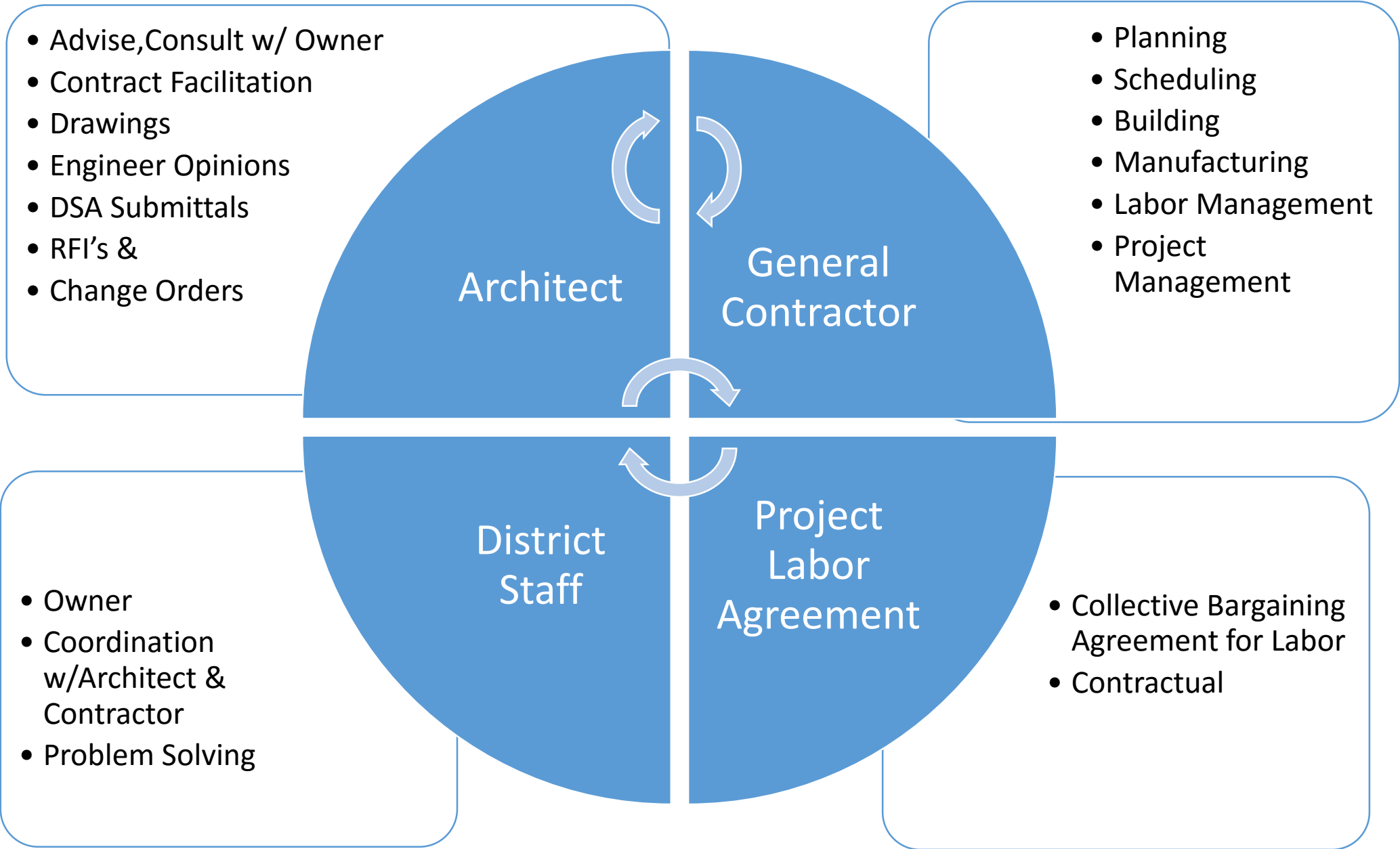


RSJHS Update



Kasavan Architects

- Project Design & DSA submittals
- Administration of Contract
- Site Visits
- Limited Construction Responsibility
- Monitor Payments
- Change Orders & Requests for Information
- Warranty Reviews of Completed Items
- Coordination / Collaboration with Contractor and Owner

