

MRH School District

Memorandum

To: Chris Hoelzer
From: Randal Charles
Date: January 13, 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	\$ 0.00	
Payments (Pending Board Approval of Recent Pay Application)	\$ 5,179,387.00	28.3%
5% Retainage (Work Complete but held in escrow)	\$ 272,599.00	Complete

ELEMENTARY SCHOOL: Wachter Construction

Contract Amount	\$ 1,524,500.00	
Additions to Contract Amount via Change Orders	\$ 81,592.00	
Payments (Pending Board Approval of Recent Pay Application)	\$ 1,505,295.90	98.7%
5% Retainage (Work Complete but held in escrow)	\$ 79,226.10	Complete

EARLY CHILDHOOD CENTER: Wachter Construction

Contract Amount	\$ 655,800.00	
Additions to Contract Amount via Change Orders	\$ 0.00	
Payments	\$ 609,330.00	97.8%
5% Retainage (Work Complete but held in escrow)	\$ 32,070.00	Complete

Installation of vinyl fencing was removed from Wachter's contract due to unavailable fencing product. This reduced the contract amount by \$48,770.00. In October 2021, the Board approved a contract with Empire Fencing to install this vinyl fence at a cost of \$48,224.00.

Contingency Balances:

HS/MS

Contingency Allowance Built into Contract	\$ 350,000.00	
Additional Contingency in Construction Budget	\$ 964,540.00	
Amount Currently Obligated	\$ 327,552.05	24.9%
Unencumbered Contingency Funds	\$ 986,987.95*	Used

**Coiling doors were removed from the contract due to excessive price increases by the vendor in response to minor changes. The contract was reduced by \$31,023.00. These doors will later be purchased by the District directly from a vendor (competitive quotes). Therefore, some of the available contingency funds will be used for this direct purchase.*

ELEMENTARY SCHOOL

Contingency Allowance Built into Contract	\$ 75,000.00	
Additional Contingency in Construction Budget	\$ 76,225.00	
Amount Currently Obligated	\$ 156,592.00	103.5%
Unencumbered Contingency Funds (OVER BUDGET)	(\$ 5,367.00)	Used

ECC

Contingency Allowance Built into Contract	\$ 25,000.00	
Additional Contingency in Construction Budget	\$ 32,790.00	
Amount Currently Obligated	\$ 55,696.96	96.4%
Unencumbered Contingency Funds	\$ 2,093.04	Used

Installation of vinyl fencing was removed from Wachter's contract due to unavailable fencing product. This reduced the contract amount by \$48,770.00. In October 2021, the Board approved a contract with Empire Fencing to install this vinyl fence at a cost of \$48,224.00. This will be funded through the General Construction Budget.

High School / Middle School Project

Following is a summary of major construction activities at the HS/MS:

- Demolition for the Cafeteria expansion has begun. We could see actual demolition of the south cafeteria wall as early as January 24th. The expansion is scheduled for completion in August of 2022.
- A stadium light will be moved to make room for the Cafeteria expansion. A lift will be on site on January 17th and a crane will be on site (probably later the same week) to move the light and pole.
- In the boiler room plumbing and electrical work is underway. This area will provide space for the teen kitchen and WOW. This area is scheduled for completion in April of 2022.
- In the old administrative office area, grid for the lay in ceiling is in place and lighting is being installed. This area is scheduled for completion in April of 2022.
- Work has begun on the exterior wall of the new MS Office area (old Admin. Area). Windows will be installed soon.
- Foundation walls for the new gym lobby are complete. Stairwell footings have been poured.

