

# St. Philips Health & Wellness

Skanska Project: 3418025

## Monthly Progress Report

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**ALAMO  
COLLEGES**

**ST. PHILIP'S COLLEGE**

**February 2022**

# St. Philips Health & Wellness

Skanska Project: 3418025

## Monthly Progress Report

### 1) Construction Update

## CONSTRUCTION UPDATE

### Work / Activities Completed This Month:

#### *Work In Place: Package 1 & 3 Wellness Building*

- Completed installing the Welcome Center walk-off mats.
- Completed striping the gym and sealing the floor.
- Completed hanging doors and installing hardware.
- Completed wiring exterior/interior light fixtures.
- Completed installing restrooms accessories.
- Completed site irrigation and planting.
- Completed laying VCT flooring in levels 1 & 2 of the Fitness Center.
- Completed plastering the lap pool and powered up the pool equipment.
- Completed pouring out sidewalks and driveways.
- Completed installing the social stair stainless steel glass railing and grab bars.
- Completed hanging mirrors in levels 1 and 2 of the Fitness Center.
- Completed building out the trophy case.
- Completed hanging the dumpster and transformer enclosure gates.
- Completed installing the athletic resilient flooring in levels 1 and 2.
- Started Skanska's pre-punch list.

#### *Work Anticipated Next Month:*

- Finish installing the gym bleachers and wall pads.
- Finish building out the gym screen walls.
- Finish paving the northwest parking lot and striping.
- Finish installing the parking lot emergency telephone pole.
- Finish installing the site light poles.
- Finish installing site handrails.
- Finish installing security cameras.
- Finish wiring speakers & audio/visual equipment.
- Complete architect punch-list.
- Complete MEP final inspections.
- Complete owner trainings.
- Receive certificate of occupancy.

# St. Philips Health & Wellness

Skanska Project: 3418025

## Monthly Progress Report

### 2) Safety Snapshot

### SAFETY SUMMARY

Project Orientations are being held Monday, Tuesdays, and Wednesdays, at 7:30 am in the Skanska conference room located at the Skanska jobsite trailer. Visitors check in at the Project Office and need to be oriented and escorted prior to going on site.

#### Orientation /Visitors:

Total workers who received Project Orientation for February 2022: 51

Total workers, JTD, who have received Project Orientation: 971

#### Exposure Hours:

Total Exposure Hours – February 2022: 5,400 (02/28/2022)

Total Exposure Hours – JTD (Job to date): 155,721 (02/28/2022)

#### February 2022 Incident / Near Miss Numbers:

Near Miss Incidents	0
First Aid Cases	0
Medical Only Cases	0
Recordable Cases	1
DART Cases	0

#### Injury Rates (project to date):

Recordable Injury Rate (JTD): **4.72**

Lost Time Injury Rate (JTD): **0.00**

#### Incidents:

- One incident occurred for the month of February 2022.

#### Project Safety Incentive Bonus:

- **Subcontractor of the month:** The project team is selecting a subcontractor each month to recognize them for their hard work, high performance and for following Skanska EHS requirements on the jobsite.
- **Project Safety Leadership Team:** Our project safety leadership team meets once a month to review recent incidents on Skanska Texas projects and review safety items on the Health & Wellness project. They walk the site as well to ensure everyone is working safe. This team is identified by wearing a yellow PSLT sticker on their hardhat.
- **Crew Reviews:** Each Skanska staff member is completing a minimum of two crew reviews each month. More participation in the crew reviews is happening and engagement with the subs is ongoing.
- **DHA's:** All subcontractors are utilizing the new Plan-It tool. All subcontractor foreman/ superintendents are using iPads to complete their DHAs and are having their crews sign-in on PlanIt. Skanska team members are doing a great job sitting in on subcontractor DHA's and participating in the conversation.

# St. Philips Health & Wellness

Skanska Project: 3418025

## Monthly Progress Report

### 2) Safety Snapshot

#### COVID-19

## SAFETY SUMMARY - COVID-19

At Skanska, the health, safety and wellbeing of our workers and their families is a priority and is required of all of us by OSHA. As the growing concerns around the spread of COVID-19 in the U.S. escalate, the Health & Wellness project community has asked for subcontractor/Architects/Engineers/Owner's commitment to ensuring the utmost vigilance in preventing further exposure of the coronavirus on the Health & Wellness Project.

