

MRH School District

Memorandum

To: Chris Hoelzer
From: Randal Charles
Date: June 9, 2022
RE: Construction Project – Status Update

Construction Contract Payments:

HS/MS: TriCo Construction

Contract Amount	\$19,290,800.00	
Additions to Contract Amount via Change Orders	\$ 272,352.24	
Payments (Pending Board Approval of Latest Pay Application)	\$ 8,242,878.00	44.4%
5% Retainage (Work Complete but held in escrow)	\$ 433,836.00	
Complete		

Contingency Balance:

HS/MS

Contingency Allowance Built into Contract	\$ 350,000.00	
Additional Contingency in Construction Budget	\$ 964,540.00	
Amount Currently Obligated	\$ 622,352.24	47.3%
Unencumbered Contingency Funds	\$ 692,187.76	Used

HS/MS PROJECT – MAJOR CONSTRUCTION ACTIVITIES

- MS OFFICE AREA:
 - New furniture was delivered, assembled and installed on June 6th.
 - MS office staff began moving into the new offices on June 7th.
 - Two new classrooms are ready for students. The only remaining item will be for MRH staff to install the interactive white board.
 - Punch list items have been identified by Mr. Hoelzer and Ittner Architects. The contractor will begin to address the final items. This will not prevent the office staff from working in this new area.
- TEEN KITCHEN & WOW: (Scheduled Completion Date July 15, 2022)

- Block walls are now complete
- The contractor will complete electrical and plumbing rough-ins then, following inspections, will begin closing up the walls and moving toward finish work.
- MS VESTIBULE, COURTYARD STAIRS AND ADA RAMP (Schedule Completion Aug. 1, 2022)
 - The foundations for the ADA ramp and have been poured.
- CAFETERIA EXPANSION: (Scheduled Completion Date – August 18, 2022)
 - The current, anticipated completion date is 15 work days behind schedule. We are exploring opportunities to recoup some of these days. The “Plan B” would be for the existing cafeteria space to be fully renovated and ready for students when school resumes in August and the new addition completed shortly thereafter.
 - Steel erection is complete and the concrete floor slab has been poured.
 - Structural framing of the walls has begun.
- LOCKER ROOMS: (Scheduled Completion Date September 2022)
 - Plumbing rough-in and block walls are complete.
 - The exterior wall has been demolished. This is necessary to connect this space to the new addition (referred to as Building A).
- GYM LOBBY: (Scheduled Completion November 1, 2022)
 - A portion of the concrete gym lobby floor will be poured on June 15th (weather permitting).
- MEDIA CENTER: (Schedule Completion August 2022)
 - Demolition has begun
- CONVERT OLD MS OFFICE TO CLASSROOMS: (Scheduled Completion Date July 2022)
 - MS Office staff have vacated the old office and moved into the new office.
 - Demolition in the old MS Office area will begin immediately.
- TOILET RENOVATIONS: (Scheduled Completion Date August 2022)
 - The East stack (all floors) of restrooms will be renovated this summer
 - Demolition has begun.
- MAIN PARKING LOT: (Scheduled Completion Date July 2022)
 - Work is scheduled to begin immediately.
- Building A (Multi-story addition) (Scheduled Completion August 2023)
 - Excavation began Jun 2nd
 - Challenges encountered over the past several months have delayed the start of work on this area. Therefore, this portion of the project is already 45 days behind schedule. We are working with the General Contractor to identify opportunities to make up these days.
- FUTURE ACTIVITIES (Summer 2023)
 - Toilet Renovations – All Floors West Stack (Scheduled Completion August 2023)
 - Choir Room (Scheduled Completion August 2023)

PENDING CHANGE ORDERS

The following items will be presented for Board approval at a future meeting. All proposed changes have been reviewed and approved by Ittner Architects.

