



December 9, 2015

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

Re: December School Board Meeting

Dear John:

Sherman Carter Barnhart (SCB) will be present at the board meeting on Thursday, December 17, 2015, at which time we will report on the construction progress at North Hardin High School, North Middle School Entry Sign, and JT Alton Middle School. We will also provide updates on projects currently in design and production and the status of Hardin County School projects that are currently nearing project closeout.

Cecilia Valley Elementary

BG-2 and BG-3 Documents have been forwarded to Hardin County Schools for Cecilia Valley Elementary for board of education review prior to the December 17th board meeting. SCB will be present at the board meeting seeking approval of these documents so that they can be forwarded to KDE for approval.

Central Hardin HS Softball Restrooms

This project is complete. All closeout documents and final payment application have been forwarded to Hardin County Schools for approval at the December 17th board meeting. See attached Closeout Update (14101 December Closeout Update.pdf)

North Hardin High School – Phase 7

See attached Construction Report (1291 NHHS December Construction Update.pdf)

Bids for the North Hardin High School Kitchen Equipment Package were received today, December 9th and are currently being evaluated. Preliminary results of the re-bid indicate a savings of \$52,664.00 from the original bid. SCB will be forwarding our recommendation and a bid tab to Hardin County Schools upon completing our review. We will be prepared to discuss the bid results and our recommendation at the December 17th board meeting.

Hardin County Schools Early College and Career Center.

See attached Closeout Update (1309 EC3 December Closeout Update.pdf)

Meadow View Elementary HVAC Renovation

See attached Closeout Update (1322 Meadow View December Closeout Update.pdf)

JT Alton Security Vestibule and Exterior Façade Repair

See attached Construction Report (1524 December Construction Update.pdf)

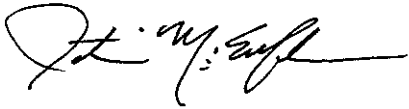
North Middle School Monument Sign

See attached Construction Report (1530 December Construction Update.pdf)

Radcliff Elementary School

See attached Closeout Update (Radcliff December Closeout Update)

Respectfully submitted,

A handwritten signature in black ink, appearing to read "J. McElfresh", with a stylized flourish at the end.

Justin McElfresh AIA, CID, LEED® AP
Project Architect



Central Hardin High School Softball Restrooms

Project Closeout Update

December 9, 2015

Original Construction Cost:	\$96,400.00
Present Construction Cost:	\$89,015.00

Change Order Summary

<u>Change Order</u>	<u>Amount</u>	<u>Status</u>	<u>Rvsd. Contract Amount</u>
CO No. 001	(\$7,385.00)	Board Approved	\$89,015.00

Summary

All outstanding items for this project are complete.

Final closeout documentation including the KDE BG-4 and BG-5 Documents have been forwarded to Hardin County Schools for approval by the Hardin County Board of Education at the December 17th board meeting.



North Hardin High School – Phase 7



Construction Update December 9, 2015

Original Construction Cost:	\$13,380,000.00
Present Construction Cost:	\$13,477,715.00 (<i>Revised by Change Order No. 4</i>)

Original Completion Dates	
Substantial Completion:	July 1, 2016
Final Completion:	August 1, 2016

Anticipated Completion Dates (<i>Revised by Change Order No. 1</i>)	
Substantial Completion:	July 14, 2016
Final Completion:	August 14, 2016



Change Order Summary

<u>Change Order</u>	<u>Amount</u>	<u>Status</u>	<u>Rvsd. Contract Amount</u>
CO No. 001	\$11,196.00	Fully Executed	\$13,391,196.00
CO No. 002	\$5,534.00	KDE Approved	\$13,396,730.00
CO No. 003	\$57,407.00	BOE Approved	\$13,454,137.00
CO No. 004	\$23,578.00	BOE Approved	\$13,477,715.00

