

BEYOND

THE BUILD



**Hallsville R-IV School District
Proposition 2**

**Primary School
Gymnasium & Classroom Additions**

SMWILSON

BEYOND THE BUILD®

Progress Report #3
June 2019



GENERAL CONTRACTORS
CONSTRUCTION MANAGERS

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Hallsville School District

Proposition 2 – Primary School Gymnasium & Classroom Additions

Progress Report #3

June 17, 2019

Provided For:

Hallsville District Administrative Team
Hallsville R-IV School District
421 E. Hwy 124
Hallsville, MO 65255

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June 17, 2019

Hallsville District Administrative Team

Attn: Superintendent - John Downs
421 E. Hwy 124
Hallsville, MO 65255

Mr. Downs,

Please find enclosed monthly report for the Proposition 2 - Primary School Gymnasium and Classroom Additions Project.

Included in this report, you will find an update on the permit review process and bidding phase for this project.

For the building permit status we have received the approved building permit from City of Hallsville and will continue to follow up with Boone County during their review period.

During the bidding phase of the project, S. M. Wilson & Co. has put forth a concerted effort to reach as many potential bidders as possible by hosting two (2) pre-bid meetings and soliciting the bidding documents to over 5,500 companies.

Should you have any questions or concerns regarding this report, please contact me at any of the methods noted below.

Sincerely,

A handwritten signature in black ink, appearing to read "Patrick Aylesworth", is written over a light blue horizontal line.

Patrick Aylesworth | Project Manager
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II. Design & Engineering Update:

Design & Engineering Narrative:

Klinger & Associates, P.C. is currently working on Addendum #1 to help correct and clarify items in the bidding documents. We will look to release Addendum #1 to the bidders as soon as possible so we can get bids finalized and submitted by June 20th.



III. Permitting Update:

City of Hallsville Building Permit:

S. M. Wilson & Co. received the approved building permit from City of Hallsville on June 6th, 2019. We have distributed the approved permit to the project stakeholders for record.

Boone County Building Permit:

S. M. Wilson & Co. submitted the construction documents to Boone County for permit review on June 3rd, 2019. We will continue to follow up with Boone County for their approval of the building permit. We expect to see this permit approved by the end of June in preparation for mobilizing and starting construction activities on site.

IV. Contracting Update:

Bidding & Procurement Narrative:

S. M. Wilson & Co. issued the bidding documents in bid package #1 that contains individual work packages for the bidders. We have put forth a concerted effort by hosting two (2) pre-bid meetings with the potential bidders and soliciting the bid documents to over 5,500 companies using building connected. There has been active communication with potential bidders during the bidding phase to help clarify and answer questions related to the work packages. We are on target to publically receive, open and read the bids on June 20th, 2019 at the Hallsville primary school.

Once all the bids have been received we will spend the next week reviewing and evaluating the subcontract bids in order to provide the guaranteed maximum price (GMP) to the school district.

Subcontractor Bid Evaluation Process:

As required by state statute, a bid evaluation process will be prepared prior to the formal bidding of subcontract work packages. This evaluation documentation and process will be initially prepared by S. M. Wilson & Co. and will be coordinated with the school district and design team to determine the factors to be utilized for determining the best value subcontractors for the project. The subcontractor bid evaluation process will allow S. M. Wilson & Co. to provide an objective assessment of each subcontractor's bid based on the factors that are most important to the project. This review and evaluation process will be shared with the school district and design team to determine a recommendation for subcontracts needed for the project. Once these recommendations have been made, a final GMP will be established for the project.

Guaranteed Maximum Price (GMP) Review & Approval:

The guaranteed maximum price (GMP) will be prepared and presented at a future board meeting for approval after subcontractor bids have been received, evaluated and recommended by S. M. Wilson & Co. We are requesting a special board meeting on July 1, 2019 if possible so we can review and approve the GMP amendment. Once the GMP is established a publication will be provided for the bid results of all subcontractor bidding efforts, as required by Missouri statute.



Contract Changes:

None at this time.



V. Financial & Budget Update:

Financial Narrative:

None at this time.

Overall Cost Report:

None at this time.

Monthly Construction Pay Request:

None at this time.

