



Radcliff Elementary

Project Closeout Update

October 7, 2015

Floor Tile Moisture Mitigation

Sherman Carter Barnhart has secured a commitment from Morel Construction to remove and replace the existing floor tile in the (3) worst classroom areas on the first floor at Radcliff Elementary at no additional cost to the Owner. The process would be to remove the existing VCT, install epoxy coating/mitigation system, and install new VCT. Morel will use CDI (who previously conducted the moisture testing) as the subcontractor to correct the flooring.

CDI was contacted by SCB. CDI estimates the process to be in excess of 1 week (closer to 2 weeks) to complete due to adequate curing times, removal and replacement of furniture, etc. Therefore Christmas break will be the only logical window to complete the corrections as outlined below.

Proposed Schedule

Friday, December 18th/Saturday, December 19th:

Owner to remove all furnishings/equipment from the rooms to be corrected.

Monday, December 21st: CDI to commence process (outlined as followed):

- 1-2 days Removal
- 1 day bead blasting (existing slab preparation)
- 1-2 days epoxy coating/mitigation
- 1-2 days self-leveling
- 2-3 days VCT installation

Friday, January 1st / Saturday, January 2nd:

Owner to move furniture/equipment back into the correct classrooms.

Other Areas for Consideration

Replacement of the lobby and rear hallway floor tile will need to be negotiated with Morel Construction. A Proposal Request was submitted by Morel Construction to provide a moisture mitigation product at Exist. Lobby 125 during construction (See Attached Proposal Request #17). This was not accepted by the Owner.



Exterior

Sherman Carter Barnhart has reviewed the exterior grade at the west side (rear) of the building. The grades in this area are extremely flat. The grades along the building have settled and no longer slope away from the building. Additionally, there is a condensate line that spills to grade in this area. As a result of the grades that have settled, the condensate water does not properly drain away from the building.



Sherman Carter Barnhart recommends adding a yard drain and redirecting the grades in this area to the yard drain to provide positive slope away from the building. Additionally, a drain to collect the condensate line is recommended to tie into the storm line.

Sherman Carter Barnhart has prepared a drawing (See Attached) for this corrective work and is soliciting pricing from area site contractors on the Owner's behalf. This work is beyond the scope of Morel Construction's original contract.



Warranty

Sherman Carter Barnhart has contacted Nawkaw (brick stain manufacturer) regarding repair of the brick stain at the west elevation. Nawkaw representatives have visited the site and agreed that warranty work is justified. SCB is presently trying to schedule the warranty work with Nawkaw.



AIA[®] Document G709[™] – 2001

Work Changes Proposal Request

PROJECT (Name and address):

Radcliff Elementary School
Renovation - Phase 3
1145 S. Dixie Boulevard
Radcliff, Kentucky 40160

OWNER (Name and address):

Hardin County Schools
65 W.A. Jenkins Road
Elizabethtown, Kentucky 42701

FROM ARCHITECT (Name and address):

Sherman Carter Barnhart Architects
100 Mallard Creek Road, Suite 151
Louisville, Kentucky 40207

TO CONTRACTOR (Name and address):

Morel Construction Co., Inc.
627 West Main Street
Louisville, Kentucky 40202

PROPOSAL REQUEST NUMBER: 017**DATE OF ISSUANCE:** December 1, 2011**CONTRACT FOR:** General Construction**CONTRACT DATE:** January 10, 2011**ARCHITECT'S PROJECT NUMBER:** 1004**OWNER:** ☒**ARCHITECT:** ☒**CONSULTANT:** ☐**CONTRACTOR:** ☒**FIELD:** ☐**OTHER:** ☐

Please submit an itemized proposal for changes in the Contract Sum and Contract Time for proposed modifications to the Contract Documents described herein. Within Seven (7) days, the Contractor must submit this proposal or notify the Architect, in writing, of the date on which proposal submission is anticipated.

THIS IS NOT A CHANGE ORDER, A CONSTRUCTION CHANGE DIRECTIVE OR A DIRECTION TO PROCEED WITH THE WORK DESCRIBED IN THE PROPOSED MODIFICATIONS.

DESCRIPTION (Insert a written description of the Work):

Provide pricing, including all labor and materials, to remove VCT floor tile in the Existing Lobby 125, apply an encapsulator moisture vapor sealer on existing concrete floor slab, and install new VCT floor tiles to match pattern previously installed in Phase 1 construction. Reinstall the resilient wall base material in this area as required. VCT floor tile colors "A-Field" and "B" shall be the same as those installed in Phase 3. All other VCT color "medallion" tiles can be installed from Owner's Phase 1 tile stock if permissible by Owner.

