

*Project Status Report for*

# Milton School District

11/23/2020

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Your Partner in Development

## Construction Progress

- **Middle School** – The exterior of the building addition is now 95% complete. One the interior mechanical/plumbing/electrical system distribution is largely complete with only final finish elements remaining to be installed. Painting is now underway and will be followed by suspended ceiling installation. The first flooring material, bathroom tile, is now being installed. Site modifications will now pause until warmer temperatures return in the spring. Work continues in in the existing space to create the expanded kitchen.
- **High School** – STEM exterior brick installation is almost complete. Interior block walls are completely installed at the lower level while installation of block walls on the 2<sup>nd</sup> floor has just begun. Mechanical , electrical, plumbing and fire protections rough-in work is underway. The pool addition is now substantially enclosed with plumbing rough-in work in progress. Work on the gym addition has been slow as detailing and production of the metal wall panels are still in progress. This delay is not significant as the gym is not on the schedule critical path. Major mechanical equipment has been received (chiller, pool air handler) and is awaiting installation.

## Project Administration

- **Middle School** – Work continues ahead of schedule and the crew is taking advantage of low building occupancy periods to advance work in the existing building remodel areas. Minor quality concerns have been noted and are being satisfactorily addressed.
- **High School** – Due to increased number COVID cases in the county the construction team is now utilizing remote meeting formats more extensively. These video meetings are followed by on-site, in-person inspections.
- **All Elementary Buildings** – DSPS building inspector has noted a concern with the design of a corridor fire rating at Consolidated. He has asserted that a door/side lite combination does not meet with the applicable code. PRA is reviewing this design with DSPS and will present a resolution soon.
- **Project Budget** – As we now have achieved completion of all underground work and the vast majority of structural installations across all projects it is a good time for us to evaluate the remaining areas of risk on the project. This helps us to evaluate our position with respect to Owner Contingency.
  - Ever present is the risk of incomplete or inaccurate design documents. This seems to be a low-risk factor based on our experience to date. The plans and specifications have proven to be of remarkably good quality and PRA has done an excellent job of supporting the construction phase with timely answers to contractor questions.
  - Work on the new pool vessel has not yet begun. This is a specialty construction work scope and, along with the pool mechanical systems, is complex. That said, we have engaged one of the best installation contractors in the state.
  - Conversion of the existing pool to the new event entry and commons space presents the best opportunity for discovery of existing conditions that vary from what is expected. Our work here will be difficult as we in-fill a large void in the middle of an existing building. Also, a significant fire wall will be constructed between the new commons and the existing competition gym. The current walls, elevated mechanical floors and roof structure will make this a difficult task. Finally, a portion of the existing roof structure will be modified to provide the necessary height for the new entry and new social stair. This issue represents the greatest project risk in my opinion (all parts of this space conversion).

With a current Owner Contingency balance of \$846,779 a High School Construction Contingency balance of \$789,870 and a Middle School Construction Contingency balance of \$60,152 I believe we are appropriately positioned for the remaining identified risk and more.

# Middle School



New bathroom tile being installed



New band & choir practice rooms  
Bring on the RED!

