

**The New Newton North High School**  
**Owners Project Manager Report**

**Report Period: Thru March 31, 2009**

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## **Executive Summary**

The new Newton North High School is a 410,000sf comprehensive, LEED “Silver”, high school being constructed under Chapter 149A; CM at Risk public procurement. Dimeo Construction Company is the Construction Manager. Dore & Whittier with Gund Partnership are the Architects. Turner Construction Company / Educational Facilities Group is the Owners Project Manager.

Temporary construction heating is operating. All exterior openings have been enclosed or covered for heating. Temporary construction lighting has been installed inside the structural frame, after discussion with neighbors, and is operating daily. The water truck has returned to the site for dust control operations.

### **Athletic Wing**

East end of athletic wing has been enclosed for temporary heating so work can progress over the winter. Concrete floors for first and second floor levels have been poured. Metal roof deck for Large Gym is complete. Metal roof deck for Small Gym and Pool is 99% complete.

### **Academic Wings**

Concrete floors on metal deck are complete in the academic wings of the building. Underground plumbing and electrical has been completed at locker rooms, Tigers Loft, cafeteria and kitchen/receiving area. Concrete floors have been poured in those locations. Underground piping, utilities and concrete floor slab in Career and Technical Education wing is complete.

Spray fireproofing is complete on the second, third and fourth floors of the Academic Wing. Fireproofing of first floor is 80% complete. Fireproofing of roof deck at academic wing is 90% complete.

Exterior metal framing and sheathing is 98 % complete at academic wing. Exterior air barrier has been sprayed on South, East and West side of academic wing. Work continues within the “horse shoe” around the Cafeteria.

Concrete block walls at stair towers, exterior CMU backup walls and interior CMU partitions in the Academic Wing are 96% complete. Door frames are being grouted in place in CMU walls.

Exterior brickwork began on February 2<sup>nd</sup> starting on South and East sides of the academic wing. This area is tented and heated for weather protection. Exterior brick is complete on south side of academic wing adjacent to the west lobby entrance. Exterior brick on the east side of the academic wing, facing Walnut Street, is 90% complete. Scaffolding and tenting is being removed in this area. Exterior windows and metal panels remain to be installed in these areas.

Metal stairs and rails have been installed in 3 of the 6 egress stairs. Framing for metal entry canopies has been installed at main entry and theatre entry.

MEP rough-in including ductwork, plumbing and electrical work is 97% complete on fourth floor / 96% on third floor / 88% on second floor and 65% complete on first floor. Ductwork installed in vertical chases continues to be pressure tested per Commissioning specifications. Boilers have been installed by crane into the rooftop mechanical penthouse.

### **Theatre Wing**

Theatre lobby slab on grade has been poured. Concrete has been placed for orchestra pit and control room at Theatre. Underground piping for theatre is 60% complete. Concrete for platform, steps and ramps is 55% complete. Excavation and grading continues for sloping floor slab in the Theatre.

### **Roof**

The installation of permanent roof vapor barrier and insulation assembly is complete on academic wing. This work will continue to be covered by temporary roof membrane until substantial completion of all trade work on the roof at which time the permanent PVC roof membrane will be installed.

Roof curbs for rooftop air handling units have been installed and twenty one (21) rooftop mechanical units have been set on the roof.

## 1. Project Schedule

See attached Project Schedule

Structural steel erection is complete.

Concrete floor slabs on metal deck are complete, except Theatre.

Spray fireproofing of first floor and roof deck continues.

Exterior metal framing and sheathing is ongoing.

Exterior sprayed air barrier is in progress, following sheathing installation.

Exterior brick installation has started on Academic wing.

Interior masonry continues.

MEP rough-in including ductwork, plumbing and electrical work is ongoing.

## 2. Construction Progress

### **Sitework:**

Minimal sitework is being performed over the winter months.

Sitework will resume in the Spring.

### **Building Exterior:**

The permanent roof vapor barrier and insulation system has been completed at the academic wing. This work will be continue to be covered by temporary roof membrane until substantial completion of all trade work on the roof at which time the permanent PVC roof membrane will be installed.

Mason continues to construct interior CMU walls at academic building.

Mason has erected staging and started exterior insulation and brickwork on south and east side of academic wing.

Exterior metal studs and sheathing continues on the academic wing.

Metal framing of entry canopies at main entry and theatre has been installed..

Waterproofing sub-contractor is preparing exterior wall sheathing for sprayed on air barrier including sealing of all exposed joints, repair of any damage to sheathing, priming and installation of air membrane around all window openings.

Independent inspection and monitoring of exterior wall construction continues.

### **Building Interior:**

Plumbing sub-contractor, Sagamore Plumbing, continues to install underslab plumbing and drain lines, prior to pouring concrete slab on grade floors.

Electrical sub-contractor, Griffin Electric, is installing underslab conduits, prior to pouring concrete slab on grade floors.

Approximately 98% of slab on grade floors have been poured.

Spray fireproofing is complete on all upper floors of the academic wing, with first floor and bottom of roof deck remaining.

Interior metal stud partitions are being installed on all floors.

Metal stairs and rails have been installed in 3 of 6 egress stairs.

Hollow metal door and interior window frames are being set in place.

Roughing in of mechanical ductwork and piping, electrical conduits and plumbing continues on all floors of academic wings.

### **Construction Look Ahead:**

Spray fireproofing of ground floor of academic wing continues.

Exterior metal framing and sheathing of exterior wall continues.

Exterior windows scheduled for delivery starting April 27.

Exterior curtainwall delivery scheduled mid-May.

Preparation of exterior wall for sprayed air barrier continues.

Interior masonry (CMU) on first floor continues.

Exterior masonry continues, moving to North and West sides of Academic wing.

Roughing of mechanical, plumbing and electrical system continues.

### **3. Quality of Work / Non-Conformance**

The quality of work to date is good. A log of Non-Conformance Issues is being kept by the OPM, including Structural, Civil, Architectural and Mechanical issues, and being reviewed on a weekly basis with the CM in order to document close out of all open issues.

Turner Commissioning, the project Commissioning Agent, is reviewing mechanical equipment submittals for compliance with Owners Project Requirements (OPR) and Basis Of Design (BOD).

Gale Associates is performing monitoring, inspection and in place field testing of exterior wall components including air barrier, windows, curtainwall and roof.

Weekly exterior wall coordination meetings are being held with all subcontractors in attendance in order to coordinate all work activities involved with the exterior wall system.

UTS of Massachusetts, an independent construction inspection and testing company, is on site to monitor and inspect placement of concrete slabs. Concrete test cylinders are taken with each placement of concrete. All testing results to date meet the requirements of the project specifications.

McPhail Associates, LeMessurier and Vanderweil consultants are on site weekly performing field inspections of site, structural and mechanical issues.

#### **4. Delay / Potential Delay / Resolution**

The project remains on schedule for opening of school September 2010.

#### **5. Total Project Budget**

See attached Project Budget approved by the Board of Aldermen.

The Total Project Budget is \$197,500,000. this includes building construction cost and soft costs including professional fees.

The GMP building construction cost was accepted at \$162,764,808.

#### **6. Quarterly Cashflow**

MSBA has requested a quarterly cashflow report.

The quarterly cashflow report will be submitted under separate cover.

#### **7.Change Orders / Potential Change Orders**

No Change Orders to GMP have been executed to date.