

MRH School District

Memorandum

To: Dr. Bonita Jamison, Dr. Michael Dittrich
From: Chris Hoelzer
Date: December 29, 2022
RE: Construction Project – Status Update

Construction Contract Payments:

HS/MS: TriCo Construction

Contract Amount	\$19,290,800
Additions to Contract Amount via Change Orders	\$ 847,701
Payments	\$12,967,699
5% Retainage (Work Complete but held in escrow)	\$ 698,517
Balance to Finish, Plus Retainage	\$ 6,893,675

Contingency Balance:

HS/MS

Contingency Allowance Built into Contract	\$ 350,000.00	
Additional Contingency in Construction Budget	\$ 964,540.00	
Amount Currently Obligated	\$ 1,230,927.39	93.6%
Unencumbered Contingency Funds	\$ 83,612.61	Used

- *Current Estimate: By the end of the project, actual costs will likely exceed currently allocated contingency funds by \$300,000 – \$500,000.*

HS/MS PROJECT – MAJOR CONSTRUCTION ACTIVITIES

- MS VESTIBULE, COURTYARD STAIRS AND ADA RAMP
 - Flooring installation remains to be completed.
- CAFETERIA EXPANSION:
 - Work on ADA ramps and sidewalks between the new cafeteria addition and the track is complete except for handrails. These have been fabricated and we are awaiting installation by the subcontractor.
- GYM LOBBY:
 - Emergency egress added while ADA ramps and stairs are poured on the west side of the cafeteria.

- MEDIA CENTER:
 - Delivery and installation of the replacement library furniture will begin 2/17/2022.
- **BUILDING A (Multi-story addition) (Scheduled Completion August 2023)**
 - Masonry work has resumed. Weather conditions continue to impact the schedule.
 - The south exterior wall of the addition is about 75% complete.
 - Block work is continuing west.
 - Work on the remaining footings, foundations and slab on grade at the NW corner will begin in about two weeks.
 - Installation of structural steel will begin the week of Jan. 16,2023.
 - Block work will move to the gym lobby while steel work is being done on the east side of the building.
- Toilet Renovations – All floors – West Stack (Scheduled Completion June 2023)
 - Demolition work is complete.
 - Plumbing and framing work has begun.
- FUTURE ACTIVITIES (Summer 2023)
 - Main Parking Lot – General Improvements (Scheduled Completion August 2023)
 - Choir Room (Scheduled Completion August 2023)
 - As soon as possible, we will vacate the current choir and wrestling rooms and turn them over to TriCo for demolition and construction. We will be able to complete much of the space without disturbing the area where SAGE and BDE are currently located. Once the school year is over, we will demo the SAGE space and finish any remaining construction. This plan does NOT require MO Options to relocate.

ISSUES THAT COULD POTENTIALLY IMPACT SCHEDULE

Any issues that could delay completion of Building A (or improve the schedule) will be shared here.

- Building A needs to be completed and be ready for students in August of 2023.
- This portion of the project is currently 44 work days behind schedule. Over the past 2 months, we have gained only 3 days on the schedule. It is very likely that we will lose days due to the extreme weather in late December. The schedule is reviewed and revised monthly. The next meeting will be held January 18th.
- We are currently developing a strategy to begin school without Building A should it not be complete for the start of school.
- The following actions are being considered as possible measures to regain schedule.
 - Masons are authorized to work Saturdays as needed.
 - Working with the steel erection subcontractor to add additional manpower to expedite completion of the steel structure. Consider payment of overtime.

- We will explore ways to expedite installation of the roof when we reach that phase in construction.
- Work on the west stack restrooms has started, and the music area will start soon. Completing this work now will free manpower to focus on Building A in the summer.

PENDING CHANGE ORDERS

The following items will be presented for Board approval at a future meeting.

- **Change Order #28:** Price escalation to bleachers (This change was included in a previous memo.)
 - Due to market conditions, supply chain issues, etc. the cost of the electric bleachers will increase by approximately 6%. These bleachers are being ordered immediately to avoid the additional increase coming in 2023. AWA 231
 - \$1,322.00
- **Change Order #28:** Revisions to a stair and railing (This change was included in a previous memo.)
 - One level of stairs and railing was to be constructed of terrazzo flooring and glass panel railing. While this would have been very attractive, it was also very expensive. The construction of this stair has been changed to match all other stairs in the new addition (Rubber stair treads and metal railing). *This represents a significant cost savings.* AWA 230
 - (\$91,026.00) DEDUCT CHANGE ORDER
- **Change Order #28:** Revisions to existing classrooms (This change was included in a previous memo.)
 - Over the summer of 2022, several classrooms were revised at the request of MRH. These changes were necessary to accommodate the program needs of the HS and MS. AWA 229
 - \$19,449.57
- **Change Order #28:** Add double doors between new Gym Lobby and existing hallway. (This change was included in a previous memo.)
 - Adding these double doors will allow use of the Gym, Gym Lobby and adjoin restrooms for events while restricting access to the remainder of the building. AWA 228
 - \$13,501.95
- **Change Order #28:** Overtime for Masonry Subcontractor (This change was included in a previous memo.)
 - Two men worked on Saturday, Dec. 3rd to regain schedule. AWA 227
 - \$973.88
- **Change Order #28:** Add two grills to MS vestibule ceiling (This change was included in a previous memo.)
 - Adding two grills will allow air flow to the area above the vestibule ceiling. This will help protect the sprinkler piping from freezing. AWA 226

- \$933.45
- **Change Order #28:** Miscellaneous drywall and patching (This change was included in a previous memo.)
 - Over the summer, several classrooms were renovated and/or revised to accommodate HS and MS program needs. Also, while the subcontractor was on site, other areas were addressed to ensure all spaces were attractive and consistent in appearance. AWA 225
 - \$21,484.37
- **Change Order #28:** Change door locks to classroom function (This change was included in a previous memo.)
 - Door hardware and locks are being changed on several classroom doors. The specified hardware was designed to function as if for an office. The desired security feature is “classroom function”. The hardware needs to be changed. Mr. Hoelzer is investigating who is responsible for this error. AWA 224
 - \$5,406.50
- **Change Order #28:** Overtime work by framing subcontractor (This change was included in a previous memo.)
 - This overtime occurred over the summer to prepare for the return of students. This overtime was overlooked in AWA 152 (previously approved) – AWA 223
 - \$1,696.80
- Add five floor electrical boxes (This change was included in a previous memo.)
 - The electrician will add five floor boxes to supply electrical power and data to locations in the Library. These will be used primarily for the E-Sports program. AWA 183 – Work is pending and will be performed on a time and materials basis.
 - \$6,225.87