

Program Manager Progress Report

Date: 21 February 2013

Gilbane Representative: Sam Tuzza

Fowler - Design & Construction Information:

- Construction Progress Meetings are ongoing. Meetings are held with all prime contractors, the City of Syracuse, the Syracuse City School District, the architect and subconsultants to the architect (as applicable).
- Phase III- Renovations
 - Main Level Areas B & D
 - Gang Toilet rooms have been completed
 - Upper Level Area E
 - Drywall installation is complete.
 - Lighting and Fire Alarm complete
 - Ceramic tile installation and toilet fixtures are complete.
 - Ceilings grid and tile are complete
 - Area is targeted to complete the week of 2/18/13
 - Lower Level Area B (Cafeteria)
 - HVAC and Electrical rough-in complete.
 - Ceiling grid and lighting installations in progress.
 - Area is targeted to complete the week of 2/18/13.
- Phase I- Building Addition and Renovation ,Phase II Summer renovations, Phase III Areas B/D/Locker rooms:
 - Punch list work is ongoing.

Institute for Technology Main Project- Design & Construction Information:

- Meetings are scheduled and held as necessary.
- Additionally requested brick staining on the exterior of the existing building is complete.
- Installation of additional roof top exhaust fans is ongoing. Fans are set. Power and control wiring is targeted to complete during the week of 2/18/13.
- Operation and maintenance manuals for the mechanical and plumbing contracts have been submitted to the School District.
- Electrical operation and maintenance manuals and Electrical as-built's are under the Design teams review.

- General Contractor and Technology Contractor's operations and maintenance manuals and as-built's are in progress.
- Final punch list re-inspections by the Design team are scheduled to take place during the week of 2/18/13.

Dr Weeks - Design & Construction Information:

- Closeout meeting was held on 1/23/2013. Prime Contractor's Asbuilt Drawings, O&M Manuals, Equipment Training, Submittal, and Commissioning requirements were discussed. Owner closeout preferences were also discussed. Closeout Meetings are now being held on an "as needed basis."
- Contractor Punch List & Warranty work are ongoing (after school)
- Prime Contractors began to prepare their As-Built Drawings and O&M Manuals for submission (ongoing).
- Prime Contractors started to deliver attic stock to the lower storage room (ongoing)
- Owner equipment training has begun and is ongoing.

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 subconsultants to the architect (as applicable).
- The Coordination Drawing process continues. The A&E continues to work with the team to resolve collisions found during this process.
- Renovation 2nd Floor:
 - Auditorium seating removal has been completed in the Auditorium and the Contractors are coordinating efforts to start MEP work in the area.
 - The Mechanical Contractor is currently piping in final connections to the HRU and RTUs.
 - Duct work risers in Areas B and C are in progress
 - Ductwork in Areas A & B are complete except for exhaust louvers; this work is scheduled for early spring. The balancing dampers have been installed in the existing ductwork above the Auditorium, leaving ductwork above the stage area to be completed.
 - The Electrical contractor has completed overhead rough in and has commenced pulling wire. Once the new service is energized several existing panels need to be demoed and replaced
 - Pipe and Duct insulation continues as piping and duct progresses.
 - Framing of soffits in Area C continues; door frames are expected to arrive the week of the 18th for the 2nd floor.
 - Drywall finishing continues
 - The General Contractor has submitted pricing for the 2nd Floor flooring resolution and GBCo is currently reviewing the proposal to treat approximately 21,000sqft of cutback asphalt with an Ardex product that will allow the flooring to be installed over top of the asphalt material.

- Renovation 1st Floor:
 - The Additional Asbestos work addressed in the Variance continues. The Locker Rooms have been completed and the Contractor is currently doing their final cleaning and testing of the front soffit areas. Some additional areas to be addressed in the classrooms over the next two weeks and then the Abatement Contractor should demobilize and return towards the beginning of April to start removing the windows throughout the building.
 - Issues continued to impede progress in the new proposed Library area. The biggest issue, ground water has been addressed. The Plumbing Contractor has installed the newly designed interceptor trench piping and sump pump assembly and is currently working on their underground plumbing. Once complete the General Contractor will work with the Electrical contractor to install their underground; then moving on to form and pour the newly designed upper slab and foundation wall.
 - Mechanical Piping continues in Areas D, A&B making final connections and tie ins to existing.
 - The Sheet Metal Contractor continues making final connections in Area D and working to complete the Nurse's Suite. They are currently laying out the rest of the penetration holes for risers and through walls for the final demolition of openings.
 - The Electrician has completed wall rough in and cable tray installation and is currently working on overhead to prepare for wire pulling.
 - The reflected ceiling plans for the first floor have been revised in order to accommodate the coordinated drawings; as was the 2nd floor. Framing and sheet rocking corridor and demising walls continue
- Lower Level
 - The Electrical transformer was set on 1-28-2013. National Grid has energized new service this past weekend.
 - The Plumbing Contractor completed the rerouting of the sanitary and storm lines located in the Elevator Pit.
 - Domestic water, waste and vent line installations have started.
 - Duct work has started on the lower level in Areas A & B.
 - Mechanical Piping mains have started on the lower level Areas A & B.
- Building Addition:
 - Mechanical contractor is working on final connections to the fan coil units.
 - Duct work final connections have started and should complete this week.
 - Fire Proofing has been completed and the final testing was conducted. The Vendor has been contacted regarding the negative results for a resolution.

Program Schedule:

- See attached for current projected project milestone dates.

Financial:

- Program Budget; currently \$845K (incorporate Dr. Weeks County Storm water funds of \$89K) available due to maximum authorized borrowed amount (Does not include NYSERDA grants \$378K).