

Construction Status Update Report

December 2018

Thompson Middle School

Project Manager – Craig Lamp

Contractor – K.R. Miller Contractors, Inc.

Accomplishments

- Both underground storm detention areas installed & backfilled
- Masonry block installed full height south elevation, west elevation partially complete
- Concrete foundation work continuing as weather allows
- Plumbing, HVAC, electrical and fire protection rough-ins ongoing
- Underground plumbing for kitchen installed and floor poured in
- Interior wall framing
- Interior masonry work
- Installing door frames
- New water main being installed
- New transformer and electric service complete
- Structural steel and deck install for south portion of addition

Schedule

Project on schedule

- Upcoming Milestones
 - o Begin drywall work
 - o Foundation work for locker room addition
 - o Rework steel for kitchen/serving/cafeteria area
 - o Install steel columns and beams for kitchen & serving area support
 - o Start air barrier on CMU
- Anticipated Completion Date: 8/15/19
- Status Meetings: Wednesdays at 10:00 am in Thompson LRC Conference Room

Budget

Total Project Budget = \$47,100,000 (pre-bid) \$44,496,000 (post bid)

Contract to K.R. Miller \$36,724,550

KR Miller paid as of 1/1/18 = \$4,606,397.25

Change Orders

- Accepted

- Acoustic windows @ Band \$10,835
- Additional cabinet demolition \$1,357
- Site work revisions \$55,612
- Existing door to remain **(\$2,099)**
- Replace 2 existing manholes \$15,462
- Replace existing galvanized water lines \$28,175
- Existing lintel replacement \$97,818
- Mezzanine demolition \$7,482
- Discovered barrier curb and tree removal \$9,075
- Remove existing floor substrate \$6,795
- Revised ramp/curb detail \$427
- Brick ledge at retaining wall \$1,879
- Revise foundation wall detail \$1,573
- Concrete infills \$5,008
- Demolition of lead based paint **(\$5,432)**
- Remove blower motor \$3,584
- Undercuts due to poor soil \$233,920
- Renumber existing lockers \$2,082
- Revisions to FACS area \$51,206
- Band & Choir modifications \$14,650
- VCT in Cafeteria **(\$35,216)**
- Marmoleum tile in classrooms **(\$145,254)**
- Marmoleum tile in corridors **(\$54,514)**
- Prep field for future turf \$28,712
- Rework existing skylight shafts \$9,175
- Sensory room relocation \$21,127
- Delete sanitary to west addition \$536
- Revise aluminum storefront finish **(\$4,073)**
- City water main revisions \$6,441
- Drain tile at retaining wall \$8,139
- St. Charles Electric cost above allowance \$1,700

- Pending

- Site work, parking & storm detention revisions \$105,457
- Chilled water piping \$17,333
- Cafeteria ceiling \$35,826
- Added steel at front entry \$7,079

- o Area B,C,D sanitary \$15,854
- o Electric water cooler corridor A108 \$8,801
- o Backflow preventer B141 \$8,720
- o New radiation room A112 \$7,809
- o Parapet wall replacement \$51,178
- o Furring @ existing exterior walls T&M \$49,632
- o Storm piping manhole 33 to parkway \$41,447
- Rejected
 - o Acoustic windows @ Band (less expensive alternate accepted) \$18,900
 - o Replace existing hall lockers \$64,790
 - o Glass marker boards @ Science Rooms \$53,490
 - o Modify running track \$132,825/\$193,515

Progress Photos - Next page

Forming of foundation with electric service running through



South portion of addition



Start of structural steel erection



Structural steel joist erection



Floor and roof deck installation



U.G. storm water detention pond #2



Backfilling U.G. storm water detention pond #2



Pouring locker room retaining wall



Student entry masonry installation



Science room wall framing and plumbing rough-in



West wall masonry w/ added windows



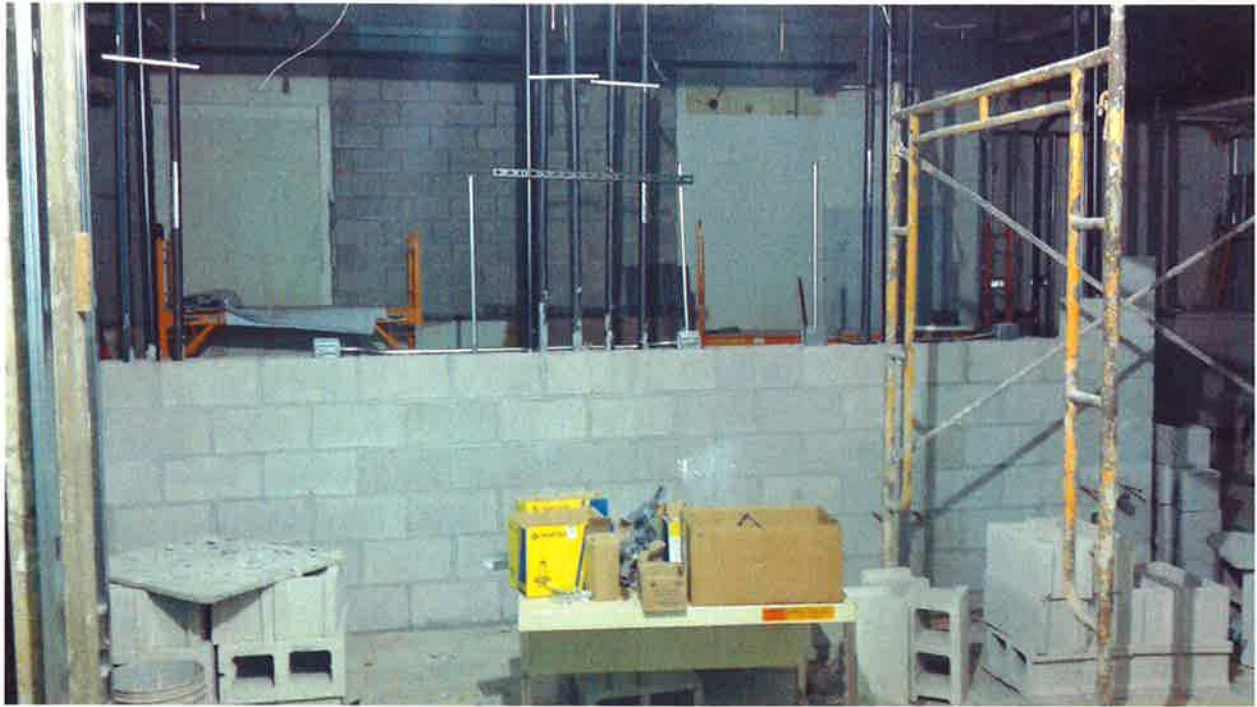
Stair foundation framing at existing/new connection