Potential Change Orders

Proposed change	Reason	Projected Price / Quote from contractor
RFCO#37: Temporary tie-in to new manhole	Found condition.	\$2,417.00 – Pending Review
Possible installation of new exterior wall panels around the perimeter of the large gym.	Found condition. Paint was peeling on interior wall of the gym. Discovered moisture from existing panels.	Estimated \$81,720.00 – From Swift Roofing; SCB still working on pricing.
Credit for steel not required at existing locker room area.	Existing structure can remain.	Estimated (\$8,000.00)
Credit for specified powder coated aluminum risers at home side grandstands	Anodized aluminum selected by Owner.	Estimated (\$5,000.00)
Credit for unused site utility allowance	Actual costs less than anticipated.	Estimated (\$4,000.00)
Credit for unused unsuitable soil allowance	Actual costs less than anticipated.	Estimated (\$40,000.00)



Summary

The next progress meeting is scheduled for December 17, 2015. SCB will be present at the December board meeting and will provide a construction update outlining construction progress.

Bids for the Kitchen Equipment Package were received December 9, 2015, and are currently being evaluated. SCB will forward our recommendation and the bid tab to Hardin County Schools upon completion of our review. Preliminary results of this re-bid indicate a savings of \$52,664.00 from the original bid.

Progress Report

Work Completed

Site

- Band tower is installed.
- Concrete islands are complete.
- Sidewalks are nearly complete.

Fieldhouse

- Punch list work is ongoing.

Gym 163

- The east and west bleachers are completed with the exception of 1 handicap set.
- The remaining bleachers cannot be scheduled until the next phase so that access to existing locker room area can be maintained.
- The gym is being used for basketball games.

Wellness Center/North Locker Room Building Addition

- Windows are installed.
- Painting is nearly complete.

Locker Room/Lobby Addition

- Concrete ramps and walls at east entry are ongoing.
- Paint and ceramic tile are underway; painting is nearly complete.
- Ceiling grid is installed.
- Door and hardware installation is underway.
- Storefront/Doors are installed.
- Epoxy floors are installed.
- Lockers for Locker Rooms 109 and 141 are on site.
- Plumbing fixtures are set at locker rooms.
- Mechanical rough-in continues, and systems are being started.
- Electricians are pulling wire. Lights are installed and operating.

Work Anticipated

- Complete site concrete at building additions.
- Base course of asphalt paving is to be installed by December 15, 2015.



- Continue roof ballast and areas where roof membrane is installed, and start metal flashing.
- Complete gypsum ceilings and soffits.
- Complete ceramic tile.
- Continue doors and hardware.
- Complete glass and storefront at new lobby entry.
- Continue painting.
- Lay-in ceiling panels to be completed.
- Continue vinyl tile floors.
- Demolition of existing locker rooms is to start after new locker rooms are in use.
- Start MEP finishes.
- Turnover of entire addition is expected by January 4, 2016.



Progress Photos



Photo 1: Work is ongoing at the entrance to the new lobby at the rear of the school.



Photo 2: Interior finishes are ongoing at the new lobby. New clerestory allows natural light into the space.



Photo 3: Wellness Center roof finishes are ongoing.



Photo 4: Finishes are ongoing at the new restrooms off the main lobby.



Photo 5: Slab preparation is ongoing at the corridor to the new locker room area.



Photo 6: Floor finishes are being installed in the locker room areas.



Photo 7: Exterior plaza and ramp are being installed.



Photo 8: Exterior plaza and egress stairs are being installed. (Beyond) Site work continues in the parking lot.



Hardin County Early College and Career Center

Project Closeout Update

December 9, 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) has been completed. No leaks have been reported to date at areas of repair. SCB reviewed all completed repairs on Tuesday, November 17th and finds the repairs acceptable.

SCB has reviewed some exterior issues at the rear canopy and front canopy that will require the attention of Morel.

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 has been completed. Morel has forwarded a request for payment that will be forwarded to Hardin County Schools for payment in January. SCB will review the completion of the sign the week of December 14th.

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

Replacement fan controls have been ordered (received Monday, December 7th) and will be installed by district electrician.

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

Completion Date: 12/31/15
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 the week of December 14th.

