

Construction Status Update Report
February 2018

Thompson Middle School

Project Manager – Craig Lamp

Contractor – K.R. Miller Contractors, Inc.

Accomplishments

- Installing interior door frames
- Installing drywall
- Masonry mock up panel approved.
- Plumbing, HVAC, electrical and fire protection rough-ins ongoing
- Kitchen masonry walls installed, wall framing begun
- Interior wall framing
- New water main installed
- Addition basement stairwell foundation walls installed
- Installing Cafeteria exterior windows

Schedule

Project on schedule

- Upcoming Milestones
 - Foundation work for locker room addition
 - Rework steel for kitchen/serving/cafeteria area
 - Install steel columns and beams for kitchen & serving area support
 - CMU air barrier, insulation and brick work as weather allows
 - New water line into building
- Anticipated Completion Date: 8/15/19
- Status Meetings: Thursdays at 11:00 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 2/1/18 = \$6,876,334.22

Change Orders

Change Order #1 \$400,013

Change Order #2 \$62,384

- Accepted

- Water cooler Corridor B205 \$4,850
- Additional plumbing RFI #115 \$1,680
- ASI #9 Ductwork Room B212 \$3,918

- Pending

- Site work & parking revisions \$36,550
- Chilled water piping \$13,894
- Cafeteria ceiling and mechanical revisions \$35,826
- Area B,C,D sanitary \$15,854
- Electric water cooler corridor A108 \$8,801
- Backflow preventer B141 \$8,720
- Additional exterior windows \$66,365
- Cafeteria/Kitchen modifications \$
- Parapet wall replacement \$51,178
- Furring @ existing exterior walls T&M \$49,632
- Storm piping manhole 33 to parkway \$41,447
- Undercuts per Oz Engineering \$68,748
- Kitchen piping revisions RFI #87 \$2,768
- Relocated roof drains per RFI #109 \$6,450
- Sound doors and frames to match windows \$31,300
- RTU-4 rework per ASI #3 \$9,278

- Rejected

- Acoustic windows @ Band (less expensive alternate accepted) \$18,900
- Replace existing hall lockers \$64,790
- Glass marker boards @ Science Rooms \$53,490
- Modify running track \$132,825/\$193,515

Progress Photos - Next page

Cafeteria Windows Installed - Interior



Cafeteria Windows Installed - Exterior



Structural Steel and Masonry from North



Stair foundation framing at existing/new connection



Science room wall framing and plumbing rough-in



Kitchen masonry and plumbing rough-in (from loading dock entry)



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	Change Order #2
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	Change Order #2
RFCOP #15	11/8/2017	Revisions to FACS area	Approved	Architect	\$51,206	Change Order #2
RFCOP #16	11/10/2017	Band & Choir revisions	Approved	Architect/Owner	\$14,650	Change Order #2
RFCOP #17	11/9/2017	Cafeteria ceiling	Pending	Architect	\$35,826	
RFCOP #18	11/8/2017	Added steel at front entry	Approved	Architect	\$7,079	Change Order #2
RFCOP #19	11/16/2017	VCT in Cafeteria	Approved	Architect/Owner	(\$35,216)	Change Order #2
RFCOP #20.1	11/16/2017	Marmoleum tile in Classrooms	Approved	Architect/Owner	(\$145,254)	Change Order #2
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)	Change Order #2
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	Change Order #2
RFCOP #26	11/20/2017	Toilet room B130 revision		Architect		

RFCOP #27	11/20/2017	Skylight shaft	Approved	Architect	\$9,175	Change Order #2
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	Change Order #2
RFCOP #34	12/7/2017	Delete sanitary to west addition	Approved	Architect	\$536	Change Order #2
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	Approved	Architect	\$7,809	Change Order #2
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)	Change Order #2
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	Change Order #2
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	Change Order #2
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)	Change Order #2

COR #14	1/3/2018	Remove blower motor	Approved	Miller/RFI	\$3,584	Change Order #2
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	Change Order #2
G	11/21/2017	Report 11/6/17 - 11/11/17	Approved	Oz Engineering	\$53,924	Change Order #2
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	Change Order #2
COR #24		Roof parapet replacement	Void	Void	Void	Void
COR #25	11/28/2017	Electric cost above allowance	Approved	Miller/Allowance	\$1,700	Change Order #2
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	Approved	Miller/RFI	\$2,602	Change Order #2

COR #37		Waterline revision per City	Void	Void	Void	Void
			Change Order #1		\$400,013	
			Change Order #2		\$62,384	
			Approved Changes		\$0	
			Pending Changes		\$351,818	
			Total Changes		\$814,215	
			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	
		Pay App 5		-2,269,936.97	
		Balance Due		\$30,144,515.78	82%
	Contingency Allocation			\$ 2,500,000.00	
	In Process Change Orders				
		Change Order #1		\$ 400,013.00	
		Change Order #2		\$62,384	
	Pending Change Orders			\$ 351,818.00	
	Remaining Contingency			\$ 1,685,785.00	67%

ARMSTRONG, TORSETH, SKOLD AND RYDEEN, INC.
ARCHITECTS AND ENGINEERS
MEMORANDUM NO. 30C

Project Number: 16045

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DATE February 7, 2018

PROJECT Thompson Middle School Additions and Alterations

SUBJECT Construction Meeting; 10:00 AM

PRESENT School District #303
Craig Lamp
Steve Morrill
Seth Chapman
John Baird
Nick Manheim, (School Board Member)
Jim Gaffney, (School Board Member)