Architect's Comments

- Severely behind schedule
- No formal scheduler or project engineer was hired by the Contractor
- Examples include Jan 2017 the project was one month behind schedule and the contract calls for a recovery plan and that was never done
- Rain / flooding impacted the schedule dramatically
- Manufacturing decisions were not made in timely fashion
- Based on a “Cost Analysis” you can see how far behind the project is

Cash Flow Projections					
COP	Date	Invoice	Amount	Total to Date	Balance
1	06/06/16	May	\$2,850,459.63	\$2,565,413.66	\$77,010,595.34
2	06/27/16	June	\$1,641,457.57	\$4,491,917.20	\$75,084,091.80
3	08/11/16	July	\$2,224,968.55	\$3,866,426.12	\$73,279,458.65
4	09/06/16	August	\$2,465,587.86	\$4,690,556.41	\$70,813,870.79
5	10/04/16	September	\$2,657,676.34	\$5,123,264.20	\$68,156,194.45
6	11/04/16	October	\$3,047,288.37	\$5,704,964.71	\$65,108,906.08
7	12/08/16	November	\$2,629,210.76	\$5,676,499.13	\$62,479,695.32
8	01/07/17	December	\$745,886.86	\$3,375,097.62	\$61,733,808.46
9	02/17/17	January	\$728,648.72	\$1,474,535.58	\$61,005,159.74
10	03/23/17	February	\$261,891.36	\$990,540.08	\$60,743,268.38
11	04/21/17	March	\$1,015,359.30	\$1,277,250.66	\$59,727,909.08
12	05/12/17	April	\$1,111,144.05	\$2,126,503.35	\$58,616,765.03
13	06/05/17	May	\$1,945,621.11	\$3,056,765.16	\$56,571,143.92
14	06/21/17	June	\$2,078,761.54	\$4,024,382.65	\$54,492,382.38
15	07/28/17	July	\$2,332,197.36	\$4,410,958.90	\$52,260,203.02
16	09/13/17	August	\$2,874,350.03	\$5,206,547.39	\$49,385,852.99
	Current	Monthly Average	\$1,913,156.84		
Complete	5/15/2018	Needed Average	\$5,500,000.00		
Complete	7/31/2018	Needed Average	\$4,500,000.00		
Complete	10/15/2018	Needed Average	\$3,700,000.00		
Complete	12/15/2018	Needed Average	\$3,100,000.00		
Complete	5/15/2019	Needed Average	\$2,400,000.00		

Dilbeck & Sons – General Contractor

- Supervision of Work
- Inspection and Readiness of Work
- Project Meetings and hire a full-time job superintendent
- Provide staff, materials and equipment
- Ensure quality of work and materials
- Maintain compliance with laws, ordinances, rules, regulations and contracts
- Construction Scheduling
- Collaborate with Architect for any shop drawings, requests for more information and change orders
- Maintain compliance with labor procedures as outlined in the Project Labor Agreement

Dilbeck & Sons – Concerns

- Weather Delays could not be predicted
- 800 Requests for Information have been submitted to the Architect
- Manufacturing Delays
- Labor Concerns about timing & scheduling
- Aggressive schedule for completion did not take into account potential delays
- Major change orders need more time to complete the process
- Intent is to turn over a top quality school and not cut any corners
- Most pressing delay is the skylights
- Confident in stating the school will not be ready before the end of October 2018

Project Labor Agreement - PLA

- Collective Bargaining Agreement between the District and the local Union Labor Organizations
- Terms and conditions of the construction project are guided and enforced through the agreement
- This project has terms that require labor hiring to go through the local labor shops and allow for non-union labor to register and join the union to work on this and other projects
- Monthly reports are submitted to the District outlining the amount of local labor used in the project to date
- Union Leaders collaborate with the General Contractor for work flow and needs
- Currently, the Union Leaders do not see the PLA causing any delays
- Union Leaders indicate there is labor waiting to be called in for work
- Based on Union Leaders discussion with labor on the project, they do not believe it can be completed on schedule

District Staff – CBO & Manager of Facilities and Planning

- Complete all compliance of site preparation
- Manage and maintain records of financial utilization
- Collaborate with Architect & General Contractor on work flow
- Maintain fidelity of the contract agreements
- Support problem solving
- Provide updates to the Board & Superintendent

Next steps

- Meetings w/ sub-contractors
- Weekly coordination meetings with General Contactor, sub-contractors and Architect
- Staff analysis of time tables
- Beginning planning for an opening later than the fall of 2018