unchanged at this point; however there have been three (3) Change Orders that have been approved with the costs being offset by the Project Contingency Allowance; Bulletin 2 was issued and approved in April and Bulletins 3 & 4 are currently being priced out.

Project Status Report

- Please see the following pages

Review of Current Status

Construction:

1. Approximate Average on Site Construction Personnel: 20 Personnel

2. Status of Work:

a. WC 01 Site Balancing	100%
b. WC 02 Site Work:	7%
c. WC 03 Asphalt:	0%
d. WC 04 Landscaping:	0%
e. WC 05 Concrete:	34%
f. WC 06 Masonry:	4%
g. WC 07 Structural Steel:	6%
h. WC 08 General Trades:	1%
i. WC 09 Roofing:	0%
j. WC 10 Glass & Glazing:	0%
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:	0%
p. WC 16 Kitchen Equipment:	9%
q. WC 17 Athletic Equipment:	0%
r. WC 18 Fire Suppression:	0%
s. WC 19 Plumbing:	4%
t. WC 20 HVAC/Mechanical:	0%
u. WC 21 Electrical:	2%

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		
April	2024	0	0	April	2025		
May	2024			May	2025		
June	2024			June	2025		
July	2024			July	2025		
August	2024			August	2025		
September	2024			September	2025		
October	2024			October	2025		
November	2024			November	2025		
December	2024			December	2025		
January	2025						

Project Budget Data Sheet

*PLEASE SEE ATTACHMENT A “Project Budget Summary” AND ATTACHMENT B “Construction Budget Update”.

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
21	Concrete Placement	Arch. & Structural Discrepancies	12/21/23	01/15/24	TMP
22	Concrete Placement	Polished concrete control joint - Strip footings in corridors	01/02/24	02/13/24	TMP
23	Hoffman Bros	Grading Plan Discrepancies	01/17/24	02/19/24	Spalding Dedecker
24	Paul Bengel	VUV Condensate, DNZ Elevation, & Bathroom Dimensions	01/19/24	02/13/24	Peter Basso
25	Concrete Placement	Section E Bathroom & Huddle Room Dimensions	01/19/24	02/12/24	TMP
26	Concrete Placement	Unknown Wall Thickness	01/19/24	01/30/24	Neihl Sivac
27	Concrete Placement	Area A Missing Dimensions	01/22/24	02/05/24	TMP
28	Concrete Placement	Area C & D Detail Discrepancies	01/24/24	01/30/24	Neihl Sivac
29	Concrete Placement	Area C & D Missing Dimensions	01/26/24	02/12/24	Neihl Sivac
30	Kirby Steel	Steel Lintel Bearing Plates, T.O. Steel	02/01/24	02/12/24	Neihl Sivac
31	RW Mercer	Discrepancies between cuts and details	02/13/24	02/19/24	Neihl Sivac
32	Concrete Placement	Zone C Pier- Unknown dimensions detail discrepancies	02/13/24	02/19/24	Neihl Sivac
33	Concrete Placement	Area A & B Steel Reinforcement Size	02/15/24	02/19/24	Neihl Sivac
34	RW Mercer	Grout or rigid insulation below grade	02/15/24	02/19/24	TMP
35	Concrete Placement	Concrete Air Entrainment Percentage	02/15/24	02/22/24	Neihl Sivac
36	Kirby Steel	Joist Diagrams and Dimensions	02/15/24	02/19/24	TMP

