



Hardin County Early College and Career Center

Project Closeout Update

November 11, 2015

Building Leaks

Completion Date: Work at Roof – 11/25/15; Interior Corrections (drywall, painting, ceilings) – 12/31/15
Action Required By: Morel

Remediation of the high walls (above roof) is currently underway. To date, repairs are complete with exception of the caulking at the parapet cap above the Welding Suite. All repairs are expected to be complete by Monday, November 16th.

No leaks have been reported to date at areas of repair.

SCB will review all completed repairs on Tuesday, November 17th.

Corrections to interior finishes, as outlined by the Interior Warranty Punchlist conducted by SCB on October 30th, will be completed by Morel over Christmas break.

Entry Sign

Completion Date: 11/25/15
Action Required By: Morel

Entry sign building address (number) installation is complete. Lights to be installed by end of day Friday. Grass and seeding to be completed upon installation of the lighting. Hardin County Schools logos are due on site on November 23rd and will be installed immediately upon receipt by Morel.

11/12/14 Warranty Issues from Staff

11. Automotive Suite Fan Control Touch Pad (Room 214)

Completion Date: 12/31/15
Action Required By: STW/Morel

STW has visited the site to review the fan control touch pads in both the automotive suite and welding suite. A recommendation for correcting non-functioning fan controls will be forthcoming by Monday, November 16th.



27. Additional Venting at Gas Storage (Rooms 240A and 240B)

Completion Date: 11/25/15

Action Required By: SCB/Morel

SCB is currently reviewing code compliance and OSHA requirements for the doors to determine how best to add additional venting to the welding gas storage rooms. A recommendation for adding vents will be forthcoming by Monday, November 16th.

Dan Robbins List

1. Door E240B was damaged by Knights Mechanical during change order work.

Completion Date: 11/12/15

Action Required By: Morel

Door has been replaced. Has not been painted per Rick Clauson, but all painting will be finalized by the end of the week.

3. Shop Roll-up doors (Rooms 214 and 240) – Buttons do not work properly (must be held in)

Completion Date: 12/31/15

Action Required By: Morel

Rick Clauson indicated that a technician from Overhead Door was to be on site on November 4th.

Circuit board was identified as the problem by the Overhead Door technician. Blown circuit board was replaced. While working on it, the motor seized up and burned out. Motor was replaced and will be completely corrected by Monday, November 16th.

7. Air Compressor (Room 214B)

Completion Date: 11/25/15

Action Required By: SCB/STW

STW is currently reviewing start up report provided by Morel Construction. SCB has reviewed the O&M Manuals for information regarding the air compressor, but air compressor information was not provided. STW is currently requesting more information from the manufacturer and contractor to aid in determining the value of the air compressor.

General Warranty Issues

Johnston Hall Lighting Controls

Completion Date: Reports/Findings – 11/6/15; Resolution – 11/25/15

Action Required By: STW

David Epperson (STW) met with David Wyatt and Alternative Electric on site on November 4, 2015 to review the lighting controls in Johnston Hall. Circuit loading will be modified to provide separate control of the front row of fixture in front of projection screen. This will relieve the circuit loading issue and also



provide additional zone control the school had previously requested. An additional control relay and system programming will be provided; Alternative Electric agreed to install the relay and make the circuit wiring modifications at no additional cost to the Owner.

Site Erosion

Completion Date: Reports/Findings – 11/12/15; Resolution – 12/31/15

Action Required By: SCB/AEI

SCB has scheduled an on-site review of existing conditions with AEI, SCB Civil, and Phillips Brothers for November 17th. A recommendation will be issued upon review.

Site Asphalt

Completion Date: Reports/Findings – 11/12/15; Resolution – 12/31/15

SCB has scheduled an on-site review of existing conditions with AEI, SCB Civil, and Phillips Brothers (site contractor) for November 17th. A recommendation will be issued upon review.

Concrete Bench

Completion Date: 12/31/15

Action Required By: SCB

SCB has agreed to provide a sealer at the concrete bench at no additional cost to the Owner. This work will be performed by Morel over Christmas break while other interior finishes are being corrected.

Freezer/Cooler

Completion Date: 11/12/15

Action Required By: SCB

SCB met on site with Morel Construction, EC3 principal and custodian, and Bluegrass Mechanical on October 30, 2015. Bluegrass Mechanical agree to compensate Hardin County Schools for loss of food (\$843.19). Loss of catering business identified on the invoice will not be compensated. Dan Robbins agreed that this was acceptable. The invoice for the food loss will be forwarded to Abe Shalash along with payment information (to whom and what address) by Dan Robbins.

Sewer Gas Smell

Completion Date: 11/25/15

Action Required By: Owner – David Wyatt

Additional gas smell occurrences have not been reported to SCB. David Wyatt is scheduling time to sewer camera lines during Thanksgiving Break. Once David has verified that no issues exist, conduit will be sealed.

Metal Panel Gaskets

Completion Date: 12/31/15

Action Required By: Morel/Tecta America

SCB met on site with Morel Construction, Tecta America and representatives of Hardin County Schools on October 30, 2015. Tecta America representative Tom Miller has committed to correct the issue. It



was understood that this issue needs to be addressed right away and that all issues must be corrected by December 31, 2015 at the latest.

SCB has contacted Benchmark Kingspan technical representative Pat Johnson and Nate Norrenbrock at Norrenbrock Companies regarding what provisions need to be made if panel gaskets are removed permanently to eliminate the potential for ongoing maintenance.

Voicemails were left for both Pat Johnson and Nate Norrenbrock again this afternoon.

Lawn Maintenance

A letter from SCB is forthcoming by Monday, November 16th as requested by David Wyatt.