



**SITE OBSERVATION**

**Number: 21**

Project #: 19\_0009/19-081

Project Name: AJ Briesemeister MS

Report By: Florin Popa

Contractor: Satterfield & Pontikes

Date: 1/31/2022

Time: 10:00 am – 10:30 am

Temp (F): 54

Weather: Cloudy/Rainy & Wet

Attendees: Florin Popa (pbGroup)

**Project Status: Approximately 46% Complete (Including materials stored)**

Mobilization		Fencing (Temp.)		Site Work	
Demolition/Cleanup		Dampproofing		Ceramic Tile	
Building Pad		Roofing	X	Acoustic Ceiling	
Sidewalks		HM Door		Toilet Partition	
Formwork		Wood Door		Fire Sprinkler	X
Reinforcing		Aluminum Storefront	X	Fire Alarm	X
Concrete		Hardware		HVAC	X
Backup Masonry		Plaster		Power	X
Masonry Veneer		Drywall	X	Lighting	
Structural Steel	X	Metal Stud Framing	X	Plumbing Piping	X
Rough Carpentry	X	Painting		Plumbing Fixture	
Millwork		VCT		Abatement	
Metal Wall Panels		Technology	X	Temp. Drywall Partitions	
HM Door & Window Frames	X	Electrical	X	Site Utilities	X

**Observations:**

*City of Seguin gave S&P the green-light to begin mobilization and construction on 3/19/2021 (Received Permit on 5/17/2021).*

**1. General:**

- a. Make sure that all electrical, technology boxes and cabinets in the walls are plumb/level before sheetrock is installed.
- b. MEP consultant requested/recommended that all cleanouts be located above the water closet’s rim, or the highest fixture drain level.



- c. The SCI walk for the south parking lot was completed on Wednesday (09/08/2021). Items have not been corrected, to date.
  - d. Miscellaneous building material is being stored on site.
  - e. Foundation for the marquee sign at the SE corner of the site (along Court St.) has been poured and walls are scheduled to start as soon as the weather clears up.
  - f. On-going work on the mock-up wall – installed brick, stone veneer, metal panels and sealant. Missing metal panel trim and sealant at metal panels abutting stone veneer. Still awaiting two sealant colors to be applied for review by the Architect. **Mock-up wall has been approved for colors of the brick, stone, and metal panels for color, only. It has not been given the green light for quality of work.**
  - g. The HVAC units in the Segments that will be turned over/occupied by the school, prior to the completion of the project, will not be connected to the new controls system; therefore, they will have to temporarily be controlled at the thermostat(s). The new controls system is scheduled to be installed sometime next year.
  - h. **All materials that are stored on school property need to be installed within a secured area (fence and/or containers). The bricks and some of the roofing materials are outside of the construction staging area(s).**
  - i. All construction debris and material need to be moved out of accessible paths and out of students reach. The GC is responsible for protection of the materials and safety of the students/staff.
  - j. There are **STILL** many points along the construction fencing that are not secured to students/staff/public.
  - k. 4-Tier lockers have the combination lock installed. The 2 & 3 tier lockers need an adapter (on order) for the combination locks to work.
  - l. On-going work on installation of stormwater and sanitary pipes at the north of Segment I (Fine Arts).
2. **Segment C (6<sup>th</sup> Grade Wing) progress:**
    - a. *The GC was directed (by the Architect) to omit the bulkheads between Corridors C102, and C119 and Collaborative Center C113 (item to remain on report until it has been completed).*
3. **Segment D (7<sup>th</sup> Grade Wing) progress:**
    - a. *Per S&P schedule – this Segment is still on track to be turned over at the end of March 2022. This will include the punch walk (by the GC and Design Team), as well as the time it takes to make any corrections necessary.*
    - b. Roof is dried-in. Starting to install cap sheet.
    - c. On-going work on drywall hanging and taping, and floating.
    - d. Starting work on low-voltage.
    - e. On-going installation of mechanical ducts, electrical conduits, plumbing and fire sprinkler piping.
    - f. On-going work on MEP rough-ins.



