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**School of Building Construction**  
**University of Florida, UF-191**

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**Attachments**

- RCO Log
- RFI Log
- Submittal Log
- Owner Meeting Minutes:  
June 10, 2002



**RINKER HALL**  
 SCHOOL OF BUILDING CONSTRUCTION

**MONTHLY**  
 EXECUTIVE REPORT NO. 6



June 19, 2002

Title Sheet

**T001**

EXECUTIVE SUMMARY NARRATIVE

**Structural Steel and Miscellaneous Metals:** Trinity Fabricators has completed all structural steel work including metal deck at the south stair area above the mechanical room. Installation of the interior stairs and handrails adjacent to the elevator has begun and the south pan stairs have been delivered.

**Cast-In-Place Concrete:** Cox Concrete completed the slab-on-grade work.

**Interior Masonry Walls:** All interior masonry walls and associated hollow metal frame installation work have been completed.

**Metal Framing:** Mac Drywall began metal framing work the week of May 13, 2002. Exterior metal framing and sheathing is complete at the skylights and roof parapet. Exterior metal framing and sheathing work is 90% complete at the south and west elevations and 60% complete at the east and north elevations. Interior metal framing of full-height partitions is complete at the 2<sup>nd</sup> floor, and has started at the 3<sup>rd</sup> floor. Hollow metal door frames are being installed as work progresses.



*Exterior metal stud framing: substrate for the metal wall panel and glass building skin.*

**MEP Rough-In:** WW Gay is installing ductwork and mechanical piping is being installed with concentration on the 1<sup>st</sup> and 2<sup>nd</sup> floors. Miller Electric completed electrical ductbank feeds from the transformer to the building and is installing conduit and boxes at the 1<sup>st</sup> and 2<sup>nd</sup> floors. Encompass/Ray's has completed rainwater leader work and is installing pipe and carriers at the restrooms. Fire Protection work is on hold due to the Stop Work Order.

**Roofing:** Elastizell completed the lightweight insulating roof deck work. Peach State Roofing has begun installation of the TPO roofing.



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June 19, 2002

Executive  
Summary

EX-1

**CRITICAL ISSUES**

Resolution of the following issues is critical to timely completion of the project.

<b>ISSUE</b>	<b>RESPONSIBILITY</b>	<b>DESCRIPTION</b>
Stop Work Order - Fire Protection	Lehr Associates	EH&S issued a stop work order on 5/13/02 for the fire protection system design due to discrepancies found through a peer engineer's review. Lehr issued revised drawings on 6/10/02 which were also found to be unacceptable. Project schedule is being affected.
Funding	UF Facilities Dept.	UF is seeking funding for CO #4 for Metal Wall Panel color change & added brick. UF will fund the Alternate Brick Façade Wall, but other deferred work is in question due to State Matching Fund Grant not approved for the project. UF to review priorities for available funding. Estimated future funding required is slightly over \$1,000,000 of which only \$350,000 is identified.
Metal Panel Color/ Glass	UF Facilities Dept./ CRCC	Approval of CO #4 is required. Centex Rooney was directed to proceed with the metal panel color change. Shop drawing approval for these items (panels and curtainwall framing/glass) was completed on May 21, 2002.
MEPF Coordination	CLOSED	The MEPF Coordination has been closed as a critical issue due to the release of Revision No. 7 (received May 8, 2002) and 7R (received May 31, 2002) which added space in the Mechanical Room.



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**Critical Issues**

**CR-1**

**SUBCONTRACTOR BIDDING AND AWARD**

The following remaining bid packages have been issued; this work had been "deferred" in the GMP due to funding availability. This work was released due to scheduled funding expected in July, 2002. Also out for bid is Add Alternate No. 1, Amenities Package, included in the Miscellaneous Specialties Bid Package along with other deferred work.

**NOTE: Carpet and Linoleum Flooring (GMP Value of \$105,700) is not issued for bid as directed by UF; funding is currently unavailable for this work.**

Bid #	Description	Pre-Bid Conference	Bid Date
#23	<b>Miscellaneous Specialties</b>	<b>June 19, 2002</b>	<b>June 27,2002</b>
	A. Deferred Work		
	Toilet Partitions		
	Toilet Accessories		
	Directories/Bulletin Boards		
	Fire Extinguisher Cabinets		
	Dock Bumpers		
	Entrance Mats		
	B. Add Alternate No. 1, Amenities Package		
	Metal Lockers		
	Projection Screens		
	Shades		
	Blinds		
	Bike Racks		
	Visual Display Boards		
#24	<b>Landscaping &amp; Irrigation</b>	<b>June 19, 2002</b>	<b>July 11, 2002</b>



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Subcontract  
Bidding  
and Award

**BA-1**

**CONTRACT COST REPORT**

Future funding issues include the following as reviewed at the June 10, 2002 progress meeting (Note: this does not include the recent request to have the design of the Fire Protection System performed by the Fire Sprinkler Subcontractor):

