

Chariton Community School District

Building and Grounds Committee and School Board Project Update October 9th, 2025

1. Chariton Middle School – Northwest Corner Structural Remediation and Pavement Replacement Project (Phase 2 of the MS Settlement & Stormwater Mitigation Project)

CONSTRUCTION ADMINISTRATION

- 10Fold was on site (09/23) to review the completion of the final grading, seeding, and the progress of the pavement striping corrections.
- Substantial Completion: 08/20/2025 (Original 8/15/2025)
- Final Completion: TBD (Original 9/01/2025)
- **Final Punch List:** 10/09/2025 @10:30 AM

- **Work Completed**
 - Masonry work (accent band) near the entrance.
 - Helical Piers
 - The paving in the North Lot and the Bus Loop.
 - Replacement of the Culvert
 - Paving of the Entry & Exit lanes
 - Final Grading & Seeding
 - Striping – to be verified during the Punch List today
- **Completed Change Orders:**
 - CO #1 – Retainage percentage change from 5% to 3%
 - CO #2 – Modify existing footing to accommodate helical piers
 - CO #3 – CMU foundation wall repairs
 - CO #4 – Additional pavement around condensing unit at NW corner of MS
 - CO #5 – Storefront windows foundation remediation
 - CO #6 – Flagpole Remediation, Joiner will be replacing the Concrete & Flash Collar for the flagpole.

- Pending the approval of final completion today - Closeout Documents and Final Payment will be sent to the school district.

2. Columbus & Van Allen Elem. Schools HVAC Improvements

- The contracting team and engineering team met on Friday, 8/8, to reset all the equipment with the intent of responding with a long-term solution that does not require turning on the boilers.
- The units at both Van Allen and Columbus are currently operational upon completion of the "action items" identified by the team on 8/8.
- There is currently a remote monitoring process taking place at each school.
- This monitoring process is to be concluded this week, and an additional report will be published summarizing those findings and pending action items.
- Rusty is to respond with a date when they plan to issue the final report along with their long-term proposed solution.
- The units were operational for the start of the school year.

3. Reynolds Field Artificial Turf and Storm Water Improvements Project

- The contractor has replaced the runway slab, and the design team has confirmed compliance with drawings and specifications.
- The new track surfacing on the long jump runway was applied on September 8.
- The striping on the runway was applied last weekend.
- Shortly after the application of the track surfacing, someone stepped onto the runway causing minor damage to the recently applied surfacing because the contractor did not protect the surface with fencing. The damage does not appear to be significant enough to cause injury or ill affect performance, but this will be verified by Snyder Engineering. The contractor was notified immediately to fix the damage.
- Additional damage and areas of too thin of track surfacing have since been observed on the south "D" zone of the football field where the high jump will be conducted.
- No response has been received at this point by contractor to repair the damage at the long jump runway or the "D" zone.
- If we do not receive a timely response to fix both areas, we propose reducing the amount of the contract for these repairs and have a third-party contractor make the repairs this Fall.
- Final grading and seeding were pulled from the original contractor, and this work was contracted with a local vendor. This work has been completed. The cost of doing this work will be pulled from the original contract and shifted to the new contractor.

4. Safety and Security Improvements (Homeland Security grant project)

- SEI has completed the remaining items at the Middle School entrance for the Access Control portion of the project.
- Currently, they have completed the initial installation at Columbus, Van Allen, the Middle School, and the majority of the High School.

- In SEI's recent update they stated only a few cameras remain to be installed at the High School to complete the initial installation.
- Molly & Tianna have been verifying the camera angles to ensure the required coverage is met.
 - Approved camera locations and coverage angles: Columbus, Van Allen, and the Middle School
- A walkthrough has been scheduled for 10/23/2025 to review the work for substantial completion.

