



SITE OBSERVATION

Number: 28

Project #: 19_0009/19-081

Project Name: AJ Briesemeister MS

Report By: Florin Popa

Contractor: Satterfield & Pontikes

Date: 4/06/2022

Time: 10:00 am – 11:00 am

Temp (F): 70

Weather: Sunny

Attendees: Florin Popa (pbGroup)

Project Status: Approximately 53% Complete (Including materials stored)

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

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



- ***The SCI walk for the south parking lot was completed on Wednesday (09/08/2021). Items have not been corrected, to date.***
 - ***Miscellaneous building material is being stored on site.***
 - ***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).***
 - ***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.***
 - ***There are STILL many points along the construction fencing that are not secured to students/staff/public. This was brought up at today's meeting (4/6/2022) by the Owner, and yet S&P is not addressing these issues.***
- a. CMU backup wall for the marquee sign at the SE corner of the site (along Court St.) has been erected.
 - b. 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. Awaiting one sealant color (off-white per original selection) to be applied for review by the Architect. The gray sealants need to be applied along the metal panel edges.
 - c. 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.
 - d. On-going work on stormwater line on the east side of Segment J (Athletics).
2. **Segment C (6th Grade Wing) progress:**
- ***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 (7th Grade Wing) progress:** Projected date for the Design Team to perform an SCI punch is the week of April 18, 2022.
- ***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.***
 - ***The above schedule for Segment D has been revised to turn over Segment D at the end of April or early May.***
 - ***Main Corridor (outside of Segment) will not be 100% completed with this phase. Flooring and ceilings will be completed with the rest of the Main Corridor work (during summer 2022).***



- a. Roofing is complete and awaiting installation of roof accessories (downspouts, splash blocks, etc.) and remaining sheet metal (cap/coping, fascia and flashing).
 - b. On-going work on all interior finishes (paint, flooring, tile, ceiling, etc.). S&P is working on internal punch list items.
 - c. Installing dry erase/magnetic/projectable wall covering.
 - d. Projectors are installed.
 - e. Science Labs casework and accessories are installed.
 - f. Doors are installed. Overhead coiling doors chain needs to be replaced with a hand crank operator, or anything other than chains.
 - g. MEP fixtures are installed.
 - h. Brick veneer is complete.
 - i. Storefront systems at the classrooms are installed but are not completely sealed. The windows are missing all the aluminum trim and caulking.
 - j. The installation of the clerestory storefront system and accessories is unacceptable as is. The frames need to be aligned, the seals need to be properly installed in the frames, the shims seem to be temporary, the trim and header closures do not comply with the documents (need to be replaced), and the perimeter of the frames have not been caulked, yet.
 - k. Toilet accessories have been installed.
 - l. Exterior metal wall panels are enroute to the job site (scheduled to be shipped to the jobsite 3/21/2022). The panels arrived at the job site on 4/1/2022.
 - m. The main corridor outside of Segment D has been opened for student/staff traffic.
 - n. The roof joint between Segment C & D has been dried out (sealed).
 - o. There is material and debris left on the new roof that needs to be removed, immediately.
 - p. Roof drains have not been completely installed.
 - q. Metal wall panels have not been installed, yet.
4. **Segment E (SP.ED. & CTE) progress:**
- o *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 (8th Grade Wing) progress:**
- o *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).*
 - a. Working on cleaning brick veneer.
 - b. On-going interior drywall framing.
 - c. On-going installation of overhead MEP rough-ins.
 - d. Working on storefront system. Glass is being cut/prepared for delivery.



6. Segment G (Cafetorium) progress:

- a. Working on exterior wall framing.
- b. Steel dowels are in place.
- c. Started laying the CMU shear walls at platform.
- d. Started installation of MEP overhead.

7. Segment H (Kitchen) progress:

- a. Started installation of MEP overhead.
- b. On-going work on parapet framing.

8. Segment J (Athletics – summer work) progress:

- *Wall and floor ceramic tile quality is unacceptable in various areas throughout Segment J (summer work).*
 - *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.*
 - *Boys Restroom J101 and Girls Restroom J120 were not completed with the summer work, per phasing pla.*
- a. Starting work on floor finish.
 - b. On-going work in the laundry room related to PR#2 and CPR #21 requested changes by the Owner. Contractor received PR #36R with all the information necessary to complete the work related to the laundry room.
 - c. Rubber base has not been installed in any of the spaces.
 - d. The vented base in the competition is gym is pulling off the wall in a couple of places. Repairs/replacement has not been verified, yet.
 - e. The Toro logo at center court in the competition gym is starting to peel up. It does not look like it was sealed properly. Repairs/replacement has not been verified, yet.
 - 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 completed and are awaiting the design team and Owner's SCI 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). Nothing has been done to correct this problem, yet.
 - j. Patching of CMU walls at boys' athletics and PE wash areas need redone.



- k. Need to install wall tile at wash areas on the PE and Athletic sides, per PR #28.
 - l. Working on painting the existing exterior metal panels at the Practice Gym.
- 9. Segment K (Standalone Concession) progress:**
- a. No work has been done since last year.

2 Weeks Look Ahead:

- 1. Continue work on interior finishes and exterior veneer in Segment D.
- 2. Continue with overhead MEP installation, CMU walls at platform, and wall framing in Segments G & H (Cafetorium and Kitchen).
- 3. Continue interior drywall work, roofing installation and exterior veneer in Segment F.
- 4. On-going punch list and installation of missing material for Phase I summer work.
- 5. Continue work on underground utilities in various areas throughout the site.
- 6. Continue with aluminum storefront installation at Segments D & F.
- 7. Work on brick veneer for marquee sign.

Discussions/Deficiencies:

- 1. Clerestory storefront installation and materials for trim is unacceptable as installed.
- 2. Overhead doors in classrooms adjacent to Collaborative Areas cannot be chain operated.

Segments D (7th Grade Wing) – Exterior view from SW corner





Segments D (7th Grade Wing) – Collaborative space



Segment D (7th Grade Wing) – Typical Science Lab





Segment D (7th Grade Wing) – Typical Classroom



Segment D (7th Grade Wing) – Science Prep Room





Segment D (7th Grade Wing) – Main Corridor open to old corridor



Segment D (7th Grade Wing) – Collaborative Area Ceiling





Segment F (8th Grade Wing) – Interior framing and overhead MEP work



Segments F & H (8th Grade Wing & Kitchen) – Brick veneer and exterior framing





Segments F & H (8th Grade Wing & Kitchen) – Structural framing at main entrance to cafeteria from Bus Loop



Segments G & H (Kitchen & Cafetorium) – Structural framing, exterior framing and sheathing





Segment G (Cafetorium) – CMU work at platform area



Segment G (Cafetorium) – Exterior wall framing and overhead MEP





Segment D (7th Grade Wing) – Material and debris left on new roof



Segment F (8th Grade Wing) – Material and debris left on new roof





Segment D (7th Grade Wing) – Unacceptable clerestory storefront installation and metal for trim/closures.



Segment D (7th Grade Wing) – Unacceptable clerestory storefront installation and metal for trim/closures.

