



Program Manager Progress Report

Date: 25 September 2014

Gilbane Representative: Keith Leal

Institute for Technology Main Project- Design & Construction Information:

- All Contracts closed out other than the General Contractor – The Contractor repaired exterior stairs but disputes responsibility for repair of exterior slab cracks. The JSCB and Gilbane have continued to compel compliance.

Dr. Weeks - Design & Construction Information:

- EC contract 100% complete and being closed.
- NYSREDA confirmed approximately 2/3 of the rebate funds will be released to the SCSD within 2-4 weeks.

Fowler - Design & Construction Information:

- Stainless Steel rails fabrication is underway. GC had committed to commencing re-installation the week of 9/29.
- Plumbing Contractor complete with all contract work other than one item in dispute with SCSD. Upon resolution, contract could be closed.
- General Contractor open change order request backup materials were submitted to JSCB representative 8/28/14 for review as requested. Awaiting review comments so meeting can be set up with GC and JSCB.

H.W. Smith - Design & Construction Information:

- Project was awarded LEED Silver status by the USGBC.
- Punchlist was re-inspected by SCSD & GBCo. Several items were identified as not being complete. The majority have already been addressed in the last two weeks. Follow-up review for compliance has been scheduled.

Financial:

- Program Budget- current available funds \$693,074 (available funds due to maximum authorized borrowed amount. Does not include balance of NYSERDA grants of \$316,000).

***See attached open item list for further detail

Syracuse City Schools Joint Schools Reconstruction Program

Open Item Dashboard - 9/24/14

ITC

Item	Status	BIC	Comments
Christa Construction			
Crack repair at main entrance slab on grade	Christa disputes that this item is a legitimate deficiency. GBCo notified Christa they must propose a repair for review or proceed with as requested. Jim Hughes currently coordinating with Christa's attorney.	Christa/JSCB	Christa may be willing to do crack repairs but not extent of coatings JSCB and A/E request. GBCo requested formal response. At impasse - requested feedback from JSCB designee on next step.
Two disputed punchlist items	JSCB adamant these are Christa's, Christa maintains work acceptable and damage by owner.	Christa	At impasse - resolve with crack issue above

SEI

A/E Final payment application	Application submitted.	SEI	Providing as-builts final hard copies and electronic copies
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GBCo

Finalize project cost	CR log updated for necessary contingency adjustments.	GBCo	
Turn Over Final Documents	last item after everything else is closed	GBCo	

Dr. Weeks Elementary School

Item	Status	BIC	Comments
Fahs Construction			
Flooring Warranty	JSCB is demanding a 5 year warrantee on flooring. Fahs/Manufacturer agree to provide 3 year.	Fahs/JSCB	SCSD Designee stated will negotiate final acceptable terms with Fahs. JSCB advise on final decision.
Submit final pay application	Fahs submitted but has not agreed to issues above	Fahs/JSCB	Dependent on resolution of above.

RSA

Completion of As-builts drawings	GBCo had been told work would commence upon verbal authorization. RSA now states they need paper in hand.	JSCB	reimbursable request submitted to JSCB for approval so RSA will proceed
Change to LEED Gold	Council requires a few items to allow higher certification	RSA	LEED Silver already achieved
Submit final pay application	Dependent on completion of of above & Correction of payment application values.	RSA/GBC/JSCB	School District requests face-to-face meeting with RSA. GBCo to coordinate meeting.

