



M. E. RINKER, SR. HALL
School of Building Construction
University of Florida, UF-191

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- RFI Log
- Submittal Log
- Owner Meeting Minutes:
 March 27, 2002



RINKER HALL
 SCHOOL OF BUILDING CONSTRUCTION

MONTHLY
EXECUTIVE REPORT NO. 4

CENTEX ROONEY
 CONSTRUCTION COMPANY

April 10, 2002

Title Sheet

T001

EXECUTIVE SUMMARY NARRATIVE

Structural Steel: Trinity Fabricators mobilized and erected the structural steel columns and beams from column line M at the mechanical room to column line B. Erection had to be postponed between column line B and the A-2 foundation pad due to the steam conflict encountered at this foundation pad. Trinity Fabricators has begun installing slab edge angles and performing the required welding work.



Trinity Fabricators has erected the columns and beams between B and M lines.

Steam Conflict at Foundation Pad: Asbestos-containing steam lines were encountered as Cox Concrete excavated for the final foundation pad at the building corner of the plaza area, column line A-2. The steam and condensate lines shown to head due west from the existing manholes actually jog beneath this foundation pad. Walter P. Moore’s solution to this condition was to span the column foundation across the steam line with a concrete counterweight pad foundation.

Subcontractor Bid/Award: Bids for the millwork, ceramic tile and painting were received on Thursday, March 14, 2002 and scope review meetings have taken place for all bids received to date with the exception of millwork. Centex Rooney has visited the apparent low bidder’s, MESH Furniture, a minority subcontractor, millwork shop, but has not yet completed scope review. Once the Millwork package has been awarded, all work included in the original GMP amount will have been bid and awarded with the exception of fire extinguisher cabinets.



RINKER HALL
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April 10, 2002

Executive
Summary

EX-1

TEACHING AND LEARNING OPPORTUNITIES



Left: Chip Sykes, Rinker Materials and Cathy Underhill, Centex Rooney present award to David Tyus, 1st Place Winner



Right: Chip Sykes, Rinker Materials and Cathy Underhill, Centex Rooney, present award to Todd Brock, 2nd Place Winner



Winning T-Shirt Design

Safety & Sustainability T-Shirt Contest

Centex Rooney presented two awards in the Design Competition for the Rinker Students to design the Rinker Hall Jobsite Safety and Sustainability T-Shirt.

The 1st Place Winner, David Tyus, will receive a commemorative Rinker Hall Brick Paver in his name, sponsored by Centex Rooney. The winning design was placed on the back of the T-shirt.

The 2nd Place Winner, Todd Brock, received a University of Florida – Centex Rooney Golf Shirt. His design was placed on the front of the T-shirt. Centex Rooney awarded a Rinker Hall Safety & Sustainability T-Shirt to all entrants in the contest.

The awards were presented at the BCN School's Award Ceremony on April 8, 2002.



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April 10, 2002

Teaching & Learning

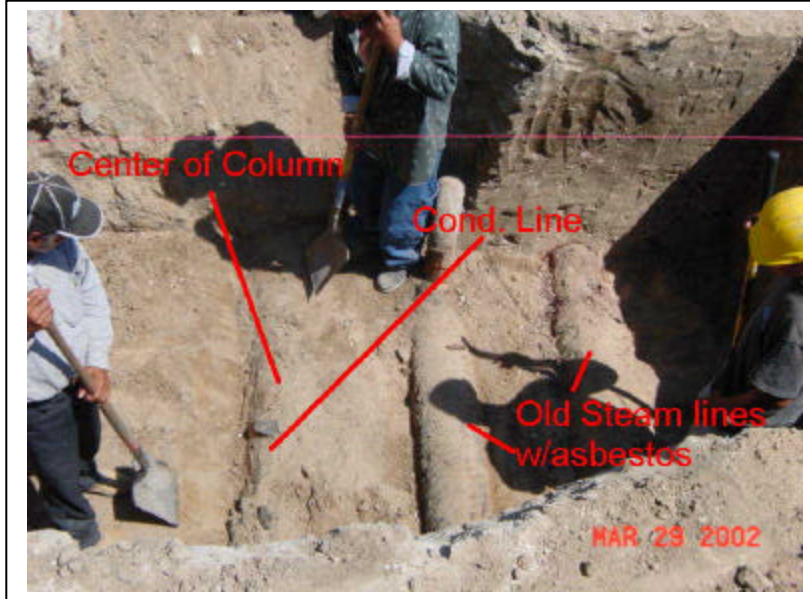
EX-2

CRITICAL ISSUES

MEPF Coordination: MEPF Coordination continues to be critical. The mechanical equipment room continues to be a coordination issue. Centex Rooney has had weekly coordination meetings to resolve outstanding issues. Clearance issues remain and RFI's continue to be generated for this area.

