

MRH School District

Memorandum

To: Dr. Bonita Jamison, Chris Hoelzer, Teron Sharp
From: Randal Charles
Date: September 8, 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	\$ 584,966.04	
Payments	\$11,506,315.00	60.9%
5% Retainage (Work Complete but held in escrow)	\$ 605,596.00	
Complete		

Contingency Balance:

HS/MS

Contingency Allowance Built into Contract	\$ 350,000.00	
Additional Contingency in Construction Budget	\$ 964,540.00	
Amount Currently Obligated	\$ 934,966.04	71.1%
Unencumbered Contingency Funds	\$ 379,573.96	Used

HS/MS PROJECT – MAJOR CONSTRUCTION ACTIVITIES

- New ECC Fence
 - The concrete base for the new fence was installed earlier this week.
 - Posts for new installation approach have been ordered. Construction of the new fence should begin soon.
- TEEN KITCHEN & WOW:
 - This space is nearly complete.
 - Appliances will be delivered 9/15/22.
 - Space should be available for use 9/19/22
- MS VESTIBULE, COURTYARD STAIRS AND ADA RAMP

- The foundations for the ADA ramp and stairs have been poured.
- Exterior walls and windows will be installed in the next few days. This space should be enclosed and the interior completed around Sept. 26th.
- CAFETERIA EXPANSION:
 - Additional work continues above and around the perimeter of the cafeteria for another several weeks.
- LOCKER ROOMS:
 - This area is should be complete by Sept. 9th.
- GYM LOBBY:
 - A portion of the concrete gym lobby floor has been poured
 - Work in this area will resume in the next few days. The timeline shows the remaining gym lobby being poured on Sept. 20th.
- 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 librarian has been included in discussions to select the replacement shelving.
 - Additional work will continue for the next several weeks.
- TOILET RENOVATIONS:
 - Toilets on floors 3R and 4R were ready for the start of school. The other toilets should be completed by Sept. 26th.
- BUILDING A (Multi-story addition) (Scheduled Completion August 2023)
 - This portion of the work will fall under the supervision of Teron Sharp, Director of Operations. Future updates will be provided by Ms. Sharp.
 - Excavation and installation of footings and foundations continue.
 - This project is currently 52 days behind schedule.
- FUTURE ACTIVITIES (Summer 2023)
 - This portion of the work will fall under the supervision of Teron Sharp, Director of Operations. Future updates will be provided by Ms. Sharp.
 - Main Parking Lot – General Improvements (Scheduled Completion August 2023)
 - Toilet Renovations – All Floors West Stack (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 52 work days behind schedule.
- Installation of footings for Building A is in progress. Ittner Architects walked the site on 8/24/22. The architect questioned the elevation of footings being installed closest to the existing building (southern wall of new Building A). This issue has been addressed and delayed work for one day

- The following actions are being considered as possible measures to regain schedule?
 - Install bracing along East wall of Building A foundation to allow the area to be backfilled sooner. This will open up the area for work. It will also improve access to this portion of the construction and make work easier, hopefully saving some time.
 - 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.
 - Ask the masonry subcontractor if additional manpower is available to expedite completion of exterior and interior masonry.
 - Ask the steel erection subcontractor if additional manpower is available to expedite completion of the steel structure.
 - Consider paying overtime to the masonry workers and iron workers to expedite work.

PENDING CHANGE ORDERS

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

- Changes to wall tile in restrooms
 - 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
- Additional painting and patching
 - 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
- Overtime work to install ceiling tile
 - 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
- Additional ceiling tile work
 - Existing and unforeseen conditions above the ceiling in various locations required changes to ceiling grid and tile. AWA 179
 - \$2,217.81
- Repair & replace ceiling grid
 - Repaired and replaced ceiling tile and grid in the Kitchen Storage Room to pass health inspection. AWA 178
 - \$451.09
- **Change Order #23:** Overtime for startup of cooling tower (This change was included in a previous memo.)
 - Last Spring, overtime was paid to properly start up the cooling tower for the first time. Overtime was necessary to coordinate work with Ameren and the inspector. AWA 177
 - \$1,525.65