- We are in the process of selecting furniture for the new MS Office area, two new classrooms and the Teen Kitchen. A contract will be presented for Board approval at the January meeting.
- *The following items will be presented for Board approval at a future meeting. All proposed changes have been reviewed and approved by Ittner Architects.*
 - *Overtime to connect a roof top unit*
 - *When preparing to transfer electrical service from the old RTU to the new RTU, the breaker was tripped to cut power. However, this did not cut power to the old RTU. The contractor had to remain on site until after students were dismissed for the day so the correct breaker could be located (resulting in temporary power outages throughout the building), This cost is for the subsequent overtime for laborers. AWA 57*
 - *\$2,921.90*
 - *Additional cost to drill through rock for the Stadium Light pier.*
 - *When drilling the 18 ft. deep hole for relocation of the Stadium Light, the contractor encountered rock at a depth of about 9 feet. This extra cost is for drilling through the unexpected rock. AWA 55*
 - *\$4,851.00*
 - *Overtime for Electrical Contractor to Work on Weekends (This change was included in a previous memo.)*
 - *Several electrical boxes needed to be replaced. This caused power outages of a few hours in different portions of the building at different times. This work, obviously, could not be performed while classes were in session and there was too much work to be completed just during Winter Break. We agreed to pay the overtime premium to get this work done with minimal impact on school activities. AWA 34*
 - *\$4,494.00*
 - *Cooling Tower pad revisions (This change was included in a previous memo.)*
 - *When excavating for the Cooling Tower piers and pad, we discovered a great deal of old rock and debris. This was unsuitable for the piers and pad that were originally designed. A different concrete pad was designed to properly support the new Cooling Tower. AWA #51*
 - *\$20,517.57*
 - **Change Order #10:** *Concrete Wall Infill for Wall in Electrical Room (This change was included in a previous memo.)*
 - *Upon demolition in the boiler room, it was discovered that what was thought to be a solid wall was actually an open are with only a supporting column. New construction requires this to be a solid, load bearing wall. A supporting steel beam and concrete infill will be installed. AWA #35*
 - *\$37,343.46*

Elementary School Project

Following is a summary of major construction activities at the Elementary School.

- Security blinds for the classroom doors will be installed in January.
- Gates for fencing are still being fabricated. These should be installed in January.
- Once these final items are complete, final inspections will be performed by the City.
- We anticipate closing out the contract for this project in February 2022.
- *The following items will be presented for Board approval at a future meeting. All proposed changes have been reviewed and approved by Ittner Architects.*
 - **Change Order #9:** *Conflicts with existing irrigation system (This change was included in a previous memo.)*
 - *The north playground and track area site was regraded and drainage installed. This drainage came into conflict with the existing irrigation system. Portions of the irrigation system were replaced and portions of the drainage system were rerouted slightly to accommodate. COR #41*
 - *\$3,876.58*
 - **Change Order #9:** *Additional gates and hardware added to fencing (This change was included in a previous memo.)*
 - *A few gates were added to the original design. In addition, latching and locking hardware was revised to improve function and security. COR #40*
 - *\$26,936.70*

ECC Project

Following is a summary of major construction activities at the ECC.

- Interior work
 - New exterior doors and security hardware were to be installed at two locations over Winter Break. As of today, the new doors have not yet been delivered. Once the doors arrive, the work will be coordinated with the Principal.
 - Window shades are to be delivered by mid-January and installed shortly thereafter. The work will be coordinated with the Principal.
- The Board approved a contract directly with Empire Fencing to install vinyl fence along the north property line at a cost of \$48,224.00. Due to long lead time on the fencing product, installation likely will not occur until March.
- *The following items will be presented for Board approval at a future meeting. All proposed changes have been reviewed and approved by Ittner Architects.*
 - **Change Order #8:** *Additional Gate Hardware (This change was included in a previous memo.)*
 - *Additional hardware was added to the gates to allow staff to lock the gates when desired. COR#16*
 - *\$3,235.76*
 - **Change Order #8:** *Provide additional air conditioning to conference room (This change was included in a previous memo.)*
 - *An area that was originally designed to be used as an office is, instead, being used as a conference room. When the space was occupied, it was quickly determined that the air conditioning to this space could not keep it cool enough. This change will provide additional AC to the space.*

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- COR#15.
 - \$3,467.20
 - **Change Order #8:** *Add additional switches for overhead doors (This change was included in a previous memo.)*
 - *Additional open/close switches were added for the coiling security doors in the piazza area. COR #13 \$946.00*
 - **Change Order #8:** *Add power for the overhead security doors (This change was included in a previous memo.)*
 - *Electrical power to the overhead doors was not included in original drawings. COR #14*
 - \$2,583.90