## Middle School



Ceiling grid installation  
has begun

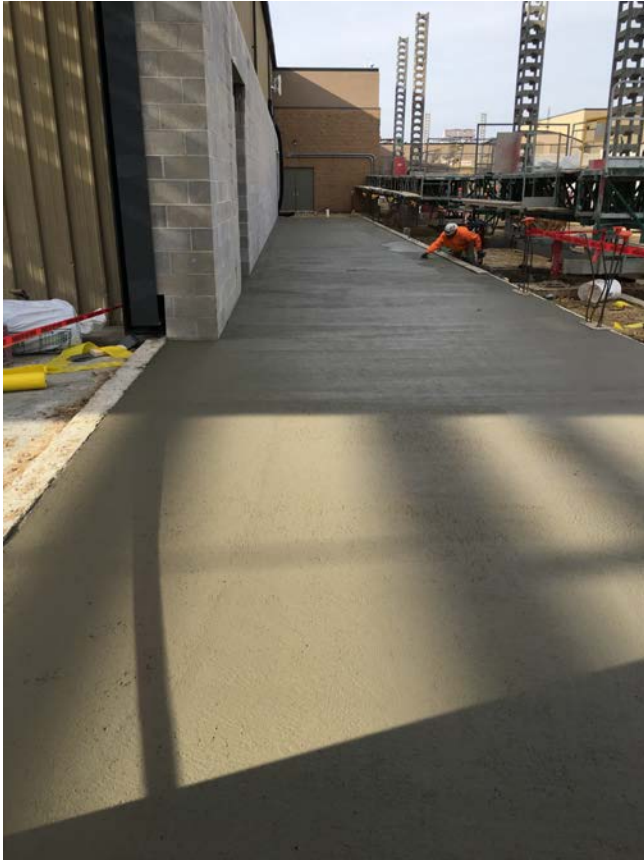


Mechanical installation  
is well underway



Exterior of building  
addition is mostly  
complete

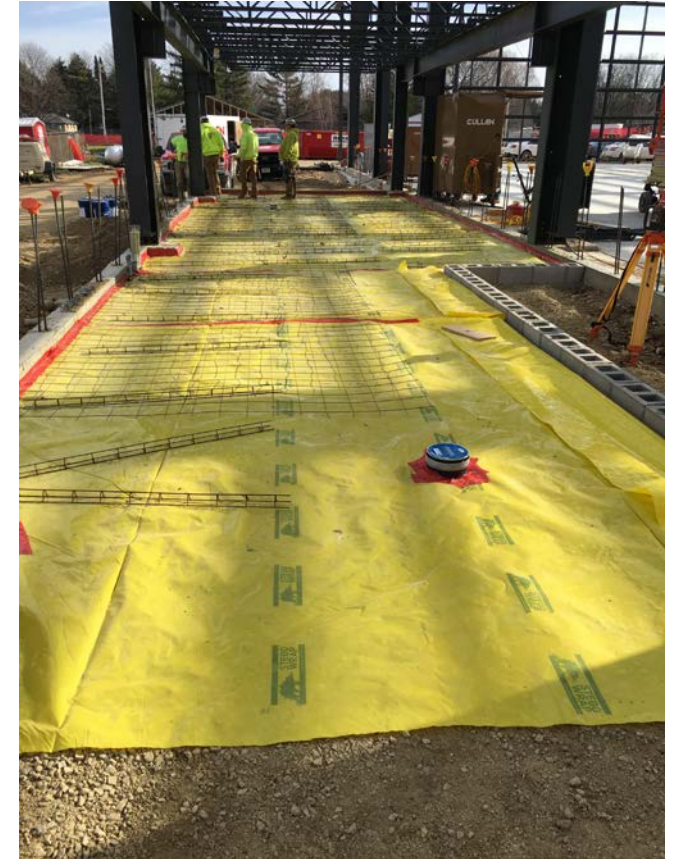
# High School



New corridor to gym-  
11/19's pour



Gym and Pool progress



Gym storage-  
prep for next  
concrete pour

# High School



Stairs by pool – formed and ready for concrete



STEM addition progress – last of brick installation

## High School



Tech Ed mechanical installations



Future connection of new STEM addition to existing building



STEM 2<sup>nd</sup> floor



11/20/20

**Milton School District 2019 Referendum Projects  
BUDGET SUMMARY**

<b>DESCRIPTION</b>	<b>BUDGET</b>	<b>FINAL PROJECTED COST</b>	<b>PAYMENTS TO DATE</b>	<b>% Complete</b>
Pre-Development	107,660	130,282	124,849	95.83%
Professional Services <i>Design, Project Mgmt, Legal, Quality Testing</i>	3,924,459	4,062,398	3,398,813	83.67%
Owner Provided Equipment <i>Furnishings, Service Equipment, IT Equipment, Signage</i>	1,193,816	1,643,162	720,803	43.87%
Construction <i>Building and Site Development</i>	54,031,464	54,812,027	29,159,589	53.20%
Other Project Expense <i>Bond expenses, Legal Fees , Moving</i>	22,500	20,000	8,012	40.06%
Income <i>Bond income, Friends of Milton Pool, Focus on E</i>	(950,099)	(1,614,648)	0	0.00%
Owner Contingency	1,570,200	846,779	0	0.00%
<b>TOTAL</b>	<b>59,900,000</b>	<b>59,900,000</b>	<b>33,412,066</b>	<b>55.78%</b>
<b>FINAL PROJECTED COST</b>	<u>59,900,000.00</u>			
<b>Balance - Under / (Over)</b>	<u>0.00</u>			