



Radcliff Elementary

Project Closeout Update

November 11, 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 three (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.

Other Areas for Consideration

Per discussions with John Stith, Gary Milby, and David Wyatt, only 5 working days are included in Christmas break this year. Therefore, removal and replacement of furniture, etc. will not be possible during the break and the corrective work will have to be scheduled for next summer. SCB has been instructed to visit Radcliff Elementary with Morel Construction again and develop a schedule for correction/remediation that would begin as soon as school is out. Hardin County School has requested that this schedule is forwarded to them by December.

In addition, SCB has been directed to pursue replacement of tile in the lobby and rear hallway which will need to be negotiated with Morel Construction.

Exterior

Sherman Carter Barnhart has received pricing from Phillips Brothers to add a yard drain and redirect grades away from the building by regrading the area at the back of the building. The drain will also be used to collect an existing condensate line that currently contributes to the moisture under the existing slab. SCB has reviewed the pricing and determined that it is high. Drawings will be forwarded to David Wyatt to review with another local site contractor and get additional pricing.

Warranty

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

Additionally, moisture readings taken by David Wyatt have indicated high levels of moisture in areas of masonry infill completed during the renovations. SCB has recommended that a portion of the brick be removed to determine if the bituminous damp-proofing was installed as detailed and designed.