

## Chariton Community School District

### Building and Grounds Committee and School Board Project Update

June 6, 2024

#### 1. Chariton Middle School - Storm Water Mitigation Project

- The majority of the original contract work for the storm drain and roof drain trench work is complete. There is some minor work along the north side of the building that may be impacted by the remedial work.
  - Work has been postponed until remedial work is done.
- Gutter, downspouts, and roof work is complete.
  - However, it was discovered that there are substantial leaks in some of the valleys. Most of the soffit damage is from valley leaks.
    - Cost of a new roof is \$650K - \$760K (all in)
- Discovered additional existing construction deficiencies
  - Buried concrete on east side and north side
  - All entrances/exits, except West main entry, do not have frost footings below the stoops
  - Deteriorated concrete block foundation walls at observed areas on north side
  - Work has paused for any further demolition of sidewalks, stoops, etc. and to start investigation of the extent of deficient construction and deterioration.
- The investigation of deficient construction and deterioration has started and is ongoing.
  - The contractor has dug holes at five locations around the building. Concrete foundation blocks have been pulled out and sent to the testing lab for compression testing.
    - The compression testing is within an acceptable window of tolerance for vertical loads.
  - No further deterioration of the top course of block was observed at the five random locations around the perimeter of the building.
  - It was observed that the most severe occurrences of the exterior wythe block was at the locations where existing sidewalks were demolished.
    - The cause of this is under further investigation and assessment.
  - The exterior façade wall testing was conducted for reinforcing and grout earlier this month.
    - The interior wythe of block (the structural wythe) is reinforced and grouted as per the original design documents.
    - The exterior wythe is unreinforced and not grouted. It is also intermittently and inconsistently filled with pea gravel and/or soil.

- A formal letter documenting the observations and testing results is underway and will inform recommendations for remedial work in the immediate future. This letter is anticipated to be done by the end of June.
- The last pay application was submitted on April 3. No pay applications were submitted for this month.
- Milestone schedule:
  - Final Completion date: TBD (pending remedial work)
- Crack monitoring and laser scans have recommenced upon completion of installation of drainage system, roof gutters, and grading improvements.
  - 1<sup>st</sup> observation of crack monitors and laser scanning was done on February 16. No preliminary report is available at this time.
  - The second scan and observation occurred on May 30.
  - The final scan and observation will be scheduled in August 2024, prior to starting of school.
  - The final report and testing results will be compiled upon completion of all scans and observations.
- Future Phases upon completion of the original project (Phase 1A) and remedial work:
  - Phase 1B: Remedial Work for foundation walls
  - Phase 1C: Complete original contract work including fixing frost stoops discovered during original project
  - Phase 2: NW Corner Structural Remediation
  - Phase 3 and beyond: Begin cosmetic remediation work on cracks in ceilings, walls, flooring, etc.

## **2. Columbus & Van Allen Elem. Schools HVAC Improvements**

- Revised duct was installed over Spring Break.
- We conducted a final punch list review in early May.
- Punch list items are complete as per the contractor. (To be verified by the design team and the owner).
- Since the last meeting on site, the unit at Van Allen continues to fail and not cool the space.
  - The contractor has been on site multiple times to troubleshoot the problem. Most recently a controls specialist joined the effort to assess the problem.
  - The unit is not allowing the condenser to cycle correctly.
  - The latest failure of the unit was late last week, and the contractor made another visit on Tuesday, June 4. At the time this update was drafted, the unit was running and cooling the space.

### 3. Reynolds Field Artificial Turf and Storm Water Improvements Project

- Latest Punch List review on 4/04/24 - There are a few punch list items remaining. This work will be done upon completion of the shot-put area by the district.
  - The local contractor is working on the project this week.
- A pay application was submitted on April 3. The final pay app is still outstanding for approximately \$80,000. We did not receive a pay app this month.