K.R. Miller
Cody Labeck
Robert Richards
Paul Ingraham

City of St. Charles
Jeff Stengler
Mike Neumair

ATS&R
Stewart Haugen

BY Stewart Haugen

1. PROGRESS SCHEDULE / LOOK AHEAD:
 - a. Site work proceeding, weather cooperating.
 - b. Unit C loading dock retaining wall and foundation work proceeding.
 - c. Exterior wall masonry work at Unit D continues.
 - d. Unit C exterior window frames being installed.
 - e. MEP rough-ins continuing in Units A and B.
 - f. Phone line to be relocated soon - new pedestal on site.
 - g. Drywall installation progressing.
 - h. Flooring substrate remedial work is underway.
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: 1-48 issued to date.

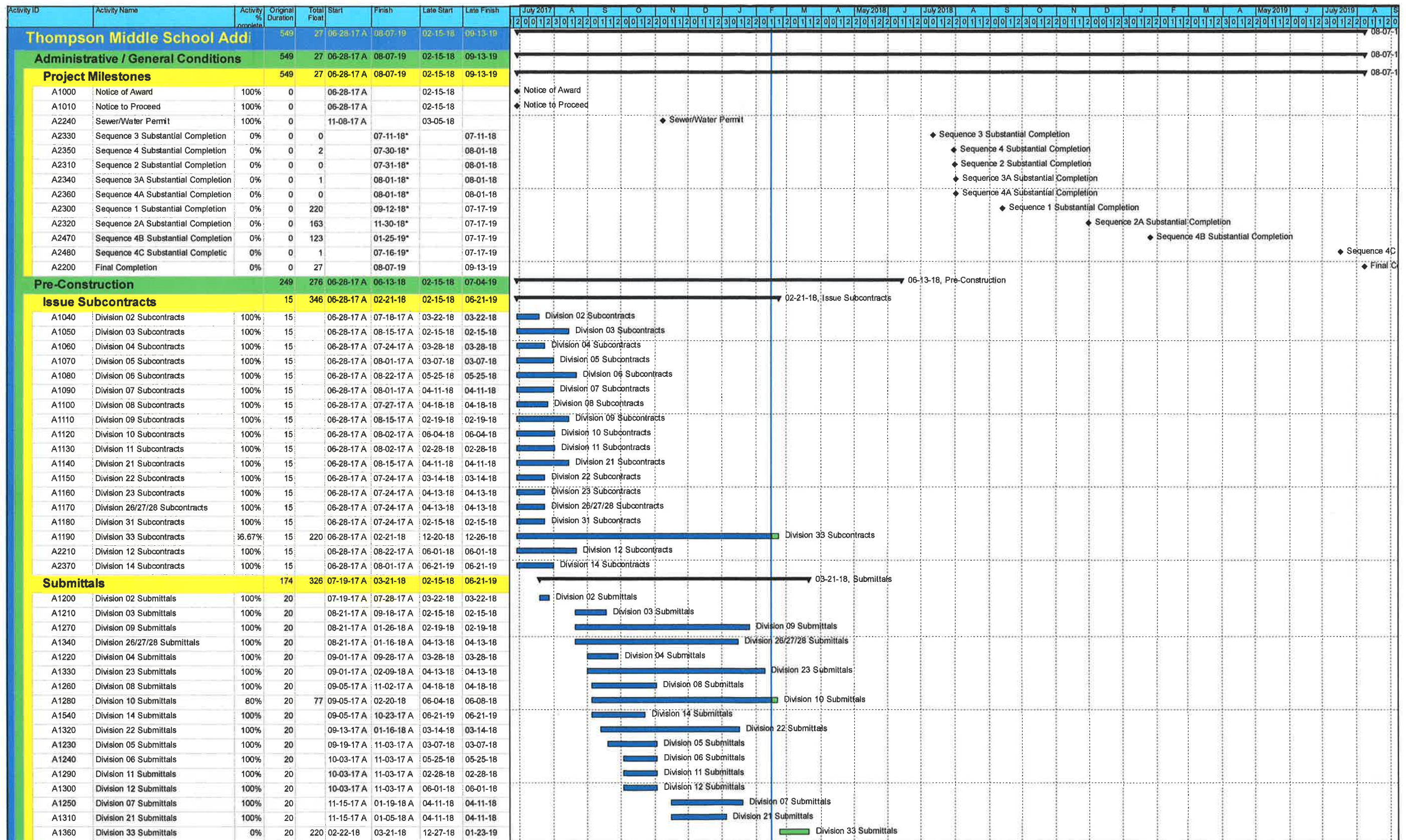
- b. ASIs: 1-14 issued to date.
- 5. **BUILDING ACCESS:**
 - a. No issues.
- 6. **OLD BUSINESS:**
 - a. See previous meeting minutes.
- 7. **NEW BUSINESS:**
 - a. ATS&R to continue responding to and processing RFIs, RFCOPs and CORs as efficiently as possible.
 - b. ATS&R to catch up on unresolved submittals.
 - c. KR Miller and ATS&R walked-through and reviewed items after meeting,
 - d. Water shut-off being planned for 2.19, allowing for utility work.
- 8. **The next Construction Meeting is on February 15, 2018 at 11:00 AM in Conference Room A120. Going forward, this will be the new day and time for the weekly construction meetings..**