Upon inspection and removal of some existing VCT floor tiles, it was verified that the existing concrete slab contained moisture. The VCT floor tiles in this area have since "bubbled" up and lost adhesion due to moisture content in the existing slab. The existing concrete slab was constructed in 1956 which most likely did not contain a moisture vapor barrier below the concrete slab. Therefore, an encapsulator sealer shall be applied to the existing concrete slab prior to installation of new VCT floor tiles in this area.

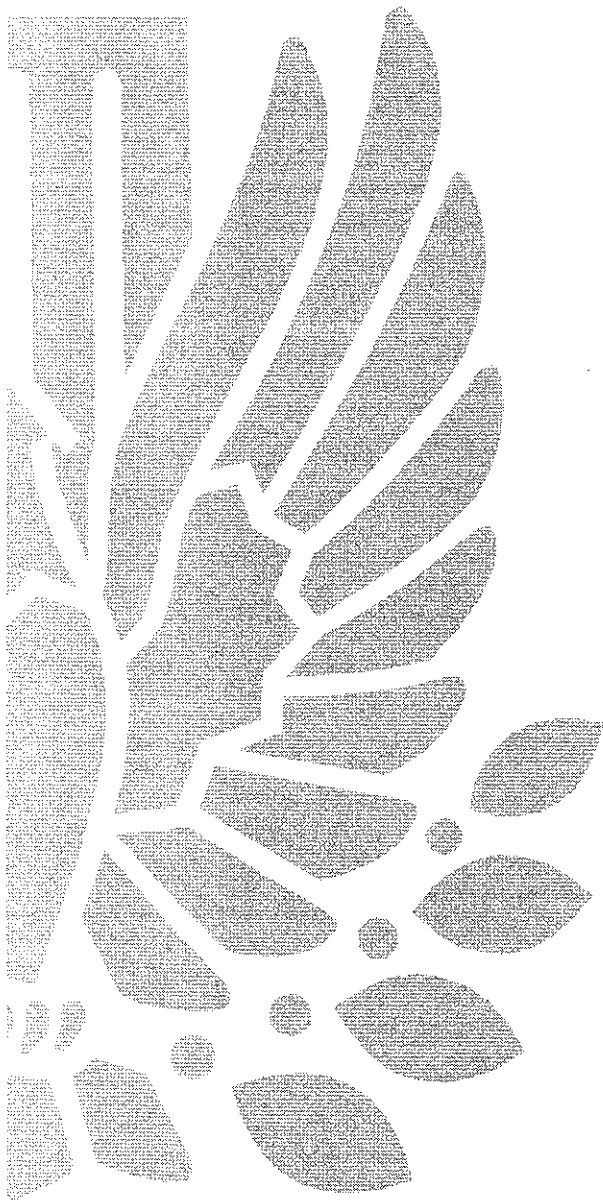
ATTACHMENTS (List attached documents that support description):

