Construction Manager

DEI
D’HUY Engineering, Inc.
A TRADITION OF EXCELLENCE

NEIDIG ELEMENTARY SCHOOL
ADDITIONS & RENOVATIONS

Quakertown Community School District
DEI Project No. 231001
Monthly Progress Report No. 16
August 2020
Neidig Elementary School Additions and Renovations

for the Quakertown Community School District

Bids Accepted: May 6, 2019
Notice to Proceed Issued: May 20, 2019
Contract Substantial Completion: August 14, 2020
Contract Final Completion: October 15, 2020

WORK ONGOING

− Exterior landscaping, sod, and fencing continues around the building.
− Interior carpet installation in admin and LGI rooms is nearing completion.
− Mechanical room equipment termination and power is nearing completion.
− Cafeteria floor refinishing and sealing is on-going.
− Toilet partitions and accessories nearing completion.

Playground installation

Toilet partitions in gang bathrooms

Roof hatch ladder installed
WORK ONGOING (cont’d)

– Mechanical equipment start up is on-going.
– Playground installation is nearing completion.
– Main lobby and learning stair wood ceiling and lights are on-going.
– Fire alarm, access control, intrusion, and low voltage systems are nearing completion.
– Gym floor installation is on-going.
– Furniture delivery and installation is on going.
– Site paving is nearing completion.

Cafeteria floor refinishing

Area D classroom finishes and furniture

Area A classroom finishes and furniture

Carpet and base installed in admin suite

LGI ceiling clouds and lights installed
Neidig Elementary School Site, August 27, 2020
Neidig Elementary School Site, August 27, 2020
**School District:** Quakertown Community School District  
**Project Name:** Neidig Elementary School Additions & Renovations  
**Project Number:** 231001  
**Report Submission Date:** 09/01/20  
**For work ending:** August 31, 2020  
**Report Author:** Mike Spadafora

### Overall Project Schedule Status

<table>
<thead>
<tr>
<th>Milestones</th>
<th>2019</th>
<th>2020</th>
<th>% Complete</th>
</tr>
</thead>
<tbody>
<tr>
<td>Abatement of existing building</td>
<td></td>
<td></td>
<td>100%</td>
</tr>
<tr>
<td>Notice to Proceed, Shop Drawings/Submittals</td>
<td></td>
<td></td>
<td>100%</td>
</tr>
<tr>
<td>Install Construction Entrance, E&amp;S Controls, Fencing, Staging Area, Bus Loop Stone Install</td>
<td></td>
<td></td>
<td>100%</td>
</tr>
<tr>
<td>Owner to vacate building</td>
<td></td>
<td></td>
<td>100%</td>
</tr>
<tr>
<td>Demo of North and East Building Sections</td>
<td></td>
<td></td>
<td>100%</td>
</tr>
<tr>
<td>New Bus Loop Area - install storm water structures and basins; complete grading and stone base.</td>
<td></td>
<td></td>
<td>95% Top course paving remains, starts 9/8</td>
</tr>
<tr>
<td>Excavate and install footings/foundations at north and east areas.</td>
<td></td>
<td></td>
<td>100%</td>
</tr>
<tr>
<td>New Construction Area: 2-Story (North) Classroom Wing</td>
<td></td>
<td></td>
<td>95% Classroom finishes complete, IT tech equipment ongoing</td>
</tr>
<tr>
<td>Renovated Areas: Existing Classrooms</td>
<td></td>
<td></td>
<td>99% Classroom finishes complete, IT tech equipment ongoing</td>
</tr>
<tr>
<td>Renovated Area: Kitchen, Café &amp; Mechanical Rooms</td>
<td></td>
<td></td>
<td>70% Wall finishes and above ceiling MEP devices and ducts continues</td>
</tr>
<tr>
<td>Installation of Basins B1 and B2 in parking lot area, installation of new sanitary piping</td>
<td></td>
<td></td>
<td>100% All activities complete.</td>
</tr>
<tr>
<td>New Construction Area: New Gymnasium</td>
<td></td>
<td></td>
<td>90% Sports flooring remains, scheduled week of 9/11</td>
</tr>
<tr>
<td>Install New Roof System</td>
<td></td>
<td></td>
<td>99% Roofing systems complete. Fascia and soffit metal near completion.</td>
</tr>
<tr>
<td>Stone, curbing, sidewalks and finish paving in bus loop, loading dock, rear access drives, north classroom, west parking lot and drop off locations.</td>
<td></td>
<td></td>
<td>70% Final paving of East lot and top coat starting 9/2. Striping to follow.</td>
</tr>
<tr>
<td>All building areas systems start-up, commissioning, and final cleanings</td>
<td></td>
<td></td>
<td>70% DX unit start up complete, main system start up 9/8</td>
</tr>
<tr>
<td>Removal of trailers, temporary power and staging area. Finish paving in north parking lot. Remove construction fencing.</td>
<td></td>
<td></td>
<td>75% Trailers have begun to leave. Permanent power in online in all sections of the building</td>
</tr>
<tr>
<td>Owner occupancy / substantial completion / room setup</td>
<td></td>
<td></td>
<td>50% Revised Substantial completion: 9/4/20. Room set up is ongoing</td>
</tr>
<tr>
<td>Completion of HVAC systems in all areas, punchlist work, and final completion</td>
<td></td>
<td></td>
<td>75% Factory Start up on system and controls scheduled by 9/11</td>
</tr>
</tbody>
</table>

### Issues Resolved

- Water lines and sanitary line testing
- Site work progress
- Above ceiling inspection and punchlist for area D
- Chiller Disconnect and wiring
- Permanent Power connected to building

### Issues in Progress

- Inspections with Qtown and L&I for temporary occupancy and elevator
- Owner supplied items being coordinated and installed throughout
- Determining Final Occupancy date and cost impacts
- Dept of Health Inspection scheduled 9/11
- Low voltage systems start ups are ongoing

### Contract Costs

<table>
<thead>
<tr>
<th>Contract</th>
<th>Contract Amount</th>
<th>Paid to Date (with 10% retained)</th>
<th>Executed Change Orders</th>
</tr>
</thead>
<tbody>
<tr>
<td>General Contractor: Lobar, Inc.</td>
<td>$ 15,855,000</td>
<td>$ 14,156,461</td>
<td>$ 110,324</td>
</tr>
<tr>
<td>Mechanical Contractor: Guy M. Cooper, Inc.</td>
<td>$ 3,573,000</td>
<td>$ 3,233,751</td>
<td>$ -</td>
</tr>
<tr>
<td>Electrical Contractor: Boro Construction</td>
<td>$ 2,762,500</td>
<td>$ 2,245,280</td>
<td>$ -</td>
</tr>
<tr>
<td>Plumbing Contractor: Stan Roch Plumbing, Inc.</td>
<td>$ 1,422,500</td>
<td>$ 1,298,378</td>
<td>$ -</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$ 23,613,000</strong></td>
<td><strong>$ 20,933,849</strong></td>
<td><strong>$ 110,324</strong></td>
</tr>
</tbody>
</table>

| Total Soft Costs:                | $ 3,387,067     |                                 |                        |
| Current Remaining Project Contingency | $ 1,893,050 |                                 |                        |

### REQUESTS FOR INFORMATION

- **Approved:** 88%
- **Rejected:** 15%
- **Voided:** 0%

### SUBMITTALS

- **Approved:** 100%
- **Voided:** 0%
- **Overdue:** 0%

**Printed 9/1/2020**

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