37	Kirby Steel	Bolted Bearing Plates (Follow up from RFI #30)	02/19/24	02/22/24	Neihl Sivas
38	Leidal & Hart	Request for details at Precast Portal Openings	02/21/24	02/26/24	TMP
39	Concrete Placement	Dimensions for stoop dimensions and slabs	02/27/24	02/29/24	TMP
40	Concrete Placement	Detail and dimension discrepancies in Area B	03/01/24	03/08/24	TMP
41	Concrete Placement	Post-installed thickened slab dowels with epoxy	03/05/24	03/08/24	TMP
42	Falcon Fire	Location for the FDC	03/07/24	4/12/24	TMP & SA TWP
43	Kirby Steel	Zone C elevations and column location for main stair	03/12/24	03/26/24	Neihl Sivas
44	Kirby Steel	Dimensions for Area C Joists	03/12/24	03/13/24	TMP
45	RW Mercer	Missing details & Dimension in kitchen	03/13/24	03/14/24	TMP
46	RW Mercer	No Footing/Foundation shown on drawings	03/13/24	03/22/24	Neihl Sivas
47	RW Mercer	Area F exterior jamb detail	03/13/24	Answered in Bulletin #3	TMP
48	Leidal & Hart	TOW J-Bolt Spacing	03/13/24	03/16/24	TMP
49	Leidal & Hart	Request for a Control Joint Layout	03/13/24	03/15/24	TMP
50	Concrete Placement	Foundation and masonry walls don't align	03/14/24	03/18/24	TMP
51	Hirst Electric	Electrical outlet locations below/in windowsill	03/15/24	03/19/24	TMP
52	Paul Bengel	Area F roof drains in classroom casework	03/18/24	03/26/24 Casework change in Bulletin #3	TMP
53	Paul Bengel	Area F drinking fountain, toilet and sink locations	03/18/24	03/26/24	TMP
56	Leidal & Hart	8" block changes to a 12" block above VUVs	03/18/24	03/27/24	TMP
57	Hoffman Bros	Pipe and drainage structure diameter changes	03/19/24	03/27/24	TMP
58	Kirby Steel	Lintel type for Areas E & F VUVs, and lintel bearing discrepancies	03/19/24	03/27/24	Neihl Sivas
59	RW Mercer	Wall size/type in administration offices	03/20/24	03/27/24	TMP
60	Hirst Electric	No dimensions for outlets, projectors, phones, etc. in classrooms	03/26/24	4/18/24	Bulletin #3

Western School District
New Elementary School
23.0421.04

61	Leidal & Hart	Request for Control Joint Layout	03/29/24	4/29/24	Neihl Sivas
62	Kirby Steel	Zone C Lintels, Joist and Deck Clarifications	4/4/24	4/12/24	TMP
63	RW Mercer	Clarification on RFI 39 - Stoops	4/4/24	4/18/24	TMP
64	Kirby Steel	Guardrails & Stair Rail Design	4/5/24	4/12/24	TMP
65	Paul Bengel	Request to swap toilet and sink locations in bathroom E107 to allow room for carriers in the chases	4/9/24	4/12/24	Peter Basso
66	Hirst	Request for underground conduits for exterior equipment	4/9/24	4/18/24	TMP/WSD
67	Paul Bengel	Missing Dimensions for Toilets	4/10/24	4/16/24	TMP
68	Kirby Steel	Unanswered Joist and Deck questions for Area C & D	4/11/24	5/2/24	Neihl Sivas
69	Leidal & Hart	Different slopes show for joists in classroom wings	4/11/24	4/14/24	Kirby Steel
70	RW Mercer	Water fountain in area E does not have a chase.	4/23/24	4/26/24	TMP
71	Paul Bengel	The toilet carriers for single bathrooms will not fit in the chases in areas A, B, C, D, & E	4/23/24	OPEN	
72	Hoffman Bros	Water main clarifications	4/25/24	4/28/24	SA TWP
73	RW Mercer	Missing Dimensions for Door D113	4/25/24	4/28/24	TMP
74	Leidal & Hart	Door D102A is shown as a regular door on all drawings except the architectural drawings show a portal door.	4/25/24	4/28/24	TMP
75	RW Mercer	How many spare conduits underground does the school want for future exterior use?	4/30/24	OPEN	
76	Kirby Steel	Clarification for L3 Lintels in Areas A & B	5/1/24	OPEN	
77	Paul Bengel	What size openings in masonry walls require a lintel	5/6/24	5/7/24	Neihl Sivas

Schedule

*PLEASE SEE ATTACHMENT C “Current Project Schedule”.

Note: the original Project Schedule is being updated and will be distributed the week of 5/13.