5. High School Science Classroom Renovations Project (Architectural, Structural, and MEPT)

- **Hazardous Materials Coordination**

- ☐ Dean Snyder Construction (DSC) has reported that unforeseen hazardous materials (Asbestos Containing Materials [ACM] and Lead-Based Paint [LBP]) have caused significant delays. DSC is following an Action Plan (most recently updated on June 12, 2025) to manage these issues. Schedule and cost impacts are being closely monitored and will be addressed as new information becomes available.
- ☐ Dean Snyder has issued a formal claim against the district citing costs and schedule delays noted in Change Orders #4, #5, & 6.
- ☐ 10Fold has responded with a formal response, as per contractual guidelines, rejecting the costs, but accepting the schedule delays.
- ☐ Dean Snyder's attorney submitted a letter responding to 10Fold's recent correspondence. 10Fold has initiated contact with their attorney to aid in a formal response.
- ☐ The construction work continues as per drawings and specs.
 - **The** next progress meeting is scheduled for Tuesday, 10/14/2025.

- **Completed Change Orders:**

- ☐ **Change Order #1:** Allowance Deduct – *District has approved CO #1*
 - *Credit back signage allowance*

- **Change Orders Under Review:**

- ☐ **Change Order #2:** Allowance Deduct – *District has not approved, CO #2*
 - *Credit back Allowance Items*
 - DSC has been asked to provide the following receipts to verify credit:
 - *B -Appliance Items (provide receipt and explain the overage)*
 - *C - Lab Accessories (provide receipt and explain the overage)*
 - *D - Audio Visual (The district purchased on their own the projector but will want to know why they do not get the full credit back)*
 - *E – Furniture (provide receipt)*

- **Proposed Changes (Proposal Requests - PR):**

- ☐ PR 002 - Light Switching Modifications – *NO – revise PR waiting on pricing*
 - *Add switches to 3 rooms and rewire associated lights.*
- ☐ PR 004 - Lead Removal Costs – *NO*
 - *Add Seal off rooms and ductwork with temporary partitions. Demolish lead paint walls, door frames, door trim, make mechanical penetrations through plaster ceiling and hallway walls, remove loose plaster from walls. Purchase requires PPE to deal with lead per OSHA. Clean existing lead material and new material that is in workspace. Dispose of lead materials and safety equipment according to guidelines.*
- ☐ PR 005 - Contractor Personal Protective Equipment (PPE) proposed costs and additional project time – *NO*
 - *Develop a plan to mitigate lead hazard for onsite activities, follow OSHA's guidelines to work in a lead environment, additional time due to hazardous material delays.*
- ☐ PR 006 – Permissible Exposure Limit (PEL) Testing Costs – *NO*
 - *Perform PEL testing on various activities to determine PPE requirements going forward.*
- ☐ PR 007 - 3" waste change order - *Not approved - CCD (Construction Change Directive) was issued*
- ☐ PR 008 - Exhaust Hood Extension - *Waiting on pricing from DSC*
- ☐ PR 009 - Extra coordination and supplementary labor to get 2nd floor completed per CCSD and 10FOLD prior to construction schedule deadline. - *Not approved*
- ☐ REVISED PR 002 - Lighting Switching Revised - *Waiting on pricing from DSC*

- **General Progress**

- ☐ Drywall & Flooring – Done
- ☐ Sprinkler modifications, ACT Ceiling, Casework, windowsills, and Countertops – In progress
- ☐ Mechanical (HVAC), Electrical, Plumbing, & Technology – On site adjustments, final finishes, and fixture installation in progress
- ☐ Trim and Doors – Waiting on casework installation and final paint coat
- ☐ Paint – Waiting on final coat

- **Contract Project Timeline:**

- ☐ **Start Date:** May 1, 2025
- ☐ **Substantial Completion:** August 4, 2025 (Original date)
 - Revised date as per Dean Snyder: October 15, 2025
 - As of late last week, Dean Snyder said they do not believe they will achieve this date and offered a new date of November 13.
 - 10Fold's initial response was to reject this time extension request
 - 10Fold and the district asked for a new updated and realistic schedule and action plan for review.
 - Dean Snyder is currently updating the schedule and action plan to share with 10Fold and the district.
- ☐ **Final Completion:** Original date: August 15, 2025 (Original date)
 - Per Dean Snyder October 22, 2025

End of Report