



Project Update

April 10, 2010

Project Manager

Dennis Bonny

Field Coordinator

Halsey Chandler

Project Budget

\$64,665,000 - GMP
\$80,000,000 – Total Budget

Design Criteria Professional

Schenkel Shultz

Delivery Method

Construction Manager @ Risk

Designer

Schenkel Shultz

Contractor

W. G. Mills, Inc.

Building Permit #

B-2007-23

FDOE Submittals

208 – 10/08/07
208a – 10/08/07

Board Approval Date

04/10/07 Agenda Items G5&G6

Schedule

NTP – 11/05/07
Substantial Completion – 05/5/09
Issued 5-15-09

Percent Completed

99%

Heritage High School

New High School

Project Overview

Phase 1 scope of work at High School “CCC” consists of the following elements:

- Pre-construction Activities to include, but not limited to the following: Design Consultation, Project Estimating Services, Redi-Check, Bidding, Value-Engineering Services.
- Site Construction consists of the following: Site clearing and grubbing, Earthwork and grading, On-site and off-site fill, sanitary sewer and lift station, Water distribution, Storm drainage, Paving, striping and signage, Off-site water and sewer, Shop drawings.

Phase 2 scope of work at High School CCC consists of the following elements:

- Construct a new High School consisting of 321,666 GSF located on 65 acres of land. Student station capacity will be 2,384 students. Amenities of “CCC” include ten buildings: Administration, Cafeteria with outdoor dining area, Multi-Purpose auditorium, Media Center, Gymnasium/locker rooms, and three (3) Classroom buildings opening into an interior courtyard. Ancillary buildings include a Drivers’ Education building, shelter, with drivers’ course. Also included on site is a competitive sports complex with a football stadium with track and field amenities, press-box, bleachers, concession/restroom facility, exterior basketball and tennis courts, separate baseball and softball fields in addition to practice fields for soccer and football.

Project Status

- 04/11/07 – RFQ for Construction Manager at Risk Services advertised.
- 04/25/07 – Qualification Submittals Due.
- 04/26/07 – Shortlist Firms.
- 05/17/07 – Presentations by Shortlisted Firms.
- 05/17/07 – W.G. Mills Construction Company selected as Construction Manager.
- 05/22/07 – Board Approval.
- 10/31/07 – Contract Executed by Board Chairman.
- 11/05/07 - Notice to Proceed.
- 11/6/07 – Site clearing begins.
- 11/15/07 – Perimeter silt fence installation in progress.
- 11/20/07 – Preconstruction activities approaching completion.
- 12/03/07 – Pond excavation and fill import in progress.
- 12/10/07 – Begin de-muck and backfill parking area.
- 12/17/07 – Storm piping and structure installation progress from North to South.

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Heritage High School

Project Status (Continued)

- 12/24/07 – Football and practice fields filling in progress.
- 12/31/07 – Import of base and grade entrances and roads continues.
- 01/4/08 – Installation of underground utilities (MEP) in progress for Buildings 2 and 3. Column pad foundations and perimeter foundations have been cast.
- 01/11/08 – Site utility work and earthwork continue for storm drainage system and parking areas.
- 01/18/08 – Drawing revisions are underway by SSA for DOE and Building Official review comments. Revisions are expected in early February.
- 01/25/08 – Lake excavation continues towards the 20' depth. Material requires mixing to provide proper stabilized grade and fill. QC inspections and testing ensures suitability of soils.
- 01/31/08 – Project buyout in last stages. Anticipate completion by second week in February.
- 02/08/08 – Foundations for Buildings 1, 2, and 3 are in progress. Casting slab locations prepped.
- 02/15/08 – Work continues on foundations for Buildings 1, 2, 3. Casting slabs have been placed. Excavation on the lake continues. Sitework between building pads in progress as well as work on the ball-fields.
- 02/22/08 – Tilt-wall panel formwork and steel layout in progress for building 2. Foundations and underground utility work continues. Plumbing and electric underground rough-in is completed in Buildings 1 and 2.
- 02/29/08 – Concrete tilt-wall panels will be placed for Building 2 over the weekend. Anticipated erection of Building 2 to begin the first week of March.
- 03/7/08 – Erection of Building 2 tilt-wall panels continues along south end. Casting of the high (35') tilt-wall panels for Building 3 has been completed. Sitework continues with the placement of road base material for parking lots and drives in several areas. Excavation of the lake is approximately 75% completed.
- 03/14/08 – Tilt-wall panel erection continues in Building 2 and preparations for steel placement are underway. Buildings 3 and 4 are in various stages of tilt-wall framing, steelwork and concrete placement. Building 5 is almost ready for the slab on grade. Building 7 has sections of the perimeter foundation in place. Sitework continues throughout and the fire line has been installed and inspected.
- 03/21/08 – Building 2 progresses with tilt-wall erection and grouting of the panel bases. A total of 15 tilt-wall panels were cast for Building 4. Activity at Building 8 consists of under-slab plumbing and electrical work. Sitework also continues as does excavation at the lake.
- 03/27/08 – Building 3 has concrete placement for the bond beams in progress. The slab on grade for Building 8 has been cast. Curbing at the driveways and parking lots is underway. The project site is orderly and overall construction progress is on schedule, although there were several days of windy conditions which precluded tilt-wall panel erection.
- 04/04/08 – Roofing for Building 2 continues and work on the parapet cap is progress. Structural steel continues in Buildings 3, and 4.
- 04/11/08 – Insulation and base sheet for the high roof of Building 2 is in progress. Interior framing has started in addition to interior mechanical, electrical, plumbing and fire suppression systems. The remaining tilt-wall panels for Buildings 7 and 8 are in progress
- 04/18/08 – Shipments of mechanical ventilation components have arrived for Buildings 2, 3 and 4. The smoke hatches for the stage have also been placed.