Funding: University of Florida has issued Change Order No. 1 and Change Order No. 2 to fund all three phases of the drywall work. Additional funding was also approved for a portion of the Daylighting Louvers. University of Florida continues to seek additional value engineering or funding solutions for Alternate No. 3, Brick Façade Wall as completion of this wall is extremely critical to UF for the overall success of the project.

Steam Conflict at A-2 Foundation Pad: When the final foundation pad at A2 was excavated, Centex Rooney encountered a deviation to the anticipated route of the existing main campus steam and condensate lines. The Architect and Structural Engineer issued a directive to install a cantilevered beam with concrete counterweight to span over these lines. Structural steel erection from B-line to A-line is postponed until this work is complete.



Existing steam lines conflict with A-2 Foundation Pad requiring additional cantilevered beam and concrete counterweight to avoid relocating lines.



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April 10, 2002

Critical
Issues

CR-1

SUBCONTRACTOR BIDDING AND AWARD

The following bid packages have been issued for which bids have been received:

Bid #	Description	Pre-Bid Conference	Bids Received
<u>Group 1:</u>			
1	Sitework, Utilities	Nov. 6 '01	Nov. 13 '01
2	Site Mechanical	Nov. 6 '01	Nov. 13 '01
3	Site Electrical	Nov. 6 '01	Nov. 13 '01
<u>Group 2:</u>			
4	Cast-In-Place Concrete	Dec. 5 '01	Dec. 12 '01
5	Struc. Steel/Misc Metals	Dec. 5 '01	Dec. 12 '01
<u>Group 3:</u>			
6	Masonry/Arch Precast	Dec. 19 '01	Jan. 4 '02
7	Hydraulic Elevator	Dec. 19 '01	Jan. 4 '02
8	Plumbing	Dec. 19 '01	Jan. 4 '02
9	HVAC	Dec. 19 '01	Jan. 4 '02
10	Fire Protection	Dec. 19 '01	Jan. 4 '02
11	Electrical	Dec. 19 '01	Jan. 15 '02
<u>Group 4:</u>			
12	Caulking/Waterproofing	Jan. 16 '02	Jan. 24 '02
13	Lightweight Insul. Concrete	Jan. 16 '02	Jan. 24 '02
14	Metal Wall Panels	Jan. 16 '02	Jan. 24 '02
15	Glass/Glazing/Skylights	Jan. 16 '02	Jan. 24 '02
16	Doors/Frames/Hardware	Jan. 16 '02	Jan. 24 '02
<u>Group 5:</u>			
17	Drywall/Insul/Metal Frmg	Feb. 6 '02	Feb. 12 '02
18	Acoustical Ceilings	Feb. 6 '02	Feb. 12 '02
19	Roofing	Feb. 20 '02	Feb. 26 '02
20	Millwork	Feb. 27 '02	March 14, 2002
21	Ceramic Tile	Feb. 27 '02	March 14, 2002
22	Painting	Feb. 27 '02	March 14, 2002

Group 6 bidding has been postponed until closer to the anticipated funding date of July 2002.



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CENTEX ROONEY
CONSTRUCTION COMPANY

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Subcontract
Bidding
and Award

BA-1

BID AND AWARD SUMMARY

Recent bids have increased the projected bid savings to \$82,316. All bid packages included in the current GMP have been received with the exception of daylighting louvers and fire extinguisher cabinets. Savings produced by bidding will continue to be reflected in Contingency Authorizations once subcontracts are fully executed.



