
MRH School District

Memorandum

To: Chris Hoelzer
From: Randal Charles
Date: November 18, 2021
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 (Includes Pay App #6 pending approval)	\$ 3,445,072.00
5% Retainage (Work Complete but held in escrow)	\$ 181,320.00

ELEMENTARY SCHOOL: Wachter Construction

Contract Amount	\$ 1,524,500.00
Additions to Contract Amount via Change Orders	\$ 73,486.30
Payments (Includes Pay App #6 pending approval)	\$ 1,483,594.78
5% Retainage (Work Complete but held in escrow)	\$ 78,083.94

EARLY CHILDHOOD CENTER: Wachter Construction

Contract Amount	\$ 607,800.00
Additions to Contract Amount via Change Orders	\$ 0.00
Payments (Includes Pay App #6 pending approval)	\$ 609,330.00
5% Retainage (Work Complete but held in escrow)	\$ 32,070.00

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	\$	226,005.88
Unencumbered Contingency Funds	\$	1,088,534.12*

**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	\$	148,486.30
Unencumbered Contingency Funds	\$	2,738.70

ECC

Contingency Allowance Built into Contract	\$	25,000.00
Additional Contingency in Construction Budget	\$	32,790.00
Amount Currently Obligated	\$	48,994.00
Unencumbered Contingency Funds	\$	8,796.00

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:

- The new chilling tower will be connected late in December or early January. Associated plumbing and electrical work is underway. Conflicts due to existing conditions are being resolved.
- In the boiler room construction of walls is nearly complete. The concrete floor slab has been poured. Plumbing and electrical work is underway. This area will provide space for the teen kitchen and WOW.
- In the old administrative office area, drywall work is complete. Primer has been applied with a first coat of paint to follow soon.
- Foundation walls for the new gym lobby are complete. The floor for this area will be infilled next.
- *The following items will be presented for Board approval at a future meeting. All proposed changes have been reviewed and approved by Ittner Architects.*
 - *Thicken concrete at bottom of ramp*
 - *A concrete loading ramp in the old boiler room will be poured. The ramp will taper down to the level floor at the bottom. Rather than have a thin layer of concrete at the bottom (which would chip away), the floor will be sawcut so the concrete at the bottom of the ramp is actually several inches thick when poured. AWA 44*
 - *\$1,138.20*

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- *Delete case openings for two door openings (This change was included in a previous memo.)*
 - *Two door openings will be finished with drywall and corner guards. Hollow metal frames will not be needed. AWA 43*
 - *CREDIT \$483.00*
 - *Cover an existing chimney where it exits through the roof. (This change was included in a previous memo.)*
 - *An abandoned chimney needs to be covered to prevent weather damage. The amount proposed by the contractor is excessive and still under review. AWA 36R-2*
 - *\$17,507.78*
 - *Structural steel support for rooftop condensing unit (This change was included in a previous memo.)*
 - *A new condensing unit is being installed on the roof. Additional steel support was needed. AWA #42*
 - *\$7,482.30*
 - *Patch Holes in First Floor Area D (This change was included in a previous memo.)*
 - *It was necessary to cut holes in the drywall soffit to access pipes under the overhang at the East side of the courtyard. It was necessary to bring some piping up to current construction code. AWA 12*
 - *\$8,020.44*
 - *Relocate Stadium Light (This change was included in a previous memo.)*
 - *One of the stadium lights must be relocated because it is in the footprint of the proposed cafeteria addition. The following cost has been submitted by TriCo but is under review. There is disagreement as to how much of this work was identified in construction documents and how much is truly additional, unforeseen conditions. AWA 8R-1*
 - *\$23,180.54*
 - *Add heater to soffit under old CO area. (This change was included in a previous memo.)*
 - *The area under the old CO area, sometimes referred to as the overhang, contains pipes that would sometimes freeze in the winter. A heater is being installed and connected to the controls system to address this problem. AWA 34*
 - *\$5,526.83*
 - *Remove bad soil and replace with lean concrete in footings for vestibule (This change was included in a previous memo.)*
 - *The soil condition was not acceptable for support of the vestibule foundation. The footing area was excavated and replaced with lean (thin) concrete. AWA 39*
 - *\$9,957.80 (This amount is still being reviewed.)*
 - *Infill wall with 8' X 8' hollow metal door and concrete masonry units (CMU) (This change was included in a previous memo.)*

- A large coiling door was removed from the project in a previous change order at a significant credit to the District. Instead, an 8' X 8' door will be installed in the receiving area. The remainder of this wall will be infilled with CMU. AWA 40
 - \$16,857.75 (This amount is still being reviewed.)
 - New Concrete and CMU walls in the Electrical Room (This change was included in a previous memo.)
 - An existing exterior wall , once uncovered during demolition, presented a different condition than was anticipated. A concrete and CMU wall will need to be installed. AWA 35
 - \$37,343.46 (This amount is still being reviewed.)
 - **Change Order #7:** New frame and wall infill for 5 ft. door in lieu of 6 ft. door (This change was included in a previous memo.)
 - Additional support was needed above a door. The door was reduced to 5 ft. width and the space around the door will be infilled with concrete masonry units to provide the needed support. AWA 37R-1
 - \$988.05
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 - **Change Order #7:** Build 2 ft. CMU wall around backflow preventer (This change was included in a previous memo.)
 - A 2-foot concrete masonry unit wall was constructed to prevent accidental damage to a backflow preventer. AWA 36 R-1
 - \$1,532.79
 - **Change Order #7:** Furr around roof drain (This change was included in a previous memo.)
 - Trim out and finish the area around a roof drain. AWA 38
 - \$357.17
 - **Change Order #7:** Relocate Kitchen AC compressor (This change was included in a previous memo.)
 - An air conditioner compressor needed to be relocated temporarily so excavation work could continue in the area. This occurred while AC was still needed in the kitchen. AWA 41
 - \$4,702.23
 - **Change Order #7:** Add gas regulators and vent piping to Boilers (This change was included in a previous memo.)
 - This potential change is still under review. The contractor claims that these items were not clearly identified in construction documents. The architect disagrees. Therefore, this is only a potential change at this time. AWA 27.
 - \$8,841.00
 - **Change Order #7:** Clear out existing storm drains (This change was included in a previous memo.)
 - Two storm drains in the courtyard area were clogged due to a large accumulation of silt and debris over the years. These drains were cleaned out. AWA 33