The Skanska Health & Wellness Project Team has implemented a **zero-tolerance** protocol for people working sick or exhibiting symptoms associated with COVID-19 on this project. If a worker is exhibiting or complaining about such symptoms, he or she will be asked to leave the project site immediately. The project team has been instructed to inform the worker that they may not return to the jobsite until they are no longer ill or have secured a release from their healthcare professional certifying that they can return to work without risk to others.

Skanska has implemented additional PPE protection guidelines for COVID-19 while on our projects. Skanska now requires all individuals on our jobsites to wear a facial barrier for every activity. The type of facial barrier required is based on occupational exposure risk levels as stated in OSHA publication 3990-03 Guidance on Preparing Workplaces for COVID-19 and the CDC's recommendation for use of face coverings. Skanska's PPE protection levels are: Low, Medium and High. The protection levels are based on specific activities being performed on our projects.

These guidelines and protective measures are based on what is currently known about COVID-19 and recommendations by the Centers for Disease Control and Prevention (CDC), Occupational Safety and Health Administration (OSHA), and the World Health Organization (WHO). We will continue to follow global, national and regional health authority guidance and take additional preventative steps, as needed. In most regions, these protocols are in addition to local government guidelines.

**SKANSKA**

**Mandatory Notice:  
COVID-19 Protocol for All Site Workers**

The Safety of Anyone Entering the Site is a Priority  
Before you enter the premises, please read and consider the following questions:

If you answer **YES** to any of the following questions, you may **not** access the site and instead need to contact your employer. If you are a Skanska employee and answer yes to any of the following questions, please contact:

- Have you been diagnosed positive with COVID-19?
- Has anyone in your household or with whom you have had **close contact**<sup>1</sup> been diagnosed with COVID-19?
- Is anyone in your home currently quarantined due to COVID-19 exposure?
- Have you or anyone in your household travelled internationally in the past 14 days?
- Are you exhibiting any of the following symptoms?
  - o Chronic coughing
  - o Shortness of breath or difficulty breathing
  - o Wheezing
  - o Persistent pain or pressure in your chest
  - o Fever
  - o Chills

If you answer **NO** to all of the above, please proceed to the jobsite.

**Reminder:** Skanska has instituted a Zero Tolerance Policy for Working Sick due to the COVID-19 Pandemic. You are not authorized to access the site if you answered **YES** to any of the above questions.

<sup>1</sup> CDC defines close contact as one of the following:  
- Being within approximately 6 feet (2 meters) of a COVID-19 case for a prolonged period of time; close contact can occur while talking to, engaging, working or dining, or frequent walking past or repeatedly passing by.  
- Having direct contact with infectious secretions of a COVID-19 case (e.g., being coughed on)

**SKANSKA**

**COVID-19 Safety Precautions:**

Give each other space

**6 feet**

Wash your hands
 Don't touch your face
 Cover coughs and sneezes
 Stay home if you are sick

**SKANSKA**

**COVID-19 Safety Precautions:**

You must maintain

**6 foot**

distance at all times.

Wash your hands
 Don't touch your face
 Cover coughs and sneezes
 Stay home if you are sick

# St. Philips Health & Wellness

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## Monthly Progress Report

### 3) Cost Summary

### COST SUMMARY

#### Cost Status:

- **Subcontracting**– All subcontracts have been issued.
- **Owner Buyout**– Buyouts Approved through #023.
  - Pending approval for BO #24
- **Owner Pay Applications PO C1960011:**

Owner Pay Application: PO C1960011	Date Submitted	Payment Status
OPA #21–October 2021–Equipment	10/21/2021	11/04/2021
OPA #22–November 2021	11/16/2021	12/13/2021
OPA #23–November 2021–Equipment	11/16/2021	12/13/2021
OPA #22–December 2021	12/21/2021	01/28/2022
OPA #25–December 2021–Equipment	12/21/2021	01/28/2022
OPA #26–January 2022	01/24/2022	02/14/2022
OPA #27–January 2022–Equipment	01/24/2022	02/14/2022
OPA #28–February 2022	02/28/2022	Not yet received
OPA #29–February 2022–Equipment	02/28/2022	Not yet received