Project Photo's

*PLEASE SEE THE FOLLOWING PAGES.



Description: Strip Footings being poured in Area A

Taken Date

05/08/2024 at 02:18 pm



Description: Elevator Pit

Taken Date

05/08/2024 at 02:18 pm



Description: Final footings in Area A

Taken Date

05/08/2024 at 02:18 pm



Description: Column anchor bolts in Area C

Taken Date

05/08/2024 at 02:17 pm



Description: Completed footings and backfill in Area B

Taken Date

05/08/2024 at 02:17 pm



Description: Plastic being removed from Area E floor slabs

Taken Date

05/08/2024 at 02:16 pm



Description: East classrooms of Area F

Taken Date

05/08/2024 at 02:15 pm



Description: Full height walls in Area F

Taken Date

05/08/2024 at 02:14 pm



Description: Crock for elevator sump

Taken Date

05/07/2024 at 12:23 pm



Description: Installing drainage tile around elevator pit

Taken Date

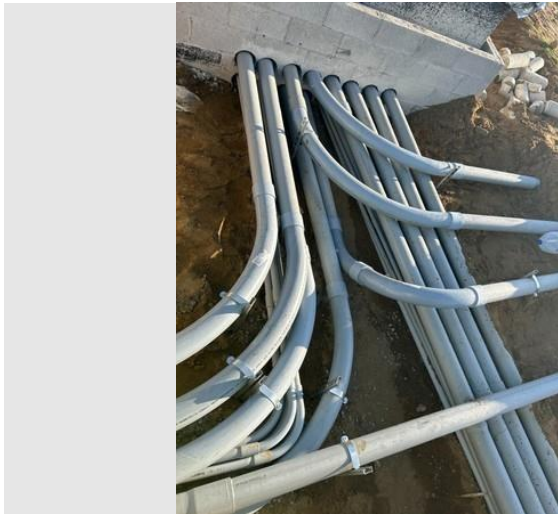
05/07/2024 at 08:33 am



Description: Area F from
on the scaffolding

Taken Date

05/06/2024 at 12:18 pm



Description: Conduits
coming out of Electrical
Room

Taken Date

05/02/2024 at 07:57 am

Description:

Class B vs

Class C

polished

concrete

Mock-Up

Taken Date

04/23/2024 at 04:00 pm



Description:

Class B vs

Class C

polished

concrete

Mock-Up

Taken Date

04/23/2024 at 04:00 pm





NEW WESTERN ELEMENTARY SCHOOL

BUDGET UPDATE #2

5/10/24

RW MERCER GMP CONTRACT AMOUNT:

\$39,174,554

CONSTRUCTION COSTS:

Direct Construction Costs

Work Categories #1 thru #21

Approved Cost Changes To Date

SF Area	Total Cost Per Area	\$ / SF
125,221	\$35,175,660	\$281
	\$86,239	

Per GMP Amendment

Thru Bulletin 2 / Change Order #3

SUBTOTAL (Direct Building Cost):

\$35,261,899In-Direct Construction Costs Including Approved Cost Changes To Date

General Conditions

CM Fee

PLM Bonds

Permits

\$703,787

\$1,057,858

\$386,495

\$175,515

Thru Bulletin 2 / Change Order #3

Thru Bulletin 2 / Change Order #3

Thru Bulletin 2 / Change Order #3

Thru Bulletin 2 / Change Order #3

SUBTOTAL (In-Direct Building Cost):

\$2,323,655Contingency Allowance

Contingency Used To Off-Set Additional Cost Changes

Total Contingency Balance

(\$91,415)

\$1,589,000

Thru Bulletin 2 / Change Order #3

SUBTOTAL (Total Construction Cost):

\$39,174,554

OWNER DIRECT COSTS:

Instructional Technology

FF&E

A/E Fees

Owners Rep Fees

Technology Consultant Costs

Other Owner Direct Costs

Utility Connection Fees (Sanitary, Gas, Power & Fiber)