Dan Robbins List

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

Completion Date: 11/12/15

Action Required By: Morel

Completed per Morel. SCB to verify

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

Completed per Morel. SCB to verify

7. Air Compressor (Room 214B)

Completion Date: 12/31/15

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. STW's evaluation and report will be forthcoming the week of December 14th.

General Warranty Issues

Johnston Hall Lighting Controls

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

Action Required By: STW

Completed during Thanksgiving Break. STW to verify.

Site Erosion

Completion Date: 12/31/15

Action Required By: SCB/AEI

SCB met on site with Phillips Brothers (site contractor), AEI, SCB Civil, David Wyatt, Dan Robbins, and John Stith to review the site asphalt. AEI has prepared a report. SCB is currently evaluating the report in detail. Recommendations and course of action are forthcoming.

**Site Asphalt**

Completion Date: 12/31/15

SCB met on site with Phillips Brothers (site contractor), AEI, SCB Civil, David Wyatt, Dan Robbins, and John Stith to review the site asphalt. AEI has prepared a report. SCB is currently evaluating the report in detail. Recommendations and course of action are forthcoming.

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.

Sewer Gas Smell

Completion Date: 11/25/15

Action Required By: Owner – David Wyatt

No additional smells reported per David Wyatt. Issue resolved.

Metal Panel Gaskets

Completion Date: 12/31/15

Action Required By: Morel/Tecta America

Tecta America originally committed to replacing the gaskets and doing what was necessary to ensure that the gaskets were installed properly. Tecta America now insists that the gaskets were installed correctly and that the issue is a manufacturing issue.

SCB has contacted Norrenbrock Companies (distributor/supplier) regarding this issue. Nate Norrenbrock has assured SCB that the gaskets will be replaced with or without the help of Tecta America.



Meadow View Elementary HVAC Renovation

Project Closeout Update

December 9, 2015

Original Construction Cost:	\$2,217,000.00
Present Construction Cost:	\$2,202,761.00

Exterior Seeding

Seeding has not been adequately established per the requirements of the contract documents. As described in my September 16, 2015 email to McNutt Construction, at the end of the maintenance period, a healthy, uniform, close stand of grass - free of weeds and surface irregularities, with coverage exceeding 95% over any 10 sq. ft. and bare spots not exceeding 2" by 2" is expected. The required coverage has not been attained.

Sherman Carter Barnhart (SCB) has reviewed the area in question (ditch line and geothermal well field) and has placed a value of the remaining seeding work at \$1,750.00. Per the provisions of the contract documents, SCB is recommending that the Owner withhold 2 times the value of the work outstanding - \$3,500.00.

Revised Payment Application No. 007 in the amount of \$21,500.00 from McNutt Construction has been forwarded to Hardin County Schools for approval at the December 17th board meeting. The remaining payment of \$3,500.00 will be made upon satisfactory completion of the seeding work in question.

Closeout

Final Closeout Documentation and Final payment will not be processed until seeding is established.



JT Alton MS Security Vestibule and Exterior Repairs

Construction Update

December 9, 2015

Original Construction Cost:	\$65,454.00
Present Construction Cost:	\$65,454.00
Original Completion Date:	October 1, 2015
Revised Completion Date:	January 31, 2015

Summary

Exterior painting is complete.

Most interior demolition work will be scheduled for Christmas Break.

Progress Photos



Photo 1: Main school entrance.



Photo 2: Completed spandrel (typical for the entire school).



North Middle School Entry Sign

Construction Update

December 9, 2015

Summary

All work is complete less the cast stone per Design Build Construction. Cast stone (revised by Hardin County Schools) was delayed and is now due on site on December 10th. All work will be completed upon receipt. SCB will be on site the week of December 14th to review all work and verify completion.



Radcliff Elementary

Project Closeout Update

December 9, 2015

SCB is currently scheduling a meeting with Morel Construction to review all work required and establish a schedule for completion of the work per the request of Hardin County Schools. This schedule will be forwarded to Hardin County Schools by the end of December.

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.