

Chariton Community School District

Building and Grounds Committee and School Board Project Update

October 10, 2024

1. Chariton Middle School - Storm Water Mitigation Project

- Joiner Construction completed the repair for the holes in the foundation wall and the top course of the foundation wall.
- The original contract work and the installation of the new frost stoops is underway and near complete.
- Sidewalks to be installed next week.
- The last pay application (#5) was submitted on April 3. No pay applications have been submitted since then. The latest change order was just received from Joiner and sent to Chloe for a signature.
- Schedule:
 - Final Completion date: Fall of 2024 (specific date and TBD pending remedial work)
- The final crack monitoring and laser scans for the settlement issues have been completed and the final report has been distributed. Exec summary below:
 - Most of the measurements indicate that the floor slabs are settling after the water mitigation system was installed.
 - The school has experience above average precipitation during this previous summer months.
 - The internal piezometers, water depth monitor, did not indicate any water within the upper section of the soil in any of the post-water mitigation measurements.
 - Crack monitors and floor scans showed settlement and movement in the Northwest corner of the building.
 - Structural remediation as indicated in the phase I report is required at the Northwest corner prior to any cosmetic remediations.
- Future Phases upon completion of the original project (Phase 1) and remedial work (stoops, wall patching, etc.):
 - Phase 2: NW Corner Structural Remediation
 - A. Stabilize foundation walls and floors at the northwest corner of Middle School.
 1. North-west Brick & CMU Masonry Wall.
 - a. Stabilize footing along curved masonry wall.
 - b. After stabilizing tuck point cracks.
 - c. Repair interior wall, finishes, and floor damage. (Finish repairs at later date – not included in preliminary cost opinion)
 2. North Concrete wall with windows above.

- a. Stabilize footing below concrete “retaining” wall.
 - b. Review if demo of window and door wall at this location is required due to stabilization of retaining wall. - TBD
 - c. Replace window and door system if required after stabilization project. - TBD
 - d. Repair interior wall, ceiling, and floor finishes damage as required after stabilization project. (Finish repairs at later date – not included in preliminary cost opinion)
- 3. Mud-jack existing floor at north-west corner of building.
 - 4. Assess any ceiling or roof damage after stabilization. (Architectural and finishes repairs at later date – not included in preliminary cost opinion)
- B. Continue drain system (similar to newly placed system installed last summer).
 - 1. Remove and replace exterior concrete sidewalk and paving as required.
 - 2. Extend drain system around west side of building.
 - C. Bus loop Paving.
 - 1. Replace bus loop paving at front entrance as part of drain system completion.
 - D. Front entrance sidewalk.
 - 1. Demo and replace front entrance sidewalk as needed for drain system completion.

Phase 2 NW Corner Structural Remediation Preliminary Cost Opinion:

Construction:

▪ Site Construction Work:	\$475,000
▪ Structural Construction Work:	\$65,000
▪ <u>Design and Construction Contingency:</u>	<u>\$108,000</u>
▪ Total:	\$648,000

Design & Professional Services

▪ Design Fees: (10Fold and Snyder)	\$37,500
(Structural work only – No Arch or finishes design work included)	
▪ <u>Allender Butzke (Geo-tech report)</u>	<u>\$1,350</u>
▪ Total:	\$38,850

- Phase 3 and beyond: Cosmetic remediation work on cracks in ceilings, walls, flooring, etc. throughout the building.

2. Columbus & Van Allen Elem. Schools HVAC Improvements

- There was a recent observation that the system was not working because the temperature in the kitchen was high.
- The temperature in the gym was low because of the temperature outside, but the kitchen temperature was high due to internal load of ovens, equipment, etc. The thermostat for the whole system is in the gym, so the HVAC units did not get triggered to run and cool the spaces.
- A temperature sensor is being added in the kitchen to trigger the units to run.
- The sensor will be installed next week.
- Early release of retainage was submitted and approved.
- Final payment application has not been received. \$5,000 remaining

3. Reynolds Field Artificial Turf and Storm Water Improvements Project

- Latest Punch List review on 8-8-24
- The contractor has claimed they have completed everything on the most recent list except for erosion control issues and long-jump runway delamination. Erosion control work to take place on Monday and contractor is waiting for response from Fisher Track on long-jump runway. A site visit is planned for today to review status of the work.
- We did receive the final pay application but have not approved it pending punch list items completion, final review, and submission of final paper work and O & M manuals. Final review today.
- Any outstanding work beyond this next round of work will be a negotiated deduction from the overall cost of the project and completed by local contractors directly with the district.
- Early release of retainage has been unofficially requested of the contractor in order to pay subs for completed work. Contractor is amenable to this if local contractors are upset about not getting final payment.

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

- 75% complete re: Access Control and Pulling of wire for video.
- Cameras not installed yet. Staff training to be finalized as well.
- Project is paused due to changes, questionable means and methods, and possible damage done to existing doors/property.
- We are having a “reset” meeting on 10/15 (to be confirmed) with contractor, Brad, Corey, and 10Fold to assess current situation and discuss steps moving forward.

5. ESSER funded projects

- **Van Allen and Columbus Elementary Window Replacement**
 - All work is complete.
 - Final payment application was submitted to district on 9/30.

- **High School HVAC Controls Replacement**
 - Construction work is complete. O&M manuals and final paperwork remain outstanding.
 - Early release of retainage was approved and processed.
 - Final payment application has not been received. \$500 remaining

- **High School Science Classroom Renovations (HVAC only)**
 - Construction work is complete. O&M manuals and final paperwork remain outstanding.
 - Early release of retainage was approved and processed.
 - Final payment application has not been received. \$500 remaining

6. High School Science Classroom Renovations (Architectural, Structural, and MEPT)

- **Meeting today with HS staff for design input & refinement**
- **Project Schedule** (specific dates and times TBD)
 - Design & Project Preparation: September - November 2024
 - Board Approval of Drawings & Specifications: November 2024
 - Release Drawings and Specs for bidding: November 2024
 - Bid Date: December 2024
 - Buildings & Grounds Review and Approval: January 2025
 - Board Meeting: Public Hearing & Approval of Bids/Contractor: January 25
 - Construction: Summer of 2025

End of Report