



**SITE OBSERVATION**

**Number: 22**

Project #: 19\_0009/19-081

Project Name: AJ Briesemeister MS

Report By: Florin Popa

Contractor: Satterfield & Pontikes

Date: 2/16/2022 & 2/17/2022

Time: 10:00 am – 10:30 am

Temp (F): 72

Weather: Cloudy/Wet

Attendees: Florin Popa (pbGroup)

**Project Status: Approximately 48% Complete (Including materials stored)**

Mobilization		Fencing (Temp.)		Site Work	
Demolition/Cleanup		Dampproofing		Ceramic Tile	
Building Pad		Roofing	X	Acoustic Ceiling	X
Sidewalks		HM Door		Toilet Partition	
Formwork		Wood Door		Fire Sprinkler	
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	
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 and east of Segment J (Athletics).
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. Roofing is complete and awaiting installation of accessories.
  - c. On-going work on drywall hanging, taping, floating and painting.
  - d. On-going work on low-voltage.
  - e. On-going work on MEP rough-ins.
  - f. Exterior waterproofing is approximately 99% complete.
  - g. On-going installation of rigid insulation board on the exterior walls.



- h. On-going installation of the aluminum storefront system. Glass was delivered on 2/15/2022
  - i. Started installation of ceiling grid.
  - j. On-going pulling of electrical wires.
  - k. RTU's and exhaust fans have been installed and being prepared for start-up.
  - l. Overhead inspection – today 2/16/2022
  - m. On-going brick installation.
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 installation of exterior sheathing.
  - b. Started interior drywall framing.
  - c. On-going installation of overhead and in-wall mechanical, electrical, and plumbing systems.
  - d. On-going roofing work.
  - 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. On-going structural steel erection.
8. **Segment J (Athletics – summer work) progress:**
- a. Walked the project with James Pizana (SISD), Estevan Martinez, Kevin Minnick, Cole Lutzenberger S&P and tile subcontractor to review the unacceptable quality of the tile installation.
  - b. 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.
  - c. On-going work in the laundry room related to PR#2 and CPR #21 requested changes by the Owner. Contractor waiting on direction from the design team on placement of new transformer pad and enclosure.
  - d. Rubber base has not been installed in any of the spaces.



- e. ***Boys Restroom J101 and Girls Restroom J120 were not complete with the summer work, per phasing plan.***
  - f. MCT floors have not been installed (will be installed with other phases)
  - g. Many doors, frames and hardware have not been replaced/installed per the original phasing plan/schedule.
  - h. Floor tile and base in Boys' shower and Lobby Concession has been complete and are awaiting the design team and Owner's punch walk.
  - i. 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).
  - j. Patching of existing CMU walls and around tile base inside of the Lobby Concession, is not acceptable.
  - k. Need to install wall tile at wash areas on the PE and Athletic sides, per PR #28.
- 9. Segment K (Standalone Concession) progress:**
- a. 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 Segment 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. On-going masonry work at Segment D.
8. 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) – Collaborative space







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



Segment D (7<sup>th</sup> Grade Wing) – Science Classroom ceiling grid installation





Segment D (7<sup>th</sup> Grade Wing) – Typical Classroom



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







Segment D (7<sup>th</sup> Grade Wing) – Brick veneer



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







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



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





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

