

Monthly Report

McKinney Aquatics & Fitness Center

McKinney, Texas

Issued Date: 11/10/2016



The only thing better than recognizing a quality product is building one.

Monthly Report

McKinney Aquatics & Fitness Center

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CONSTRUCTION STATUS

November 10, 2016 – Construction Status

Site Work & Utilities

- Some stockpiled material does remain on site including the top soil material and the spoils pile left over from the PSA construction project. During the month of October the City used their equipment to remove some of the stockpiled material for City use.

Landscape & Hardscape

- Sidewalk concrete is ongoing at main south entry.
- Outdoor pool paving is complete.
- Construction of landscaping and site retaining wall work is ongoing
- Installation of trees and turf grass is ongoing

Building Envelope

- Masonry punch list work is ongoing throughout the site

Doors/Frames/Hardware

- Wood and hollow metal doors have been installed.
- Installation, coordination and testing of security hardware is ongoing

Drywall Partitions and Ceilings

- All hard ceilings are installed. Ceiling tile is currently being installed. The installation of ceiling tile has followed completion of all MEP overhead work including PRs 20 and 25.

Interior Finishes

- All final finishes have been installed excluding the wall covering at the interior columns, carpeting at Level 2, and the room partitions. These items will be installed just prior to final completion in an effort to reduce the chance of damage.
- The first coat of finish paint has been applied at all areas.

Elevators

- Elevator installation is complete. Final adjustments are being made to elevator towards end of the month. The state inspection will follow.

Pools

- Erection of Slides C and D is complete. Family slide installation is in process.
- Pool leakage testing is complete and the indoor pools have had the plaster installed.
- The Outdoor Pool is scheduled for plaster work the third week of November
- The pool equipment startup process is ongoing

Mechanical / Plumbing / Fire Protection

- Overhead mechanical equipment and ductwork is being installed, tested and startup of equipment is ongoing.
- Test and Balance of HVAC system is ongoing.
- The commissioning process is scheduled to start the last week of November

Electrical / Lighting Control / Fire Alarm

- Final connection of electrical power and light fixture installation is ongoing at all areas.
- All temporary power has been removed

Audio Visual / Tele/Data / Security

- Installation of the Proposal Request 25RR scope is ongoing.



DESIGN & OWNER COORDINATION ITEMS

November 10, 2016 - Design & Owner Coordination Items

Site Work & Utilities

- NA

Landscape & Hardscape

- Removal of the remaining excess soil including the soil from the construction of the adjacent PSA project remains on the site.

Building Envelope

- NA

Doors/Frames/Hardware

- NA

Drywall Partitions and Ceilings

- Final coordination and approval of PR 25RR AV Design Development – Installation of overhead and in wall conduit to support AV changes has impacted the completion of the drywall and ceiling scope of work. MCC is reworking areas as needed to implement PR25RR.
- RFI 401 Open Office Outlet Revision – MCC is currently pricing this change to revise the outlet layout in open office 211 to coordinate with furniture layout.

Interior Finishes

- Final coordination and approval of PR 25RR AV Design Development – Installation of overhead and in wall conduit to support AV changes has impacted the completion of the drywall and ceiling scope of work. MCC is reworking areas as needed to implement PR25RR.
- RFI 401 Open Office Outlet Revision – MCC is currently pricing this change to revise the outlet layout in open office 211 to coordinate with furniture layout.

Elevators

- NA

Pools

- NA

Mechanical / Plumbing / Fire Protection

- Network connectivity is needed to allow monitoring of the mechanical controls system

Electrical / Lighting Control / Fire Alarm

- PR 25RR AV design changes have been released and are being implemented now
- PR 24R Additional Fitness Equipment design changes have been released and are being implemented now
- Network connectivity is needed to allow monitoring of the lighting controls systems
- Coordination is needed with the City's fire alarm monitoring service to transition at construction completion to the monitoring service

Audio Visual / Tele/Data / Security

- PR 25RR AV design changes have been released and are being implemented now
- PR 24R Additional Fitness Equipment design changes have been released and are being implemented now
- The network switches are needed to terminate the tele/data and security systems



