

# Program Manager Progress Report

Date: 29 August 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.
- The Mechanical Contractor operations and maintenance manuals and as-built documents are in review with the Architect/Engineer.
- 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 operations and maintenance manuals and as-built documents have been reviewed and returned for corrections.
- The Mechanical Contractors final closeout documents required for final invoicing have been submitted to the PM which is under review.
- Final invoices from the Plumbing & Technology Contractors and Release of Retainage invoice from the Electrical Contractor have been submitted to the JSCB.
- Eleven month inspection was performed by the Architect/Engineer.

## **Dr Weeks - Design & Construction Information:**

- Punch List for the EC, TC, and PC contracts are complete. GC and MC to complete.
- The General Contractor and Plumbing Contractor have submitted their final documents required for invoicing which are under review by the PM.
- Final invoice and closeout documents from the Technology Contractor have been submitted to the JSCB for final acceptance and approval for release of retainage.
- Retainage reduction from the General Contractor is targeted for next month's invoice period.
- The Plumbing Contractor has commenced the repairs caused by water infiltration this summer.
- Elevator shop drawings have been approved and have been released for fabrication. Approximately 6 to 8 week delivery.
- Mechanical equipment/system training was conducted.

## **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).
- Renovation 2<sup>nd</sup> Floor:
  - The daylight harvesting configurations are being installed throughout the Areas A&B by the Electrical Contractor.
  - The Sheet Metal Contractor is installing supply and return grills throughout the 2<sup>nd</sup> floor in preparation of Unit Startups.
  - The entire 2<sup>nd</sup> floor is being thoroughly cleaned and ceiling tiles are being installed as Fire Alarm, IT, and final Electrical devices are being installed.
  - The G.C. is coordinating with the trades to bring in the Terrazzo refinisher and start VCT within the next week as they await the delivery of the lockers, etc.
  - The Contractor has started cleaning and emptying the Auditorium for the Painter to bead blast the floor in preparation of painting under the seating and the installation of VCT down the aisles.
  - Lockers, Doors, Hardware, Auditorium Seating and Kitchen Equipment are all scheduled to be delivered over the next couple of weeks; installation will be immediate.
  - Some Countertops have been installed; others have been rejected due to quality issues. The Contractor has reported that they will be in and installed before completion.
- Renovation 1<sup>st</sup> Floor:
  - Ceiling grid has been completed in Areas D and B, and completing in Area A.
  - Ceiling preparation continues in Area C for ceiling grid ; hard ceilings have been framed up and awaiting drywall and finishing.
  - Exterior Louver installation started.
  - Grilles and diffusers started.
  - Fire Alarm continued.
  - Daylight Harvesting started.
  - Seating in the library prepped and ready to be poured.
- Lower Level
  - The Mechanical piping has been completed.
  - The Mechanical Contractor is currently flushing their piping and testing out components preparing to run the chiller plant for Functional Testing and Commissioning.
  - Carpenters continue to complete added lightwells along the West elevation of windows in preparation of ceiling grid.
  - Finishers moving to the lower level to finish sheetrock in preparation of paint.

- Exterior
  - The window openings have been cut into the gym and prepped, the KAL walls are currently being installed.
  - West elevation lower level windows installed, prepping for storefront exterior doors.
  - Windows being installed along the first floor, Health Suite and Main Offices area, also prepping for storefront exterior doors and drivit soffit system.
  - National Grid due out to terminate Water Pumping Station Service for permanent power.
  - WPS has been pressure tested, flushed and currently scheduled for sanitizing. Once complete, startup and commissioning will commence.

**Program Schedule:**

- See attached for current projected project milestone dates.

**Financial:**

- Program Budget; ITC remaining contingencies for contracts 2-5 ( approx.. \$248K) have been reduced from authorized contract values and reallocated into Program Budget. Received NYSERDA grant funds of \$43K for ITC project and added \$230K additional contingency for HW Smith.
- Currently \$855K available due to maximum authorized borrowed amount (Does not include balance of NYSERDA grants \$335K).