

Monseñor Oscar Romero Charter School

<p>PROJECT DESCRIPTION:</p> <p>New Construction of Middle School Campus consisting of an Administration Bldg. with Underground Parking Garage, 16 Classroom Bldg., Multipurpose Building with Warming Kitchen, Lunch Shelter Area, and Sitework/Landscape.</p> <p>Project Delivery Method: Design, Bid, Build</p> <p>Owner’s Rep.: Pacific Charter School Development (PCSD)</p> <p>Architect: GKK Works</p> <p>General Contractor: Kemp Bros Construction</p> <p>Construction Manager: STV Construction, Inc.</p>	<p>PROJECT BUDGET:</p> <table> <tr> <td>Contract:</td> <td style="text-align: right;">\$22,342,000</td> </tr> <tr> <td>Approved CO</td> <td style="text-align: right;">\$874,786</td> </tr> <tr> <td>Total Contract with Approved CO:</td> <td style="text-align: right;">\$23,216,786</td> </tr> <tr> <td>Total Earned Less Retainage to Date:</td> <td style="text-align: right;">\$15,196,662</td> </tr> <tr> <td>Balance to Finish:</td> <td style="text-align: right;">\$8,020,124</td> </tr> </table>	Contract:	\$22,342,000	Approved CO	\$874,786	Total Contract with Approved CO:	\$23,216,786	Total Earned Less Retainage to Date:	\$15,196,662	Balance to Finish:	\$8,020,124
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PROGRESS TO DATE thru March 31, 2018

- Main Entry – Installation of entry gate control arms, concrete flatwork, fencing, gates, flag pole to follow. Installation of electrical conductors for lighting in progress. Elevator installation in progress. Kalwall roof system to follow.
- Underground Parking – MEP low voltage scope of work in progress. Lighting installation completed. Balance of vertical ducts for the exhaust system up to roof of Bldg. C in progress. Dry wall installation completed at storage room, fire riser room, and elevator machine room. Installation of underground stairs at elevator area and southeast of parking garage in progress.
- Building A Administration. – T-bar ceiling installation in progress. Installation of casework/cabinetry and toilet accessories in progress. Restroom tile installation completed. Installation of electrical conductor wires and cabinets at the Electrical and LAN rooms in progress. Window and frames installation completed. Final HVAC utility gas, power, and condensate line connections at roof to follow.
- Building B Multi-Purpose Room – Installation of all MEP (fire sprinkler lines, domestic water, gas lines, plumbing lines, electrical conduits & boxes) rough-in completed. Installation of all electrical conductor wires to follow. Installation of interior drywall in progress. Exterior sheathing completed. Stucco/plaster scope of work in progress. Final HVAC utility gas, power, and condensate line connections at roof to follow.
- Building C Classrooms & Restrooms – Installation of interior and exterior metal stud framing in progress at south and east wing, 1st and 2nd floors. Installation of all MEP (fire sprinkler lines, domestic water, gas lines, plumbing lines, electrical conduits & boxes) rough-in in progress. Installation of HVAC curbs at roof completed. Roofing installation in progress. Exterior sheathing installation in progress. Installation of window framing in progress. Stair railing installation at west of the south wing in progress. Exterior sheathing installation in progress.
- Lunch Shelter – Installation of electrical conduits for lighting to follow. Installation of Kalwall roofing system to follow. Finish concrete installation to follow.
- Site Utilities – Domestic water and firewater are energized. Socal gas connection at S. Berendo St. completed. Installation of gas meter to follow. Transformer and Switch concrete vaults are installed at the Electrical Yard.
- Site Perimeter Walls – CMU installation at the electrical yard and utility yard in progress. Gate installation to follow.

Construction Issues/Delays:

The roll up door motor at Room B101 requires a new overhead soffit area which extends north, consequently all HVAC registers will be relocated. GKK to provide all required details and revisions to accommodate the new motor location.

Security & water ponding issues at stairs area by elevator due to open air design; a security fencing with gate and trench drain will have to be designed. Covering the stair area is also one of the design options.

Owner added Scopes of Work (added Bldg C proximity cards, data ports, revisions at C211 Faculty break room, new projector & screen at B101) may potentially extend the overall completion of the project.

The underground electrical off-site work along W. 11th St. and S. Berendo St. will be completed by DWP. The off-site work permit has expired and renewal process by DWP is in progress. DWP work will commence once permit is issued. The scope of work will take at least 2-3 months to complete. Delay of permanent power will affect completion of HVAC Testing & Air Balancing and commissioning of all electrical, low voltage, & lighting systems.