GBCo

Finalize project cost	Dependent on resolution of above	GBCo	CR log has been updated for final contingency adjustment.
NYSERDA Submission	Submission is complete. Now awaiting funds.	NYSERDA	1/2 released in 2-4 wks, 1/2 released after final LEED appr.
Turn Over Final Documents	last item after everything else is closed	GBCo	

H.W. Smith K-8 Reconstruction

Item	Status	BIC	Comments
Murnane Construction			
Gymnasium backboard revisions.	SEI will not sign change order. Murnane will not accept any responsibility. Currently at stalemate.	JSCB/Murnane	GBCo advised JSCB Designee Murnane requested feedback on negotiating closure. Awaiting response.
Room A-35 water damaged cabinets	Insurance claim – work being funded by Travelers. GBCo got Murnane to agree to re-price the work and coordinate with Travelers.	Murnane	9/14 & 9/22 - Murnane is updating cost but has not received response from sub. They are following up today for status.
Misc. Punch list	GBCo performed inspection with Architect and Client. A few items are not completed and they observed additional items needing Murnane's attention.	Murnane	GBCo instructed Murnane to proceed
Underground Spring Change Order	Pricing has been received from Murnane and GBCO issued CO to Architect for signature.	SEI	Once approved, Murnane will proceed.
Cafeteria Glass Credit	Murnane states no credit due. Original glass type and size improperly specified and could not be manufactured. SCSD and A/E disagree.	Murnane	In Murnane's court for response/resolution
Replace (2) Mech Rm Doors	Doors disappeared during the project. Per SCSD designee at 8/19/14 call, Murnane should be held responsible.	Murnane	Per SCSD designee request, GBCo notified Murnane of this position.
Resubmit O&M Manuals	GBCo has requested	Murnane	Murnane has committed to submission by 9/26
Submit final pay application	Dependent of resolution of above and CO agreement	Murnane	Murnane has submitted for partial retainage release

Ferraiulo Plumbing and Heating

Fire stopping completion list spaces	GBCo and SCSD rep reviewed during site visit 9/17. A couple of outstanding locations remain.	Ferraiulo	9/23 - Ferraiulo has committed to returning to complete the missed locations asap
Change pressure cauge at Chill Water	Found issue at Commissioning walk-through	Ferraiulo	May not need to be changed - engineer will review
Submit final pay application	Dependent of resolution of above and CO agreement	Ferraiulo	Need to issue deduct CO for repair/replacement ceiling tile issue.

Knapp Electric

Process change order EC-12/13	9/14 - Hold open wiring credit Proposal has been issued. Knapp's initial response is no credit due.	Knapp	JSCB will not sign 12 until credit is resolved. GBCo attempting to negotiate resolution.
Submit final pay application	Dependent of resolution of above	Knapp	Maintenance bond submitted to JSCB for approval

SEI

Completion of As-builts	Reimbursement authorization has been accepted. SEI anticipates completion by 10/15/14.	SEI	Monitor progress
Commissioning Report	GBCo in process of working with SEI and Ferraulo to re-create binder that was lost. Re-creation underway.	GBCo/SEI	
Submit all open changes to SED and resolve questions	A/E resolved one item, the second is in review and third has been drafted.	SEI/GBCo	GBCo assisting with narrative on bus loop
A/E Final payment application	Dependent on resolution of above and JSCB request for credit from SEI	SEI	

GBCo

Ceiling Replacement Backcharges	Moving forward with deduct COs being issued to PC, EC, MC & TC at 1/5 GC50 cost. Project to absorb 1/5 cost on behalf of School district Technology personnel causing damage.	JSCB	GBCo will issue the Cos as soon as receiving JSCB concurrence on valuses
NYSERDA Submission	9/23 - Now that LEED Silver achieved, scorecard breakdown submitted to NYSERDA	NYSERDA	monitor progress
Finalize project cost	Final log cannot be completed until all COs approved.	GBCo	CR log has been updated reflecting potential contingency adjustments.
Allowance Finalizations	GC has 11 outstanding and MC has 1 outstanding. All others received Friday (09/05/14). 4 of GC allowances will not be approved by JSCB until CO GC53 has been approved. This CO makes corrections to errors in 4 of the allowances for temporary heating.	GBCo/JSCB	GBCo has submitted information for JSCB review.
Schedule 11-month walk-through	Compare schedules for November time frame	GBCo/JSCB	tentatively 11/19 or 20
Turn Over Final Documents	last item after everything else is closed	GBCo	