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Heritage High School

Project Status (Continued)

- 04/25/08 – Sitework continues and lake excavation is nearly completed. Good weather continues and is allowing construction of the building shells to continue uninterrupted. Overall work continues to be consistent with the construction schedule, and the project site and staging areas remain neat and orderly.
- 05/30/08 – The month of May has been very productive for the construction crews. Weather has been dry and since most of the large building panels have been placed, wind was of minimal concern. The project continues to move on schedule and within budget. Several key events are noted as follows; Athletic field lighting has been delivered, assembled, and is in the process of installation. This includes softball, baseball and football field lighting. The parking areas and driveways have been prepped for the first lift of asphalt paving. The final lift will occur towards the end of the project to prevent damage. Roofing work is in various stages of progress for buildings 1, 2, 3, 4, and 5. Interior work is also progressing in buildings 2, 3, and 4, and the off-site water and sewer line installation continues as well. Overall progress is good and no tasks are behind schedule.
- 06/30/08 – Construction continued through the month of June with good progress. General sitework and grading continue as well as the sewer and water main line installation along Malabar Rd. In conjunction with the progress of the sitework is the MEP related underground infrastructure. Structural steel and CMU for Building 7 is in progress. The interior build-outs of Buildings 1 through 7 are in various stages of construction, including framing, drywall, door jamb installation, as well as HVAC, plumbing and electrical infrastructure. The elevated pre-cast walkways between the classroom buildings have also been placed. The project remains within budget and is on schedule.
- 07/30/08 – Rain was a factor that hampered exterior activities during most of July. Site conditions deteriorated between buildings and around the site until mitigation was implemented to remove the wet soil. Conditions are beginning to improve. The gym shell has been completed as are most of the other buildings. The exceptions are the out-buildings adjacent to the playfields. Interior work continues throughout the classroom and administration buildings. The elevated walkways connecting the second floors of buildings 4, 5 and 6 has been partially constructed. Overall the project has progressed well without undue weather delays.
- 08/29/08 – Rain continued to deter certain exterior work and the work crews were reduced to interior tasks. The project was shut down for two days during the storm (Fay). Although this event appears to have delayed the project by approximately one week, WGM anticipates the progress of work to return to pre-Fay completion. Finishes are in progress in buildings 2, 3, 4 and 5. Overall the project remains on schedule and within budget.
- 09/30/08 – Exterior features are beginning to take shape throughout the project; Bldg 1's tower has the framework installed, and the curtain wall framing and glazing is in place. The walkway canopy columns adjacent to both sides of Bldg. 1 have been placed in preparation for the large aluminum canopy structures. Bldg's. 1 and 2 have the interior wall finishes complete and painting has begun. The ceiling grid is also being installed in other areas of these buildings. The exterior priming is completed on most of the buildings (except concessions) and the finish coat system (TexCote) installation is in progress. The kitchen hood and ductwork has been installed along with the majority of the infrastructure in Bldg. 3. Interior finishes are underway in classroom buildings 3 and 4 as well. The Stadium bleachers have arrived and erection has begun. Chilled water piping in the mechanical yard is underway with completion anticipated to begin loop flushing in mid-October, when FPL has the permanent power connected to the job site. The overall schedule is on target with no budget impacts to date.