Cost Control:

Change Orders Approved :

Change Order 001: \$ 41,492
 Change Order 002: \$ 60,584
 Change Order 003: \$ 69,221
 Change Order 004: \$172,631
 Change Order 005: \$100,660
 Change Order 006: \$ (31,978)
 Change Order 007: \$350,514
 Change Order 008: \$111,662
 Total: \$874,786

Allowance Disbursement Requests/ Change Order Request

Approved ADR/COR:

1. COR 071.1 - Cost for added skirts at Bldg. A HVAC curbs: \$4,082
2. COR 64.2 & COR 73.1 - Bldg. B Room B101E roll up door steel framing, concrete curbs, metal stud framing, flashings, & waterproofing revisions: \$15,197
3. COR 080.1 - ASI 012 additional costs for added four (4) roof & overflow drains: \$41,385
4. COR 70.1 - Seismic expansion joints for plumbing lines at Bldg. C: \$31,552
5. COR 082 - ASI 009 Cost for added temporary wall at stepped footing adjacent to electrical yard: \$11,056
6. COR 077 - CCD A 005 Cost for added steel beam at elevator 2 to support guide rail at Bldg C: \$8,390

Request for Proposals (RFP):

7. ASI 008 – electrical yard CMU footing revisions.
8. Credit for deletion of 3 trees at north side of quad per RFI 303
9. CD 016 - Operable Acoustical Folding Partition in C103 (Owner's Request) – received/in review
10. CD 014 – balance of CD 014 work: underground PVC domestic water connection w/ copper line – received/in review
11. CD 017 - Removal and replacement of one (1) tree along W. 11th St. and permit fees.
12. Dry well drains for bi-fold doors at Bldg. C – received/in review
13. CD 019 – provided underground sleeve for Social gas line from S. Berendo St.
14. C-211 Faculty Break Room Owner revisions
15. CD 020 – added costs for CCD A 008 add'l anchors for main sprinkler line at Bldg . A – received/in review
16. CD 021 – add one hose bibb at Bldg. C 2nd floor
17. ASI 011 – added soffit at roll up door motor area
18. ASI 001 – CO2 sensors at Bulding C – received/in review

Schedule Update:

Baseline Construction Completion: May 21, 2018 Construction Completion: August 7, 2018

Baseline Substantial Completion: June 18, 2018 Substantial Completion: September 4, 2018

Project Percentage Completed to Date: 68 %

Available Rain Day Allowance: 11 Days

Available Governmental Delay Allowance: 0 Days

For the March monthly schedule update, KBC is tracking -20 calenday days (-13 working days) behind schedule which are attributed to the items listed below.

Added four (4) RD/OD (roof & overflow drains) at Building C Roof.

A total of six (6) days were utilized for rain events and dry time. Heavy rain attributed to reduced man power and production at project site due to wet conditions.

Install additional anchorage for the fire sprinkler main at Building A per CCD A 008.

Install revised hard lid soffit at Room B101 in lieu of T-bar ceiling per CCD A 009 and added projector & screen.

Installation of temporary 8” concrete wall to facilitate the installation of underground plumbing drains, utilities, & the concrete slab on grade (SOG) at Bldg. C; and the revised CMU wall footings w/ the re-designed gate system at the Electrical Yard.

Revision of horizontal steel beam and steel columns at Room B101, south of Bldg. B to accommodate the roll up door imposed delay in completing the metal stud framing installation at the south section as well as the re-work of concrete curb and epoxy dowels at this location.

MILESTONES – ACTUAL completion dates thru March 31, 2018.