SUBCONTRACTOR STATUS LOG

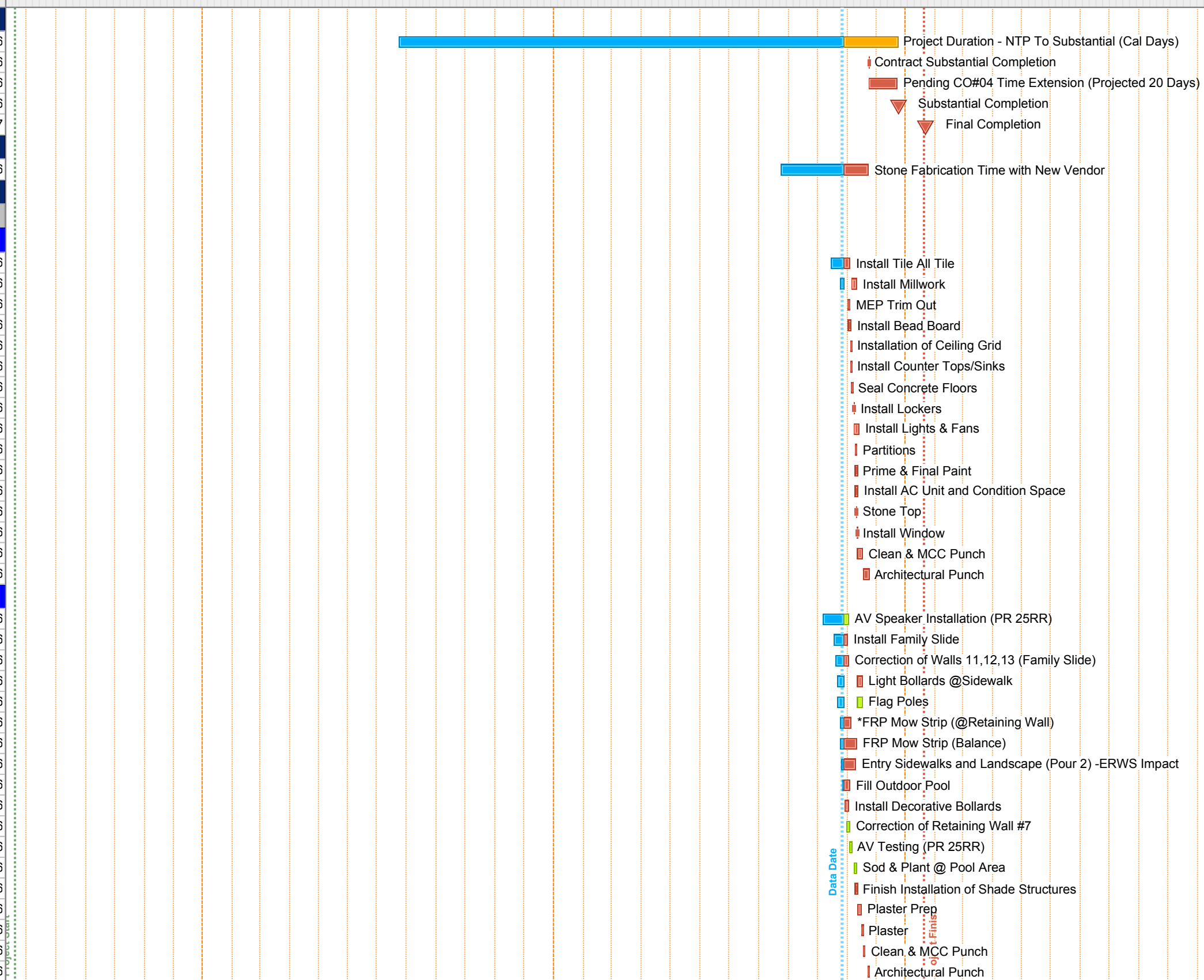
McKinney Aquatics & Fitness Center - Contractor Award Log