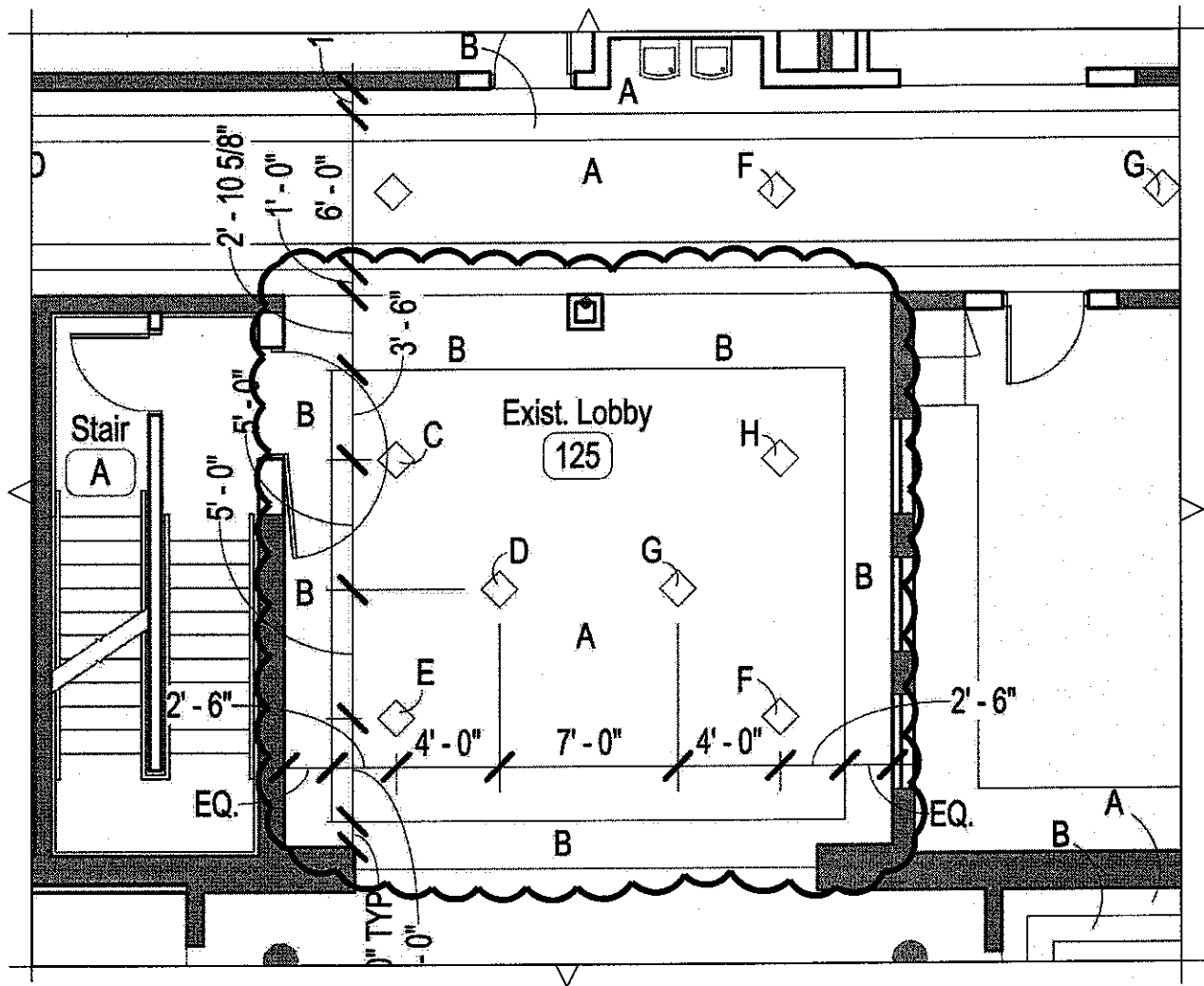
Drawing No. PR 17.0, "Partial Floor Plan - Exist. Lobby 125"

REQUESTED BY THE ARCHITECT:


(Signature)

Myra Vaughn, Project Architect
(Printed name and title)





A

PARTIAL FLOOR PLAN – EXIST. LOBBY 125

N.T.S.

NOTE: REMOVE EXISTING VCT FLOOR TILE IN AREA INDICATED DUE TO MOISTURE PRESENT WITHIN EXISTING CONCRETE FLOOR SLAB. THE VCT FLOOR TILES IN THIS AREA HAVE SINCE "BUBBLED" UP AND LOST ADHESION DUE TO MOISTURE CONTENT IN THE EXISTING SLAB. APPLY ENCAPSULATOR MOISTURE VAPOR SEALER ON EXISTING FLOOR SLAB AND INSTALL NEW VCT FLOOR TILES. VCT FLOOR TILE COLORS FIELD "A" AND "B" SHALL BE SAME AS THOSE INSTALLED IN PHASE 3. ALL OTHER VCT COLOR "MEDALLION" TILES CAN BE INSTALLED FROM OWNER'S PHASE 1 TILE STOCK IF PERMISSABLE BY OWNER. REINSTALL RESILIENT FLOOR BASE.