#### Design Changes: February 2022

##### Package 1:

PR Number	PR Title	PR Issued Date	Cost Impact
	No PRs in February		

##### Package 3:

PR Number	PR Title	PR Issued Date	Cost Impact
	No PRs in February		

#### Cost Summary

##### *Contract Value:*

Original Contract Value (Initial GMP)	\$ 16,000,000
GMP #01	\$ 16,000,000
GMP #02	\$ 6,169,939
Owner Change Orders To Date	\$ 0
<b>Current Contract Value</b>	<b>\$ 22,169,939</b>

##### *Contingency:*

Original Contingency	\$ 761,588
Changes to Contingency	\$ (506,801)
<b>Current Contingency</b>	<b>\$ 254,787</b>
Pending Buyout Approval	\$ (51,363)
<b>Projected Contingency</b>	<b>\$ 203,424</b>

# St. Philips Health & Wellness

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## Monthly Progress Report

### 4) Schedule Update

### SCHEDULE SUMMARY

#### Contract Milestones:

- Early Substantial Completion March 02, 2022
- 10% Project Float March 24, 2022
- Contract Completion April 23, 2022

#### Schedule Status:

- Latest Schedule update completed February 18, 2022
- Current milestone status:

#### Rain days: February 2022

Skanska encountered 0.23 inches of rainfall for the month of February 2022 as of 2/28/2022. Skanska encountered (0) rain delays for the month of February 2022 that did impact the critical path construction activities but did not exceed the contract anticipated rain event schedule.

Month	Owner Contract Anticipated Rain Events	Actual Rain Days	Total Monthly Inches
February 2022	1 Calendar Days	0 Calendar Days	1.81

# St. Philips Health & Wellness

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## Monthly Progress Report

### 5) Progress Photos

#### Building overview



# St. Philips Health & Wellness

Skanska Project: 3418025

## Monthly Progress Report

### 5) Progress Photos

#### Building Overview





# St. Philips Health & Wellness

Skanska Project: 3418025

## Monthly Progress Report

### 5) Progress Photos

Site Handrail Install Coming to an End



Completed Landscape Irrigation & Planting of Shrubs



# St. Philips Health & Wellness

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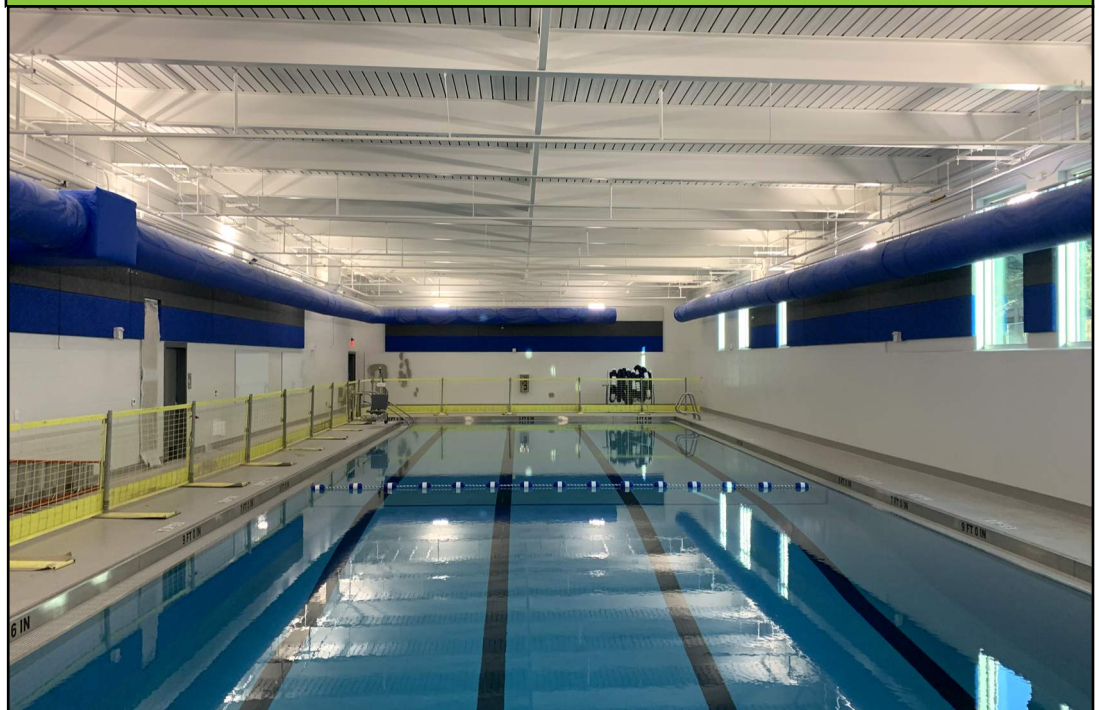
## Monthly Progress Report