Bid Package:	Scope of Work:	Awarded Contractor:	Award Notice:
2	Concrete	Kent Companies	1
3	Masonry	Skinner Masonry	3
4	Steel	Basden Steel	2
5	Specialty Metals	Viva Railings, LLC	3
6	Structural Carpentry	RM Rodgers, Inc.	4
7	Finish Carpentry	Lundy Services, LLC	2
8	Waterproofing	Chamberlin Waterproofing	3
9	Metal Louvers	OGI Architectural Metal	3
10	Roofing	Paragon Roofing	3
11	Spray Fireproofing	NA	NA
12	Doors & Hardware	Performance Door and Hardware	3
13	Overhead Doors	Overhead Door Co. of Dallas	3
14	Glass	DGB Glass, Inc.	2
15	Plaster & Stucco	NA	NA
16	Drywall	Drywall Interiors, LP	2
17	Tile	Alamo Tile & Stone	3
18	Wood Floor	Ponder Company, Inc.	3
19	Carpet & Resilient Flooring	Fabulous Floors, Inc.	3
20	Painting	Carrco Painting	3
21	Misc. Specialties	Spectrum Resources, LTD	4
22	Signs	ASI Signage Inovations	4
23	Lockers	Hollman, Inc.	4
24	Site Furnishings	InPro Fabrications	4
25	Folding Operable Partitions	Modernfold, Inc.	3
26	Appliances	PIRCH, Inc.	4
27	Athletic Equipment	John F. Clark Company	3
28	Window Treatments	AEC Corporation	3
29	Aquatic Pools, Slides & Equipment	Sunbelt Pools	1
30	Elevators	Thyssen Krupp Elevator Systems	2
31	Fire Sprinkler	Fire-Tech Protection Systems	2
32	Mechanical Plumbing & HVAC	Humphrey & Associates	1
33	Electrical	Petri Electric	1
34	Tele Data Comm	Lantek Communications	4
35	Security / CCTV	Securadyne Systems	3
36	Audio Visual	AVI/SPL	4
37	Earthwork	RPMx Construction, LLC	1
38	Pavement Markings	Stripe A Zone, Inc.	4
39	Fences & Gates	The Anchor Group, Inc.	4
40	Modular Retaining Wall	Texas - ERW Site Solutions	4
41	Landscape & Irrigation	SOI Group, Inc.	5
43	Site Utilities	Maverick Utility Construction, Inc.	1



SCHEDULE SUMMARY

ID	Description	Orig Dur	Rem Dur	Start	Finish
Project Notes & Milestones					
CONDUR	Project Duration - NTP To Substantial (Cal Days)	519	57	07/23/15A	12/22/16
M1365	Contract Substantial Completion	1	1	11/22/16	11/22/16
M1367	Pending CO#04 Time Extension (Projected 20 Days)	20	20	11/23/16	12/22/16
M1360	Substantial Completion	0	0		12/22/16
M1380	Final Completion	0	0		01/19/17
Proposal Request #22 - Feature Walls					
PR217	Stone Fabrication Time with New Vendor	1	18	08/23/16A	11/21/16
Foundation					
Level 1					
Bath House					
M1603	Install Tile All Tile	6	5	10/14/16A	11/02/16
M1595	Install Millwork	2	5	10/24/16A	11/10/16
M1598	MEP Trim Out	2	2	11/01/16	11/02/16
M1596	Install Bead Board	3	3	11/01/16	11/03/16
M1593	Installation of Ceiling Grid	2	2	11/03/16	11/04/16
M1611	Install Counter Tops/Sinks	2	2	11/03/16	11/04/16
M1588	Seal Concrete Floors	2	2	11/04/16	11/05/16
M1597	Install Lockers	1	1	11/07/16	11/07/16
M1607	Install Lights & Fans	6	6	11/07/16	11/12/16
M1589	Partitions	2	2	11/08/16	11/09/16
M1592	Prime & Final Paint	3	3	11/08/16	11/10/16
M1612	Install AC Unit and Condition Space	4	4	11/08/16	11/11/16
M1614	Stone Top	1	1	11/09/16	11/09/16
M1608	Install Window	1	1	11/10/16	11/10/16
M1599	Clean & MCC Punch	3	3	11/11/16	11/15/16
M1606	Architectural Punch	5	5	11/16/16	11/22/16
Outdoor Pool Area					
M2357	AV Speaker Installation (PR 25RR)	19	4	10/06/16A	11/01/16
M2354	Install Family Slide	11	3	10/17/16A	10/31/16
M2376	Correction of Walls 11,12,13 (Family Slide)	10	4	10/19/16A	11/01/16
M2366	Light Bollards @Sidewalk	7	3	10/21/16A	11/15/16
M2372	Flag Poles	7	3	10/21/16A	11/15/16
M2352	*FRP Mow Strip (@Retaining Wall)	10	7	10/24/16A	11/04/16
M2384	FRP Mow Strip (Balance)	14	11	10/24/16A	11/10/16
M2381	Entry Sidewalks and Landscape (Pour 2) -ERWS Impact	11	9	10/25/16A	11/08/16
M2371	Fill Outdoor Pool	7	6	10/26/16A	11/02/16
M2364	Install Decorative Bollards	3	3	10/28/16	11/01/16
M2363	Correction of Retaining Wall #7	3	3	10/31/16	11/02/16
M2362	AV Testing (PR 25RR)	3	3	11/02/16	11/04/16
M2386	Sod & Plant @ Pool Area	4	4	11/07/16	11/10/16
M2391	Finish Installation of Shade Structures	3	3	11/08/16	11/10/16
M2382	Plaster Prep	5	5	11/10/16	11/14/16
M2383	Plaster	2	2	11/15/16	11/16/16
M2393	Clean & MCC Punch	2	2	11/17/16	11/18/16
M2394	Architectural Punch	2	2	11/21/16	11/22/16