- g. Exterior waterproofing is approximately 99% complete.
  - h. Started installation of rigid insulation board on the exterior of the west wall.
  - i. On-going installation of the aluminum storefront system. Glass is scheduled to be delivered on Monday 2/7/2022.
  - j. On-going framing of the collaborative space's ceilings.
  - k. On-going pulling of electrical wires.
  - l. RTU's and exhaust fans have been installed and being prepared for start-up.
  - m. Start masonry on exterior wall as soon as the weather clears up.
4. **Segment E (SP.ED. & CTE) progress:**
- a. GC was directed (on 1/12/2022) to seal/cap the top and bottom of the existing roof drains at the SE corner of the building (adjacent to Segment D), until it is time for that drain to be relocated per the documents.
5. **Segment F (8<sup>th</sup> Grade Wing) progress:**
- a. On-going framing at parapet walls.
  - b. Took the first steps in correcting the concrete at the SE corner of the Segment (Classrooms F102 & F103). On-going work.
  - c. On-going installation of overhead and in-wall mechanical, electrical, and plumbing systems.
  - d. Starting framing of exterior walls.
  - e. *The GC was directed (by the Architect) to omit the bulkheads between Corridors F101, and F115 and Collaborative Center F110 (item to remain on report until it has been completed).*
6. **Segment G (Cafetorium) progress:**
- a. On-going structural steel erection.
7. **Segment H (Kitchen) progress:**
- a. Preparing for structural steel erection.
8. **Segment J (Athletics – summer work) progress:**
- a. Revised percentage of completion for summer work. The boys' and girls' restrooms adjacent to the competition gym have not been worked on. The GC shared with the Architect that they would have not been able to complete those restrooms in time for start of school. The restrooms will have to be done next summer of 2022. The new percentage of completion is approximately 90%. S&P is performing an internal punch list (on portions that are completed) prior to the calling for a SCI (Substantial Completion Inspection) walk by the Design Team.
  - b. On-going work in the laundry room related to PR#2 and CPR #21 requested changes by the Owner.
  - c. Rubber base has not been installed in any of the spaces.
  - d. *Boys Restroom J101 and Girls Restroom J120 were not complete with the summer work, per phasing plan.*
  - e. MCT floors have not been installed (will be installed with other phases)



- f. Many doors, frames and hardware have not been replaced/installed per the original phasing plan/schedule.
  - g. Floor tile and base in Boys' shower and Lobby Concession has been complete and are awaiting the design team and Owner's punch walk.
  - h. Need to install the shroud for the shower fixtures at the Boys' athletics showers. The light fixtures above the shower trees need to be rotated (conflicting with overhead water lines).
  - i. Patching of existing CMU walls and around tile base inside of the Lobby Concession, is not acceptable.
  - j. Need to install wall tile at wash areas on the PE and Athletic sides, per PR #28.
9. **Segment K (Standalone Concession) progress:**
- a. On-going plumbing work.
  - b. Space is being used as storage for some of the new lockers.

## **2 Weeks Look Ahead:**

1. Continue with structural steel erection at Segments G & H (Cafetorium and Kitchen).
2. Continue drywall work in Segments D & F.
3. On-going punch list and installation of missing material for Phase I summer work.
4. Continue work on roofs.
5. Continue work on underground utilities in various areas throughout the site.
6. Continue with aluminum storefront installation at Segment D.
7. Work on masonry for marquee sign.

## **Discussions/Deficiencies:**

1. None



Segments D (7<sup>th</sup> Grade Wing) – Collaborative space



Segment D (7<sup>th</sup> Grade Wing) – Science Lab





Segment D (7<sup>th</sup> Grade Wing) – Central Corridor



Segment D (7<sup>th</sup> Grade Wing) – East Corridor





Segment D (7<sup>th</sup> Grade Wing) – Exterior waterproofing and rigid insulation board



Segment D (7<sup>th</sup> Grade Wing) – Roofing and RTU's (roof top units)





Segment F (8<sup>th</sup> Grade Wing) – Exterior parapet framing



Segments F & G (8<sup>th</sup> Grade Wing & Cafetorium) – Structural framing







Segments G & H (Kitchen & Cafetorium) – Structural framing



Segment G (Cafetorium) – Structural framing of Stage