- ACME worked overtime to erect steel for Cafeteria addition.
 - Overtime was authorized for steel erection to regain a few days in the schedule. Because this is part of the original scope of work, only the overtime premium must be added. AWA 101R-1
 - \$3,902.75
- Add metal angle to provide additional support for RTU (This change was included in a previous memo.)
 - Penetrations will be cut in the roof above the media center to connect a new roof top unit to the ventilation system. Additional metal angles are being installed to support the weight of the RTU at these penetrations. AWA 100
 - \$3,067.05
- Add cameras and access controls (This change was included in a previous memo.)
 - Security cameras and associated wiring were not included in original architectural drawings. This additional cost includes labor, equipment, and necessary changes to door hardware. AWA 90P-3
 - \$79,498.13 (Still under review)
- **Change Order #17:** Add hollow metal door. (This change was included in a previous memo.)
 - Added a door between classrooms 310 and 310A to allow easy access and co-teaching. AWA 98
 - \$3,302.25
- **Change Order #17:** Relocate Teaching Station in Classrooms 180 and 181 (This change was included in a previous memo.)
 - An existing condition behind an existing wall made it necessary to relocate the teaching stations in these two classrooms. The power and data outlets for the teaching stations were relocated. AWA 99
 - \$1,878.87
- **Change Order #17:** Changes to East Cafeteria Wall and ADA Ramp (This change was included in a previous memo.)
 - Due to existing conditions (retaining walls and underground conditions), changes were made to the East Cafeteria wall and to the ADA ramp to the East of the new cafeteria addition. AWA 92
 - \$11,421.74
- **Change Order #17:** Add rock base to construction entrance (This change was included in a previous memo.)
 - Rock was added to the construction entrance so heavy equipment could continue to access work areas even after heavy rains. AWA 93
 - \$5,317.59
- **Change Order #17:** Add data cables in MS Office 102 and Meeting Room 103 (This change was included in a previous memo.)

- These cables were not called out in original drawings. AWA 94
 - \$1,144.50
- **Change Order #17:** Backfill with rock in the over excavated area. (This change was included in a previous memo.)
 - Due to existing soil conditions, an area outside the electrical room had to be over excavated to provide a safe working excavation for workers who had to work at the bottom. When the work was complete, this over excavated area had to be backfilled with additional rock. AWA 95
 - \$2,540.86
- **Change Order #17:** PowerUp work additional overtime hours (This change was included in a previous memo.)
 - The Electrical Subcontractor worked additional hours to regain some lost time on the schedule. The cost is for the overtime premium only since this was work identified in the original contract documents. AWA 96
 - \$1,437.00
- **Change Order #17:** Lower ceiling in Rooms 170 and 171 (This change was included in a previous memo.)
 - Due to existing pipes in the ceiling, the new ceiling grid had to be lowered a few inches to allow room for the drop in ceiling light fixtures. AWA 97
 - \$414.77
- **Change Order #17:** Provide two data ports per Wireless Access Point (This change was included in a previous memo.)
 - Architectural drawings call for two data ports per WAP. The subcontractor included only one port per WAP in their bid. This added cost is for additional materials only. The subcontractor will be responsible for any additional labor costs. AWA 86R-1
 - \$3,141.60
- **Change Order #17:** Remove and dispose of old cabinets in WOW (This change was included in a previous memo.)
 - Old cabinets in this area will be demolished and disposed of. AWA 88
 - \$747.60
- **Change Order #17:** Add second power source to cooling tower (This change was included in a previous memo.)
 - The new cooling tower requires two power sources. Architectural drawings showed only one power source. AWA 89
 - \$9,010.05
- **Change Order #17:** Concrete pump truck required (This change was included in a previous memo.)
 - Due to poor soil conditions, an area had to be over excavated to eliminate the possibility of cave ins and make the area safe for workers. This over excavation then made it necessary to use a pump truck to get concrete to the forms when foundation walls were poured. AWA 91
 - \$2,271.31

-
- **Change Order #17:** Add second exit from the electrical room (This change was included in a previous memo.)
 - The inspector has required that there be two exits from the electrical room to ensure no one is trapped during an emergency. An opening will be saw cut through a concrete wall to create this second opening. AWA 69R-1
 - \$12,146.40
 - **Change Order #17:** Add transformer for RTU#21 and RTU#22 (This change was included in a previous memo.)
 - Due to the distance between the power supply and the RTU's, a transformer is required to offset the power loss over the length of the electrical wire. AWA 87R-1
 - \$5,139.75
 - **Change Order #17:** Demolish Concrete Piers South of Cafeteria (This change was included in a previous memo.)
 - During demolition, concrete piers that were thought to be hollow were, in fact, solid. This required additional time for demolition. AWA 68
 - Work to be performed on a time and material basis. Estimate \$6,930.00