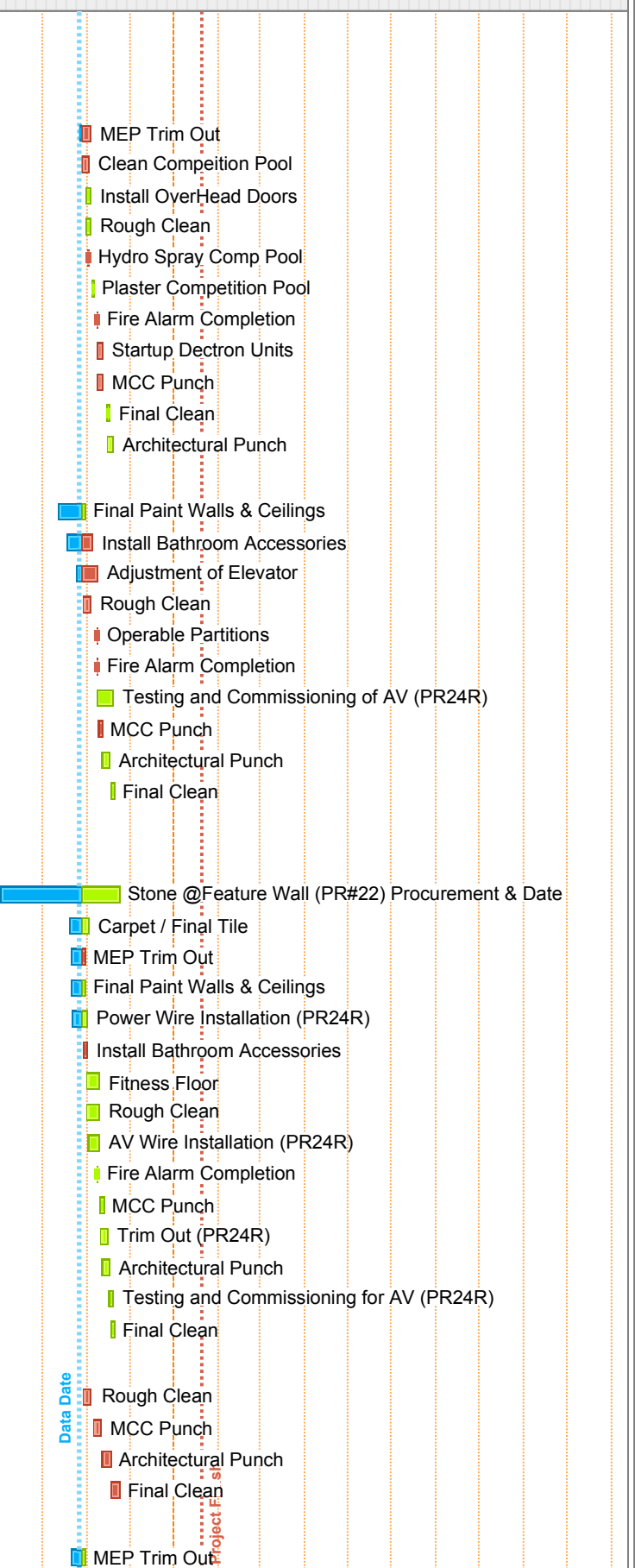


Start Date: 06/19/14
 Finish Date: 01/19/17
 Data Date: 10/27/16
 Run Date: 11/05/16

McKinney Aquatics & Fitness Center
 McKinney, TX
 MCC Project #3666



ID	Description	Orig Dur	Rem Dur	Start	Finish
Interior Finish Out					
Level 1					
Pool Area					
M2121	MEP Trim Out	6	5	10/26/16A	11/02/16
M2158	Clean Competition Pool	3	5	10/27/16A	11/01/16
M2122	Install OverHead Doors	3	3	10/31/16	11/02/16
M2353	Rough Clean	3	3	10/31/16	11/02/16
M2168	Hydro Spray Comp Pool	1	1	11/01/16	11/01/16
M2159	Plaster Competition Pool	2	2	11/03/16	11/04/16
M2169	Fire Alarm Completion	1	1	11/07/16	11/07/16
M2165	Startup Dectron Units	5	5	11/07/16	11/11/16
M2358	MCC Punch	5	5	11/07/16	11/11/16
M2359	Final Clean	2	2	11/14/16	11/15/16
M2392	Architectural Punch	5	5	11/14/16	11/18/16
Entry Area					
M3110	Final Paint Walls & Ceilings	10	3	10/11/16A	10/29/16
M2848	Install Bathroom Accessories	2	7	10/17/16A	11/04/16
M2067	Adjustment of Elevator	6	8	10/24/16A	11/07/16
M3210	Rough Clean	4	4	10/28/16	11/02/16
M2910	Operable Partitions	1	1	11/07/16	11/07/16
M2920	Fire Alarm Completion	1	1	11/07/16	11/07/16
M2906	Testing and Commissioning of AV (PR24R)	10	10	11/07/16	11/18/16