### 5) Progress Photos

Install of the Gym Video Screen Wall Coming to an End



Lap Pool Equipment in Full Operation



# St. Philips Health & Wellness

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## Monthly Progress Report

### 5) Progress Photos

Completed Stripping the Gym and Sealing the Floor



Completed laying Athletic Resilient Flooring in Levels 1 & 2



# St. Philips Health & Wellness

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## Monthly Progress Report

### 5) Progress Photos

#### Completed Hanging Glass Marker Boards & TV's



#### Final Clean & Skanska Pre-Punchlist Coming to an End



# St. Philips Health & Wellness

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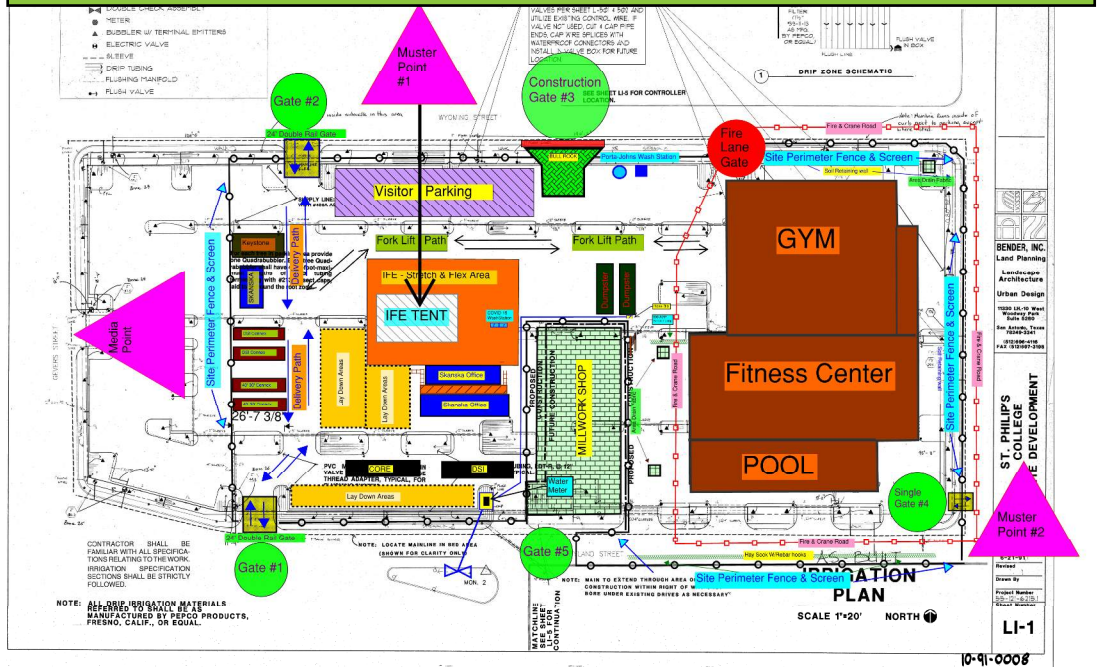
## Monthly Progress Report

### 6) Campus Site Logistics

### Wellness 3D Site Logistics



### Wellness Site Logistics



St. Philips Health & Wellness  
Skanska Project: 3418025  
Monthly Progress Report

A)