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CENTEX ROONEY
CONSTRUCTION COMPANY

April 10, 2002

Bid and Award
Summary

BA-2

M. E. Rinker, Sr. Hall, UF-191 Bid/Contract Award Results 04/09/02
 School of Building Construction Status through Bid Package No. 22, Painting

DESCRIPTION OF WORK Total Contract Base & Range of Work	SCHEMATIC PRICE	CHANGE ORDER NO. 1	CHANGE ORDER NO. 2	CHANGES GMP	DEFERRED TO OCT. 2002	RECONTRACT RANGE	SAVINGS GROSS	PERCENT DEFERRED
Construction								
DIVISION 1, General								
**Testing Lab Allowance: Universal Engineering	\$30,000.00			\$30,000.00		\$30,000.00	\$1.00	0.00%
DIVISION 2, Stonework								
**Watson Construction Co., Inc.	\$203,912.00			\$203,912.00		\$212,333.00	(\$8,421.00)	-4.13%
Landscaping & Irrigation	Deferred			Deferred	\$33,500.00			
**Metal Gates: Triality Fabrications	Deferred			Deferred	\$1,000.00			
DIVISION 3, Concrete								
**Cox Concrete, Inc.	\$421,000.00			\$421,000.00		\$425,100.00	(\$4,100.00)	-0.97%
DIVISION 4, Masonry: **Alan Spear Construction	\$156,500.00			\$156,500.00		\$153,200.00	\$4,300.00	2.75%
DIVISION 5, Metals: ** Triality Fabrications, Inc.	\$741,400.00			\$741,400.00		\$947,000.00	(\$94,600.00)	-12.73%
DIVISION 6, Woods and Plastics								
*Rough Carpentry	\$20,595.00			\$20,595.00		In-Creep	\$1.00	0.00%
*Rough Carpentry	Deferred (Partial)	\$5,000.00		\$5,000.00	\$75,000.00	\$48,750.00	\$31,150.00	39.74%
DIVISION 7, Thermal & Moisture Protection								
** Waterproofing & Coating, Exterior Waterproofing	\$14,600.00			\$14,600.00		\$22,600.00	(\$8,000.00)	-54.79%
** Metal Wall Panels (Rainier) Kiefer McDevall	\$114,900.00			\$114,900.00		\$407,000.00	\$2,500.00	1.90%
** Lightweight Insulating Concrete, Electrical	\$61,000.00			\$61,000.00		\$51,450.00	\$3,550.00	4.18%
** Roofing & Sheetmetal, Ponds, Slate Roofing	\$58,000.00			\$58,000.00		\$49,500.00	\$8,500.00	14.65%
DIVISION 8, Doors & Windows								
** H.M. Doors, Frames, Hardware (\$30,000 Allow. In)	\$94,600.00			\$94,600.00		\$91,647.00	(\$2,953.00)	-3.12%
** Glass & Glazing, Lamin Glass	\$473,040.00			\$473,040.00		\$495,000.00	(\$18,960.00)	-3.99%
** Skylights, Lamin Glass (ADD ALTERNATE)	\$83,300.00			\$83,300.00		\$89,250.00	(\$5,950.00)	-7.12%
DIVISION 9, Finishes								
** Drywall, Metal Studs (GMP \$501,500 + RC \$28,595)	Deferred	\$232,000.00	\$328,525.00	\$560,525.00		\$561,325.00	(\$779.00)	-0.14%
** Ceramic Tile, Tiled Tubs	\$57,000.00			\$57,000.00		\$29,149.00	\$27,851.00	48.16%
** Acoustical Ceiling, Stucco	\$53,800.00			\$53,800.00		\$49,314.00	\$4,486.00	8.33%
Carpets/VCT	Deferred			Deferred	\$105,700.00			
** Painting, Olympic Painting	\$50,700.00			\$50,700.00		\$59,900.00	(\$8,200.00)	-16.15%
DIVISION 10, Specialties								
Toilet Part/Accessories	Deferred			Deferred	\$27,600.00			
Directories and Bulletin Boards	Deferred			Deferred	\$1,055.00			
Fire Extinguishers/Cabinets	\$1,750.00			\$1,750.00				
Fixed Daylighting Louvers	Deferred (Partial)		\$86,700.00	\$86,700.00	\$57,647.00			
DIVISION 11, Equipment								
Deck Equipment	Deferred			Deferred	\$300.00			
DIVISION 12, Furnishings								
Entrance Mats	Deferred			Deferred	\$1,100.00			
DIVISION 14, Conveying System								
**KONE, Inc.	\$50,200.00			\$50,200.00		\$45,780.00	\$4,420.00	8.81%
DIVISION 15, Mechanical								
** Coastal Mechanical Services, LLC.	\$128,100.00			\$128,100.00		\$131,932.00	(\$3,832.00)	-2.99%
** Plumbing: Ray's Plumbing Contractors	\$152,700.00			\$152,700.00		\$164,250.00	(\$11,550.00)	-7.56%
**HVAC: WW Gay Mechanical	\$542,800.00			\$542,800.00		\$907,245.00	\$35,555.00	4.32%
** Fire Protection: Brown Automatic	\$30,400.00			\$30,400.00		\$34,300.00	\$3,900.00	12.83%
DIVISION 16, Electrical								
** Site Primary: All Florida Electric Co., Inc.	\$257,300.00			\$257,300.00		\$237,630.00	\$19,670.00	7.64%
** Electrical (Using Alternate Fixture Packages)	\$777,700.00			\$777,700.00		\$929,250.00	(\$15,550.00)	-1.99%
** Site Lighting Allowance	above			above		above	\$1.00	
** Elex/Mech Allowance	above			above		above	\$1.00	
Subtotal - Construction	\$5,210,287.00	\$237,000.00	\$415,825.00	\$5,872,322.00	\$306,702.00	\$5,719,031.00	\$82,316.00	1.42%