M3310	MCC Punch	3	3	11/08/16	11/10/16
M3410	Architectural Punch	3	3	11/11/16	11/15/16
M3510	Final Clean	3	3	11/16/16	11/18/16
Level 2					
Entry Area					
M1982	Stone @Feature Wall (PR#22) Procurement & Date	5	19	09/01/16A	11/22/16
M2880	Carpet / Final Tile	10	4	10/19/16A	11/01/16
M2980	MEP Trim Out	9	3	10/20/16A	10/29/16
M3030	Final Paint Walls & Ceilings	9	3	10/20/16A	10/29/16
M2859	Power Wire Installation (PR24R)	7	3	10/21/16A	10/31/16
M2935	Install Bathroom Accessories	2	2	10/28/16	10/31/16
M3080	Fitness Floor	7	7	10/31/16	11/08/16
M3220	Rough Clean	5	7	10/31/16	11/08/16
M2865	AV Wire Installation (PR24R)	6	6	11/01/16	11/08/16
M2866	Fire Alarm Completion	1	1	11/07/16	11/07/16
M3320	MCC Punch	3	3	11/09/16	11/11/16
M2867	Trim Out (PR24R)	4	4	11/09/16	11/14/16
M3420	Architectural Punch	3	3	11/11/16	11/15/16
M2868	Testing and Commissioning for AV (PR24R)	4	4	11/15/16	11/18/16
M3520	Final Clean	3	3	11/16/16	11/18/16
Gym Area					
M3230	Rough Clean	5	5	10/28/16	11/03/16
M3330	MCC Punch	5	5	11/04/16	11/10/16
M3430	Architectural Punch	4	4	11/11/16	11/16/16
M3530	Final Clean	5	5	11/16/16	11/22/16
Entry Area Restroom					
M3970	MEP Trim Out	9	3	10/20/16A	10/29/16