# Construction Schedule

Activity ID	Activity Name	Orig Dur	Rem Dur	% Complete	Start	Finish	2022												2023				
							Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May
<b>ACCD - St. Philips College - Health &amp; Wellness Building (02/18/2022 Update)</b>																							
<b>Executive Summary</b>																							
EX-165	Construction Duration (Calendar Days)	571d	35d	93.89%	04-Mar-20 A	24-Mar-22	[Gantt Bar]																Construction Duration (Calendar Days)
EX-110	Project Duration (Calendar Days)	628d	35d	94.45%	04-Mar-20 A	24-Mar-22	[Gantt Bar]																Project Duration (Calendar Days)
EX-160	Early Substantial Completion (Before Float)	0d	0d	0%		22-Mar-22	[Gantt Bar]																Early Substantial Completion (Before Float)
EX-150	Remaining Project Float (Originally 57 Calendar Days)	2d	2d	0%	22-Mar-22	24-Mar-22	[Gantt Bar]																Remaining Project Float (Originally 57 Calendar Days)
EX-140	Revised Contract Substantial Completion (After Float)	0d	0d	0%		24-Mar-22	[Gantt Bar]																Revised Contract Substantial Completion (After Float)
EX-170	Project Closeout	30d	30d	0%	24-Mar-22	23-Apr-22	[Gantt Bar]																Project Closeout
EX-180	Final Completion	0d	0d	0%		23-Apr-22	[Gantt Bar]																Final Completion
<b>Schedule Impacts</b>																							
<b>PR # 26/31: Added Video Wall</b>																							
IMP.07-230	PR # 31 - Install Video Wall	5d	1d	80%	14-Feb-22 A	18-Feb-22	[Gantt Bar]																PR # 31 - Install Video Wall
<b>ACCD Light Pole Change</b>																							
IMP.09-160	Fab & Del. New OFCI Light Poles	45d	16d	64.44%	05-Jan-22 A	11-Mar-22	[Gantt Bar]																Fab & Del. New OFCI Light Poles
<b>PR #38: Exterior Signage</b>																							
IMP.13-110	COSA Review Exterior Signage Dwg's	15d	2d	86.67%	01-Feb-22 A	21-Feb-22	[Gantt Bar]																COSA Review Exterior Signage Dwg's
IMP.13-120	COSA Approves Exterior Signage Dwg's	0d	0d	0%		21-Feb-22	[Gantt Bar]																COSA Approves Exterior Signage Dwg's
IMP.13-130	Fab & Deliver Exterior Signage	25d	25d	0%	22-Feb-22	28-Mar-22	[Gantt Bar]																Fab & Deliver Exterior Signage
IMP.13-140	Install Exterior Signage	2d	2d	0%	28-Mar-22	29-Mar-22	[Gantt Bar]																Install Exterior Signage
<b>Material/Equipment Procurement</b>																							
<b>Pkg. 3 Procurement</b>																							
<b>Bleachers</b>																							
OF-250	Fab./Deliver Bleachers	80d	7d	91.25%	06-Aug-21 A	28-Feb-22	[Gantt Bar]																Fab./Deliver Bleachers
<b>Gym Buildout</b>																							
