

Chariton Community School District

Building and Grounds Committee and School Board Project Update January 9, 2025

1. Chariton Middle School - Storm Water Mitigation Project

- The majority of the work is complete except for the seeding. This will take place in the Spring of 2025.
- The gutter repairs are scheduled to be completed on Friday, 1/10/2025. Delayed due to weather and holiday vacations.
 - The roofing contractor will review the areas where gravel appears to be loose and provide an assessment and cost opinion to replace the roof to be considered by the district.
- Schedule:
 - Phase 1 - Final Completion date: Spring of 2025 pending installation of grass seed.

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

- Scope of Work:
 - A. Stabilize foundation walls at the northwest corner of Middle School.
 - 1. Northwest Corner Brick & CMU Masonry Wall.
 - a. Stabilize footing along curved masonry wall.
 - b. Tuck point cracks after stabilizing wall.
 - 2. North Concrete wall with windows above.
 - a. Stabilize the footing below the concrete wall.
 - b. Replace window and door system if required after stabilization project.
 - TBD (Currently not included in the project)
 - 3. NOTE: ALL architectural and finishes repairs will be performed at a later date upon stabilization of the building
 - B. Continue drain system (similar to newly placed system installed last summer).
 - 1. Extend drain system around west side of building, under bus loop, and slightly into driveway entering the MS property
 - C. Replace ALL Bus loop Paving.
 - D. Replace ALL Front entrance sidewalk and pavement near building.

- E. Modify the entry drive into the parking lot and bus loop to help reduce congestion in this area.
- F. ADDITIONAL SCOPE OF WORK SINCE PREVIOUS B&G MEETING: Prep the northwest gravel drive and parking lot for future paving. Consider paving this area as a pricing alternate.
- Preliminary Cost Opinion:
 - ESTIMATED TOTAL PROJECT COST OPINION DECEMBER 2024: \$732,950
 - **ESTIMATED TOTAL PROJECT COST OPINION JANUARY 2025: TBD considering additional scope of work**
- Proposed Schedule:
 - Design & Project Preparation: September - December 2024
 - Board Approval of Drawings & Specifications: TBD considering additional scope of work Release Drawings and Specs for bidding: TBD considering additional scope of work
 - Bid Date: TBD considering additional scope of work
 - **Special Board Meeting: Public Hearing & Approval of Bids/Contractor: We are targeting February 28th to coincide with Science Classroom Renovations Public Hearing and Award of Contract. To be confirmed.**
 - Construction: Summer of 2025
- Phase 3 and beyond: Cosmetic remediation work on cracks in ceilings, walls, flooring, etc. throughout the building. This phase takes place after all settlement issues are addressed.

3. Columbus & Van Allen Elem. Schools HVAC Improvements

- The system appears to be running smoothly since the frozen coil incident in early December.
- Contractor to submit a summary of the work and minor repairs over the past several months.
- Final payment application has not been received. \$5,000 remaining

4. Reynolds Field Artificial Turf and Storm Water Improvements Project

- The seeding has been completed. The only outstanding item at this point is the repairs of the long-jump runway.
- This has been communicated with the sub-contractor, Fisher Track, and we are waiting for a speculative date for the repairs well in advance of the start of track season.
- We did receive the final pay application (July 2024) but have not approved it up to this point considering the outstanding items that were not complete at that time.

- At this time, it has been discussed that additional payment will take place after the long jump repairs are complete and the entire punch list has been verified.
 - As per the contract, the district is obligated to pay the contractor for completed work, but the contractor has not made any efforts to be paid except for the final payment application which has been denied considering the outstanding items at the time of the application was submitted.
 - As per the contract, 10Fold is obligated to advise the district to pay for items completed to date.
- Final closeout paperwork and submittals have been requested so these can be in process during this interim time of waiting to get the work complete.
- Payment receipts to sub-contractors has been requested and are on their way according to the contractor.

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

- This project has been difficult considering installation and communication issues with the contractor.
- A final walkthrough of Phase 1, the access control system, is the next step prior to transitioning to the next phase, camera installation.
- This final walkthrough for Phase 1 is scheduled for today, Thursday, 1/9/2025, after this meeting.
- Pending the success of this walkthrough, a decision is to be made regarding proceeding with the current contractor, SEI, for the remainder of the project.
- Note: Regarding the contract between SEI and the district we offer the following observations. However, these should be vetted, corroborated, and/or corrected by the district's attorney.:
 - There are no specific guidelines for termination of the contract due to lack of performance by the contractor. There are provisions in place that allow SEI to "cure a problem" (line item #37) if documented by the district. However, there are no steps to terminate SEI if the problem is not "cured".
 - SEI has the right to terminate the contract without cause, but there are no provisions for the district to terminate the contract. Any unearned services to be refunded by SEI, if already paid by the district. (line item #39)
 - Specific agreement for maintenance and service program (upon completion of the installation) to be verified.

6. ESSER funded projects

- **High School HVAC Controls Replacement**
 - Construction work is complete.

- O&M manuals and final paperwork was received on Tuesday, 1/7/2025, from the contractor and sent to the design team for review. We are waiting for final review comments from IMEG.
- Training for Corey and staff is scheduled for next week.
- The final payment application has been received. \$500 remaining. Final payment will be recommended upon approval of O&M manuals by IMEG.
- **High School Science Classroom Renovations (HVAC only)**
 - Construction work is complete.
 - O&M manuals and final paperwork has been received. Electronic documents provided via flash drive.
 - Training for Corey and staff is scheduled for next week.
 - Final payment application has been received and sent on Wednesday, 1/8/2025. \$500 is the final payment amount. We recommend payment.
 - Board to adopt resolution for accepting the project as complete.
 - Julie to send board agenda language for resolution.

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

- The board approved drawings and specs for bidding in December.
- Drawings and specs were sent out to bidders.
- We have requested quotes from multiple suppliers for the science casework
- The HVAC equipment that was purchased last summer (as part of the HS Science Classroom HVAC installation project) has been documented with an inventory assessment by the contractor and engineering team.
- **Proposed Schedule:**
 - Bid Date: January 21, 2025
 - **Special Board Meeting: Public Hearing & Approval of Bids/Contractor: January 28, 2025**
 - Construction: Summer of 2025
 - Start Date: May 1st
 - Substantial Completion: August 1, 2025
 - Final Completion: August 15, 2025

End of Report