Completion of north masonry wall



Kitchen masonry and plumbing rough-in



Construction Site from Drone



Thompson Middle School
Change Order Summary Sheet

Total Projected Budget = \$44,496,000

#	Date Issued	Description	Status	Generated By (A,O,GC)	Cost	Final Determination
RFCOP #1	8/1/2017	Acoustic Windows @ Music Area	Rejected	Owner	\$18,900	Void
RFCOP #1(a)	8/1/2017	Acoustic Windows @ Music Area (Alt)	Approved	Owner	\$10,835	Change Order #1
RFCOP #2	8/25/2017	Replace Existing Hall Lockers	Rejected	Owner	\$23,063	Void
RFCOP #3	8/25/2017	Glass Marker Boards @ Science Rooms	Rejected	Owner	\$53,490	Void
RFCOP #4	9/6/2017	Extra Cabinetry Demolition	Approved	Architect	\$1,357	Change Order #1
RFCOP #5	9/15/2017	Sitework/Parking Lot Revisions	Approved	Architect	\$55,612	Change Order #1
RFCOP #6	9/20/2017	Revise Feeder to RTU 3	Approved	Architect	\$0	Change Order #1
RFCOP #7	10/2/2017	Existing Door 17 to Remain	Approved	Architect	(\$2,099)	Change Order #1
RFCOP #8	10/10/2017	Replace hall lockers E&F	Rejected	Owner	\$41,727	Void
RFCOP #9	10/10/2017	Site changes Bulletin #2	Pending	Architect	\$68,907	Repricing
RFCOP #10	10/10/2017	Site changes Bulletin #3	Pending	Architect	\$36,550	Repricing
RFCOP #11	10/24/2017	ERU VFD's	Approved	Architect	\$0	Approved
RFCOP #12	10/26/2017	Chilled water piping	Pending	Architect	\$17,333	Revise
RFCOP #13	11/6/2017	Revise wall tile		Architect		
RFCOP #14	11/8/2017	Renumber existing lockers	Approved	Owner	\$2,082	Approved
RFCOP #15	11/8/2017	Revisions to FACS area	Approved	Architect	\$51,206	Approved
RFCOP #16	11/10/2017	Band & Choir revisions	Approved	Architect/Owner	\$14,650	Approved
RFCOP #17	11/9/2017	Cafeteria ceiling	Pending	Architect	\$35,826	
RFCOP #18	11/8/2017	Added steel at front entry	Pending	Architect	\$7,079	
RFCOP #19	11/16/2017	VCT in Cafeteria	Approved	Architect/Owner	(\$35,216)	Approved
RFCOP #20.1	11/16/2017	Marmoleum tile in Classrooms	Approved	Architect/Owner	(\$145,254)	Approved
RFCOP #20.2	11/16/2017	Marmoleum tile in Classrooms	Void	Architect/Owner	(\$81,848)	Void
RFCOP #20.3	11/16/2017	Marmoleum tile in Classrooms	Void	Architect/Owner	(\$28,199)	Void
RFCOP #21	11/16/2017	Marmoleum tile in Corridors	Approved	Architect/Owner	(\$54,514)	Approved
RFCOP #22	11/16/2017	VT in Cafeteria	Void	Architect/Owner	(\$6,000)	Void
RFCOP #23	11/16/2017	VT in Classrooms	Void	Architect/Owner	Void	Void
RFCOP #24	11/20/2017	Modify running track	Void	Architect/Owner	\$132,825	Void
RFCOP #24A	11/20/2017	Modify running track Alternate	Rejected	Architect/Owner	\$193,515	Void
RFCOP #25	11/20/2017	Prep field for turf	Pending	Architect/Owner	\$28,712	Approved
RFCOP #26	11/20/2017	Toilet room B130 revision		Architect		

RFCOP #27	11/20/2017	Skylight shaft	Approved	Architect	\$9,175	Approved
RFCOP #28	11/22/2017	Cafeteria/Kitchen modifications		Architect		
RFCOP #29	11/22/2017	Area B,C,D sanitary	Pending	Architect	\$15,854	
RFCOP #30	11/22/2017	Area B sanitary		Architect	T&M	
RFCOP #31	11/27/2017	Electric water cooler A108	Pending	Architect	\$8,801	
RFCOP #32	11/28/2017	Casework changes A114		Architect		
RFCOP #33	12/12/2017	Sensory room relocation	Approved	Architect/Owner	\$21,127	Approved
RFCOP #34	12/7/2017	Delete sanitary to west addition	Approved	Architect	\$536	Approved
RFCOP #35	12/15/2017	Additional exterior windows				
RFCOP #36	12/8/2017	Classroom mobile casework	Pending	Architect/Owner	449/504/1483	Owner reviewing
RFCOP #37	12/14/2017	Backflow preventer B141	Pending	Architect	\$8,720	
RFCOP #38	12/14/2017	New radiation room A112	Pending	Architect	\$7,809	
RFCOP #39	12/14/2017	Water cooler B205		Architect		
RFCOP #40	12/14/2017	New door to conf. rm. B		Owner		
RFCOP #41	1/8/2018	Power & IT requirements				
RFCOP #42	1/10/2018	Storefront finish	Approved	Architect	(\$4,073)	Approved
RFCOP #43	1/12/2018	Reroute stormwater		Architect		
RFCOP #44	1/12/2018	Replace 2 existing columns		Architect		
RFCOP #45	1/12/2018	City water main revisions	Approved	City	\$6,441	Approved
COR #1	9/20/2017	Remove & Replace 2 Existing Manholes	Approved	Katco/RFI	\$15,462	Change Order #1
COR #2	9/27/2017	Remove & Replace Water Lines Corr 108	Approved	Owner	\$28,175	Change Order #1
COR #3	10/4/2017	Lintel Replacement	Approved	Iwanski/Architect	\$97,818	Change Order #1
COR #4	10/4/2017	Parapet Wall Replacement	Pending	Iwanski/Architect	\$51,178	\$258,021 T&M NTE
COR #5	11/6/2017	Mezzanine demolition RFI #47	Approved	Miller/RFI	\$7,482	Approved
COR #6		New chase walls RFI #5				Void
COR #7	11/4/2017	Barrier curb removal RFI #7&8	Approved	Miller/RFI	\$9,075	Change Order #1
COR #8	11/1/2017	Remove floor substrate RFI #19	Approved	Miller/RFI	\$6,795	Change Order #1
COR #9	11/4/2017	Revised ramp curb detail RFI #20	Approved	Miller/RFI	\$427	Change Order #1
COR #10	11/4/2017	Revised foundation wall detail RFI #21	Approved	Miller/RFI	\$1,573	Change Order #1
COR #11		Infill openings @ duct RFI #27				
COR #12	11/4/2017	Concrete infills RFI #30&73	Approved	Miller/RFI	\$5,008	Change Order #1
COR #13	11/28/2017	Demolition of LBP RFI #35	Approved	Miller/RFI	(\$5,432)	Approved

COR #14	1/3/2018	Remove blower motor	Approved	Miller/RFI	\$3,584	Approved
COR #15	11/28/2017	Furring @ exterior walls RFI #45,46&70	Pending	Miller/RFI	\$49,632	
COR #16		Sump pit @ elevator RFI #52				Void
COR #17		Revise mezz wall construction RFI #53				Void
COR #18	11/3/2017	Brick ledge @ retaining wall RFI #54&57	Approved	Miller/RFI	\$1,879	Change Order #1
COR #19		Demo conc. wall in lieu of mas. RFI #55				
COR #20		Chilled water piping RFI #58				
COR #21		Floor underlayment RFI #64				
COR #22		Undercuts per Oz Engineering				
A	11/3/2017	Pond #1 9/15 - 9/17	Approved	Oz Engineering	\$66,776	Change Order #1
B	11/3/2017	Report #24 & #28	Approved	Oz Engineering	\$36,924	Change Order #1
C	11/3/2017	Report #38, #40 & #44	Approved	Oz Engineering	\$16,932	Change Order #1
D	11/3/2017	Report #48, #52 & #58	Approved	Oz Engineering	\$44,880	Change Order #1
E	11/3/2017	Report #73 & #81	Approved	Oz Engineering	\$2,584	Change Order #1
F	11/21/2017	Report 11/1/17, 11/2/17	Approved	Oz Engineering	\$11,900	Approved
G	11/21/2017	Report 11/6/17 - 11/11/17	Approved	Oz Engineering	\$53,924	Approved
H	12/18/2017	Report 11/13/17 - 11/25/17	Pending	Oz Engineering	\$6,392	
I	12/18/2017	Report 11/27/17 - 12/2/17	Pending	Oz Engineering	\$62,356	
J						
K						
COR #23	11/3/2017	Drain tile @ retaining wall RFI #77	Approved	Miller/RFI	\$8,139	Approved
COR #24		Roof parapet replacement	Void	Void	Void	Void
COR #25	11/28/2017	Electric cost above allowance	Approved	Miller/Allowance	\$1,700	Approved
COR #26	1/3/2018	Manhole 33 to parkway	Pending	Rettler	\$41,447	
COR #27		Hot and chilled water ERU-6				
COR #28		Piping to VAV				
COR #29		Kitchen piping revisions				
COR #30		Coal shoot infill @ courtyard				
COR #31		Deadwall revisions				
COR #32		Infill opening 107				
COR #33		Retaining wall demo				
COR #34		CR Leonard RFI #109				
COR #35		Additional piping RFI #115				
COR #36		Remove T&G flooring room 107A				