<b>Interior Buildout/Finishes (Gym)</b>																							
GYM.BUILDOUT-170	Install Speakers (Gym)	2d	1d	50%	16-Feb-22 A	01-Mar-22	[Gantt Bar]																Install Speakers (Gym)
GYM.BUILDOUT-140	Install Cameras (Gym)	2d	1d	50%	16-Feb-22 A	01-Mar-22	[Gantt Bar]																Install Cameras (Gym)
GYM.BUILDOUT-180	Install Door Controls Devices (Gym)	2d	1d	50%	17-Feb-22 A	02-Mar-22	[Gantt Bar]																Install Door Controls Devices (Gym)
GYM.BUILDOUT-210	Install Floor Striping (Gym)	3d	3d	0%	21-Feb-22*	23-Feb-22	[Gantt Bar]																Install Floor Striping (Gym)
GYM.BUILDOUT-280	Seal Wood Floor & Cure (Gym)	3d	3d	0%	24-Feb-22	28-Feb-22	[Gantt Bar]																Seal Wood Floor & Cure (Gym)
GYM.BUILDOUT-230	Install Bleachers (Gym)	8d	8d	0%	28-Feb-22	09-Mar-22	[Gantt Bar]																Install Bleachers (Gym)
GYM.BUILDOUT-260	Testing & Balancing, By Others (Gym)	5d	5d	0%	01-Mar-22	07-Mar-22	[Gantt Bar]																Testing & Balancing, By Others (Gym)
GYM.BUILDOUT-220	Install Wal Pads / Divider Curtains (Gym)	3d	3d	0%	01-Mar-22	03-Mar-22	[Gantt Bar]																Install Wal Pads / Divider Curtains (Gym)
GYM.BUILDOUT-910	Develop Skanska Punchlist (Gym)	1d	1d	0%	08-Mar-22	08-Mar-22	[Gantt Bar]																Develop Skanska Punchlist (Gym)
GYM.BUILDOUT-900	Final Clean (Gym)	3d	3d	0%	08-Mar-22	10-Mar-22	[Gantt Bar]																Final Clean (Gym)
GYM.BUILDOUT-920	Complete Skanska Punchlist (Gym)	5d	5d	0%	09-Mar-22	15-Mar-22	[Gantt Bar]																Complete Skanska Punchlist (Gym)
GYM.BUILDOUT-999	Gym Complete	0d	0d	0%		15-Mar-22	[Gantt Bar]																Gym Complete
<b>Fitness Center Buildout</b>																							
<b>Level 1 Buildout (Fitness Center)</b>																							
A1-3070	Final Painting / Wallcoverings (Lv1 Fitness Center)	7d	3d	57.14%	07-Feb-22 A	22-Feb-22	[Gantt Bar]																Final Painting / Wallcoverings (Lv1 Fitness Center)
A1-3130	Install Fire Alarm / Security / Telecom Devices (Lv1 Fitness Center)	5d	1d	80%	08-Feb-22 A	23-Feb-22	[Gantt Bar]																Install Fire Alarm / Security / Telecom Devices (Lv1 Fitness Center)
A1-3120	Testing & Balancing, By Others (Lv1 Fitness Center)	5d	5d	0%	09-Feb-22 A	24-Feb-22	[Gantt Bar]																Testing & Balancing, By Others (Lv1 Fitness Center)
A1-9010	Develop Skanska Punchlist (Lv1 Fitness Center)	1d	1d	0%	17-Feb-22 A	04-Mar-22	[Gantt Bar]																Develop Skanska Punchlist (Lv1 Fitness Center)
A1-3160	Install Resilient Athletic Flooring @ Weight Rm. (Lv1 Fitness Center)	3d	3d	0%	18-Feb-22 A	22-Feb-22	[Gantt Bar]																Install Resilient Athletic Flooring @ Weight Rm. (Lv1 Fitness Center)

