
MRH School District

Memorandum

To: Dr. Bonita Jamison, Chris Hoelzer, Teron Sharp
From: Randal Charles
Date: November 17, 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	\$ 858,879.83	
Payments	\$12,634,722.00	66.1%
5% Retainage (Work Complete but held in escrow)	\$ 664,985.00	Complete

Contingency Balance:

HS/MS

Contingency Allowance Built into Contract	\$ 350,000.00	
Additional Contingency in Construction Budget	\$ 964,540.00	
Amount Currently Obligated	\$ 1,208,979.83	92.0%
Unencumbered Contingency Funds	\$ 105,560.17	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
 - Installation of electronic controls that manage access in and out of the MS office area is a top priority. Similar controls for the Media Center are also a priority. Devices that were readily available have been installed. Remaining devices have been ordered and will be promptly installed once received. At all times, exterior entry will be secured.
 - Lettering that identifies this as the entrance to the Middle School is schedule for delivery 11/30/22.
 - Some concrete work (sidewalks, ramps, etc.) has begun. Forms are nearing completion and concrete should be poured next week, weather permitting.

- Exterior frames and the upper section of windows have been installed. The lower section of windows will be a special safety glass that is not available until mid-November. Plywood has been installed temporarily so we can proceed with interior finishes.
- The MS vestibule will not be complete by Thanksgiving as originally planned. Once all windows are installed, interior finish work can begin.
- CAFETERIA EXPANSION:
 - Work on ADA ramps and sidewalks between the new cafeteria addition and the track has begun. Forms are nearly complete and concrete should be poured next week.
- GYM LOBBY:
 - A portion of the concrete gym lobby floor has been poured
 - Work in this area has resumed; however, work on Building A takes priority.
 - The lobby will not be complete until sometime this winter. Even then, the exterior entrance may not be usable depending on the progress in the courtyard.
- MEDIA CENTER:
 - Existing library shelving was stored over the summer and became damaged by heavy rains that flooded a storage container. Insurance will cover the cost of new shelving. The shelving has been ordered. Delivery is not expected until January.
- **BUILDING A (Multi-story addition) (Scheduled Completion August 2023)**
 - This project is currently 47 days behind schedule.
 - Construction of block walls has begun and will continue for many weeks.
 - After a most of the block walls on the bottom floor have been constructed, the remaining footings, foundations and slab on grade will be completed.
 - Methods and means for improving the schedule are being discussed regularly.
- Toilet Renovations – All floors – West Stack (Scheduled Completion August 2023)
 - The contractor has verified that these restrooms can be isolated from the rest of the building. Power and water can be turned off to allow work to begin. District administrators are discussing logistics to determine when this work can commence. The plan is to start in December and complete the work before June 1st. This will free available workers to focus on Building A.
- FUTURE ACTIVITIES (Summer 2023)
 - Main Parking Lot – General Improvements (Scheduled Completion August 2023)
 - Choir Room (Scheduled Completion August 2023)

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 47 work days behind schedule. The schedule is reviewed and revised monthly. The next meeting will be held November 18th.
- The following actions are being considered as possible measures to regain schedule.
 - Allow masonry and iron workers to begin work on the East end of the addition while footings and foundations are being completed at the West end. **Masonry work at the East end of the addition has begun. We will speak directly with the subcontractor this week to discuss ways to accelerate the schedule.**
 - Ask the masonry subcontractor if additional manpower is available to expedite completion of exterior and interior masonry. Consider payment of overtime.
 - Ask the steel erection subcontractor if additional manpower is available to expedite completion of the steel structure. Consider payment of overtime.
 - Begin work on the “West stack” restrooms during the school year (Winter Break, Spring Break, etc.) Completing this work before the summer will allow all workers to focus on Building A as the August 2023 deadline approaches. **The contractor has verified that water and power can be shut off to these areas without impacting the rest of the building. Mr. Hoelzer will now work with District leaders to work out the details and timeline.**

PENDING CHANGE ORDERS

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

- Backfill with rock in lieu of soil at SW corner of Building A
 - At the southwest corner of the new addition (Building A), we will backfill around the foundation with rock rather than soil. This puts less horizontal pressure on the foundation that is not yet complete (West section is still open to allow access by masons). This will allow masons to begin work immediately and facilitate schedule recovery. AWA 219
 - \$3,144.06
- Add controls to MS Vestibule Lights
 - Lights to the MS Vestibule were originally designed to operate in conjunction with courtyard lighting. Because the courtyard will not be complete for several months, the MS Vestibule lighting will be connected differently so they can be operated immediately. AWA 218
 - \$1,709.40
- **Change Order #26:** Add access controls to doors at Media Center vestibule. (This change was included in a previous memo.)
 - Electronic access controls (card readers, etc.) will be added to the existing doors that allow entry from the exterior directly into the Media Center. AWA 217
 - \$7,166.99
- **Change Order #26:** Add lights to vestibules outside restrooms. (This change was included in a previous memo.)
 - When the East stack restrooms were renovated, significant work was required above the ceilings just outside the restrooms. These vestibule areas will need