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: none



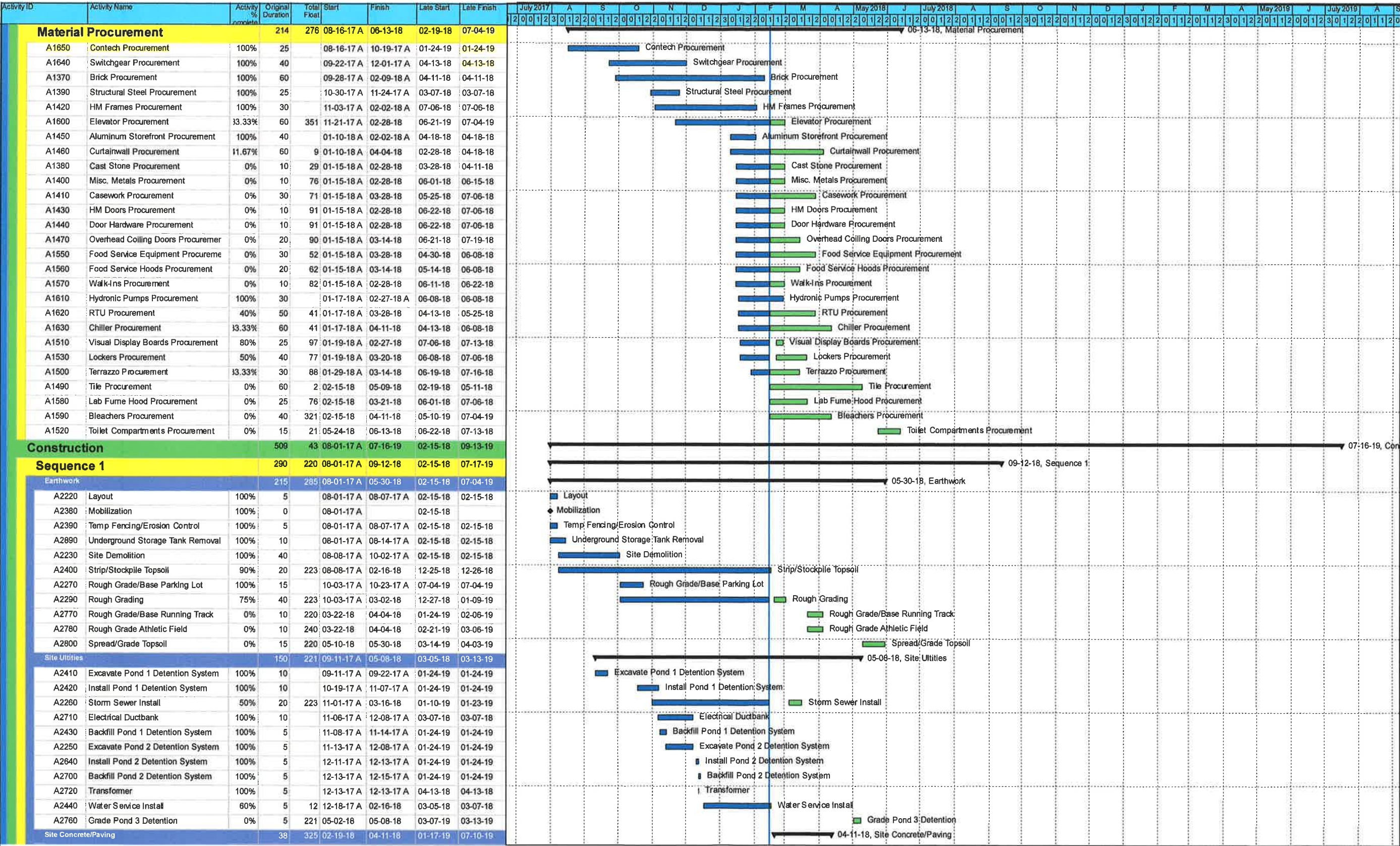
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Schedule Update
Submitted February 15, 2018