COR #37		Waterline revision per City	Void	Void	Void	Void
			Change Order #1		\$400,013	
			Approved Changes		(\$23,831)	
			Pending Changes		\$366,706	
			Total Changes		\$742,888	
			Rejected Changes		\$330,695	

Thompson Middle School						%
K.R. Miller Contract					\$36,724,550.00	
	Paid to Date		Pay App 1		-670,788.90	
			Pay App 2		-691,703.10	
			Pay App 3		-1,251,562.50	
			Pay App 4		-1,696,042.75	
		Balance Due			\$32,414,452.75	88%
	Contingency Allocation				\$ 2,500,000.00	
	In Process Change Orders					
		Change Order #1			\$ 400,013.00	
	Pending Change Orders				\$ 342,875.00	
	Remaining Contingency				\$ 1,757,112.00	70%

DATE January 10, 2018

PROJECT Thompson Middle School Additions and Alterations

SUBJECT Construction Meeting; 10:00 AM

PRESENT

School District #303
Seth Chapman
Craig Lamp
Steve Morrill

K.R. Miller
Robert Richards
Paul Ingraham
Michael Cwienkala
Cody Labeck

City of St. Charles
Jeff Stengler

ATS&R
Stewart Haugen

BY Stewart Haugen

1. PROGRESS SCHEDULE / LOOK AHEAD:

- a. Site work to resume this week.
- b. Exterior wall masonry work at Unit D continues.
- c. MEP rough-ins continuing in units A & B.
- d. Phone lines to be relocated soon - has new pedestal on site.
- e. Basement excavation work continuing.
- f. Miscellaneous floor slab demo and replacement with new concrete S.O.G. continuing.
- g. Measurements for additional steel required at second floor balcony (future science and mechanical rooms), along with photographs and a written description, to be part of a forthcoming RFI.
- h. Metal stud framing well along in Units A and B.
- i. Jockey pump is required to support the sprinkler system. Good change that it and the new risers will fit in the existing Mechanical Room A124, at the northwest corner of the Media Center. Pump will have a new electrical service and may utilize the existing water service. ATS&R and the City to walk through mechanical room etc. after meeting.
- j. ATS&R to forward complete set of Nelson Fire Protection submittal drawings to city for review. Nelson to have full drawing package to ATS&R within one week.
- k. KR Miller to distribute updated, long-term schedule by end of next week.
- l. Kitchen receiving new walls and sprinkler lines. MEP continues.
- m. Flooring substrate remedial work to begin - district has approved scope.

2. **SUBMITTALS:**
 - a. Shop Drawings: ATS&R reviewing and distributing submittals.
3. **REQUEST FOR INFORMATION (RFI):**
 - a. Current RFI's: several RFIs to be issued.
4. **CHANGES IN THE WORK (ASI, RFCOP):**
 - a. RFCOPs: 1-41 issued to date.
 - b. ASIs: 1-9 issued to date.
5. **BUILDING ACCESS:**
 - a. No issues.
6. **OLD BUSINESS:**
 - a. See previous meeting minutes.
7. **NEW BUSINESS:**
 - a. Room F201, PLTW, to receive eyewash station and outlet for goggle sanitizing cabinet. ATS&R and KR Miller to coordinate as an RFCOP.
 - b. District may need ATS&R for assistance in numbering of rooms and locker &s.
 - c. Keying schedule to be developed once room numbers are finalized.
 - d. KR Miller to present strategy for utilizing elevator in 2018-19 SY.
 - e. Info: Thompson to have 6th grade classes only during 2018-19 SY.
 - f. Air barrier pre-installation meeting will be next Wednesday, 01.17.2018. A small portion of the exterior wall assembly will be constructed as a review panel. The plan is for it to be the SE corner of Unit D.
 - g. IDOT requesting more info regarding a site structure. Jeff Stengler (city) communicating w/ Rettler and ATS&R to follow up.
 - h. Reviewed, and finalized mobile casework scope changes with owner. ATS&R to complete RFCOP.
 - i. The following to be added to CO #2: RFCOPs 25 & 38 and CORs 14 & 36.
 - j. B210 to be a data closet, door from Corridor B215 to be added as RFCOP.
 - k. KR Miller to remove enclosed ductwork rom Room B216, re-routing as required.
 - l. Flooring replacement scope, in Corridor B126, extends south to juncture of Units B & E.
8. **The next Construction Meeting is on January 10, 2018 at 10:00 AM in Conference Room A120. Air barrier pre-installation meeting at 9:00.**

These notes represent the author's understanding of items discussed and decisions made at this meeting. Any comments or corrections should be forwarded to ATS&R within seven (7) days.

