



**ADDITION & RENOVATION  
 JACKSON MIDDLE SCHOOL  
 ARCHITECT'S PROJECT NO. 10043  
 EXECUTIVE SUMMARY REPORT**

**CRAIG**  
 architecture  
**GAULDEN**  
 planning  
**DAVIS**  
 interiors

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 CRAIG GAULDEN DAVIS

**JACKSON MIDDLE SCHOOL ADDITION**  
**Aiken County Public Schools**



**Executive Summary Report**  
**August, 2012**

**CRAIG GAULDEN DAVIS**

**PROGRESS SUMMARY:**

The contractor commenced operations on site on January 2. During the past month, masonry walls have been nearly completed. The walls must be completed before the roof structure can be erected. Some roof decking is set. Remainder of roof steel is scheduled for erection later in August.

**PROJECT SCHEDULE:** As of August 13, 2012

- |  |                   |
|--|-------------------|
| • Notice to Proceed:                                 | December 7, 2011  |
| • Initial date for Substantial Completion: 345 days, | November 23, 2012 |
| • Revised date for Substantial Completion:           | December 9, 2012  |
| • Elapsed days: 69%                                  | 250 of 361 days   |

Approximately 70% of the contract time has elapsed, and payments to the contractor total approximately 40% of the cost of the work. Large line-item costs, such as HVAC and kitchen equipment, structural steel, roofing, storefront, and electrical fixtures have not billed yet. Based on the contractor's published schedule, the project is approximately 8-10 working days behind schedule. There have been some days added to the schedule for weather delay. The construction agreement includes liquidated damages, and the contractor is confident and capable of finishing on time.

**PROJECT COST:** Through July 31, 2012

- |   |              |
|---|--------------|
| • Original Contract Sum:                  | \$ 2,929,000 |
| • Change Orders to Date:                  | \$ 21,076    |
| • Contract Sum to Date:                   | \$ 2,950,076 |
| • Total Completed and Stored to Date: 38% | \$ 1,112,144 |

**CHANGES APPROVED THIS MONTH:**

- |  |           |
|--|-----------|
| • Encapsulate existing gymnasium windows inside a new wall (asbestos). | \$ 12,566 |
| • Additional boring for water main                                     | \$ 5,772  |
| • Temporary entrance drive   | \$ 6,183  |
| • Reconcile sound system allowance                                     | \$ (286)  |
| • Weather delays, May  | 4 days    |
| • Weather delays, June   | 5 days    |

TOTAL \$ 24,235

**PENDING CHANGES:**

- |   |            |
|---|------------|
| • Fire Alarm allowance vs. bid (credit) | \$ (9,777) |
| • Weather delay days for July           | ? days     |

**CURRENT ACTIVITIES:**

- Masonry walls
- Structural steel frame will be completed this month.
- Damp proofing exterior walls.
- Prepping walls for spray-applied air barrier.
- Roughing-in electrical, plumbing, etc.



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**PROGRESS PHOTOS:**



**1** – Concrete masonry walls at the north entrance and kitchen are complete.



**2**– Addition facing Atomic Road. Large opening in the center is for the dining room. Roof steel is ready to set.



**3**- Roof joists and deck over the connecting corridor adjacent to the existing gymnasium.



**4**- View of new dining room. Masons are at work on wall above kitchen serving line.