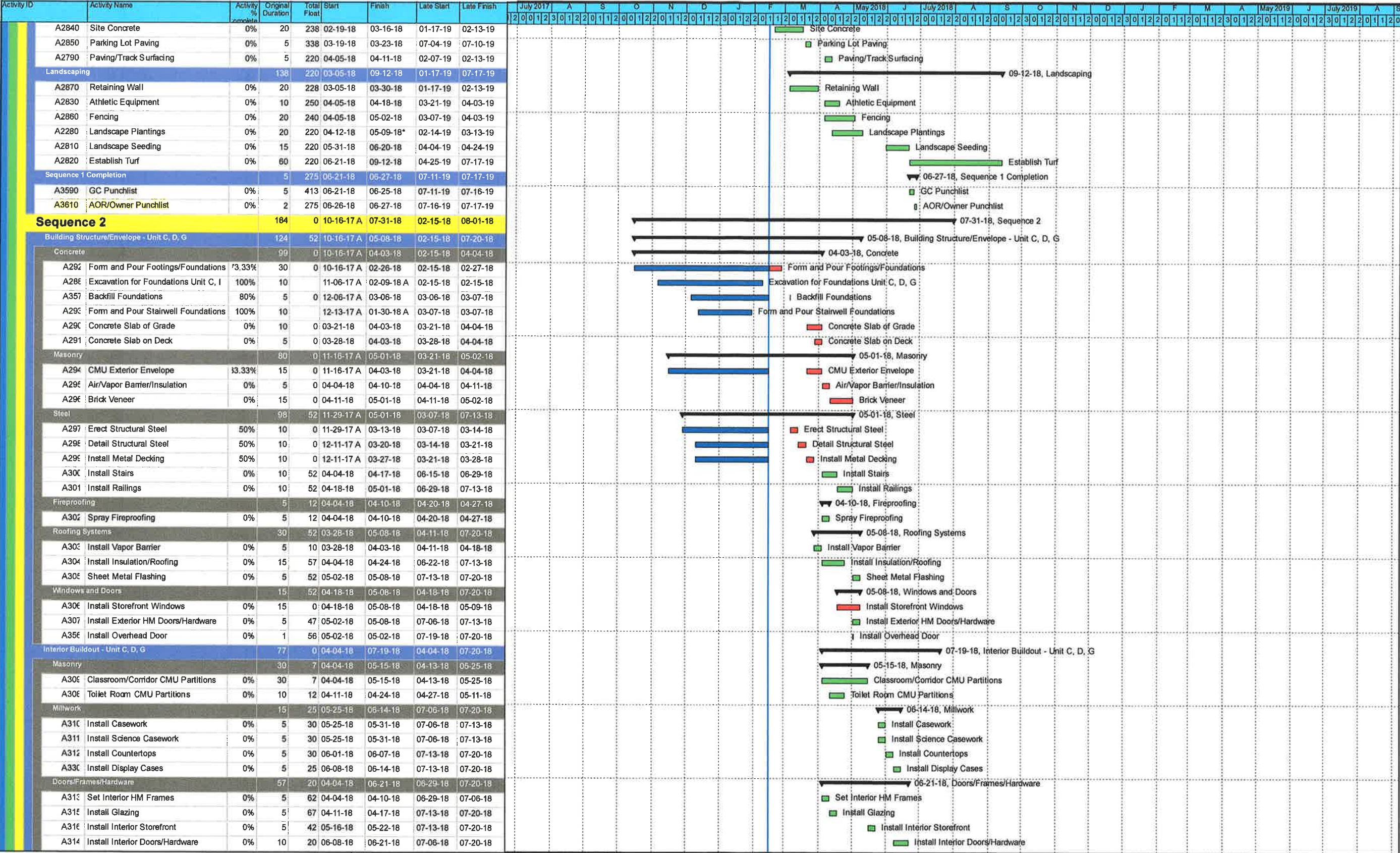
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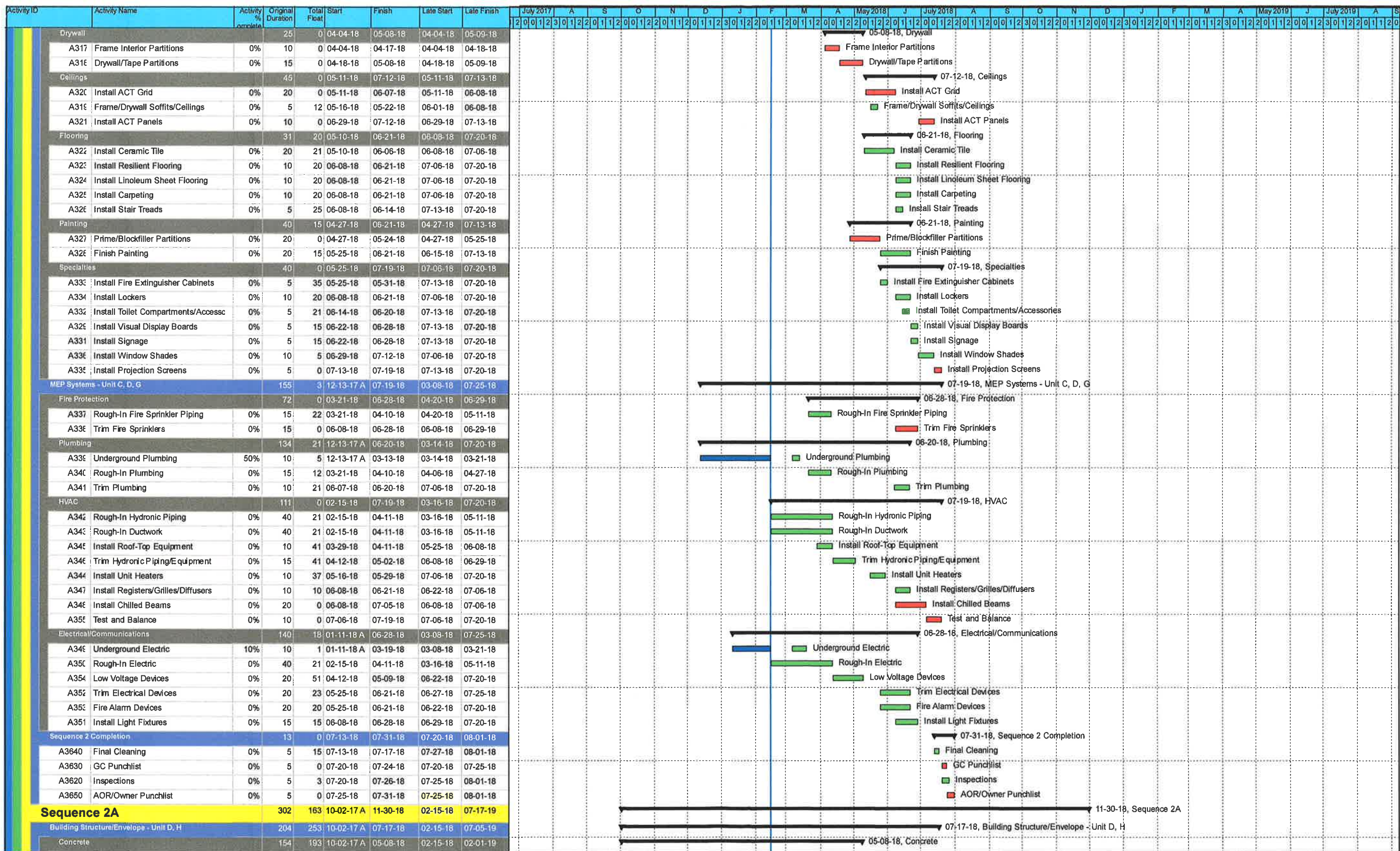