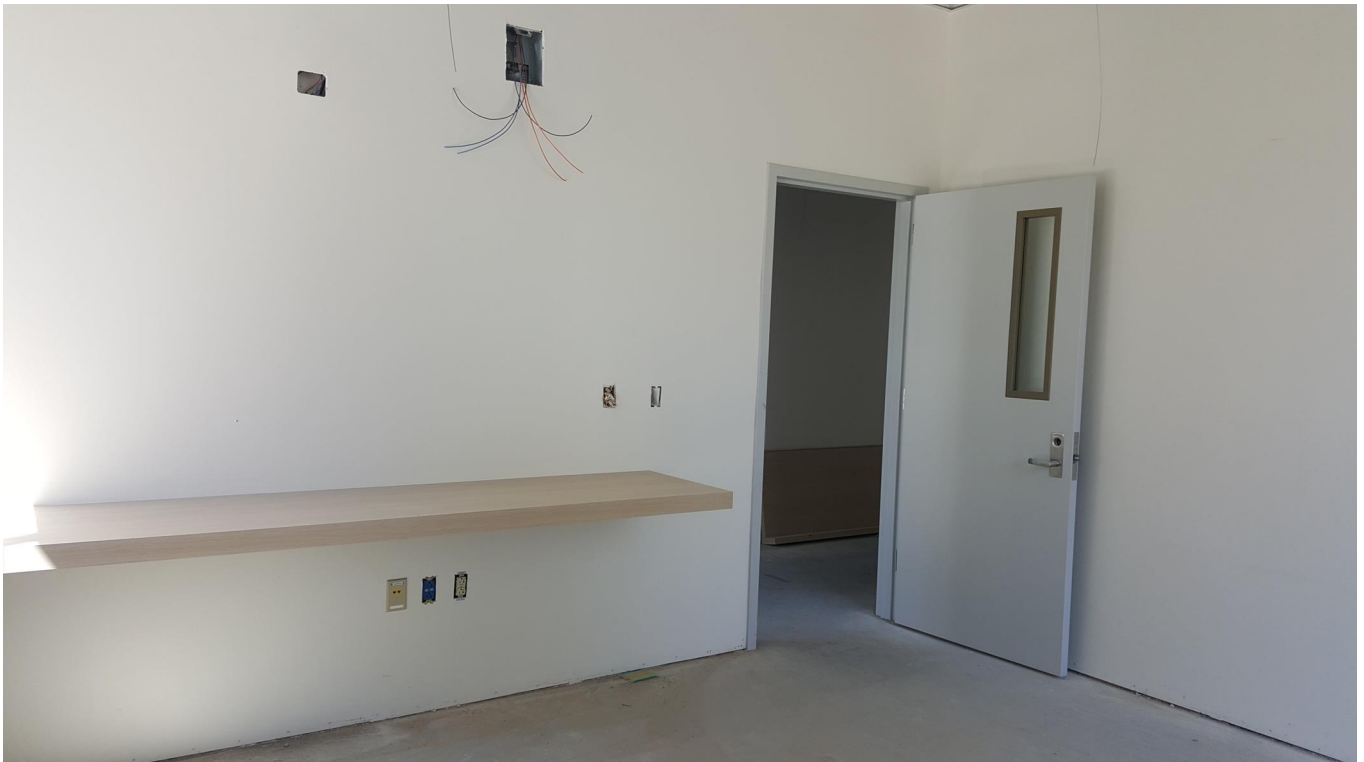
	<u>Baseline</u>	<u>Actual</u>
Underground Parking Garage:		
1. Certify Grade/Bottom	March 28, 2017	May 10, 2017
2. Perimeter Footing Foundation	April 14, 2017	May 26, 2017
3. Column Footing Foundation	April 18, 2017	May 26, 2017
4. CMU walls	May 26, 2017	July 10, 2017
5. Slab On Grade	May 25, 2017	July 7, 2017
6. Structural Deck	June 27, 2017	Aug. 3, 2017
Building A Administration:		
1. Structural/Top Deck	August 2, 2017	Aug. 24, 2017
2. Structure	August 14, 2017	Sep. 29, 2017
3. Bldg. Envelope	Oct. 20, 2017	Feb. 13, 2018
4. MEP	Feb. 12, 2018	May 7, 2018
Building B Multipurpose Building/Warming Kitchen/Lunch Shelter:		
1. Foundation	Aug. 17, 2017	Sep. 25, 2017
2. Structure	Sep. 18, 2017	Oct. 31, 2017
3. Bldg. Envelope	Jan. 8, 2018	April 27, 2018
4. MEP	Feb. 12, 2018	June 13, 2018
Building C Classrooms:		
1. Foundation	Aug. 11, 2017	Nov. 9, 2017
2. Structure	Oct. 25, 2017	Nov. 30, 2017
3. Bldg. Envelope	Feb. 21, 2018	June 25, 2018
4. MEP	March 27, 2018	July 10, 2018

Sitework/Landscaping:

- | | | |
|--------------------|----------------|---------------|
| 1. Perimeter Walls | May 11, 2018 | June 25, 2018 |
| 2. Courtyard | April 11, 2018 | July 13, 2018 |



Window glazing installation completed at bldg. A



Interior doors, frames and drywall completed. Installation of counters at A112, and electrical wiring installation in progress at bldg. A



Exterior sheathing installation in progress at bldg. B.



Installation of steel stairs in progress at underground parking garage north.



Installation of exterior and interior metal stud framing in progress at bldg. C south and east wing. Installation of transformer and switch concrete vaults at the electrical yard completed.



Installation of roofing at bldg. C south.



Exterior sheathing and walkway railing installation in progress at bldg C south.



Installation of interior metal stud framing in progress at bldg C south, 1st floor. Installation of all MEP in progress at 1st floor restrooms, bldg C.



Transformer and Switch concrete vaults installation at the Electrical Yard. CMU wall installation at the electrical yard and utility yard in progress.