VI. Project Schedule Update:

Project Schedule Narrative:

The school board has given direction to the design team to proceed with finalizing the construction documents. The permit review for Boone County is currently in progress and we are looking at receiving all of the subcontractor bids on June 20 as planned. This will allow construction to mobilize and begin in July. With construction activities proceeding in July of 2019, we do not anticipate any concerns with the completion of this project as needed to accommodate the needs of the 2020-2021 school year.

Project Milestone Activities:

S. M. Wilson & Co. will continually update upcoming milestones and activities to keep the school district informed of anticipated activities as the project progresses. The milestone events below could change as the project develops and are being presented for general information of what is currently anticipated.

Completed Milestone Activities:

- Design Team Contracted (9/17/2018)
- Construction Manager Contracted (10/15/2018)
- Schematic Design Documents Issued (11/2/2018)
- Schematic Design Cost Opinion Review & Direction from Board (12/12/2018)
- Updated Schematic Design Documents Review & Board Approval for Continuation with Design Development Documents (1/24/2019)
- 100% Design Development Documents Issued (issued on 3/4/2019)
- DD Cost Opinion Presentation, Review & Board Approval for Continuation with Construction Documents (4/22/2019)
- Date to Publically Advertise Bids (5/19, 5/26 and 6/2/2019)
- Subcontractor Outreach Meeting (5/28/2019) 3:00 PM at Primary School Commons
- Completion of Construction Documents (5/31/2019)
- Subcontractor Bidding (6/5/2019 through 6/20/2019)
- Subcontractor Pre-Bid Meeting (6/13/2019) 3:00 PM at Primary School Commons

Anticipated Milestone Activities:

- Ground Breaking Event (6/19/2019) 9:00 AM at Primary School



- Bid Due Date (6/20/2019) 2:00 PM at *Primary School Commons*
- Subcontractor Bid Review & GMP Preparation (6/20/19 through 7/1/2019)
- Special Board Meeting to Review and Approve GMP (tentatively 7/1/2019)
- Construction Crews Mobilize on Site (July 2019)
- Project Completion (July 2020)
- 2020-2021 School Year Begins (Mid-August 2020)

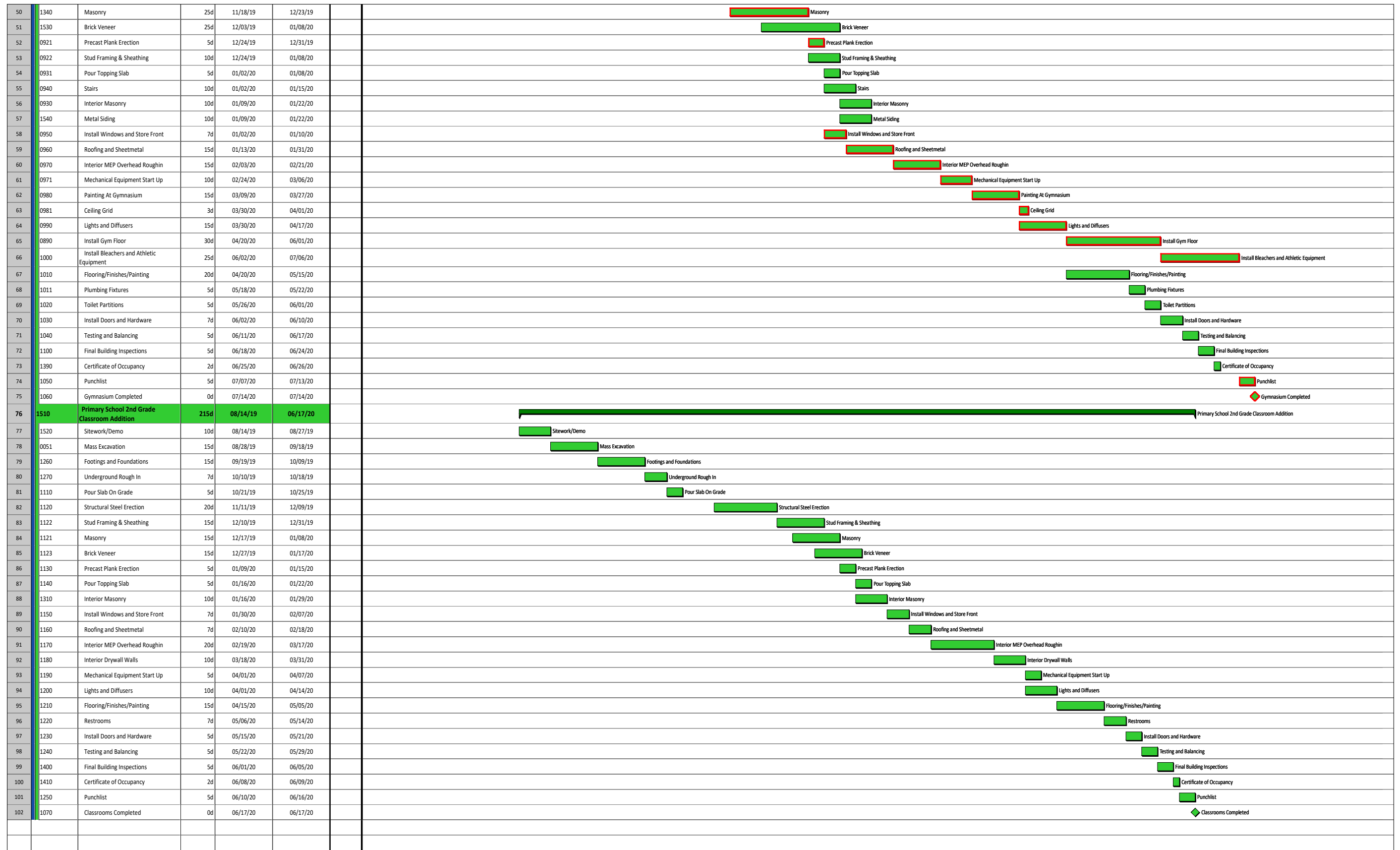
Monthly Project Schedule Update:

S. M. Wilson & Co. has prepared a bid schedule that identifies preliminary logic and durations for construction activities throughout the project. The overall anticipated construction schedule will be updated with information provided by subcontractor input as we move forward in the bid evaluation process. See the bid schedule provided on the next page of this report.

Hallsville Primary School Additions

Line	Task Number	Activity Name	Duration	Start	Finish	2019												2020											
						May	June	July	August	September	October	November	December	January	February	March	April	May	June	July	August	September							
1	0010	PRECONSTRUCTION	392d	01/01/19 A	07/14/20	[Gantt bar for PRECONSTRUCTION]																							
2	0001	CRITICAL MILESTONES	314d	04/22/19 A	07/14/20	[Gantt bar for CRITICAL MILESTONES]																							
3	1090	DD Estimate Board Approval	0d	04/22/19 A	04/22/19 A	[Milestone diamond]																							
4	1470	Outreach Meeting	0d	05/28/19 A	05/28/19 A	[Milestone diamond]																							
5	1480	Pre-Bid Meeting	0d	06/13/19	06/13/19	[Milestone diamond]																							
6	1460	Bid Opening	0d	06/20/19	06/20/19	[Milestone diamond]																							
7	1360	GMP Board Approval	0d	07/01/19	07/01/19	[Milestone diamond]																							
8	0033	Obtain Building Permit	0d	07/01/19	07/01/19	[Milestone diamond]																							
9	1370	Classrooms Substantial Completion	0d	06/17/20	06/17/20	[Milestone diamond]																							
10	1380	Gymnasium Substantial Completion	0d	07/14/20	07/14/20	[Milestone diamond]																							
11	0011	Design	107d	01/01/19 A	05/31/19 A	[Gantt bar for Design]																							
12	0021	Schematic Design Documents	17d	01/01/19 A	01/24/19 A	[Gantt bar for Schematic Design Documents]																							
13	0031	Design Development Documents	27d	01/25/19 A	03/04/19 A	[Gantt bar for Design Development Documents]																							
14	0041	Construction Documents	29d	04/22/19 A	05/31/19 A	[Gantt bar for Construction Documents]																							
15	0012	Estimating	132d	01/09/19 A	07/15/19	[Gantt bar for Estimating]																							
16	0022	SD Estimate	10d	01/09/19 A	01/22/19 A	[Gantt bar for SD Estimate]																							
17	0032	DD Estimate	34d	03/05/19 A	04/19/19 A	[Gantt bar for DD Estimate]																							
18	1320	Outreach Meeting	0d	05/28/19 A	05/28/19 A	[Milestone diamond]																							
19	1300	Pre-Bid Meeting	0d	06/13/19	06/13/19	[Milestone diamond]																							
20	1420	Bid Doc Prep	2d	06/03/19 A	06/04/19	[Gantt bar for Bid Doc Prep]																							
21	0042	Bidding	12d	06/05/19	06/20/19	[Gantt bar for Bidding]																							
22	1430	Bid Opening	0d	06/20/19	06/20/19	[Milestone diamond]																							
23	1350	Develop GMP Amendment	6d	06/21/19	06/28/19	[Gantt bar for Develop GMP Amendment]																							
24	0052	Award Contracts	10d	07/01/19	07/15/19	[Gantt bar for Award Contracts]																							
25	0013	Permitting	20d	06/03/19 A	06/28/19	[Gantt bar for Permitting]																							
26	0023	Building Permit Review	20d	06/03/19 A	06/28/19	[Gantt bar for Building Permit Review]																							