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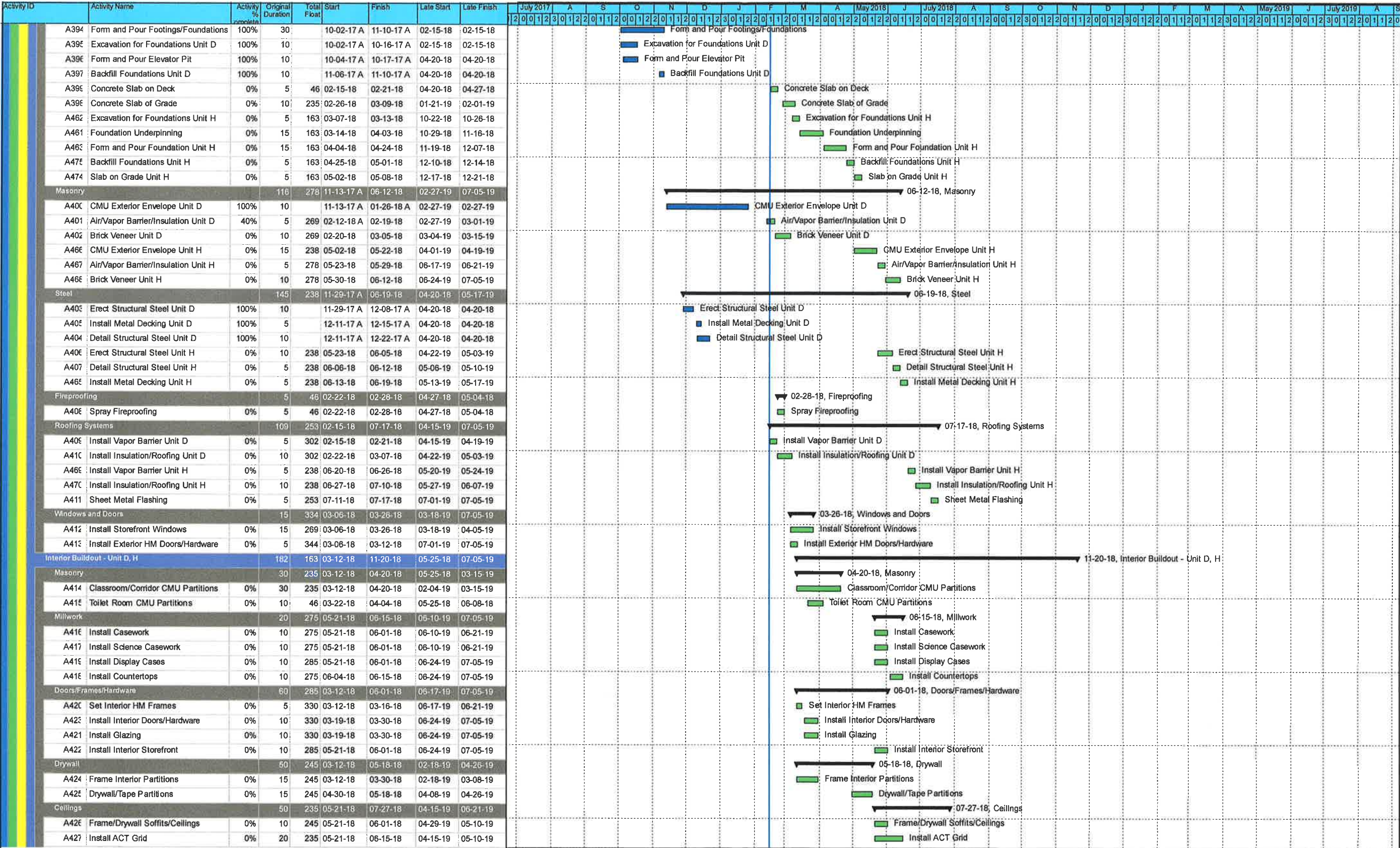
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