OSH:af

cc: All Present, CUSD #303 – Dr. Pearson

Encl: KR Miller - Three Week Schedule, 01.10.18



Three Week Look Ahead Schedule

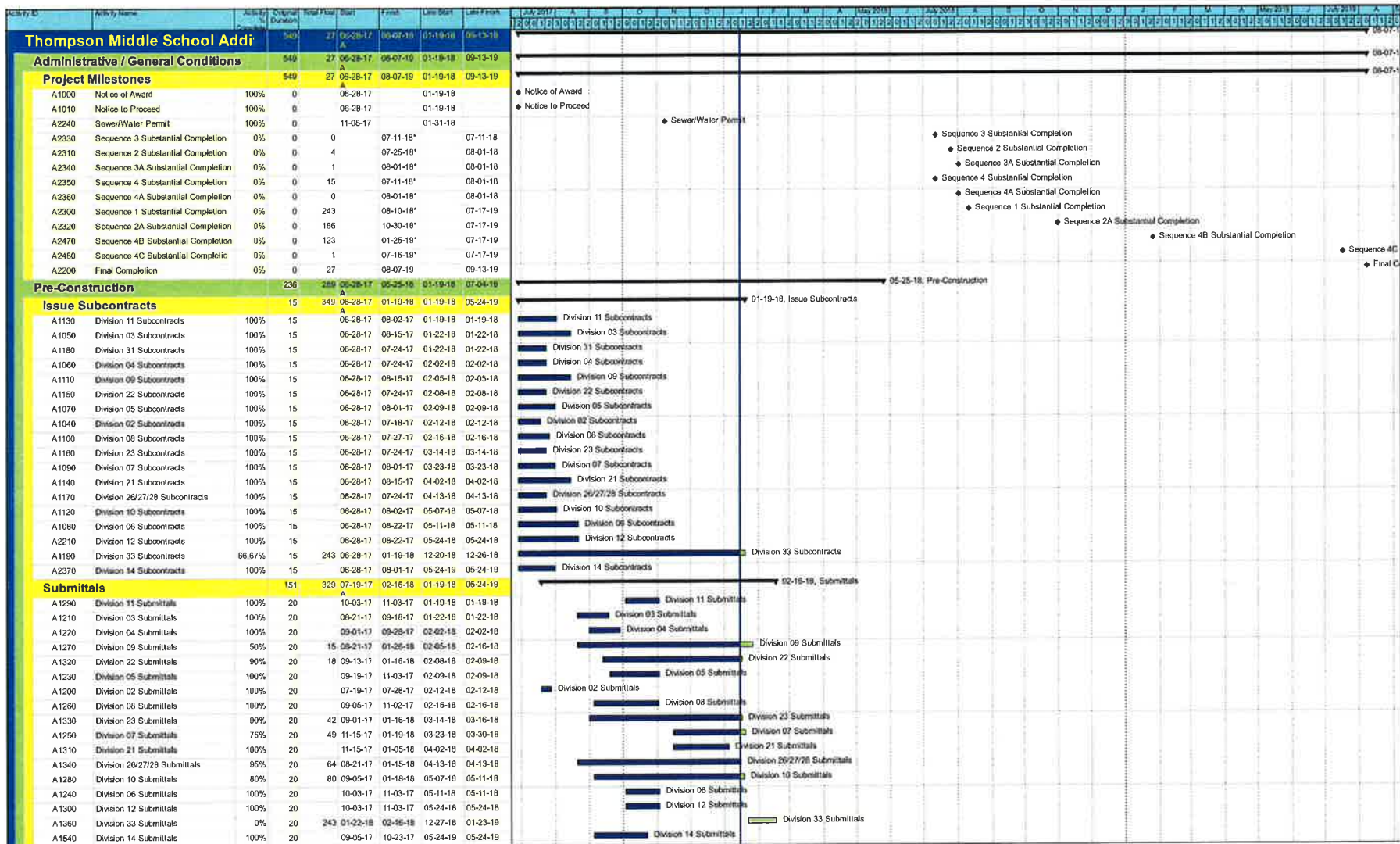
Project: Thompson Middle School Additional and Alterations
705 West Main Street
St. Charles, IL 60174

Contractor: K.R. Miller Contractors, Inc.
1624 Colonial Parkway
Inverness, IL 60067

Architect: ATS&R
8501 Golden Valley Road, Suite 300
Minneapolis, MN 55427
AOR Project No. 16045

Submitted: January 17, 2018

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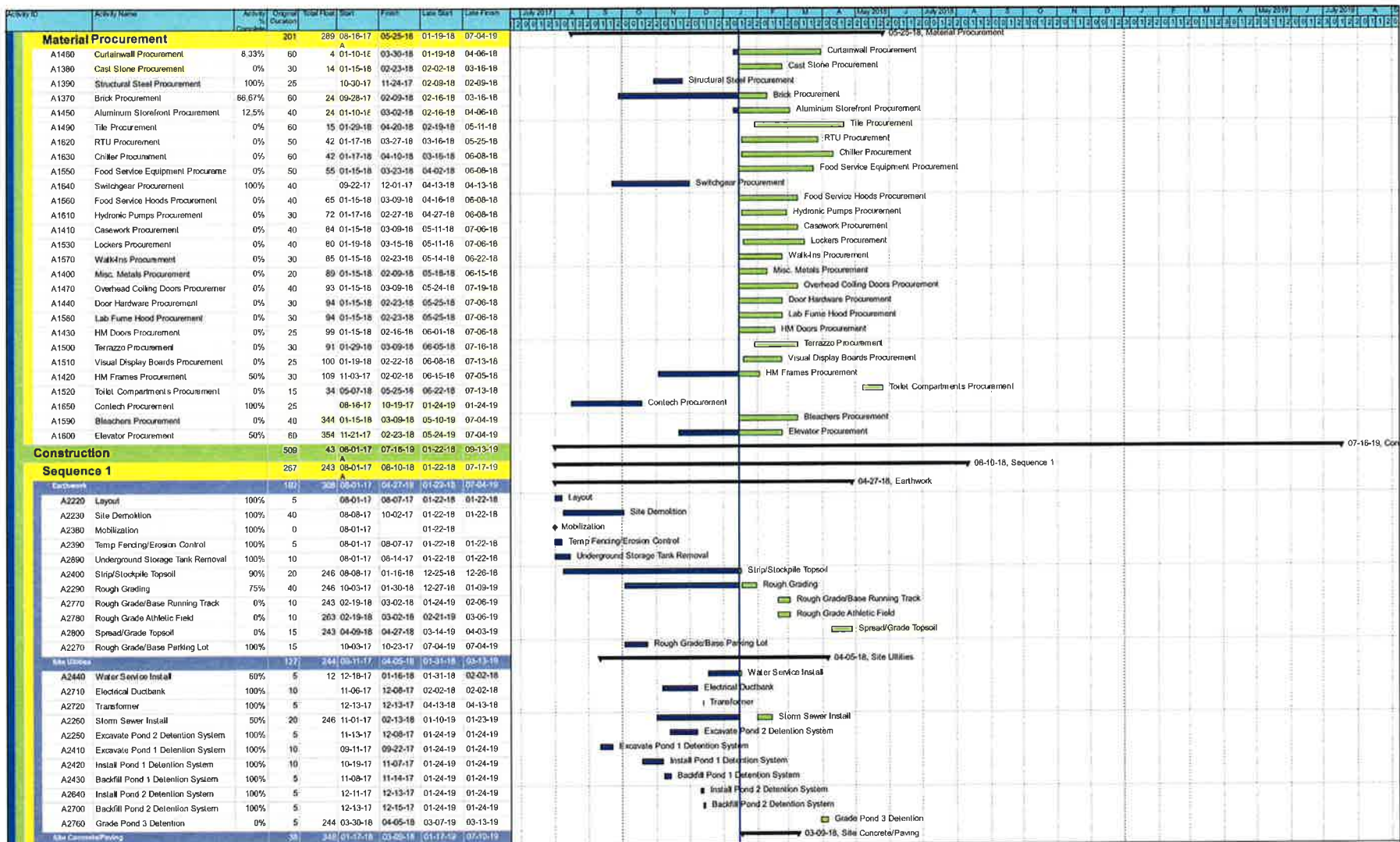
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Page 1 of 11

Thompson Middle School Additions and Alterations
Schedule Update
Submitted January 17, 2018





