

WATERFORD UNION HIGH SCHOOL

Building Renovations and Additions — Bid Package 03

Construction Progress Report to the Board of Education

Reporting period: July 23 – August 20, 2026 | **Source:** Owner Construction Progress Meetings #17 (8/06) and #18 (8/20) | **CM:** Nexus Solutions, LLC

OVERALL STATUS

The summer construction phase is substantially complete and the building is on track to open for students on September 8. Abatement is finished building-wide, all school HVAC is running, the new watermain has passed pressure and water-quality testing, fire protection is in place across the major assembly spaces, and staff and classroom moves are complete or ahead of schedule in most areas. Remaining summer work is concentrated in programming, punch list, and finishes.

Two scopes will carry into the school year and are described under Items Requiring Attention: the art lobby / elevator addition, where an unforeseen existing footing has delayed pier shoring, and the wheelchair lift, which is awaiting fabrication. Exterior site work — landscaping restoration, retaining walls, and loading dock — also continues past the first day of school under a revised fencing and traffic plan.

MILESTONES COMPLETED THIS PERIOD

- **Abatement:** Complete and cleared for the entire school. Only miscellaneous door frames at the old gym exterior and a small number of newly discovered pipes remain, deferred to next year.
- **HVAC:** Tunnel piping complete with final insulation finishing. Controls connected to the new HVAC and CDVUs and now in programming; CDVUs flushed and running; wood shop mezzanine boilers, Area G equipment, and the mechanical room ERV/AHU all online. All school HVAC is running, with programming and punch list remaining.
- **Plumbing and watermain:** Area A complete; grease trap, kitchen main water line to new receiving, new water main valves and riser all installed and transferred. The watermain is to the building; the pressure test and water sample were taken and cleared, with a sample report provided by Waterford DPW. Main Street reopened and asphalt is complete.
- **Electrical, data, and life safety:** Final data connections in Area A complete and classroom finish work done. All new data has been pulled and terminated and the communications crew has demobilized; district IT is finalizing phones and classroom connections. Fire alarm panel and devices are installed, the first detection test is complete, and a second test with the Fire Chief is scheduled for early next week.
- **Fire protection:** Area A system installed and under pressure. The PAC, auxiliary gym, gymnastics, and commons are complete; riser room valving starts next week.
- **Finishes and general trades:** Art classroom millwork, 2D/3D ceiling clouds, bathroom partitions, and district office windows complete. Carpet in Area A and flooring in Areas C and F are done; Area A vestibule VCT and kitchen epoxy complete by end of week.
- **Auditorium — closed:** Sprinklers and fire alarm complete and new removable mullions installed; painting is the only item left. All work is finished and the area has been turned back over — drama tryouts were held successfully in the space.
- **Moving:** Engineering, IT, and the Area B and C classrooms are moved back in; classrooms B219, 220, and 221 are ahead of schedule. Art classrooms are moving in now, and phase one furniture delivery for Area A completes this week.
- **Site and loading dock:** SW sidewalks, curbs, and approach complete; asphalt repairs, interior ramp, stair repour, dust collector pad, and DPW resurfacing of Barnes all complete. Loading dock footing excavation is done with retaining wall footings poured and trench boxes set; south retaining wall phase one is ready for wall forms.

ITEMS REQUIRING ATTENTION

- **Art lobby / elevator addition — schedule impact.** Pier shoring has been delayed by the discovery that the existing wall footing sits 8 feet below the slab. Engineering is developing an option. Footing excavation is complete and shoring is starting; pier excavation and the elevator footing pour follow next week, with elevator shaft block to grade beginning the week of 8/31. This work will continue after school opens.
- **Wheelchair lift — accessibility.** The existing lift is demoed and the replacement is in fabrication. Nexus has paid the down payment and is following up with the vendor, who is fast-tracking installation. Completion before school starts is still planned but depends on a delivery date that has not yet been confirmed; doorway demo is on hold until it is.

- **New receiving area — unknown conditions.** Southport and the insulators will access the tunnels next week to identify and document any live mechanicals. The design team is resolving the loading dock entrance door over the tunnel pending that investigation. Lintels move Monday with flooring and painting to follow; the area around the receiving room will be ready for the start of school.
- **Kitchen equipment.** All new equipment is installed except the Atlas unit, which arrives late September. The school needs to confirm by midday Monday which existing equipment is to be kept, discarded, or relocated, and where it should go, so removal can be scheduled.
- **Tech ed dust collector.** The pad is poured and the unit is on site, with installation starting next week. There is still a chance it will be operational before school starts, but it is not guaranteed.
- **Baseball field dugouts.** Updated quotes are pending from the painter, mason, and carpenter. The team is moving away from Scherrer and pricing other options per the insurance company's revisions.
- **Site access during the school year.** Perimeter fencing will be reconfigured for the start of school: the HWY 20 side comes down by 8/31, Water Street fencing moves back to the trailers, dumpsters relocate to a fenced storage area, and south lot and loading dock fencing is adjusted for traffic. Drop-off schedule, routes, and access to Door 12 and the digital art room remain under discussion.

BUDGET AND CHANGE EVENTS

- **No change bulletins are outstanding.** Ten change events were reviewed and approved at the August 20 meeting: CE 62 (cooler condenser drain), CE 66 (F-wing piping modifications), CE 67 (underground obstructions in receiving), CE 68 (camera, jetting, and descaling of unused pipe), CE 69 (locker room toilet drains), CE 70 (grease trap), CE 73 (additional footing costs), CE 74 (egress stairs), CE 76 (elevator door steel modifications), and CE 80 (epoxy flooring, out for pricing).
- Trend worth noting: the majority of approved change events stem from existing and underground conditions that could not be seen before demolition — obstructions in receiving, footing depths, and legacy piping. The art lobby footing discovery is the same category and may generate an additional change event.
- The budget tracking update was not reviewed at the August 20 meeting and is carried to the next meeting. A current cost-to-budget position should be expected in the September report.

FUTURE WORK UNDER CONSIDERATION

- Priced or in pricing: asphalt repairs near the football field and tennis courts (civil budget pricing received), math wing window replacement, and floor tile logo replacement. Security grant funding is being explored to offset fire alarm and door hardware costs.
- Planned for 2027 with architect involvement: district office bathroom remodel, district office parking lot repair, and student services bookcase removal. The commons bathroom renovation was added to the list at this meeting, along with window blinds.
- AG classroom doors: proceeding with windows in place of doors; the ordered door hardware will be turned over to the school for reuse. On the new south loading dock sidewalk, the school has asked that the walk remain at least 5 feet wide.

KEY DATES AHEAD

August 24	Kitchen staff begin unpacking
August 27	New staff orientation in the commons
August 31	All staff return; freshman orientation; landscaping restoration begins; HWY 20 fencing removed
September 8	First day of school

Prepared from the Owner Construction Progress Meeting minutes issued by Nexus Solutions, LLC. Dollar values for approved change events were not included in the minutes and are pending the budget tracking update.