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ID	Description	Orig Dur	Rem Dur	Start	Finish	2014					2015					2016					2017																
						Jul	Aug	Sep	Oct	Nov	Dec	Jan	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Mar	Apr



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BUDGET & CASH FLOW

SINE CURVE PROJECTION

Analysis Date: 11/09/16
 Duration (Months): 19
 Total Amount (\$): \$31,806,411
 Sine Curve Option: 3

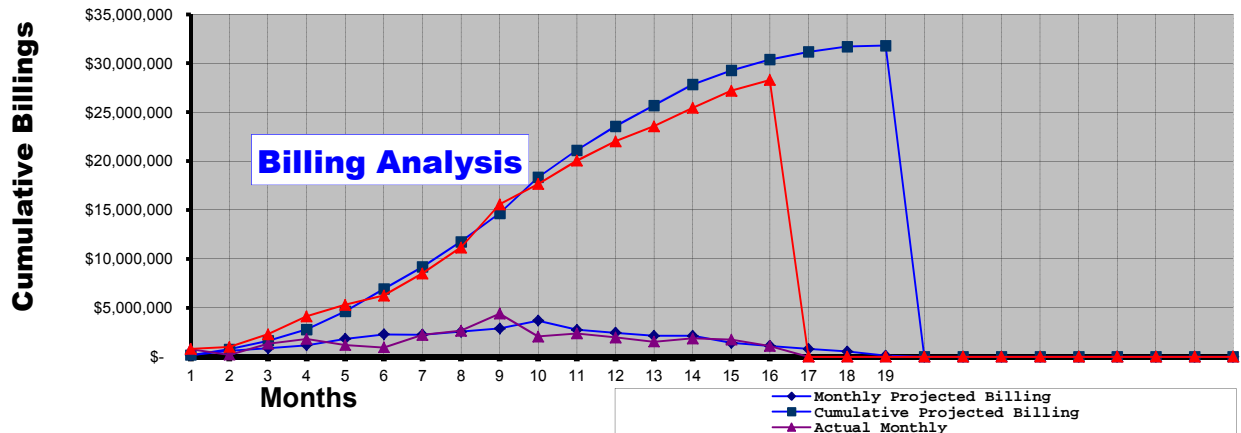
BILLING SINE CURVE OPTIONS

- Curve 1 = Project with a Fast Start
- Curve 2 = Project with a Moderately Quick Start
- Curve 3 = Project with a Typical Sine Curve
- Curve 4 = Project with a Moderately Slow Start
- Curve 5 = Project with a Very Slow Start
- Curve 6 = Project with a Straightline Billing Structure

[Cell] = Calculated cell (no input required)