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- lights and some ceiling work. This AWA is for installation of lights only. Ceiling work and floor tile work will come later in a separate AWA. AWA 216
 - \$3,752.22
 - **Change Order #26:** Access Controls for MS Office and Library entrances (Electrical Work Only) (This change was included in a previous memo.)
 - Cost of electrical work to install electronic access controls to the new MS entrance, the adjoining vestibule/corridor entrance and the Media Center entrance. AWA 215
 - \$9,999.72
 - **Change Order #26:** Access Controls for MS Office and Library entrances (This change was included in a previous memo.)
 - Cost of all devices and work except electrical work to install electronic access controls to the new MS entrance, the adjoining vestibule/corridor entrance and the Media Center entrance. AWA 214
 - \$8,392.44
 - **Change Order #26:** Permit for Loading Dock (This change was included in a previous memo.)
 - The inspector required a permit be pulled for installation of the loading dock. This was a surprise to everyone. In fact, no such permit was required for the loading dock installed at the ECC last year. AWA 213
 - \$2,202.90
 - **Change Order #26:** Cost of one-inch rock for soil remediation (This change was included in a previous memo.)
 - Bad soils were removed and replaced with one-inch rock. The labor and cost of hauling off bad soils was included in prior AWA's. This AWA is for the cost of the rock. AWA 212
 - \$17,196.66
 - **Change Order #26:** Replace door and lockset to Classroom 310 (This change was included in a previous memo.)
 - Replace temporary solid wood door with door with side light. Also replace door hardware. AWA 211
 - \$2,260.50
 - **Change Order #26:** Changes to duct work in 4R Restroom (This change was included in a previous memo.)
 - Changes were made to the duct work above the ceiling in restroom 4R. This was necessary to avoid conflict with existing ductwork discovered after demolition. AWA 210R-1
 - \$1,265.25
 - **Change Order #26:** Overtime to Missouri Glass (This change was included in a previous memo.)
 - Paid overtime to install glass storefront to the cafeteria before students returned to school. AWA 209
 - \$3,443.16

- **Change Order #26:** Install Boiler Decoupler Bypass (This change was included in a previous memo.)
 - Install bypass in piping to boiler. This allows increase to water flow to the boiler. AWA 208
 - \$9,394.35
- **Change Order #25:** Remove bad soil and add rock at another large portion of Building A. (This change was included in a previous memo.)
 - This AWA is in addition to AWA 192, AWA 196 and AWA 200 AWA 207
 - \$39,835.10
 - Soil remediation covered by these AWA's cost MRH \$107,877.86. There remains one corner of footings and foundation to pour in a few months. It remains to be seen whether soil remediation will be necessary in this area.
- **Change Order #25:** Remove unforeseen, underground roadway (This change was included in a previous memo.)
 - When excavating for Building A, an old 7 inch thick concrete road was discovered about 3 feet under the surface. This had to be removed. AWA 206
 - \$7,463.07
- **Change Order #25:** Install temporary rock path between track and concessions/restrooms. (This change was included in a previous memo.)
 - A temporary path of compacted rock was installed to provide access to the concessions area and restrooms during homecoming activities. AWA 205
 - \$1,917.07
- **Change Order #25:** Remove unforeseen, underground concrete (This change was included in a previous memo.)
 - This summer, during the excavation for Building A, old concrete walls and foundations were discovered and had to be removed. AWA 204
 - \$955.76.
- **Change Order #25:** Change type of intercom in Green Room (This change was included in a previous memo.)
 - Change intercom from an all call system to a classroom system. AWA 203
 - \$2,977.80
- **Change Order #25:** Miscellaneous drywall and ceiling repairs / paint. (This change was included in a previous memo.)
 - As areas were being finished, MRH asked that various walls and ceilings be patched and painted to match newly renovated adjacent spaces. There were multiple locations throughout the building. AWA 202
 - \$11,479.02
- **Change Order #25:** Partial demo of ceiling in 4R Restroom (This change was included in a previous memo.)
 - An existing column conflicted with plumbing to be installed. It was necessary to demolish a portion of the ceiling to complete this installation. AWA 201
 - \$732.60