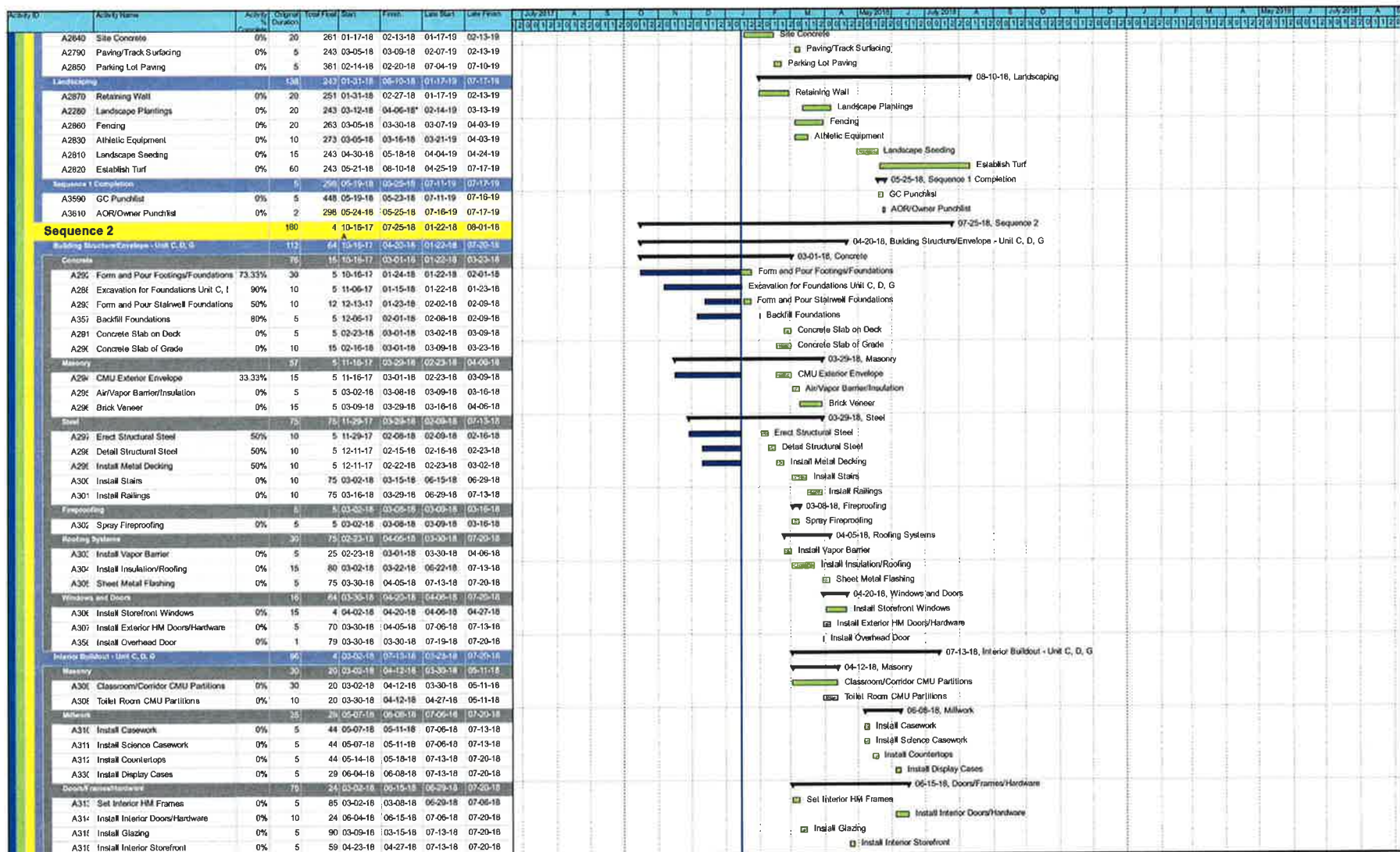
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Page 2 of 11

Thompson Middle School Additions and Alterations
Schedule Update
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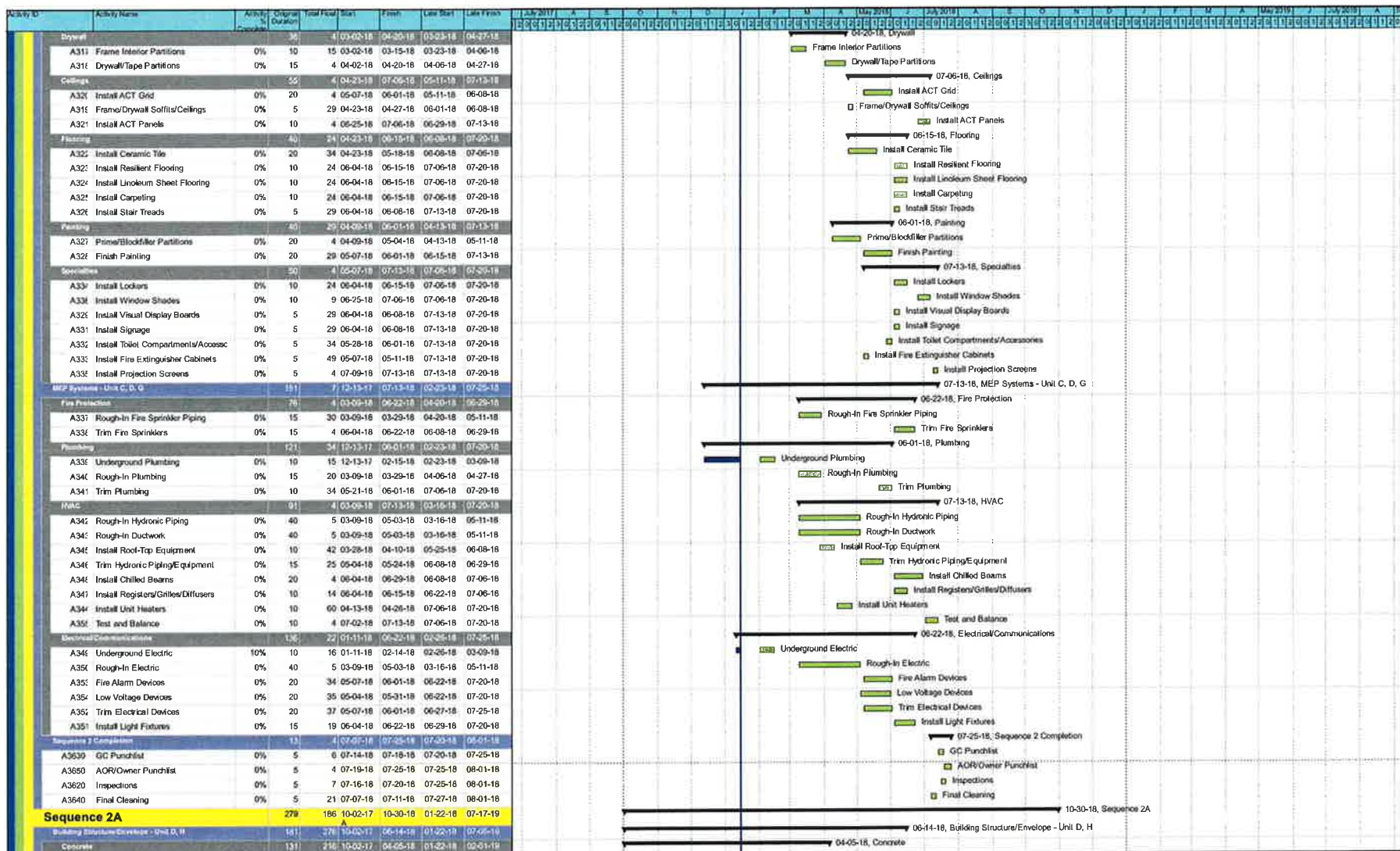
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Page 3 of 11