George Fowler High School

Item	Status	BIC	Comments
Fahs Construction			
Caulk pool joist seats	Awaiting Change approval – wrapped up with balance of outstanding change requests in negotiation	Fahs	Recommend resolve through global negotiations of remaining open changes as a team
Exterior handrail replacement	Revised mock-up was reviewed and approved 8/25. Fabrication is continuing. Installation was scheduled to commence week of 9/1/14 and did not.	Fahs	latest Fahs correspondence stated completion schedule to be provided 9/24.
Install blank cover over existing light at stair 5	In dispute – contractor claims documents ambiguous	Fahs	Resolve through global negotiations of remaining open changes as a team
Lowery Drywall bond claim for retainage	JSCB claims this is a lien and should hold funds – Fahs contends just a retainage notice	Fahs	GBCo will advise Fahs if they dispute, must resolve through Corp Counsel.
CIC 215-Hardware changes	On hold pending change order negotiations – cost submitted as part of change request to JSCB but other costs are in dispute -	Fahs	Resolve through global negotiations of remaining open changes as a team
Magnetic hold open installation credit	Fahs disputes any credit being due	Fahs	Resolve through global negotiations of remaining open changes as a team
Resolve all open changes/claims	JSCB designee reviewing GC provided package of additional back-up information.	JSCB	Provide comments and/or request meeting to discuss
Resolve Liens	In Fahs court - will hold funds as long as necessary	Fahs	Tap Steel discharged. New one received from Lowery.
Submit final pay application	On hold pending change order negotiations	Fahs	

Siracusa Mechanical

Commissioning	Final commissioning report unable to be distributed due to late change order request to correct design issue.	Siracusa	Siracusa has finally agreed to do the work and GBCo issuing an allowance authroization.
Finalize outstanding change orders (2) ea.	Siracusa's position is to not accept final backcharges/credits.	Siracusa	9/23 Siracusa has now stated they will accept an allowance authorization for the commissioning revision work.
Submit final pay application	Dependent of resolution of above	Siracusa	

Ridley Electric

Finalize ceiling tile backcharge	GBCo submitted CO for A/E signature.	JSCB	JSCB stated they need to change backup language.
Submit final pay application	Pending final change order execution	Ridley	

Ferraulo

Repair cooler freezer	Contractor reaffirms disputes damage was created by them – or even done during construction, and sending letter. Issue at impasse.	Ferraulo	SCSD insists Ferraulo responsibility
Finalize ceiling tile backcharge	GBCo processed CO and sent to Architect.	JSCB	JSCB stated they need to change backup language.
Submit final pay applications	Pending final change order execution	Ferraulo	

Weydman Electric

Resolve claim	CONFIDENTIAL		
Final pay application	On hold pending resolution of claim		

Spina Collins Scoville

Additional services proposal request	JSCB in dispute with request and wants to charge back costs as well	JSCB	GBCo has requested JSCB final position so we can both meet with SCS to review positions and resolve
VES report	Approval from DOH received. SCS was scheduled to submit to NYSDEC by 9/14/14.	Spina- CS	GBCo trying to confirm complete
LEED Submission	GBCo reviewing Fahs submission of outstanding LEED documents for completion.	GBCo	Once verified, submitting to SCS
As-built drawings	Arcitecture ongoing -tech and plumbing complete	Spina- CS	GBCo monitor progress
NEW Balancing Issues	Ram-Tech recently issued document with new info	Spina- CS	recommends meeting with all stakeholders to review

GBCo

NYSERDA Submission	Awaiting Commissioning Report - cannot complete report without recent design changes executed. Also respond to comments in 6/24/14 letter.	GBCo	Awaiting Siracusa - see above
Turn Over Final Documents	last item after everything else is closed	GBCo	

Shading = Field item