- **Change Order #25:** Add lean concrete at another large portion of footings. This AWA is in addition to AWA 192 and AWA 196. (This change was included in a previous memo.)
 - The soil under Building A was unsuitable to support the foundations. The footings had to be over excavated, the bad soil removed, and replaced with lean concrete. This AWA is for another large portion requiring remediation. AWA 200
 - \$22,173.03
- **Change Order #25:** Reroute wiring to three gym lights (This change was included in a previous memo.)
 - Existing conditions required that wiring be rerouted to three gym lights. AWA 199
 - \$624.75
- **Change Order #25:** Demo old wire and conduit from old RTU back to source (This change was included in a previous memo.)
 - An old roof top unit (RTU) was demolished. To create the safest of conditions, the conduit and wiring from this RTU back to the source were demolished. This was not included in original drawings. AWA 198
 - \$3,670.80
- **Change Order #25:** Repair conduit and wiring to motorized bleachers (This change was included in a previous memo.)
 - Existing wiring and conduit inside an existing masonry wall was damaged during construction. The exact location of the damage could not be easily determined. New conduit and wiring was installed to provide power to the motorized bleachers. AWA 197
 - \$968.10
- **Change Order #24:** Add lean concrete at a large portion of footings (This change was included in a previous memo.)
 - The soil under Building A was unsuitable to support the foundations. The footings had to be over excavated, the bad soil removed, and replaced with lean concrete. This AWA is for a large portion requiring remediation. AWA 196
 - \$35,364.16
- **Change Order #24:** Overtime for Merlo Plumbing (This change was included in a previous memo.)
 - The plumbers worked overtime on Saturday, August 20th to prepare for the return of students. AWA 195
 - \$1,290.45
- **Change Order #24:** Add flowable fill under existing boiler room floor. (This change was included in a previous memo.)
 - When excavating for Building A, some of the soil under the existing Boiler Room floor was unsuitable and actually would not remain intact under the existing floor. Flowable fill (thin concrete) was poured and allowed to flow back under the existing floor to properly support it. AWA 194
 - \$5,738.64

- **Change Order #24:** Raise level of drain tiles at area of step down footings. (This change was included in a previous memo.)
 - Drain tile is installed just outside the footings and foundations of Building A to eliminate moisture infiltration. In the area of the Elevator, the footings are lower than the rest of the building. The drain tiles had to be “raised” in this area to properly connect with remaining drain tiles so everything will drain properly. AWA 193
 - \$3,407.72
- **Change Order #24:** Add lean concrete at one section of footings (This change was included in a previous memo.)
 - The soil under Building A was unsuitable to support the foundations. The footings had to be over excavated, the bad soil removed, and replaced with lean concrete. This AWA is for just one section requiring remediation. AWA 192
 - \$9,507.57
- **Change Order #24:** Add access door to electrical box in restroom (This change was included in a previous memo.)
 - The inspector required that we add an access door to an electrical box located in a restroom. AWA 191
 - \$797.50
- **Change Order #24:** Repair holes in floors of East Stack Restrooms (This change was included in a previous memo.)
 - When the old toilet fixtures were removed and the old floor demolished, we discovered that the concrete slab was too thin in the areas around the holes left in the floor from demolition. This slab had to be made thicker to support new fixtures. AWA 190
 - \$19,724.23
- **Change Order #24:** Repair cracked drain pipe (This change was included in a previous memo.)
 - When the renovated restrooms were brought back online, an existing drain pipe was found to be cracked and leaking. This was repaired. AWA 189
 - \$1,472.10
- **Change Order #24:** Overtime work for Merlo Plumbing (This change was included in a previous memo.)
 - Paid overtime to plumbers between 8/8/22 and 8/19/22. AWA 188
 - \$4,177.95
- **Change Order #24:** Floor protection for out of sequence work (This change was included in a previous memo.)
 - Normally, ceiling work, painting etc. would occur before carpet and flooring is installed. To expedite completion, the flooring was installed early. It was necessary to cover the flooring to protect it as other work was completed. AWA 187
 - \$6,350.43

- **Change Order #24:** Overtime for carpenters and laborers (This change was included in a previous memo.)
 - TriCo provided carpenters and laborers to work alongside other trades during overtime hours throughout the summer. . . mostly in the month immediately prior to the beginning of the school year. AWA 186
 - \$10,369.70
- **Change Order #24:** Price escalation toilet partitions (This change was included in a previous memo.)
 - The price of toilet partitions increased due to Covid, supply chain and other related issues. AWA 185
 - \$2,951.00
- **Change Order #24:** Modify ceiling ductwork in Meeting Room 042 (This change was included in a previous memo.)
 - It was necessary to modify ductwork from its original design to fit above the ceiling and avoid conflicts with existing conditions. AWA 184
 - \$2,913.12
- 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
 - \$6,225.87
- **Change Order #24:** Changes to wall tile in restrooms (This change was included in a previous memo.)
 - The wall tile was extended from 6 ft. high to 7 ft. high in all restrooms. Decorative wall tile was deleted from PE locker rooms. The net cost was \$0. AWA 182
 - \$0.00 No Cost
- **Change Order #24:** Additional painting and patching (This change was included in a previous memo.)
 - The painter was asked to paint and patch existing locations in the library and several classrooms while they were on site. AWA 181
 - \$1,638.11
- **Change Order #24:** Overtime work to install ceiling tile (This change was included in a previous memo.)
 - Paid overtime for installation of ceiling grid on 8/15, 8/16, 8/17, 8/19 and 8/20 to prepare for the arrival of students. AWA 180
 - \$948.94
- **Change Order #24:** Additional ceiling tile work (This change was included in a previous memo.)
 - Existing and unforeseen conditions above the ceiling in various locations required changes to ceiling grid and tile. AWA 179
 - \$2,217.81

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- **Change Order #24:** Repair & replace ceiling grid (This change was included in a previous memo.)
 - Repaired and replaced ceiling tile and grid in the Kitchen Storage Room to pass health inspection. AWA 178
 - \$451.09