Thompson Middle School Additions and Alterations
Schedule Update
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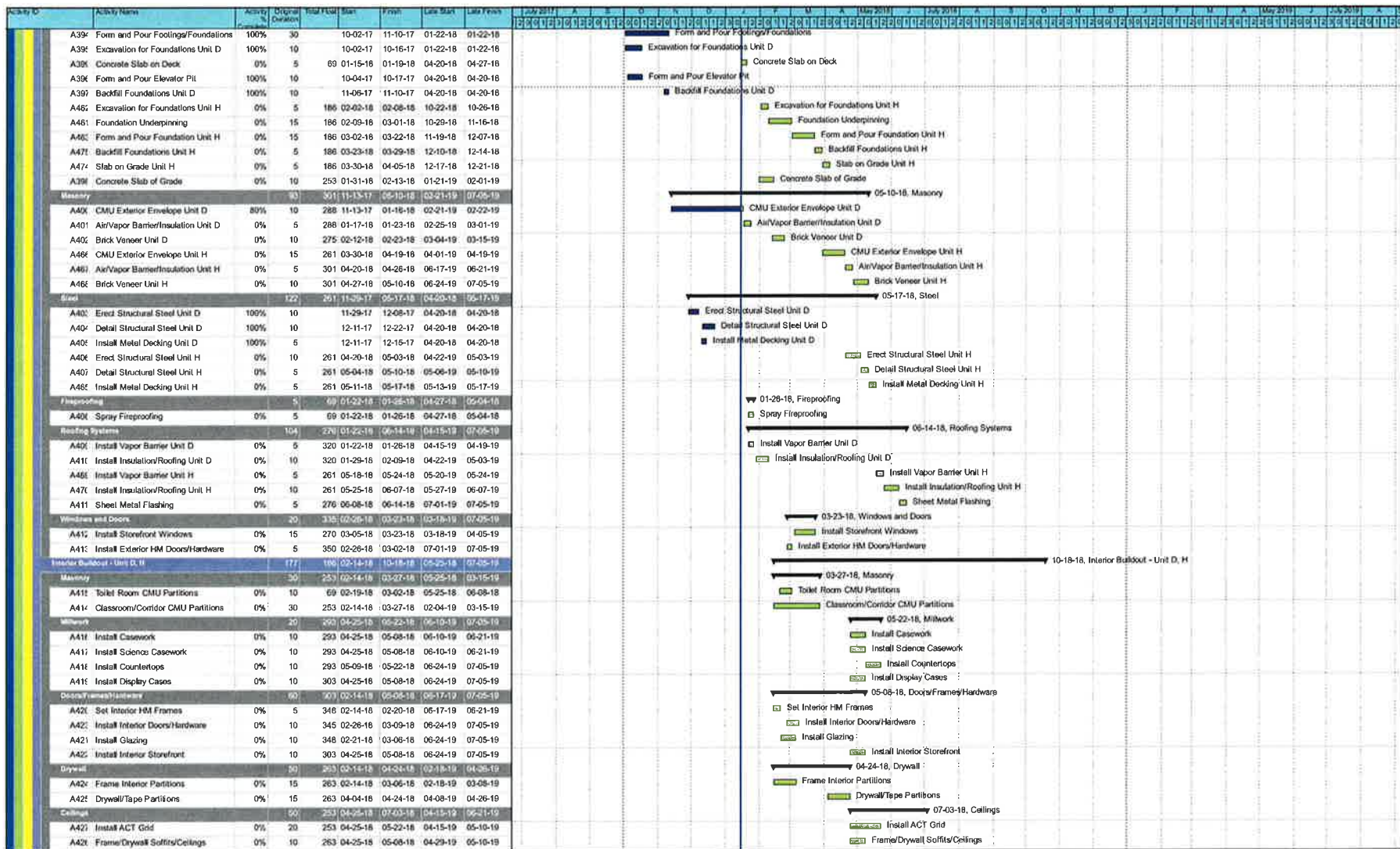
Page 4 of 11

Thompson Middle School Additions and Alterations

Schedule Update

Submitted January 17, 2018





Run Date 01-17-18

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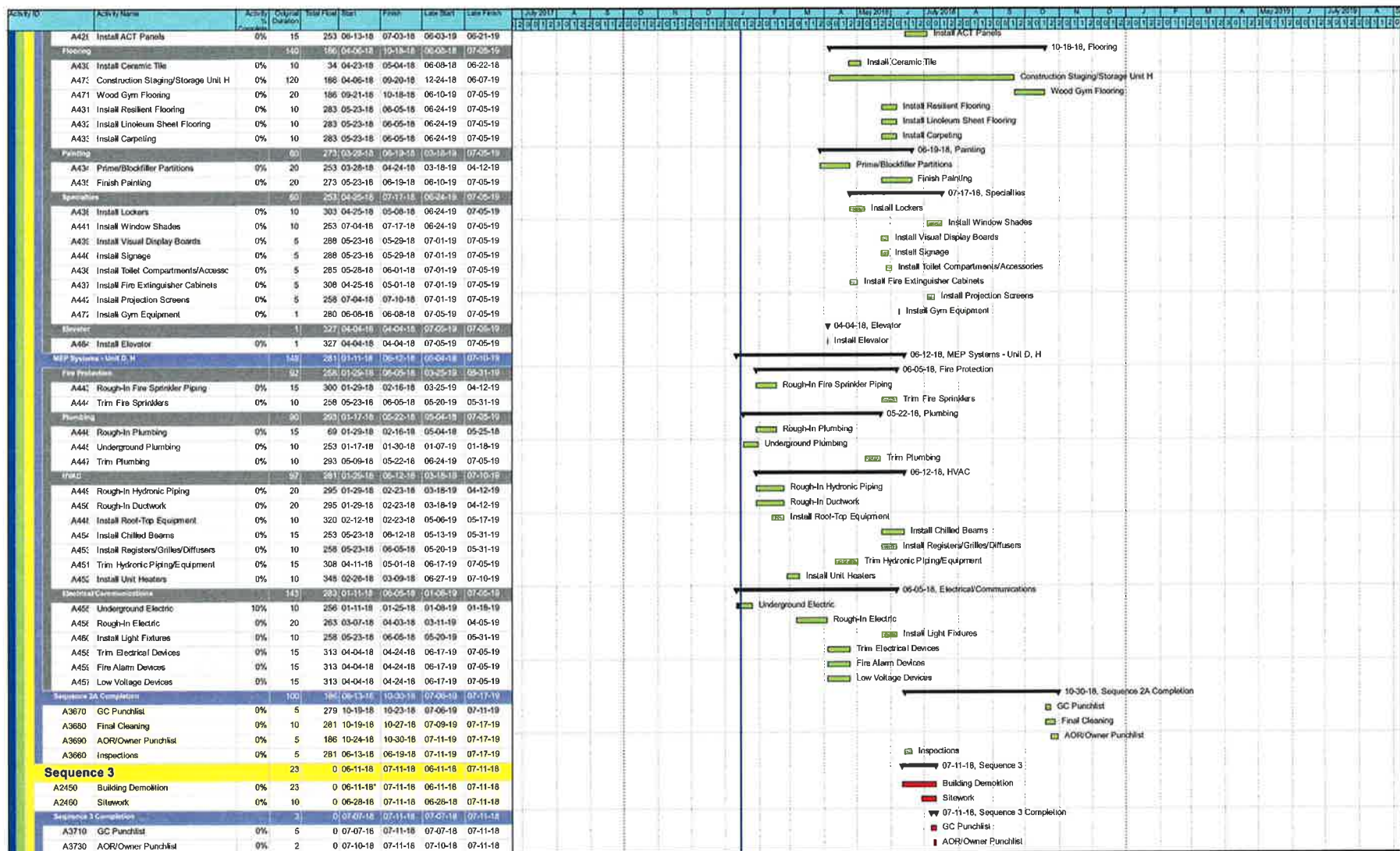
Page 5 of 11