* These values represent work of Apparent Low Bid only; contracts have not been issued (blue).
 ** These values represent work of Subcontracts Awarded (red).

CONTRACT COST REPORT

Change Order No. 3 dated March 27, 2002 was executed for an ADD of \$350,000 to the GMP. The revised GMP value is now \$7,159,873 (excluding Owner Direct Purchase Orders) to include Phase II and Phase III of the Drywall Bid Package as well as \$86,700 toward award of the Daylighting Louver work.

Future funding issues include the following:

1. **Deferred Work – JULY 2002 Funding Date**

<u>Scope of Work</u>	<u>Amount</u>
Millwork	\$ 75,900
Landscaping/Irrigation	\$ 33,500
Carpet and Linoleum	\$105,700
Toilet Compartments & Accessories	\$ 27,600
Directories & Bulletin Boards	\$ 1,055
Fixed Daylighting Louvers	\$ 57,647
Dock Bumpers	\$ 200
Entrance Mats	\$ 2,100
<u>General Conditions, Fee, Tax Savings, etc.</u>	<u>\$ 6,835</u>
Total ADD	\$310,537

2. **Alternate No. 3 – West and South Brick Façade Wall**

<u>Scope of Work</u>	<u>Amount</u>
Structural Tube Steel	Included (Purchased within Current GMP)
Brick/Architectural Precast	\$250,800 (bid received)
Metal Framing	\$ 59,500 (bid received)
<u>General Conditions, Fee, etc.</u>	<u>\$ 20,229</u>
Total ADD	\$330,529

3. **Alternate No. 1 – Amenities Package:** Display Boards, Metal Lockers, Projection Screens, Window Blinds and Bike Racks. **Total ADD = \$112,580** (no bids received to date).

Currently, the total of the future funding required to complete the building (Items 1 through 3 above) is estimated to be **\$753,646** for a final GMP of approximately **\$7,916,500**.



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April 10, 2002

Cost Summary

\$\$\$-1



CHANGE ORDER STATUS

	<u>Contingency Authorization</u>	<u>Contract Amount</u>
Original Contract Amount (GMP):		\$6,509,873.00
Change Orders Approved to Date:		
Change Order No. 1	\$ 0	\$300,000
Change Order No. 3	\$ 0	\$350,000
Change Directives Issued by Owner:		
Change Directive No. 2 (Direct Owner Purchase Orders)	\$ 0	(\$ 326,679.14)
Current Contract Amount (GMP):		\$6,833,193.86
Changes Approved by Executed Contingency Authorizations:		
Contingency Authorization No. 1	\$ 76,584	N/A
Contingency Authorization No. 2	(\$159,852)	N/A
Contingency Authorization No. 3	\$ 26,011	N/A
Contingency Authorization No. 4	(\$ 45,600)	N/A
Contingency Authorization No. 5	(\$ 26,000)	N/A
Contingency Authorization No. 6	\$ 26,907	N/A
Contingency Authorization No. 7	\$ 58,728	N/A
Contingency Authorization No. 8	(\$ 17,568)	N/A
Contingency Authorization No. 9	\$ 29,339	N/A
TOTAL APPROVED	(\$ 31,451)	N/A