■ Remaining Level of Effort    ◆ ◆ Mi...  
■ Actual Level of Effort  
■ Actual Work  
■ Remaining Work  
■ Critical Remaining Work



Date	Revision	Checked	Approved







St. Philips Health & Wellness  
Skanska Project: 3418025  
Monthly Progress Report

B)

# Construction Contingency Log



Alamo Colleges - SPC Wellness

ORIGINAL COST OF WORK AMOUNT: \$ 12,746,455  
 CHANGES TO COST OF WORK AMOUNT: \$ 4,925,966  
 REVISED COST OF WORK AMOUNT: \$ 17,672,421

BUY-OUT AUTHORIZATION SUMMARY

BUYOUT NUMBER	DESCRIPTION	OFFICE STATUS	FIELD STATUS	ESTIMATED AMOUNT	DATE SUBMITTED	AMOUNT SUBMITTED	REVIEW STATUS	DATE RETURNED	AMOUNT APPROVED (COW)	AMOUNT APPROVED (CONTINGENCY)	AMOUNT APPROVED (UNPROCURED SCOPE)
									\$	1,057,145	\$ 10,940,516
001	Package 1 & 3 Unprocured Buyout Bid Packages	Executed	Completed	\$ -	04/23/20		Approved	04/30/20	\$ 1,805,939	\$ -	\$ -
002	Package 3 Partial Buyout	Executed	Completed	\$ -	05/14/20		Approved	05/20/20	\$ 10,490,604	\$ -	\$ (10,490,604)
003	Package 1 PR #005	Executed	Completed	\$ -	05/27/20		Approved	06/04/20		\$ (14,857)	\$ -
004	Package 1 PR #006 & PR #007	Executed	Completed	\$ -	06/23/20		Approved	06/29/20		\$ (28,718)	\$ -
005	Package 1 PR 8; Package 3 PR 4,6,7,8,9,10	Executed	Completed	\$ -	07/30/20		Approved	08/22/20		\$ (103,176)	\$ -
006	PG 1 PR 008, PKG 3 PR 011, 012, RFI 047, CPS Cost	Executed	Completed	\$ -	11/03/20		Approved	11/18/220		\$ (116,801)	\$ -
007	PKG 1 & 3 PR 17	Executed	Completed	\$ -	12/17/20		Approved	01/12/21		\$ (111,834)	\$ -
008	PKG 3 PR 14 & 15	Executed	Completed	\$ -	12/03/20		Approved	03/19/21		\$ (37,323)	\$ -
009	GMP #2	Executed	Completed	\$ -	01/21/21		Approved	04/13/21	\$ 4,925,966		\$ 53,956
010	Package 1 PR 018 - (Settlement agreement of claims and mutual release for pool remediation has been signed by ACCD, Page and Skanska. )	VOID	Completed	\$ -	01/21/21		Reviewed	07/12/21	\$ -	\$ -	\$ -
011	Package 3 PR 13, 14, 15, 17, 19, 20 (OFOI to CFCI)	Executed	Completed	\$ -	02/08/21		Approved	04/01/21		\$ (96,382)	\$ (365,457)
012	Package 1 and 3 PR 21	Executed	Completed	\$ -	03/08/21		Approved	04/13/21		\$ (795)	\$ -
013	Schedule Extension	Executed	Completed	\$ -	03/08/21		Approved	04/01/21		\$ -	\$ -
014	PKG 3 and 5 PR 22	Executed	Completed	\$ -	04/05/21		Approved	06/07/21		\$ (67,813)	\$ (5,413)
015	PKG 1 and 3 PR 23	Executed	Completed	\$ -	04/19/21		Approved	06/07/21		\$ (23,671)	\$ (2,535)
016	PR 24, PR 25 and Unprocured Scope	Executed	Completed	\$ -	05/27/21		Approved	06/07/21		\$ (55,569)	\$ 57,430
017	PR 26, PR 27, PR 28, PR 29 and RFIs	Executed	Completed	\$ -	06/16/21		Approved	06/29/21		\$ (61,508)	\$ (44,593)
018	RFI 125, 230, 251, 252, 253, 261, 271, 283	Executed	Completed	\$ -	07/06/21		Approved	08/16/21		\$ (31,602)	\$ (74,098)
019	PKG 3 PR 30, 32, 33 and RFIs	Executed	Completed	\$ -	08/02/21		Approved	09/03/21		\$ -	\$ (31,246)
020	PKG 1 PR 32 and PKG 3 PR 31	Executed	Completed	\$ -	08/13/21		Approved	09/03/21		\$ -	\$ (29,905)
021	RFIs 129, 278, 304, 327, 328, 333, 334, 351 and 354	Executed	Completed		11/16/21		Approved	01/04/22		\$ (16,263)	\$ 2,511
022	PKG 3 PR 37 & RFI 371	Executed	Completed		12/14/21		Approved	12/17/21		\$ -	\$ 12,898
023	Room 105 Moisture Mitigation Sealer	Submitted	Pending		01/17/22		Pending			\$ (36,046)	\$ -
024	PKG 3 PR 38, RFI 322, 374, 375, 380, 381, 383, 386 & 388	Submitted	Pending		02/04/22		Pending			\$ (51,363)	\$ (17,221)
				Anticipated Cost:	\$ -			Sub-Total Buyouts	\$ 17,222,509	\$ 203,424	\$ 6,239
								Anticipated Remaining:	\$ -	\$ 203,424	\$ 6,239

# St. Philips Health & Wellness

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## Monthly Progress Report

C)

# RFI Log



Skanska USA Building

Printed on Tue Mar 1, 2022 at 03:53 pm CST

Job #: 3418025 ACCD HEALTH & WELLNESS BLD  
1801 Martin Luther King Dr  
San Antonio, Texas 78203

## RFI LOG

#	Subject	Status	Responsible Contractor	Received From	Assignee	Date Initiated	RFI Manager	Due Date	Closed Date	Ball In Court	Location	Schedule Impact	Cost Code	Cost Impact
395	RTU Water Level Monitoring Device	Open	Dynamic Systems Inc.	Ponzio, Lee (Dynamic Systems Inc.)	Ambrico, Will (Pa... Henson, Shawn-Mar...	02/23/2022	Ernesto Perez	03/03/2022		Ambrico, Will (Pa... Henson, Shawn-Mar...		TBD		\$3,360.00

St. Philips Health & Wellness  
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Monthly Progress Report

D)

# Submittal Log

<b>SKANSKA</b>													UPCOMING	OPEN	RESUBMIT	CLOSED
3418025 ACCD St. Philip's College Recreation & Wellness Bldg. Submittal Log - Package 3																
Spec Section	#	Pkg. #	Title	Type	Description	Rev.	Responsible Contractor	Responsible Manager	Status (On site?)	Sent Date to A/E	Design Team Review Due Date	Returned Date	Response	Ball In Court	Status	Comments

**No pending RFIs at this time.**