Thompson Middle School Additions and Alterations

Schedule Update

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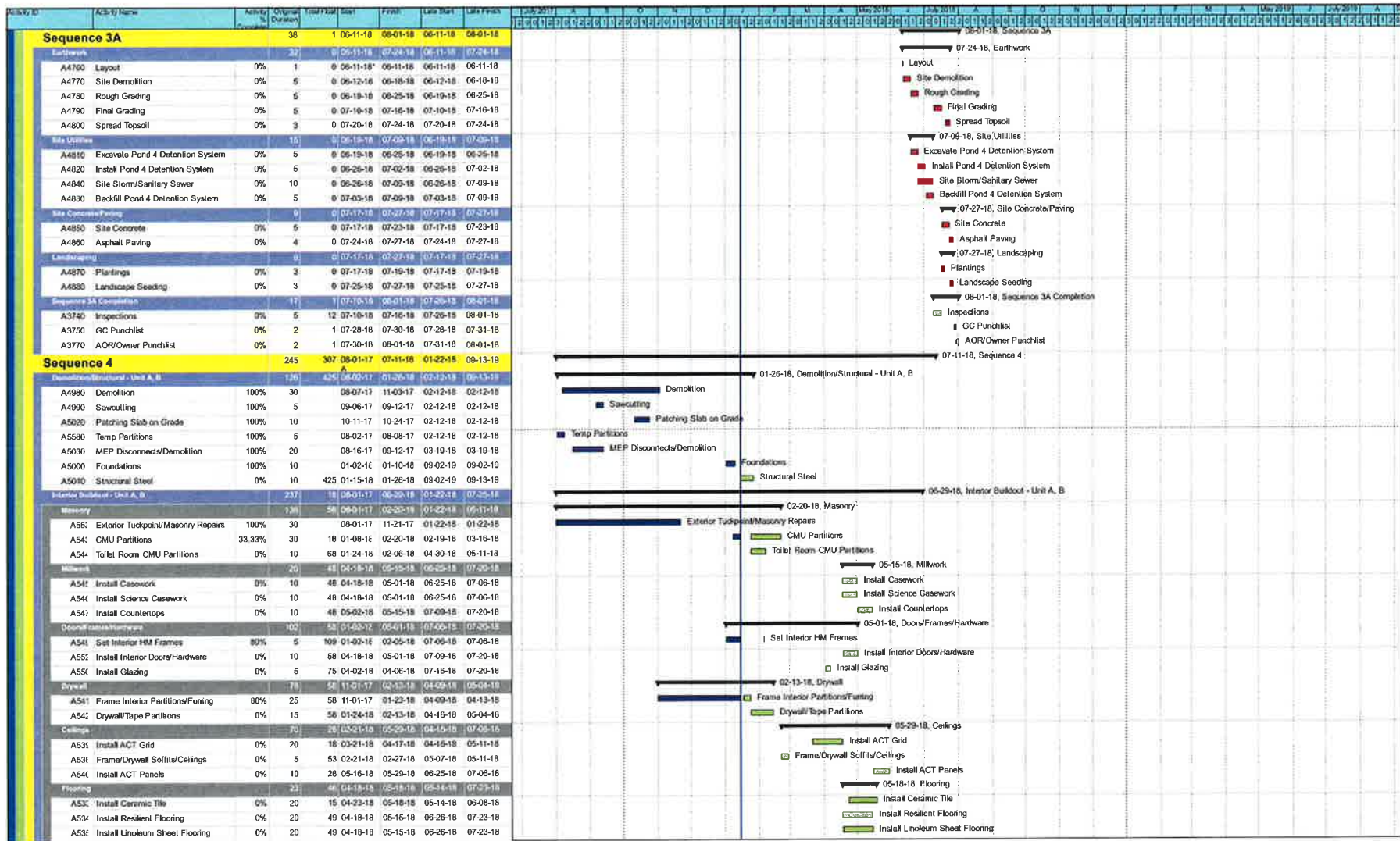
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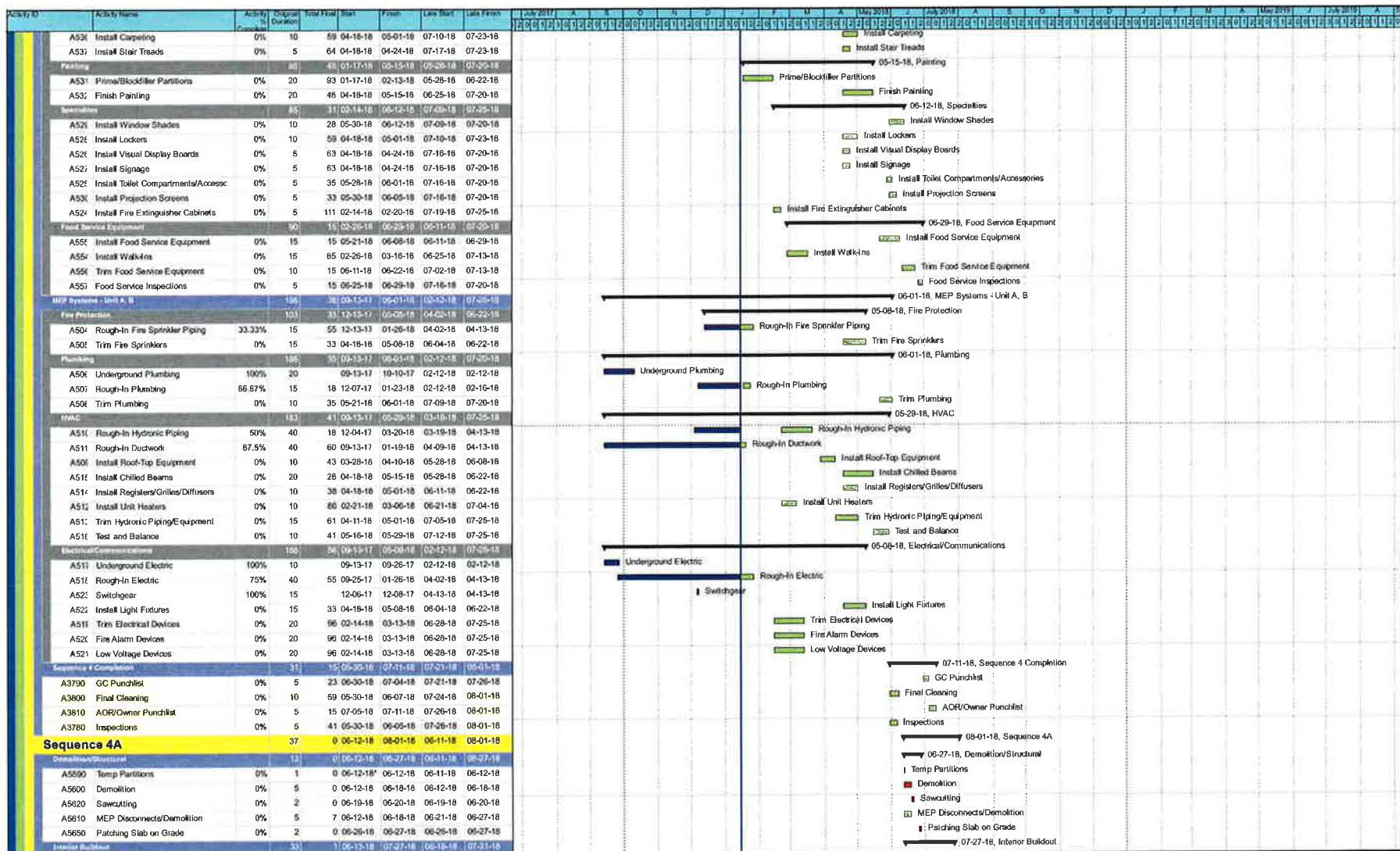
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Page 6 of 11

Thompson Middle School Additions and Alterations
Schedule Update
Submitted January 17, 2018