\$2,099,459

\$1,697,801

\$2,410,145

\$690,000

\$123,500

\$1,121,106

\$399,699

Per WSD Board Session Worksheet 3/11/24

Per WSD Board Session Worksheet 3/11/24

Per WSD Board Session Worksheet 3/11/24

Per WSD Board Session Worksheet 3/11/24

Per WSD Board Session Worksheet 3/11/24

Per WSD Board Session Worksheet 3/11/24

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 #2 - THRU PAYMENT APP #7 & CHANGE ORDER #3
5/10/24**



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	\$183,213	7%
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	\$20,098	\$3,070,098	\$1,053,855	34%
WORK CATEGORY 06 - MASONRY					
Leidal & Hart Mason Contractors Inc., 12100 Globe Street, Livonia, MI 48150	\$6,075,229	\$23,470	\$6,098,699	\$270,030	4%
WORK CATEGORY 07 - STRUCTURAL STEEL					
Kirby Steel Inc., 4072 Flint Asphalt Dr., Burton, MI 48529	\$2,454,500	\$944	\$2,455,444	\$150,700	6%
WORK CATEGORY 08 - GENERAL TRADES					
R.W. Mercer Company, 2322 Brooklyn Rd., Jackson, MI 49203	\$2,890,268	\$0	\$2,890,268	\$22,005	1%
WORK CATEGORY 09 - ROOFING SYSTEMS					
Division 7 Building Contractors, 8179 Neptune Drive, Kalamazoo, MI 49009	\$1,265,300	\$0	\$1,265,300	\$0	0%
WORK CATEGORY 10 - ALUMINUM STOREFRONT, GLASS & GLAZING					
Trenko Glass, 5570 E 10 Mile Rd., Warren, MI 48091	\$938,800	\$0	\$938,800	\$0	0%
WORK CATEGORY 11 - METAL STUD & DRYWALL SYSTEMS, ACOUSTICAL CEILING & WALL SYSTEMS					
Walker Commercial Interiors, 1926 Turner Street, Lansing, MI 48906	\$1,226,900	\$0	\$1,226,900	\$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	\$0	0%
WORK CATEGORY 16 - KITCHEN EQUIPMENT						
Great Lakes Hotel Supply Company, 24101 W Nine Mile Rd., Southfield, MI 48033		\$504,845	\$0	\$504,845	\$44,588	9%
WORK CATEGORY 17 - ATHLETIC EQUIPMENT						
Bareman & Associates Inc., 2197 Pine Ridge Dr., Janison, MI 49428		\$160,740	\$0	\$160,740	\$0	0%
WORK CATEGORY 18 - FIRE PROTECTION SYSTEMS						
Falcon Fire Protection, 514 Watts Rd., Jackson, MI 49203		\$425,530	\$0	\$425,530	\$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	\$287,140	4%
WORK CATEGORY 21 - ELECTRICAL SYSTEMS						
Hirst Electric, 3522 Scheele Drive, Jackson, MI 49202		\$3,423,000	\$28,754	\$3,451,754	\$68,600	2%
	SUBTOTAL:	\$35,175,660	\$86,239	\$35,261,899	\$2,565,897	7%
	GENERAL CONDITIONS:	\$702,062	\$1,725	\$703,787	\$180,086	
	CM FEE:	\$1,055,270	\$2,588	\$1,057,858	\$84,545	
	PLM BONDS:	\$385,632	\$863	\$386,495	\$385,632	
	PERMITS:	\$175,515	\$0	\$175,515	\$55,962	
	5% CONTINGENCY ALLOWANCE:	\$1,680,415	(\$91,415)	\$1,589,000		
	TOTAL TO DATE:	\$39,174,554	\$0	\$39,174,554	\$3,272,122	

 Remaining Level of Effort   WESTERN-BL3  Actual Level of Effort  Actual Work  Remaining Work  Critical Remaining Work	WESTERN ELEMENTARY SCHOOL - BASELINE SCHEDULE	LONGEST PATH DATA DATE = 14-Feb-24	
--	--	--	---

NEW ELEMENTARY SCHOOL

Change Order Log #2

5/10/2024

[illegible]