- \$620.51
- **Change Order #7:** *Remove discovered concrete and clay pipe (This change was included in a previous memo.)*
 - *When excavating the area for the new gym lobby, a section of concrete was discovered underground and a portion had to be removed. Two old clay drainage pipes were also uncovered. These were investigated and confirmed to be inactive. AWA 28*
 - \$8,757.09
- **Change Order #7:** *Temporarily Hang Kitchen Condensing Units on Wall (This change was included in a previous memo.)*
 - *Two condensing units serve the kitchen refrigerator and the kitchen freezer respectively. They are located precisely where a portion of the new addition will be constructed. This area must be excavated so the condensing units were attached to the adjacent wall so the kitchen would not be without refrigeration. At some point in the future, these units will need to be relocated to their permanent locations. At that time, refrigerated and frozen food will need to be stored elsewhere for a few days. AWA 25*
 - \$2,626.05

Elementary School Project

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

- A few furniture items remain due to delayed availability.
- Interior door cores (locks) will be installed soon.
- Security blinds for the classroom doors have been delayed by the manufacturer; however, we are being told that these will be provided early December and installed over Winter Break. We continue to monitor this issue closely.
- Installation of fencing and gates is nearly complete. All that remains is installation of security latching hardware on the gates. Significant changes/improvements to the gates were made which will result in a change order.
- *The following items will be presented for Board approval at a future meeting. All proposed changes have been reviewed and approved by Ittner Architects.*
 - *Conflicts with existing irrigation system*
 - *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*
 - \$4,876.58
 - *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*
 - \$17,831.00 *(This amount will increase due to additional changes.)*

- **Change Order #8:** Add various data drops and electrical outlets in various locations (This change was included in a previous memo.)
 - Once staff occupied the spaces, they identified the need for additional data drops and electrical outlets in various locations. OOR #38
 - \$5,416.18
- **Change Order #8:** Miscellaneous plumbing work to repair existing leaks (This change was included in a previous memo.)
 - This is the plumbing work associated with existing leaks referenced in earlier change orders. Earlier change orders covered the labor to time to locate and identify the problem as well as any remediation of drywall, etc. This change order is just for the actual plumbing work. COR #37
 - \$1,536.70
- **Change Order #8:** Field modify Alameda gate (This change was included in a previous memo.)
 - The gate at the dead end of Alameda was widened to allow access for landscaping equipment. The gate was fabricated primarily from existing fencing materials. COR #39
 - \$2,553.56
- **Change Order #8:** Playground Edging Work (This change was included in a previous memo.)
 - Wachter workers performed extra work to carefully remove and save old plastic edging from around the playground area. COR #34
 - \$1,375.72
- **Change Order #8:** Reduce number of door cores needed (This change was included in a previous memo.)
 - We were able to reuse old door cores (locking mechanisms) and were able to reduce the number of new cores to be purchased. COR #33
 - \$1,737.40 CREDIT
- **Change Order #8:** Locate moisture problem, repair and remediate (This change was included in a previous memo.)
 - An existing moisture problem within a wall was investigated and located. The source of the moisture was repaired and affected areas were treated to prevent growth of mold. COR #36
 - \$6,232.40
- **Change Order #8:** Add drain to mulch area at North Playground (This change was included in a previous memo.)
 - After the new play area and sod were installed at the North Playground, water was collecting in the mulch next to the plastic edging. A drain was installed to eliminate this problem. COR #35
 - \$1,485.00

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

- Interior work
 - Installation of interior door cores will occur soon
 - New exterior doors and security hardware will be installed at two locations when the new doors arrive. The expected date is now sometime in December so the work will likely occur over Winter Break.
- Exterior work
 - Installation of fencing is nearly complete. All that remains is to install hardware on the gates.
 - Play area at southwest corner of building
 - Swings will be delivered and installed in December. Shade structures will be delivered and installed in January.
 - This will be funded through a donation from Head Start.
- 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 at least February of 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.*
 - *Add additional switches for overhead doors*
 - *Additional open/close switches were added for the coiling security doors in the piazza area. COR #13*
 - *\$946.00*
 - *Add power for the overhead security doors*
 - *Electrical power to the overhead doors was not included in original drawings. COR #14*
 - *\$2,583.90*
 - **Change Order #7:** *Install transfer grill to provide AC to new conference room (This change was included in a previous memo.)*
 - *A newly remodeled area will be used as a conference room rather than an office as originally designed. Upon occupying the space, it was discovered that the AC did not adequately cool this area. A transfer grill has been installed to accommodate return air. Additional air flow that will be connected soon. COR #12*
 - *\$804.10*
 - **Change Order #7:** *Install 3-inch wing wall between columns and flat wall. (This change was included in a previous memo.)*
 - *Three large, coiling security doors were installed in the piazza area. When the supporting columns were finished, there remained a three-inch gap between the outermost columns and the adjacent flat walls. For safety and security reasons, these two three-inch gaps were filled with wing walls. COR #11*
 - *\$772.20*