PARTIAL FLOOR PLAN – PROPOSAL REQUEST NO. 17 – DWG. NO. PR 17.01

Sherman Carter Barnhart PSC
ARCHITECTURE • LANDSCAPE ARCHITECTURE • CIVIL ENGINEERING

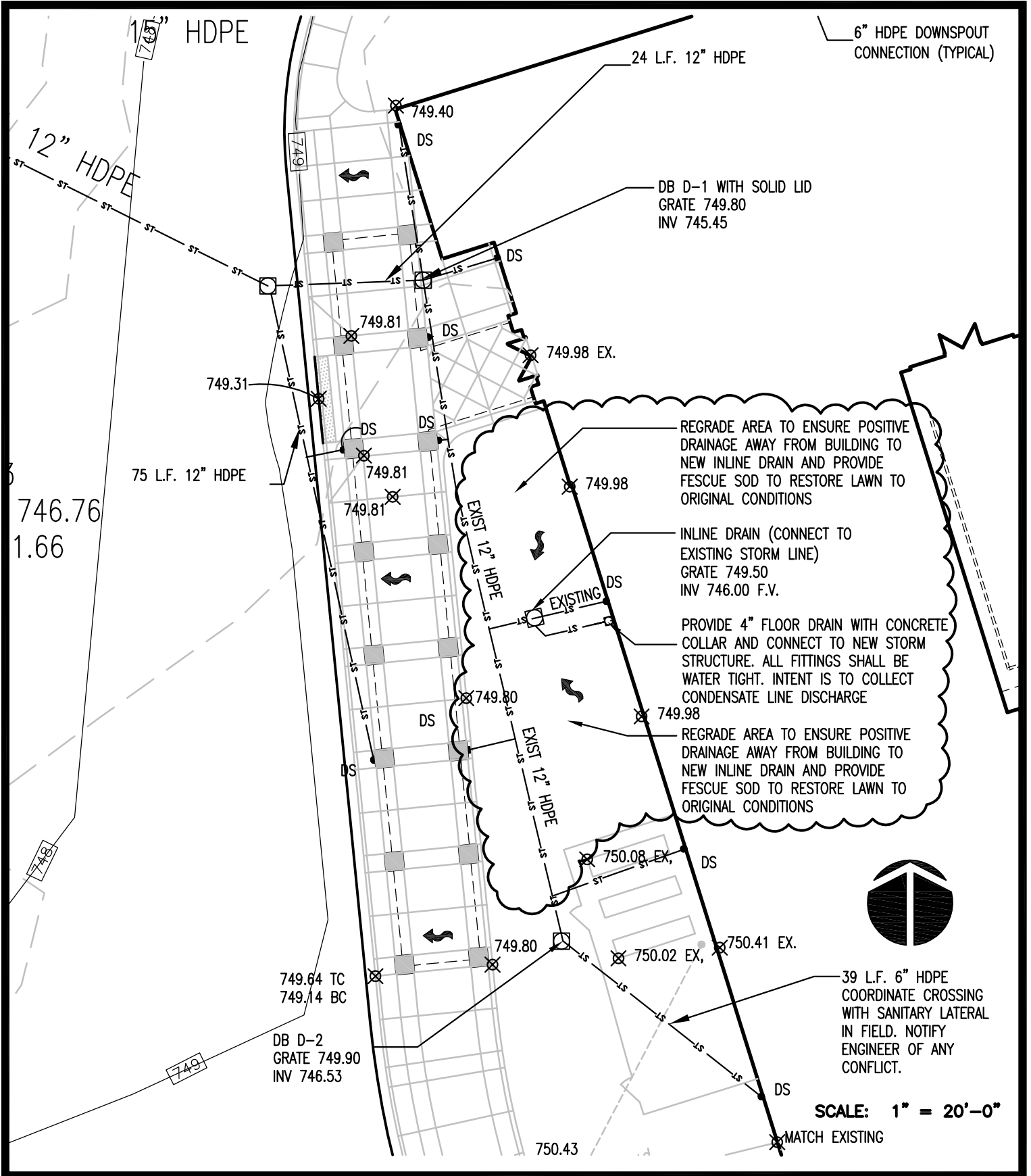
100 MALLARD CREEK ROAD SUITE 151 • LOUISVILLE, KY. 40207 • PHONE: 502-721-6100 • FAX: 502-721-6111

DATE 11/30/11

PROJECT NO. 1004

DRAWN MWV

PROJECT NAME RADCLIFF ELEMENTARY – PHASE 3
PROJECT LOCATION HARDIN COUNTY, KENTUCKY



STORM DRAINAGE IMPROVEMENTS AND CONDENSATE COLLECTION LINE

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JOB NO.	1004	SHEET NO.	1
PROJECT NAME	RADCLIFF ELEMENTARY SCHOOL	DATE	10-5-15
PROJECT LOCATION	RADCLIFF, KY	DRAWN	JBS