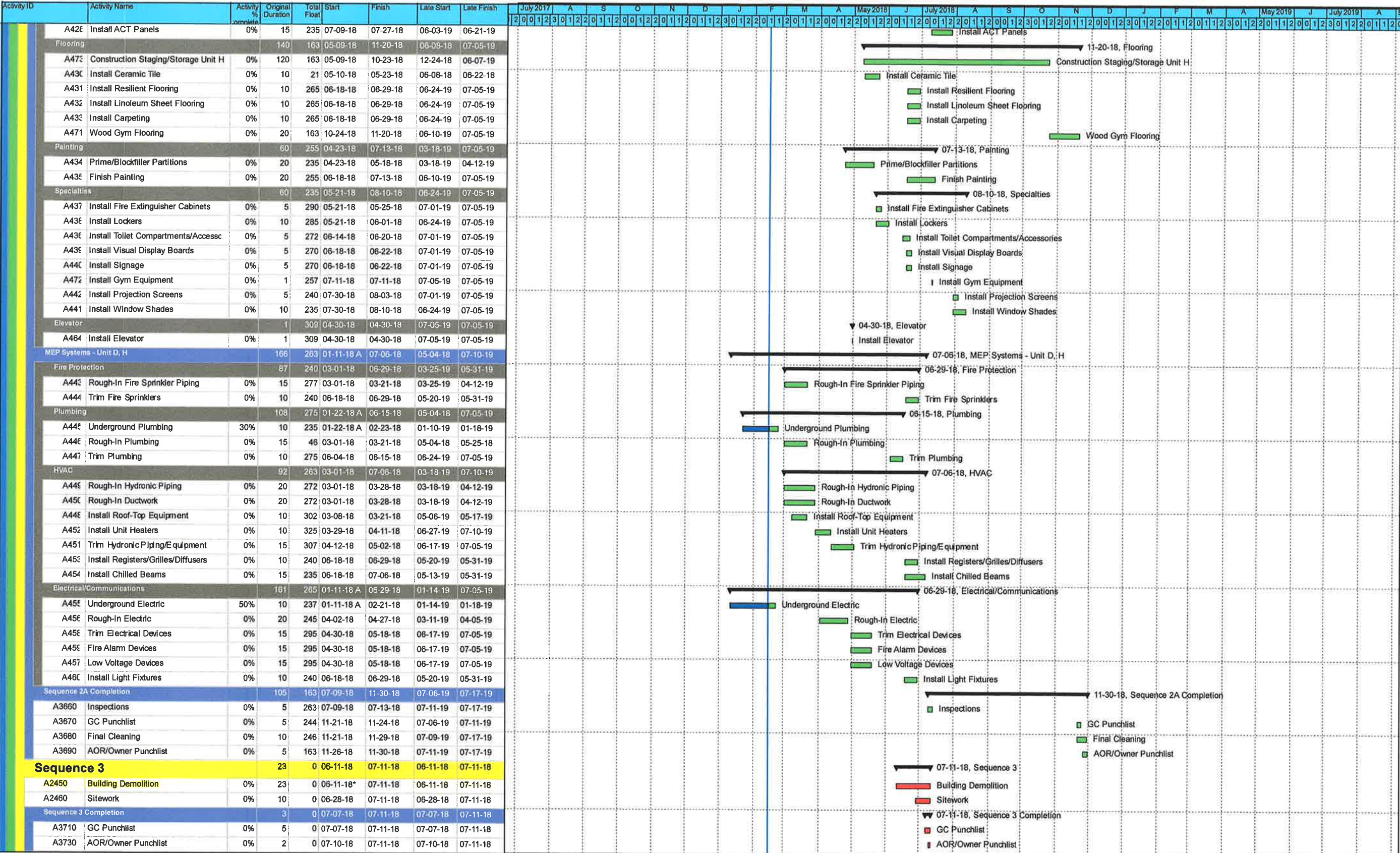
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