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Heritage High School

Project Status (Continued)

- 10/30/08 – The building's exterior continues to take shape as does the interior. The color scheme for the exterior is now becoming visible and can be easily seen while traveling down Malabar Rd. The interior finishes for buildings 1, 2 (partial), 3, 4 and 5 (partial) are in place with the first coat of paint. Final painting will not occur until the majority of the interior work is complete. These same buildings have ceiling grid either installed or in progress, and floor tile has begun. Installation of ceiling fixtures is in progress also. The quarry tile in the kitchen has been completed. The stadium press box has arrived on site and will be set when the bleachers have been completed. An installation delay occurred for the final power connections due to storm damage but is expected from FPL next week and several buildings will be energized. Flushing of the chiller plant will begin when power is completed and chiller start-up is expected to occur by the middle of December. We have negotiated a contract for the construction of the Malabar Rd extension which will be managed by W.G. Mills and started in early November with a completion date of April 2009. The project schedule remains on time without budget impacts.
- 11/30/08 – Final power has been energized to T-1 and T-2 with T-3 scheduled to be on line by the second week of December. Final power will allow the commissioning of the HVAC systems to begin. Clearance for operation of the lift station is in progress and when received, utility service for water, sewer and power will be completed. Permits have been issued for the Malabar road extension and work has started. Easement work is still in progress, but is anticipated to allow sidewalk work to begin soon also. Progress on the building interior and exterior continues, as does the site work. The athletic complex continues towards completion as the stadium bleachers are nearly erected and the press-box has been set in place. The project continues on schedule and within budget.
- 12/31/08 – DEP clearance has been received for the lift station, thereby allowing the chilled water system flushing and start-up to begin. Work has also begun on the Malabar road extension. Easements have not been received from all property owners via Brevard County Land Acquisition as of this date. Work continues on the interior build-outs for all buildings. Canopy installation has also begun. The project continues to remain on schedule and within budget.
- 01/30/09 – Progress on the Malabar Road extension continues, although Brevard County has not received all of the required easements as yet. Work on the ball fields is underway and sidewalks and site lighting have been installed. The HVAC system has been started up and is operating under test mode at present in the classroom buildings. Courtyard paving and walkways are also in progress as well as the courtyard planters. The school has been officially named Heritage High School and the athletic complex has been named after Roberto Clemente. Construction progress continues on schedule and budget.
- 02/28/09 – The Malabar Road extension continues on schedule with the exception of the required easements necessary to construct the adjacent sidewalk. Sidewalk construction cannot commence until the easements have been received by Brevard County and approved by the County Commission. Courtyard planters are nearing completion along with the courtyard walkways. Site irrigation and landscaping are in progress. Interior finishes are nearing completion in all buildings including the gym. Overall progress of construction remains on schedule and within budget.
- 03/31/09 – Progress on Malabar Road continues with the culvert installation in progress and the road base complete to both sides of the canal. Easements for the sidewalk are pending final release and sidewalk construction is expected to begin in early April. Completion for both is still anticipated to be within the contract completion deadline. Monument and electronic sign bases have been constructed. Landscaping continues as does the final work for the ball fields. The interiors for most of the buildings are complete and punch list preparation will commence in during the second week of April. Progress overall is on schedule and the budget remains intact.

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Heritage High School

Project Status (Continued)

- 04/30/09 – Paving has been completed on Malabar Road, the sidewalk easements from two (2) of the three (3) parcels to receive the District placed sidewalk have been received, and the south swale and access drives have been completed. Work continues on the north swale and sidewalk construction is anticipated to begin the first week of May. Although construction of the sidewalk has been delayed, there will be no impact on the school's completion date, and this work is expected to be completed prior to the contract date of final completion. Testing of mechanical and electrical systems is in progress. The A/E team and the CM are preparing punch lists for the final stage of work. CO Inspections are scheduled for next week and there are no anticipated situations that should prevent occupancy. The CM will remain on site performing punch-list work until July and will also be assisting with electrical connections to specific pieces of furniture. No budget issues are expected.
- 05/31/09 – Substantial Completion was achieved on 5-15-09 and the project is now in close-out phase. Minimal work remains, most consisting of punch-list work and added scope items. A formal dedication ceremony is planned for 6/25/09 and the CM will remain on site through July to assist with furniture related deliveries and installation.
- 06/30/09 – Punch list work is nearing completion, while other close-out activities remain ongoing. The CM will perform a few remaining changes under the present GMP, although the final completion date will not change.
- 07/31/09 – Close-out activities are nearing completion although certain items of extra work have been added to the CM's contract. Final completion is targeted as August 15th, 2009.
- 08/31/09 – The contract final completion date has been extended to Sept. 15th, 2009 due to the additional scope of work requested by BPS after substantial completion was granted. The CFI was issued by the Building Official on 8/26/09.
- 09/30/09 – Final completion is in progress and is expected to go to audit on or about October 12, 2009.
- 10/30/09 – All work is completed as is the project accounting. Audit initiation is held in abeyance pending a potential contingency fund use.
- 11/30/09 – Contingency fund reconciliation has been completed and closed and the file has been turned over to the auditor for review effective Nov. 15, 2009. The review process is anticipated to be completed in 30 to 45 days.
- 12/31/09 – Accounting review of project by Auditor remains in progress.
- 1/29/10 – Status unchanged.
- 2/28/10 – Status unchanged, however audit completion is scheduled for week ending Mar. 14, 2010.
- 3/30/10 – Audit has been completed; formal report expected to be received by April 15, 2010.