Run Date 01-17-18

Data Date 01-15-18


Page 8 of 11

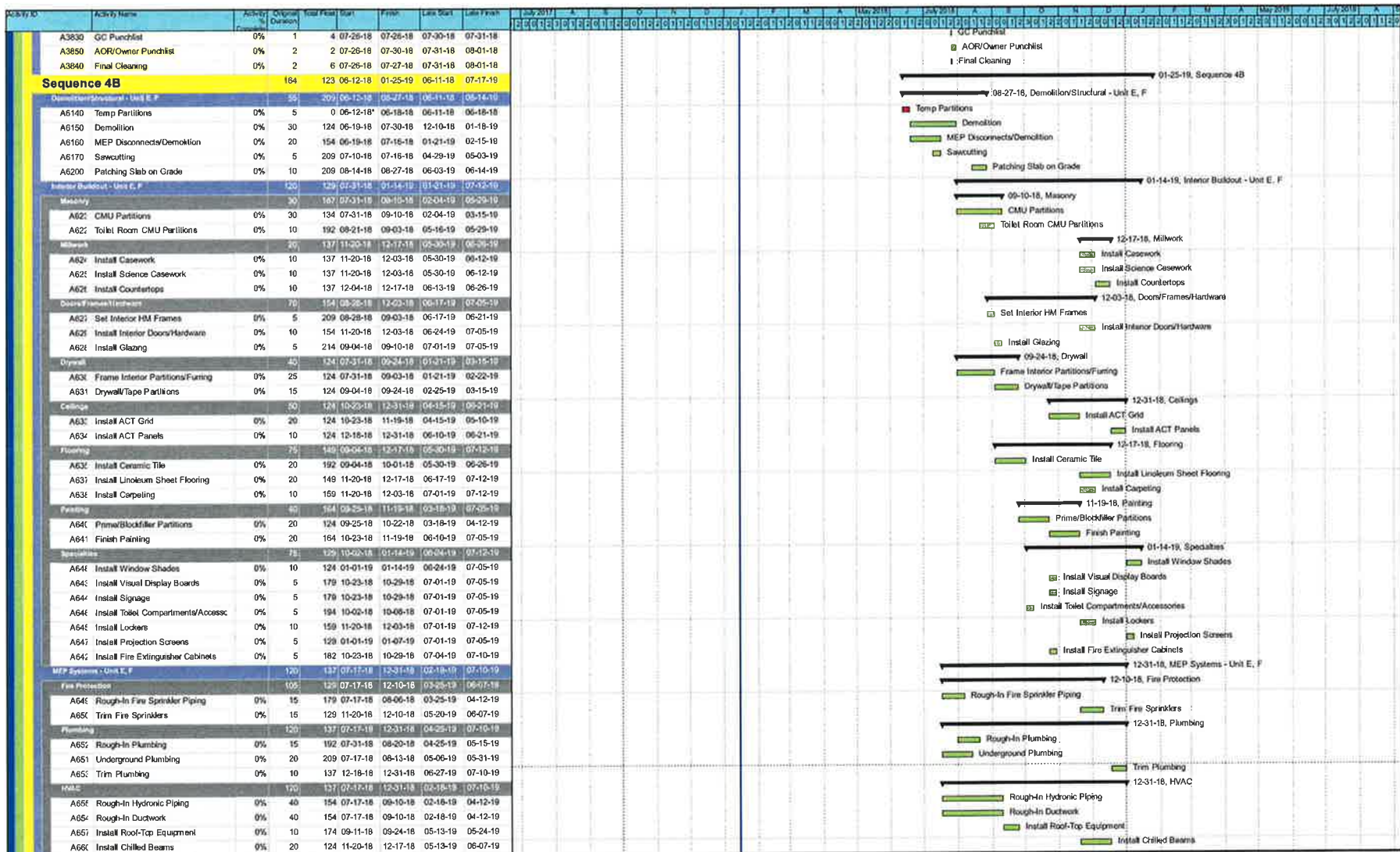
Thompson Middle School Additions and Alterations

Schedule Update

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Run Date 01-17-18 Data Date 01-15-18 Page 9 of 11	<p align="center"> Thompson Middle School Additions and Alterations Schedule Update Submitted January 17, 2018 </p>	 <p align="center">K.R. Miller Contractors, Inc.</p>
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Date Date 01-15-18

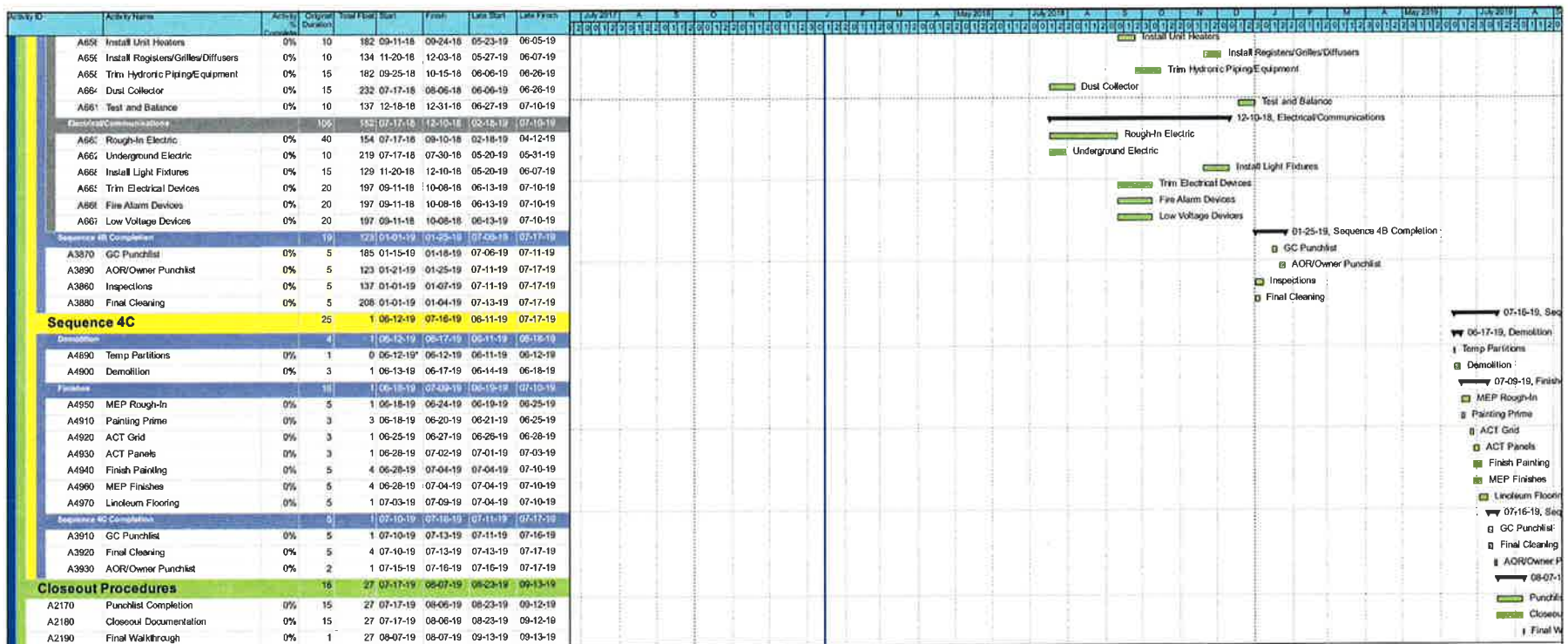
Page 10 of 11

Thompson Middle School Additions and Alterations

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Run Date 01-17-18

Data Date 01-15-18

Page 11 of 11

Thompson Middle School Additions and Alterations

Schedule Update

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