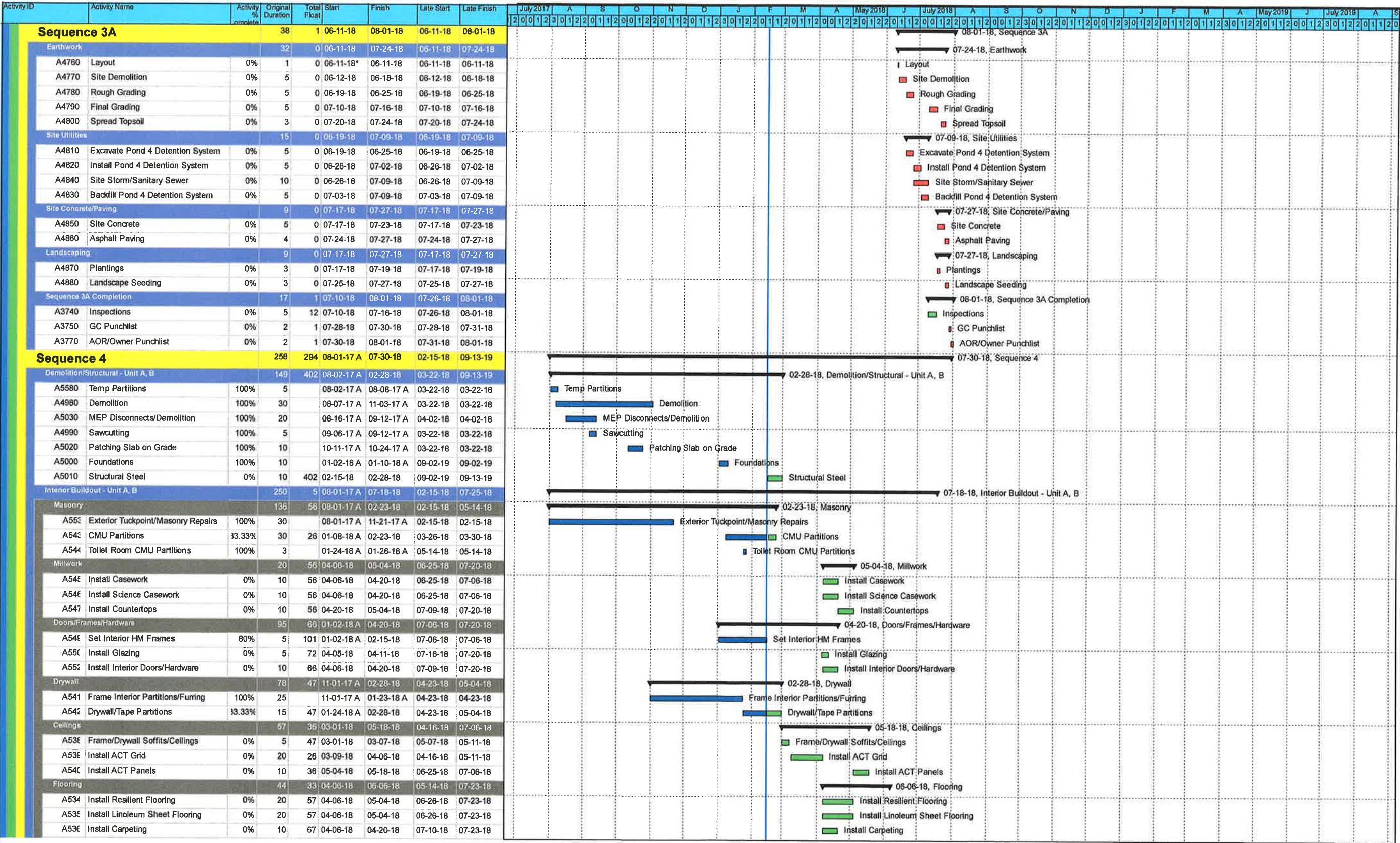
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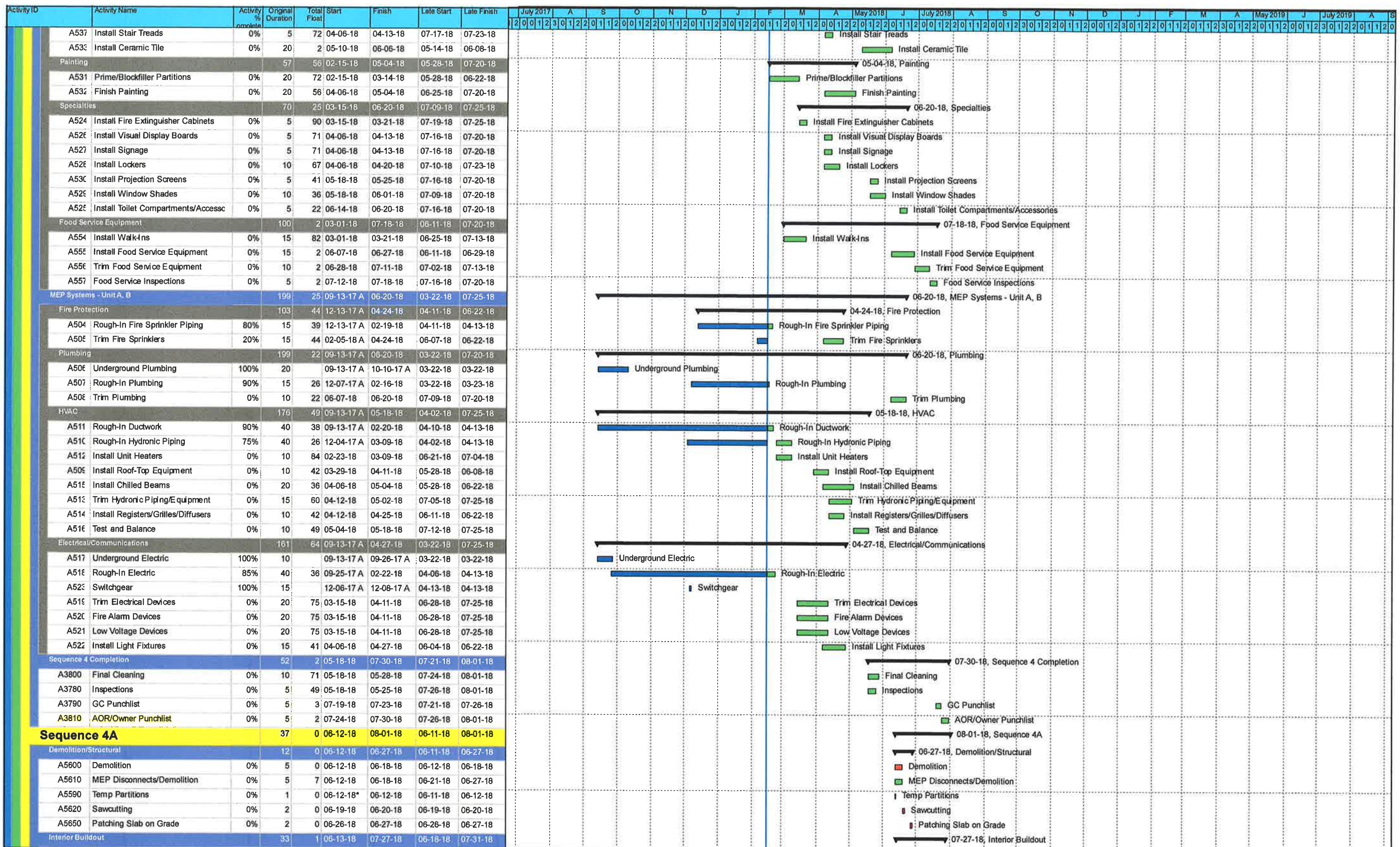