SINE PROJECTIONS			ACTUALS			DELTA
Month Number	Estimated Current Application	Cumulative Application	Date of Payments	Actual Application	Cumulative Application	Variance
0	\$ -	\$ -		\$ 18,000	\$ 18,000	\$18,000
1	\$ 159,032	\$ 159,032	08/28/15	\$ 779,309	\$ 797,309	\$638,277
2	\$ 610,683	\$ 769,715	10/13/15	\$ 191,191	\$ 988,500	\$218,785
3	\$ 858,773	\$ 1,628,488	10/30/15	\$ 1,321,243	\$ 2,309,743	\$681,255
4	\$ 1,176,837	\$ 2,805,325	11/13/15	\$ 1,816,694	\$ 4,126,437	\$1,321,111
5	\$ 1,832,049	\$ 4,637,375	12/18/15	\$ 1,189,211	\$ 5,315,648	\$678,273
6	\$ 2,290,062	\$ 6,927,436	01/15/16	\$ 950,923	\$ 6,266,571	(\$660,865)
7	\$ 2,258,255	\$ 9,185,691	02/19/16	\$ 2,244,161	\$ 8,510,732	(\$674,960)
8	\$ 2,576,319	\$ 11,762,011	03/25/16	\$ 2,655,666	\$ 11,166,398	(\$595,613)
9	\$ 2,894,383	\$ 14,656,394	04/25/16	\$ 4,411,304	\$ 15,577,702	\$921,308
10	\$ 3,689,544	\$ 18,345,938	05/20/16	\$ 2,084,359	\$ 17,662,061	(\$683,877)
11	\$ 2,767,158	\$ 21,113,096	06/17/16	\$ 2,381,731	\$ 20,043,792	(\$1,069,304)
12	\$ 2,449,094	\$ 23,562,189	07/15/16	\$ 1,972,979	\$ 22,016,771	(\$1,545,418)
13	\$ 2,131,030	\$ 25,693,219	09/01/16	\$ 1,537,854	\$ 23,554,625	(\$2,138,594)
14	\$ 2,137,391	\$ 27,830,610	09/09/16	\$ 1,885,499	\$ 25,440,124	(\$2,390,486)
15	\$ 1,431,288	\$ 29,261,898	10/21/16	\$ 1,756,499	\$ 27,196,623	(\$2,065,275)
16	\$ 1,113,224	\$ 30,375,123		\$ 1,088,144	\$ 28,284,767	(\$2,090,356)
17	\$ 795,160	\$ 31,170,283				
18	\$ 534,348	\$ 31,704,630				
19	\$ 101,781	\$ 31,806,411				

Current Variance (2,090,356)





WEATHER

McKinney Aquatics and Fitness Center

3003 Alma Road
McKinney, TX 75070

Tel: Fax:

Manhattan Construction Company

Project # 3666

Date	Temperature		Precip	Cumulative Precipitation	Lost Workday	Conditions
	Low	Median High				
10/8/2016	51	77	0.00	75.60		Clear
10/9/2016	49	75	0.00	75.60		Clear
10/10/2016	49	78	0.00	75.60		Clear
10/11/2016	51	85	0.00	75.60		Clear, Windy(24mph)
10/12/2016	61	88	0.00	75.60		Partly Cloudy, Windy(31mph)
10/13/2016	57	73	0.00	75.60		Partly Cloudy
10/14/2016	59	77	0.00	75.60		Partly Cloudy
10/15/2016	68	86	0.00	75.60		Partly Cloudy, Fog, Windy(32mph)
10/16/2016	70	88	0.00	75.60		Clear, Windy(31mph)
10/17/2016	72	89	0.00	75.60		Clear, Windy(34mph)
10/18/2016	71	91	0.00	75.60		Clear
10/19/2016	68	89	0.00	75.60		Clear, Thunder, Windy(25 mph)
10/20/2016	54	75	1.20	76.80	Y	Clear, Fog, Thunder, Windy(34 mph)
10/21/2016	48	72	0.00	76.80		Clear, Haze
10/22/2016	45	75	0.00	76.80		Clear, Haze
10/23/2016	52	76	0.00	76.80		Clear, Windy(25 mph)
10/24/2016	63	82	0.00	76.80		Clear
10/25/2016	60	80	0.00	76.80		Clear
10/26/2016	59	83	0.00	76.80		Clear
10/27/2016	59	85	0.00	76.80		Clear, Fog
10/28/2016	59	84	0.00	76.80		Clear
10/29/2016	59	84	0.00	76.80		Clear, Windy(26 mph)
10/30/2016	59	86	0.00	76.80		Clear
10/31/2016	57	85	0.00	76.80		Clear, Windy(25 mph)
11/1/2016	66	84	0.00	76.80		Partly Cloudy, Windy(29 mph)
11/2/2016	70	82	0.01	76.81		Cloudy, Windy(25 mph)
11/3/2016	66	72	0.85	77.66	Y	Partly Cloudy, Fog, Thunder
11/4/2016	63	75	0.00	77.66		Cloudy, Fog
11/5/2016	58	68	0.00	77.66		Cloudy
11/6/2016	58	70	0.17	77.83		Cloudy, Fog
11/7/2016	58	66	0.70	78.53	Y	Cloudy, Fog, Thunder
11/8/2016	58	65	0.14	78.67	Y	Cloudy, Fog



PHOTOGRAPHS