RINKER HALL FUNDING REQUIREMENTS AS OF JUNE 10, 2002		
No.	DESCRIPTION	AMOUNT
1	Change Order No. 4 - MWP Color, Add'l Brick	\$54,663
2	RCO's Distributed/Open (including \$85,000 Fire Protection)	\$120,000
3	Brick Facade Wall (Brick & Metal Studs)	\$330,529
4	Tax Savings (Not Realized)	\$15,000
5	Deferred Work per GMP (Awarded, Contracted in Phases):	
a.	Milwork	\$75,000
b.	Fixed Daylighting Louvers	\$37,647
6	Deferred Work per GMP (Now Out for Bid):	
a.	Landscaping/Irrigation	\$33,500
b.	Toilet Compartments & Accessories	\$27,600
c.	Directories & Bulletin Boards	\$1,055
d.	Dock Bumpers, Entrance Mats	\$2,300
e.	General Conditions for above	\$8,825
f.	Alternate No. 1 - Arrestees Package (Display Boards, Lockers, Shades & Blinds, Projection Screens, Bike Racks)	\$112,580
7	Deferred Work per GMP (Now NIC due to Budget Issues):	
a.	Carpet & Resilient Base	\$65,000
b.	Linoleum Flooring	\$40,700
	<b>SUBTOTAL</b>	<b>\$953,509</b>
	Less Remaining Contractor's Contingency	\$127,171
	<b>BALANCE REQUIRED, JULY 2002</b>	<b>\$826,338</b>
8	Data Cabling (Not in Contract/GMP)	\$190,000
	<b>TOTAL</b>	<b>\$1,016,338</b>

*Approximately \$1 million will be required to complete the project.*

*Matching Grant Funds were not approved, leaving only \$350,000 of funds identified for the project (a \$650,000 budget shortfall).*

*UF is reviewing priorities for work not awarded to date.*



RINKER HALL  
SCHOOL OF BUILDING CONSTRUCTION

MONTHLY  
EXECUTIVE REPORT NO. 6



June 19, 2002

Funding  
Requirements

\$\$\$-1

**CHANGE ORDER STATUS**

**STATUS OF CURRENT CONTRACT AMOUNT:**

	<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:		\$6,833,193.86
Pending Change Orders:		
Change Order No. 4	\$ 0	\$ 64,663.00
Change Order No. 5 (Direct Owner Purchase Orders)	\$ 0	(\$ 639,476.77)
Pending Contract Amount (OCO 1 – 5):		\$6,258,380.09

**Changes out for Subcontractor Pricing:**

	<u>Contingency Authorization</u>	<u>Contract Amount</u>
Open RCO's:		
RCO Nos. 3, 69, 87, 90 (Estimated)	\$ 0	\$ 15,000
RCO #70 – Fire Protection & Pumps (Estimated)	\$ 0	\$ 80,000
RCO #92 – Gypsum Lobby Ceiling, Drywall Columns (Est.)	\$ 0	\$ 20,000
RCO #93 – Design of Fire Protection System (Estimated)	\$ 0	\$ 10,000
RCO's Out for Pricing:		
RCO 65R1, 68, 71, 75, 77, 78, 84, 85, 86, 88, 91 (Estimated)	\$ 0	\$ 25,000
<b>Total RCO's Pending (Estimated)</b>		<b>\$150,000</b>



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June 19, 2002

Contract Cost  
Summary

**\$\$\$-2**

**CONTINGENCY**

**STATUS OF CURRENT CONTRACTOR'S CONTINGENCY:**

Changes Approved by Executed Contingency Authorizations:

<u>Contingency Authorization Nos. 1 through 11 (Buyout)</u>	\$ 1,892	N/A
SUBTOTAL APPROVED	\$ 1,892	N/A

Pending Contingency Authorizations:

Contingency Authorization No. 12 (Contractors)	(\$ 6,193)	N/A
<u>Contingency Authorization No. 13 (Buyout, Contractors)</u>	<u>(\$ 25,297)</u>	<u>N/A</u>
SUBTOTAL PENDING	(\$ 31,490)	N/A

TOTAL (CA 1 – CA 13)	(\$29,598)	N/A
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Contractor's Contingency:

Original Amount	\$156,769	
<u>Less Current Pending Contingency Authorizations</u>	<u>(\$29,598)</u>	N/A

TOTAL REMAINING CONTRACTOR'S CONTINGENCY	\$127,171
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**CENTEX ROONEY**  
CONSTRUCTION COMPANY

June 19, 2002

Contingency

**\$\$\$-2.1**

**STATUS OF APPLICATIONS FOR PAYMENT**

Payment for Pay Application No. 6 was received by Centex Rooney Construction Co., Inc. on June 17, 2002.

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	Received April 10, 2002
5	April 30, 2002	\$354,180.72	Received May 10, 2002
6	May 31, 2002	\$435,004.84	Received June 17, 2002

*Pay Application No. 6 through May 31, 2002*



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June 19, 2002

Payment Status

**\$\$\$-1**





*Aerial Photograph Dated June 3, 2002*



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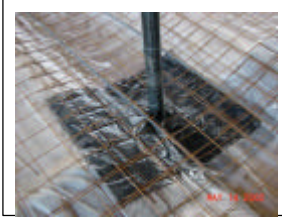


June 19, 2002

Aerial Project  
Photograph

**PH-1**

**PHOTOGRAPHS**



*Radon Protection  
below Slab on Grade*



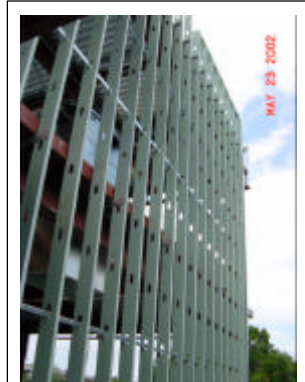
*Underground Rough-In &  
Slab on Grade Prep*



*Concrete Pour at  
Slab on Grade*



*Newell Drive Road Crossing  
for Steam and Condensate*



*Exterior Metal Studs at  
South Elevation*



*Masonry Interior Walls*



*Lightweight Insulating Concrete  
at Roof*



*Interior Metal Studs*



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Digital Project  
Photographs

**PH-2**