### 4. Safety and Security Improvements (Homeland Security grant project)

- The grant was approved.
- Drawings were sent out to two vendors.
- After much discussion and communication with both vendors, the updated proposals from both SEI and Southern Iowa Tech are higher than we discussed in the past due to a lack of attention to the bidding set by the vendors and non-compliant solutions being priced.
- Larry, with Southern Iowa Tech, first offered a proposal that did not include door contacts for each of the exterior doors listed on the drawings. Nor was his proposal capable of achieving a singular platform for both the existing and new devices, of which is a primary requirement of the district.
  - Larry said that the system he is proposing cannot connect with the existing cameras, so he was proposing to have 2 separate systems. However, in the pricing documents it is written that the system must be on a single platform. Therefore, Larry was instructed to propose a system that achieves a single platform for the school district.
- Luke, with SEI, had stated in the past that the *Gold Maintenance Policy* was included in the contract total amount, but after recent conversations we discovered that the *Gold Maintenance Policy* is a reoccurring monthly charge, and it is not included in the total contract cost shown on the latest proposal.
- Current status of the proposals: (Ryan will send the latest proposals as soon as he gets confirmation from both vendors on their latest numbers)
  - Larry's solution would provide all new cameras at each location to achieve a single user interface.
  - Luke's solution would migrate the existing cameras over to the new system while maintaining the existing camera function.
- We have since been communicating with a security engineer at IMEG and he is reviewing the information from SEI to verify that their new proposed platform can connect the existing cameras to the new system, while maintaining the capabilities (camera analytics) of the system.
  - At the time of this report, we have not heard back from our engineer contact.
- Completion date target is by the end of July 2024. However, this will be compromised considering the delay in the quote process.

- Please review the proposal from both vendors for discussion.

## 5. ESSER funded projects

- **Van Allen and Columbus Elementary Window Replacement**

- There was a minor change added to make the Van Allen kitchen windows and two small classroom windows operable.
- Pre-construction meeting was held on May 15<sup>th</sup>
- We were told by the contractor that they did not include tinting on the windows as per the contract
- Contractor offered a credit worth \$20,000 as reconciliation
- Board agreed to accept the offer
- 10Fold recommends accepting the credit via replacement of the elementary school addition windows at no charge to the district (approximately \$13,000) and a change order credit of approximately \$7,000 from the contract amount.
  - The credit to not tint the windows will also be accepted by the district. Approximately \$2,300. This credit is in addition to the \$20,000.
- Construction: Summer of 2024
  - Substantial Completion: August 1
  - Final Completion: August 15

- **High School HVAC Controls Replacement**

- Pre-Construction Meeting was held on Thursday, May 9<sup>th</sup> to coordinate final schedules, work sequencing, staging, parking, etc.
- Work has commenced.
- Currently working on assessing the existing cabling network and the existing equipment to reconfigure the new network. This task is to be completed this week.
- New controls to be installed on existing equipment the following week.
- Heat pump work is the first priority then shift to larger equipment and integration into new network.
- Anticipated progress meeting late June to be coordinated with Science Classroom HVAC meeting. Date and time TBD
- Construction Schedule: Summer of 2024
  - Substantial Completion: August 1
  - Final Completion: August 15
  - Currently the work is on schedule, but it may be tight to complete on time. There is more entangled network cabling than anticipated with no markings on terminations. Excell to send a schedule update mid next week.

- **High School Science Classroom Renovations (HVAC only)**

- Heat pumps have been ordered and will ship on June 19th.

- Demo to start upon arrival of the heat pumps; anticipated to be between June 21<sup>st</sup> – 28<sup>th</sup>. Demo and installation to take 1.5 – 2 weeks.
- Currently working through some submittal discrepancy for the exhaust fans.
- Also, we are working with Tracy and science teachers on some fume hood decisions.
- Anticipated progress meeting late June to be coordinated with a HS Controls Project meeting. Date and time TBD
- Construction: July & August of 2024
  - Substantial Completion: August 1
  - Final Completion: August 15
  - No anticipated issues regarding the schedule.

End of Report