The Approved Contingency Authorizations reflect a savings of \$31,451 produced to date. These contingency authorizations include bid savings received through Bid Package No. 17, Drywall. As reported in the Bid and Award Summary, Sheet BA-2, an additional \$63,785 in bid savings is expected. These bid savings will also be reflected in upcoming Contingency Authorizations once contracts have been executed.

SAVINGS SUMMARY: \$31,451 (actual) + \$63,785 (estimated) = \$95,236

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April 10, 2002

CO's & Contingency

\$\$\$-2

CHANGE ORDER STATUS, Continued

Changes out for subcontractor pricing:

RCO #001	Revision No. 1	\$ 5,000
RCO #002	Revision No. 2	\$ 2,000
RCO #003	Circular Walk to Concrete with Brick Pavers	\$ 2,000
RCO #009	Delete Entry Sign	Canceled
RCO #012	Asbestos Abatement Delay	\$10,000
RCO #013	Revision No. 6	\$ 3,000
RCO #015	Gas Line Conflict	\$ 1,000
RCO #016	Electrical Manhole Revised	\$ 2,000
RCO #017	Traps at Mechanical Room Floor	\$ 1,500
RCO #018	Graywater Booster Pump	\$ 500
RCO #019	Graywater Tank Makeup	\$ 2,000
RCO #020	Wall Weeps	\$ 500
RCO #024	Overflow Line at Rainwater Tank	\$ 500
RCO #025	Credit due from Coastal – Inner Road Crossing	(\$ 2,000)
RCO #027	RFI #43 Steam Pit	\$ 8,000
RCO #028	NOT USED	
RCO #029	RFI #81 Revisions to Door Schedule	\$ 1,000
RCO #030	Brick Façade Wall Value Engineering (Stucco, etc.)	TBD
RCO #031	Mechanical Equip Requirements vs. Electrical Schedules	\$ 1,000
RCO #034	RFI #24 Elevator/Stair Tube Steel Discrepancies	\$ 800
RCO #035	RFI #12 Sump Pit	\$ 2,000
RCO #036	RFI #31 Curtainwall/Tube Steel Conflicts	(\$ 1,500)
RCO #037	ASI #002 Vending Machine Electrical Requirements	\$ 1,200
RCO #038	ASI #003 Glue Down Carpet Spec Revisions	TBD
RCO #039	ASI #004 Drains at South Stair	\$ 8,000
RCO #040	ASI #005 Wall Type at Room 0308A	\$ 2,000
RCO #041	ASI #006 Mechanical Revised Full Size Drawings	TBD
RCO #042	ASI #007 Sketches SD-A-29, 30, 31, 32	\$ 3,000
RCO #043	Delete Future Generator Connection	(\$3,661)
RCO #043	Steam Line Conflict with A2 Foundation	\$30,000
Total to be Priced (Estimated)		\$79,839

TOTAL PENDING (Estimated): \$95,236 (Savings) + (\$79,839) (RCO's) = \$15,397

CONTRACTOR'S CONSTRUCTION CONTINGENCY

Pay Application No. 4, submitted March 27, 2002, does not reflect any contractor's contingency transfers. The contractor's contingency through Change Order No. 3 is in tact at the current GMP amount of \$173,387.



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April 10, 2002

CO's & Contingency

\$\$\$-2.1

STATUS OF APPLICATIONS FOR PAYMENT

Pay Application No. 4 was approved by Gould Evans Associates on March 28, 2002 and transmitted to UF the next day.