27	0014	Procurement	70d	07/16/19	10/22/19	[Gantt bar for Procurement]																							
28	0024	Rebar Shop Drawings/Fabrication	30d	07/16/19	08/26/19	[Gantt bar for Rebar Shop Drawings/Fabrication]																							
29	0026	Pre-Engineered Metal Building	60d	07/16/19	10/08/19	[Gantt bar for Pre-Engineered Metal Building]																							
30	0035	MEP Shop Drawings	20d	07/16/19	08/12/19	[Gantt bar for MEP Shop Drawings]																							
31	0045	Electrical Equipment	50d	08/13/19	10/22/19	[Gantt bar for Electrical Equipment]																							
32	0055	Mechanical Equipment	50d	08/13/19	10/22/19	[Gantt bar for Mechanical Equipment]																							
33	0065	Plumbing equipment	50d	08/13/19	10/22/19	[Gantt bar for Plumbing equipment]																							
34	0075	Masonry	40d	08/13/19	10/08/19	[Gantt bar for Masonry]																							
35	0085	Doors Frames & Hardware Shop Drawings	20d	07/16/19	08/12/19	[Gantt bar for Doors Frames & Hardware Shop Drawings]																							
36	0095	Doors, Frames and & Hardware Fabrication	50d	08/13/19	10/22/19	[Gantt bar for Doors, Frames and & Hardware Fabrication]																							
37	0105	Athletic equipment	60d	07/16/19	10/08/19	[Gantt bar for Athletic equipment]																							
38	0020	CONSTRUCTION	255d	07/16/19	07/14/20	[Gantt bar for CONSTRUCTION]																							
39	1500	Primary School Gymnasium	255d	07/16/19	07/14/20	[Gantt bar for Primary School Gymnasium]																							
40	1080	Mobilize on Site	2d	07/16/19	07/17/19	[Gantt bar for Mobilize on Site]																							
41	1280	Construction Fencing	2d	07/18/19	07/19/19	[Gantt bar for Construction Fencing]																							
42	1290	Survey & Layout	2d	07/22/19	07/23/19	[Gantt bar for Survey & Layout]																							
43	0900	Sitework/Demo	10d	07/24/19	08/06/19	[Gantt bar for Sitework/Demo]																							
44	1330	Mass Excavation	15d	08/07/19	08/27/19	[Gantt bar for Mass Excavation]																							
45	0910	Footings and Foundations	15d	08/28/19	09/18/19	[Gantt bar for Footings and Foundations]																							
46	0911	Underground Rough In	10d	09/19/19	10/02/19	[Gantt bar for Underground Rough In]																							
47	0912	Pour Slab On Grade	7d	10/03/19	10/11/19	[Gantt bar for Pour Slab On Grade]																							
48	0920	Structural Steel Erection	25d	10/14/19	11/15/19	[Gantt bar for Structural Steel Erection]																							
49	1550	Frames and Doors	3d	11/18/19	11/20/19	[Gantt bar for Frames and Doors]																							

Hallsville Primary School Additions





VII. Construction Activity Update & Photos:

Construction Activities Narrative:

This section will be updated as construction starts on site during mid-July time frame.

Construction Activity Photos:

None at this time.



VIII. Board Action Items & Approval of Progress Report #3:

Board of Education Action Items:

1. We request a Special Board Meeting to be held on July 1, 2019 if possible to review and approve the GMP amendment for the project.

Hallsville District Administrative Team and Construction Manager request approval of Progress Report #3, and action items listed above as presented and as further discussed at the June 17, 2019 School Board Meeting.