

Program Manager Progress Report

Date: 20 June 2013

Gilbane Representative: Sam Tuzza

Fowler - Design & Construction Information:

- Construction Progress Meetings are ongoing on a bi-weekly basis.
- Closeout including submission and review of required closeout documentation continues.
- Phase I- Building Addition and Renovation ,Phase II Summer renovations, Phase III Areas B/D/Locker rooms/ Upper E/Cafeteria:
 - Punch list work continues.
- Site and Exterior:
 - Punch list work continues.

Institute for Technology Main Project- Design & Construction Information:

- The General Contractor has provided the initial submission of the operations and maintenance manuals and as-built's. Documents are in review with the Architect.
- The General Contractor has completed recent change order work to install additional bollards in the west parking lot and the installation of a damaged steel roll up door at the security office.
- The General Contractor has 14 punch-list items remaining to complete by the end of the month.
- The Electrical, Plumbing, and Technology Contractors have submitted their final documents required for final invoicing which are under review.
- Final invoices from the Plumbing, Electrical & Technology Contractors are targeted for submission during this month's invoice period.
- All final NYSERDA documentation has been submitted and received by the NYSERDA Outreach Project Consultant. All related inspections have been completed.
- During a heavy rain condition this past month, a water leak occurred in the building which caused water to run down a CMU wall onto a tiled floor. No damage was found as a result of the leak. The leading edge of a sheet rock soffit against the CMU wall, the width of a corridor, was found to contain moisture. To remove the moisture the contractor replaced the entire sheet of overhead drywall consisting of approximately 40 sf. The Source of the leak was investigated and addressed.

Dr Weeks - Design & Construction Information:

- Contractor Punch List & Warranty work are mostly complete. The remaining work is being performed after school and is ongoing.
- Mechanical contractor has submitted their As-Built Drawings and O&M Manuals which are under review. Balance of contractors are addressing comments for resubmission.
- The Mechanical Contractor is scheduling training for the mechanical system next week.
- Final commissioning of the Chiller and balance of mechanical equipment has been completed.
- The Plumbing Contractor's insurance company, Harleysville Insurance, mobilized a remediation company to address the water infiltration. Casework was removed from walls and walls were opened to accelerate drying affected areas. Work was completed, walls reassembled, and casework reinstalled. Final finishes (e.g., taping, painting) will be completed this summer.
- Proposal for elevator has been received and has been revised addressing comments.

H.W. Smith - Design & Construction Information:

- Progress Meetings, Pre-Con Meetings, and Coordination Meetings continue. Meetings are held with all prime contractors, the City of Syracuse, the Syracuse City School District, the architect and sub consultants to the architect (as applicable).
- Meeting was conducted with the SCSD, Prime contractors, Engineer, and the Program Manager to review and discuss the school District's request to accelerate the completion of the project by September 1, 2013. Due to the unavailability of critical materials and equipment that will not be available earlier than originally planned, the proposed completion date will not be achievable.
- Renovation 2nd Floor:
 - Ceiling Grid continues in corridors and the Cafeterias
 - Ceramic tile continues in bathroom areas
 - The GC is prepping the transitions for the Fritz tile installation and preparing for VCT installation within the next two weeks.
 - The Roofer has completed the roof on and around the new elevator penthouse.
 - The Auditorium Walls have been painted and the contractor is prepping to start the ceiling. The GC is laying out and prepping to start installing ADA ramps and seating areas
- Renovation 1st Floor:
 - Sheetrock sanding has commenced on the 1st floor in Areas A&B in preparation of the primer and 1st coat of paint.
 - The Library has been completed and turned over by the MEP trades for wall closures; sheet rocking is in progress.
 - IT Contractor has mounted their racks in the (2) IDF rooms located in Areas A&B and started cable installations.

- Lower Level
 - Metal stud wall framing has been completed in Areas A and D.
 - Sheetrock has been installed in Area A.
 - The electricians continue pulling panel feeders and are approximately 95% complete with panel feeds.
 - Final duct and pipe connections at lower level fancoils continue.
 - Mechanical Piping to the cooling tower and chiller components continue.
 - HVAC copper lines started from the mains out to the addition.
 - The Elevator has been delivered and erection has started.
- Exterior
 - Building addition exterior vapor barrier was completed and split face block and brick installation continues.
 - The window installation continues, coordinating their efforts with the brick restoration crew where needed to complete a window.
 - The sheet metal contractor has started installing the exterior louver sleeves in preparation for the louvers. The District has finalized color selections and the louvers have been ordered.
 - The Brick replacement and repointing work has started.
 - National Grid has just installed the new utility pole and transformers; the Electrical Contractor is prepping to run the secondary from the pole to the water pumping station within the next week.

Program Schedule:

- See attached for current projected project milestone dates.

Financial:

- Program Budget; currently \$795K available due to maximum authorized borrowed amount (Does not include NYSERDA grants \$378K).