

Chariton Community School District

Building and Grounds Committee and School Board Project Update

September 4, 2024

1. Chariton Middle School - Storm Water Mitigation Project

- The majority of the original contract work for the storm drain and roof drain trench work is complete. There is some minor work along the north side of the building that may be impacted by the remedial work.
 - Work has been postponed until remedial work is done.
- Gutter, downspouts, and roof work is complete.
- Discovered additional existing construction deficiencies
 - Buried concrete on east side and north side
 - All entrances/exits, except West main entry, do not have frost footings below the stoops
 - Deteriorated concrete block foundation walls at observed areas on north side
 - Work has paused for any further demolition of sidewalks, stoops, etc. and to start investigation of the extent of deficient construction and deterioration.
- The investigation of deficient construction and deterioration of the façade and foundation wall is complete. The final report was sent to the admin team on 8-6-24.
 - In summary, the observed portions of the wall are performing as originally designed and intended. Some minor repair is necessary at the foundation walls where the observations and demolition occurred immediately adjacent to existing sidewalks. Some additional minor repair is likely necessary at the south entry/exit where sidewalk is adjacent to the building, but not yet removed. This area to be observed upon removal of the existing adjacent slab.
- Joiner Construction has proposed a cost to repair the holes in the foundation wall and the top course of the foundation wall for \$5,775.00. (see attached)
- The last pay application was submitted on April 3. No pay applications were submitted for this month.
- Milestone schedule:
 - Final Completion date: Fall of 2024 (specific date and TBD pending remedial work)
- Crack monitoring and laser scans for the settlement issues have re-commenced upon completion of installation of drainage system, roof gutters, and grading improvements.
 - All three scans and observations have been conducted.
 - The final report and testing results in in progress.
 - Based on the first two observations, there has not been significant movement of the crack monitors between the first round of testing and the most recent observations.

- Considering this observation, we feel confident in recommending the repair of the test block locations and the installation of new frost stoops. (see updated proposal for frost stoop installation cost from Joiner Construction for \$28,245.00)
 - 10Fold is also proposing an additional fee of \$2,775 for the new frost stoop engineering design work. (Invoice coming later if approved by B&G committee)
- Future Phases upon completion of the original project (Phase 1A) and remedial work:
 - Phase 1B: Remedial Work for foundation walls – (see attached Joiner Construction’s cost proposal)
 - Phase 1C: Complete original contract work including fixing frost stoops discovered during original project – (see attached Joiner Construction’s cost proposal)
 - Phase 2: NW Corner Structural Remediation
 - Phase 3 and beyond: Begin cosmetic remediation work on cracks in ceilings, walls, flooring, etc.

2. Columbus & Van Allen Elem. Schools HVAC Improvements

- Over the past several months, the unit at Van Allen continues to fail and not cool the space.
- During the past month, the unit at Columbus was not functioning properly as well.
- The contractor, vendor, engineering, and controls specialists have been on site multiple times to troubleshoot the problem and fix the issues over the past several weeks.
- Van Allen – an additional valve was added to the system that is supposed to fix the problem for good. Additional adjustments to the set points were also made recently.
- Columbus – An interior belt was broken, and the belt system was loose and out of alignment. This was repaired and adjusted last month. The exterior grill was also coated with dust/debris and needed cleaning. This too was done late month.
- At this point, both units are running.
- The contractor has been back on Mondays, Wednesdays, and Fridays for the past couple of weeks to check on the systems.
- Everything appears to be in working order at this time.

3. Reynolds Field Artificial Turf and Storm Water Improvements Project

- Latest Punch List review on 8-8-24
- The contractor completed most of the previous punch list items (4-4-24), but did not complete them all. Some of the incomplete items resulted in more things to address (due to erosion).
- The contractor would like to potentially negotiate the remainder of the grass seeding and grading work with the district. Some of this is to be repaired by the contractor and some of it is the responsibility of the district according to the contractor. To be discussed with Corey and Brad prior to any decisions.

- We did receive the final pay application but have not approved it pending punch list items completion and final review.
- The contractor has not returned phone calls, texts, or emails regarding a final completion date.
- I will be contacting their bonding agent if it is OK with this committee.

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

- Columbus, Van Allen, & the Middle School access control is online. (video wire is pulled)
- High School to be online within the week. (video wire pulled, except for Community Center)
- Upon completion of High School, they will move into Admin, Armory, and Weight Room buildings.
- Training for admin has been completed for Columbus, Van Allen, and Middle School. Some High School training has taken place. More can be provided if necessary.

