



Radcliff Elementary

Project Closeout Update

May 6, 2016

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. Morel will pay for demolition and installation of floor tile per previous agreement with Gary Milby. Pricing will be requested for mitigation product (material and installation) as these requirements are over and above the requirements of the contract.

Proposed Schedule:

Owner furniture removal:	June 1 st – June 3 rd
Demolition:	June 6 th – June 8 th
Installation:	June 9 th – June 17 th
Waxing and furniture back in room:	June 20 th – June 24 th

SCB has received pricing from CDI (Carpet Decorators, Inc.) and has met with John Stith and Morel Construction to review the pricing. SCB will also contact a concrete floor polishing company as a second option due to the high cost of the moisture mitigation product recommended by CDI. SCB will be present at the noon board meeting on May 19th to discuss the pricing received to date and alternative option.

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.

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.

Proposed Schedule:

Owner furniture removal:	June 1 st – June 3 rd
Demolition:	June 20 th – June 24 th
Installation:	June 27 th – July 8 th
Waxing and furniture (Owner):	July 11 th – July 15 th



SCB has received pricing from CDI (Carpet Decorators, Inc.) and has met with John Stith and Morel Construction to review the pricing. SCB will be present at the noon board meeting on May 19th to discuss the pricing received to date.

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.

Proposed Schedule:

Pricing Back from contractor:

ASAP

Exterior Work:

ASAP***

***pending confirmation and availability by contractor

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.

Proposed Schedule:

Warranty Work by Nawkaw:

ASAP***

***pending confirmation and availability by Nawkaw

Per conversations with the school principal on May 5, 2016, the school custodian repaired the gutter at the back wall of the building (west façade) and the moisture issues at the exterior wall have been nearly eliminated.