- **Change Order #23:** Fix existing conduit and power in existing wall (This change was included in a previous memo.)
 - When core drilling through an existing concrete wall, a conduit and power were damaged. This unforeseen condition had to be repaired. AWA 176
 - \$1,040.55
- **Change Order #23:** Change corner guards from 8 ft. to 4 ft. (This change was included in a previous memo.)
 - Corner guards will be installed throughout the new addition (Building A) to protect corners of walls. Original plans called for 8 ft. high corner guards. Eighty-three of these have been changed to just 4 ft. high corner guards. AWA 175
 - \$1,906.51 CREDIT
- **Change Order #23:** Changes to ceiling grid (This change was included in a previous memo.)
 - It was necessary to make changes to the ceiling grid in Room 305 when the space was remodeled to better accommodate instructional programming. AWA 174
 - \$468.50
- **Change Order #23:** Overtime work by electrical subcontractor (This change was included in a previous memo.)
 - Paid overtime for electrical subcontractor on 8/20/ 8/21 and 8/22 to prepare for the return of students. AWA 173
 - \$5,828.55
- **Change Order #23:** Correct existing electrical issues (This change was included in a previous memo.)
 - Upon final inspection of the new Middle School Office area, the inspector noticed existing wiring that was not compliant with code. This had to be fixed to pass inspection. AWA 172
 - \$1,367.52
- **Change Order #23:** Additional Electrical Demolition (This change was included in a previous memo.)
 - Additional demolition of electrical devices and wiring not identified in original drawings. AWA 171
 - \$1,794.87
- **Change Order #23:** Overtime related to painting (This change was included in a previous memo.)
 - Paid overtime to complete painting on 8/21 and 8/22 before the arrival of students. AWA 170
 - \$3,267.60
- **Change Order #23:** Overtime related to power and fire alarms (This change was included in a previous memo.)
 - Paid overtime to install electrical power and to provide power to fire alarms before the arrival of students and staff. AWA 169

- \$4,006.80
- **Change Order #23:** Relocate power and data in Classroom 307 (This change was included in a previous memo.)
 - Power and data for the teacher's station was relocated to match the intended use of the classroom. AWA 168
 - \$271.95
- **Change Order #23:** Overtime to install ceiling grid and tile. (This change was included in a previous memo.)
 - Paid overtime to install ceiling grid and tile on Saturday, August 6th. This work was necessary before lights, sprinklers and other ceiling mounted devices could be installed prior to the arrival of students and staff. AWA 167
 - \$441.00
- **Change Order #23:** Overtime to install fire sprinklers (This change was included in a previous memo.)
 - Paid overtime to install fire sprinklers on Saturday, August 13th. This was necessary to meet life-safety needs and to pass inspection. AWA 166
 - \$811.65
- **Change Order #23:** Changes to existing Classrooms (Electrical and Painting) (This change was included in a previous memo.)
 - In May, MRH staff determined that minor changes were needed to existing rooms to meet the program needs of both the HS and MS. This AWA represents the costs of Electrical and Painting work. All other work was covered in a previous AWA. AWA 127P-3R
 - \$16,687.71
- **Change Order #23:** Overtime work by Electrical Contractor (This change was included in a previous memo.)
 - The Electrical Contractor worked overtime on Saturday, August 13th to ensure the building was prepared to receive staff and students. AWA 165
 - \$3,285.45
- **Change Order #23:** Replace solenoid valve in existing walk in freezer (This change was included in a previous memo.)
 - When the existing walk in freezer was brought back online, it did not function properly. Replacing the solenoid valve corrected the problem. AWA 164
 - \$1,431.30
- **Change Order #23:** Overtime by Heartland Fire Protection (This change was included in a previous memo.)
 - Paid additional overtime premium for work on fire suppression and fire alarm systems on Saturday, July 23rd. AWA 163
 - \$2,110.50
- **Change Order #23:** Overtime for CR Painting (This change was included in a previous memo.)
 - Paid additional overtime premium for CR painting to work on Saturday, August 13th. AWA 162

