

Welcome to the first Edition of the Warwick Middle School Construction Update.

After years of planning, many design iterations and careful financial stewardship, the Warwick School District has received bids within budget for the construction and renovation of the Warwick Middle School, contracts have been awarded and the formal groundbreaking ceremony has taken place. With construction scheduled to commence in approximately two weeks, a bevy of rumors and hyperbole has already begun to circulate about the project schedule and scope of work.

Similar to that which was written throughout the tenure of the Lititz Elementary School Project, Construction Updates shall be prepared on a monthly basis as a supplement to regularly disseminated information provided by the Warwick School District (“WSD”) and reporting by The Record; it is the intent of these Updates to accurately inform the Lititz community of relevant project status and progress as well as to note important dates and events.

The Middle School Construction Project will affect children from all parts of the Township, is located in the heart of the Middle and High School Campus and the site & field improvements tangential to the project will be utilized by many.

THE PROJECT

The Contractors: While the WSD maintains direct contracts with numerous parties, the current conventional contracting methodology incorporates four major or “prime contractors” that each maintain direct construction agreements with the WSD. The general contractor is ER Stuebner based in Reading, the mechanical contractor is Worth & Company, Inc. from Pipersville, the plumbing contractor is Lancaster County’s Frey Lutz and the electrical contractor is Eastern Shore Electrical Service out of Wilmington, Delaware.

The Schedule: The Project Milestones and respective current status is as follows:

| <u>Item</u> | <u>Date</u> | <u>Status</u> |
|---|-------------------|---------------|
| Project Award | June 1, 2008 | On Schedule |
| Complete All Site Logistics | July 15, 2008 | On Schedule |
| Permanent Bldg. Enclosure of New Bldg. | May 1, 2009 | On Schedule |
| Renovate Gym/Lockers | 6/15 – 8/7/2009 | On Schedule |
| Substantial Completion of New Building | October 16, 2009 | On Schedule |
| Final Completion of New Building | November 13, 2009 | On Schedule |
| Occupy New Middle School | January, 2010 | On schedule |
| Removal of Existing Building & Construct New Parking Lot | 1/4 - 6/15/2010 | On Schedule |
| Final Completion of Entire Project | June 15, 2010 | On Schedule |

The First Month of Construction: The first month of the project will be dedicated to “mobilization” and the implementation of “E&S Controls” and “Site Logistics”.

Mobilization is tantamount to project set up. The Prime Contractor office trailers are delivered and connected, provisions for temporary utilities are implemented, specific project personnel are assigned, a detailed schedule is drafted, initial meetings take place and the paperwork begins to flow in advance of the physical work.

“E&S” (Erosion and Sediment) Controls are the coordinated detention basins, silt fencing and grading that keep water from running off of the project site and onto adjoining properties during construction.

Site Logistics involve the establishment of contractor egress to the site, contractor parking, protective fencing, temporary campus parking and everything else that is required to facilitate the project while accommodating the existing programs of the WSD. In general, the contractors shall be required to access the project from a new road to be installed off of Limerock Road. In addition, and as practical as possible, the construction work on the campus shall be fenced off and separated from the rest of the campus. This scope of work, while specified in the contract documents, will be fine tuned during the first few weeks of mobilization; therefore, greater detail shall be communicated in the next Update.

Groundbreaking: A ceremonial groundbreaking occurred on Thursday, June 5th. The forty-five minute itinerary included various speakers and presentations; hundreds of students, faculty and Lititz residents turned out to celebrate the momentous milestone for the Lititz community.

Housekeeping: Two legal disclaimers and one footnote. Disclaimer #1 - This Update is intended solely for the benefit of the public. It is possible that an instance might arise during the course of construction wherein something isn't completed on time. Construction is a very complicated and interdependent process. The goal is to hit the milestones and completion dates. In any event, this Update is not a venue for project management and, what is communicated to the contracting parties shall not always necessarily seem congruous to what is noted in this Update. Disclaimer #2 – The opinions contained in this article are mine and mine alone. Finally, as to the footnote, I understand the risk associated with openly writing to discuss the ongoing machinations of the Warwick Middle School Project. On balance, however, I believe it is more important to provide the information and deal with the risk and associated stress than to not provide the information at all.

This Update was written by Dan Cicala. A building professional and attorney, Dan is the principal of Fidevia, the Construction Administrator for the Warwick Middle School Project. Any further inquiries or comments may be addressed directly to Dan or to Melanie Heckel @ 625-3433. In addition residents are encouraged to learn more about the Project by visiting the WSD's award-winning website @ www.warwickisd.org.