5. ESSER funded projects

- **Van Allen and Columbus Elementary Window Replacement**
 - Punch list conducted on August 1.
 - Progress has reached substantial completion as of August 1.
 - Most punch list items have been completed. Minor punch list work to be wrapped up on September 11.
 - Construction Schedule:
 - Substantial Completion: August 1
 - Final Completion: August 15
 - Final payment is pending final completion review.
- **High School HVAC Controls Replacement**
 - Work is complete as per the contractor.
 - Final walk through with engineers today.
 - Construction Schedule:
 - Substantial Completion: August 1
 - Final Completion: August 15
 - Work was behind schedule due to unforeseen complexity in the existing wiring.
 - Staff training to take place in early September.
- **High School Science Classroom Renovations (HVAC only)**
 - Work is complete as per the contractor.
 - Final walk through with engineers today.
 - Construction Schedule:
 - Substantial Completion: August 1
 - Final Completion: August 15
 - Minor delay into late August.

End of Report



TEST BLOCK HOLE REPAIR AND TOP COURSE FOUNDATION WALL COST

Proposal

P.O.BOX 27
Plano, IA 52581
(641)649-2646 (641)649-2608 Fax
Fed ID# 42-1487117

Proposal Date: 8/29/2024
Proposal #: 2748

Proposal

10FOLD Architecture + Engineering
413 Kellogg Ave
Ames, IA 50010

Project
Chariton MS

Description	Quantity	Rate	Total
Estimate to repair (5) 16"x16" holes on Middle School from Exploratory digging Per Email from Sam Stagg 8/26/2024 Item 1: The contractor is to remove and repair all damage CMU face shells located adjacent to demolished sidewalk and stoop locations indicated in plans dated 09/14/2023 and other observed areas. Including but not limited to cracked, missing, and drilled face shells. Price for Item 1		2,250.00	2,250.00
Item 2-The contractor is to field verify and photo document all damage locations prior to remediation. Price for Item 2		300.00	300.00
Item 3 - The contractor is to take all necessary precautions to protect adjacent masonry from damage. Any damage caused to adjacent masonry is to be repaired at the contractor's expense		0.00	0.00
Item 4 - The contractor is to demolish damaged face shells and existing webs to allow for placement of solid 4" nominal CMU blocks. The 4" CMU blocks are to be a minimum 8" wide, conform to ASTM C90 requirements, and have a minimum compressive strength of 1900 PSI. At all locations, Type S mortar, that conforms with IBC section 2103 and has a minimum compressive strength of 1900 PSI, shall be used to achieve a full joint at all sides of replacement blocks. Price for Item 4		2,200.00	2,200.00

This Bid is good for 30 Days.

Total

SIGNATURE



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413 Kellogg Ave
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Project
Chariton MS

Description	Quantity	Rate	Total
Item 5 - The contractor is to use 8" solid CMU blocks that are to be a minimum 8" wide, conform to ASTM C90 requirements, and have a minimum compressive strength of 1900 PSI.		0.00	0.00
Item 6 - At all locations, Type S mortar that conforms with IBC section 2103 and has a minimum compressive strength of 1900 PSI, shall be used to achieve a full joint at all sides of replacement blocks			
Mobilization		500.00	500.00
Overhead & Profit		525.00	525.00
This Bid is good for 30 Days.			
Total			\$5,775.00

TO ACCEPT THIS CONTRACT PLEASE SIGN ON DOTTED LINE AND RETURN.

SIGNATURE _____

FROST STOOP INSTALLATION COST



P.O. BOX 27
Plano, IA 52581
(641)649-2646 (641)649-2608 Fax
Fed ID# 42-1487117

Proposal

Proposal Date: 9/4/2024
Proposal #: 2711

Proposal

10FOLD Architecture + Engineering
413 Kellogg Ave
Ames, IA 50010

Project
Chariton MS PR001

Description	Quantity	Rate	Total
Proposal Request 001 Price and schedule modification for the installation of new frost stoop footings and foundation walls for each of the frost stoop caps as indicated in PR001 Schedule change: Add 1 week Installation of (6) small footings & foundation walls for stoop caps Installation of (2) larger footings & foundation walls for stoop caps on North and East side Installation of (1) footing & foundation wall for stoop cap at kitchen nook stoop East of AC units double doorway going South Installation of (1) footing & foundation wall for other stoop cap at kitchen nook stoop East of AC units single doorway going East GC %	6 2 1 1	2,450.00 3,000.00 3,750.00 2,450.00 1,345.00	14,700.00 6,000.00 3,750.00 2,450.00 1,345.00
Proposal Request		Total	\$28,245.00

TO ACCEPT THIS CONTRACT PLEASE SIGN ON DOTTED LINE AND RETURN.

SIGNATURE _____