- \$957.60
- **Change Order #22:** Pour pad to relocate condensing units (This change was included in a previous memo.)
 - It was necessary to relocate the existing condensing units that serve the cooler and freezer in the kitchen. A concrete pad was poured for these condensing units. AWA 118R-4
 - \$4,849.82
- **Change Order #22:** Over excavate Building A footings (This change was included in a previous memo.)
 - The soil was inferior. The soil was removed to a greater depth and replaced with lean (thin) concrete. AWA 161
 - \$5,422.97
- **Change Order #22:** Shore up under Lohmeyer to maintain integrity. (This change was included in a previous memo.)
 - The footprint for Building A comes very close to Lohmeyer. Excavation cause some of the soil under Lohmeyer to fall away. It was necessary to shore up this area to support traffic on Lohmeyer. AWA 160
 - \$4,057.60
- **Change Order #22:** Overtime for Vogel Sheet Metal (This change was included in a previous memo.)
 - Paid additional overtime premium for work on the roof of the cafeteria addition. AWA 159
 - \$975.45
- **Change Order #22:** Permit for sprinkler work in Teen Kitchen (This change was included in a previous memo.)
 - A separate permit was required for the installation of fire sprinklers in the Teen Kitchen. AWA 134R-2
 - \$361.20
- **Change Order #22:** Locate and expose existing communications cables (This change was included in a previous memo.)
 - When excavating for Building A, we identified old communications cables underground. We had to locate and expose these cables then determine if they were active or not. AWA 158
 - \$2,555.10
- **Change Order #22:** Break and remove underground foundations (This change was included in a previous memo.)
 - When excavating for Building A, we discovered several old, abandoned foundations underground. These had to be removed. AWA 157R-1
 - \$4,342.80
- **Change Order #22:** Patch holes in floors of old MS Office (This change was included in a previous memo.)
 - When cabinets were removed, we discovered several large holes in the floor that had to be filled. AWA 156

- \$2,928.58
- **Change Order #22:** Overtime for CR Painting (This change was included in a previous memo.)
 - Paid overtime premium for painter to expedite completion of multiple areas. AWA 155
 - \$638.40
- **Change Order #22:** Overtime for Merlo Plumbing (This change was included in a previous memo.)
 - Paid overtime premium for plumber to expedite completion of bathrooms. AWA 154
 - \$10,880.10
- **Change Order #22:** Overtime for PowerUp (This change was included in a previous memo.)
 - Paid overtime premium for electrician to work in multiple areas. AWA 153
 - \$1,939.35
- **Change Order #22:** Overtime for TJ Weiss (This change was included in a previous memo.)
 - Paid overtime premium for framers working in the cafeteria. AWA 152
 - \$5,407.90
- **Change Order #22:** Infill and create slopes to drains in locker rooms (This change was included in a previous memo.)
 - The existing locker room floors were flat. Infill was applied to create slopes to the newly installed drains. AWA 151
 - \$5,113.40
- **Change Order #22:** Substitute shallow lighting in bathroom (This change was included in a previous memo.)
 - A different light fixture was required to allow installation in the ceiling and under existing duct work. AWA 150
 - \$803.88
- **Change Order #22:** Overtime for Vogel Sheet Metal (This change was included in a previous memo.)
 - Paid overtime premium to complete roof work for the new cafeteria expansion. AWA 149
 - \$1,919.40
- **Change Order #22:** Relocate pipe in electrical room (This change was included in a previous memo.)
 - The inspector required that a water pipe, that ran above the new electrical equipment, be move to a different location. AWA 144
 - \$6,502.65
- **Change Order #22:** Revise ductwork in PE storage/office. (This change was included in a previous memo.)

- Ductwork that provides air to the cafeteria runs through the PE Office/Storage area. This ductwork infringed upon the space more than anticipated so revisions were made. AWA 145
 - \$7,336.35
- **Change Order #22:** Revise sprinkler heads in remodeled classrooms. (This change was included in a previous memo.)
 - Walls were added to large, existing classrooms to create the instructional spaces needed by both the high school and middle school. This required revisions to the fire sprinkler system in those locations. AWA 146
 - \$2,098.95
- **Change Order #22:** Overtime for plumbing subcontractor (This change was included in a previous memo.)
 - The plumbing subcontractor was approved to work overtime to expedite completion of the restrooms. AWA 147
 - \$3,771.60
- **Change Order #22:** Grind down staples in existing wood floor. (This change was included in a previous memo.)
 - The wood floor will be refinished in the Makers Project Area. Old carpet installations left many staples in the wood floor. These staples could not be removed (they would break off when we attempted to remove them). The staples were ground down flush with the floor. AWA 148
 - \$1,264.13
- **Change Order #22:** Revisions to roof of Cafeteria addition (This change was included in a previous memo.)
 - Revisions were made to the roof of the new cafeteria addition so the new roof would match up properly and seamlessly with the existing roof. AWA 143
 - \$5,623.80
- **Change Order #21:** Electrical contractor damaged existing roof top unit (This change was included in a previous memo.)
 - The electrical contractor incorrectly connected an existing roof top unit to the new power supply. When the new power supply was energized, it severely damaged the RTU. This is a deduct change order for the cost of repairs.
 - -\$28,993.53 (Deduct Change Order)