App #	Period	Amount	Status
1	Start thru December, 2001	\$256,016.33	Received January 28, 2002
2	January 31, 2002	\$198,328.43	Received February 15, 2002
3	February 28, 2002	\$200,708.30	Received March 13, 2002
4	March 27, 2002	\$409,231.94	Pending



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CERTIFICATE FOR PARTIAL PAYMENT				
CONTRACTOR APPLICATION AND CERTIFICATION OF PARTIAL PAYMENT				
Contractor: Centex Rooney Construction Co., Inc. 4651 Salisbury Road, Suite 193 Jacksonville, Florida 32256 352-372-4922		Application No.: 4 Page: 1 of 1 Pages Date: 03/27/02 Contract Time: 378 (Calendar Days) No. of Days Elapsed: 139 (Calendar Days) Previous Pay Period Ending: N/A This Pay Period Ending: 03/31/02		
A/E Job Number: 0 Project Number: BR-191 Project Name: M. E. Rinker, Sr. Hall School of Building Construction				
Change Orders Approved to Date	No. of Days	Additions	Deductions	
From Change Order Summary Page	0	(\$26,679.14)	\$0.00	
Net Amount of Change Orders	(\$26,679.14)			(\$26,679.14)
ORIGINAL CONTRACT SUM				\$6,509,873.00
Net Amount of Change Orders				(\$26,679.14)
ADJUSTED CONTRACT SUM				\$6,483,193.86
BALANCE TO FINISH				\$5,300,654.97
COMPLETED TO DATE				\$1,118,060.01
MATERIALS STORED				\$63,878.88
TOTAL COMPLETED & STORED				\$1,182,538.89
LESS RETAINAGE	10%			\$118,253.89
TOTAL				\$1,064,285.00
LESS PREVIOUS PAYMENTS				\$655,053.06
AMOUNT THIS CERTIFICATE				\$409,231.94
CERTIFICATION BY CONTRACTOR: According to the best of my knowledge and belief, I certify that all items and amounts shown on the face of this Application are correct, that all Work has been performed and material supplied in full accordance with the ter				
Date: _____ State of Florida, County of Alachua Notary Public: _____		Contractor: _____ Subscribed and sworn before me this _____ day of _____, 2002. Commissions Expires: _____ Required Documents for Pay Application (CM Initial): Current Contract Progress Report _____ Current Change Order Summary _____ Submittal to Office Vendor Diversity _____		
CERTIFICATION OF ARCHITECT/ENGINEER: I certify that I have checked and verified this Progress Payment Application; that to the best of my knowledge and belief the above application is a true statement of the value of the Work performed and the materials				
Date: _____		Architect/Engineer: _____		

CENTEX ROONEY
CONSTRUCTION COMPANY

April 10, 2002

Payment Status

\$\$\$P-1

Pay Application No. 4 through March 31, 2002

SCHEDULE SUMMARY

The baseline schedule indicates a start date of November 12, 2001 and Substantial Completion date of November 18, 2002 per Contract.

The baseline schedule has been updated with a data date of April 9, 2002.

The Overview of the Schedule is as follows:

Contract Start Date (NTP)	November 12, 2001
Contract Duration	378 Days
Original Contract Substantial Completion Date	November 18, 2001
Contract Days Expended	148 Days
Contract Time Extended	0 Days
Current Contract Substantial Completion	November 28, 2002

The schedule was updated on April 9, 2002 to reflect work in place and progress since the March 2002 Update. Currently the schedule shows Substantial Completion on November 28, 2002.

The schedule indicates a delay due to the existing steam/condensate line conflict at the foundation A-2. The topping out date, which was anticipated to be April 2, 2002, has been postponed until April 16, 2002.

Other items that impacted the schedule include the following:

1. Receipt of Change Order No. 1 on March 11, 2002, which allowed us to proceed with the procurement of the drywall/metal framing work.
2. MEPF Design Coordination in the Mechanical Room.



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April 10, 2002

Schedule
Summary

SCH-1



Aerial Photograph Dated April 3, 2002

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SCHOOL OF BUILDING CONSTRUCTION
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CENTEX ROONEY
CONSTRUCTION COMPANY

April 10, 2002

Aerial Project
Photograph

PH-1

PHOTOGRAPHS



*Steel Erection
Beginning at K line*



Structural Steel thru B line



*Steel Erection at
Mechanical Room*



Welding at Plate Embed



Mechanical Room Beams



A-2 Foundation Pad



Excavating A-2



UF Tree Trimming



Recycling Efforts



RINKER HALL
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Digital Project
Photographs

PH-2