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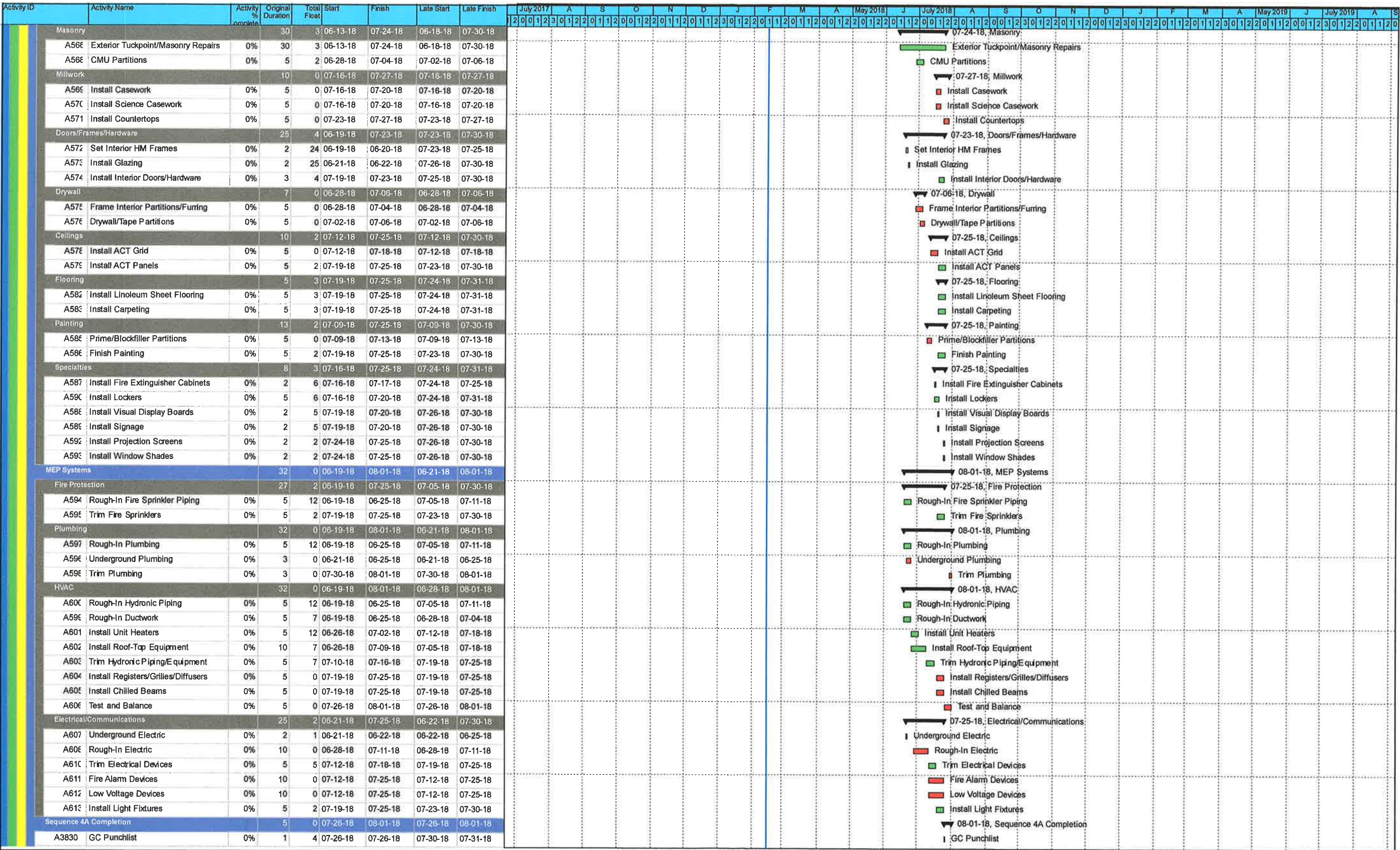
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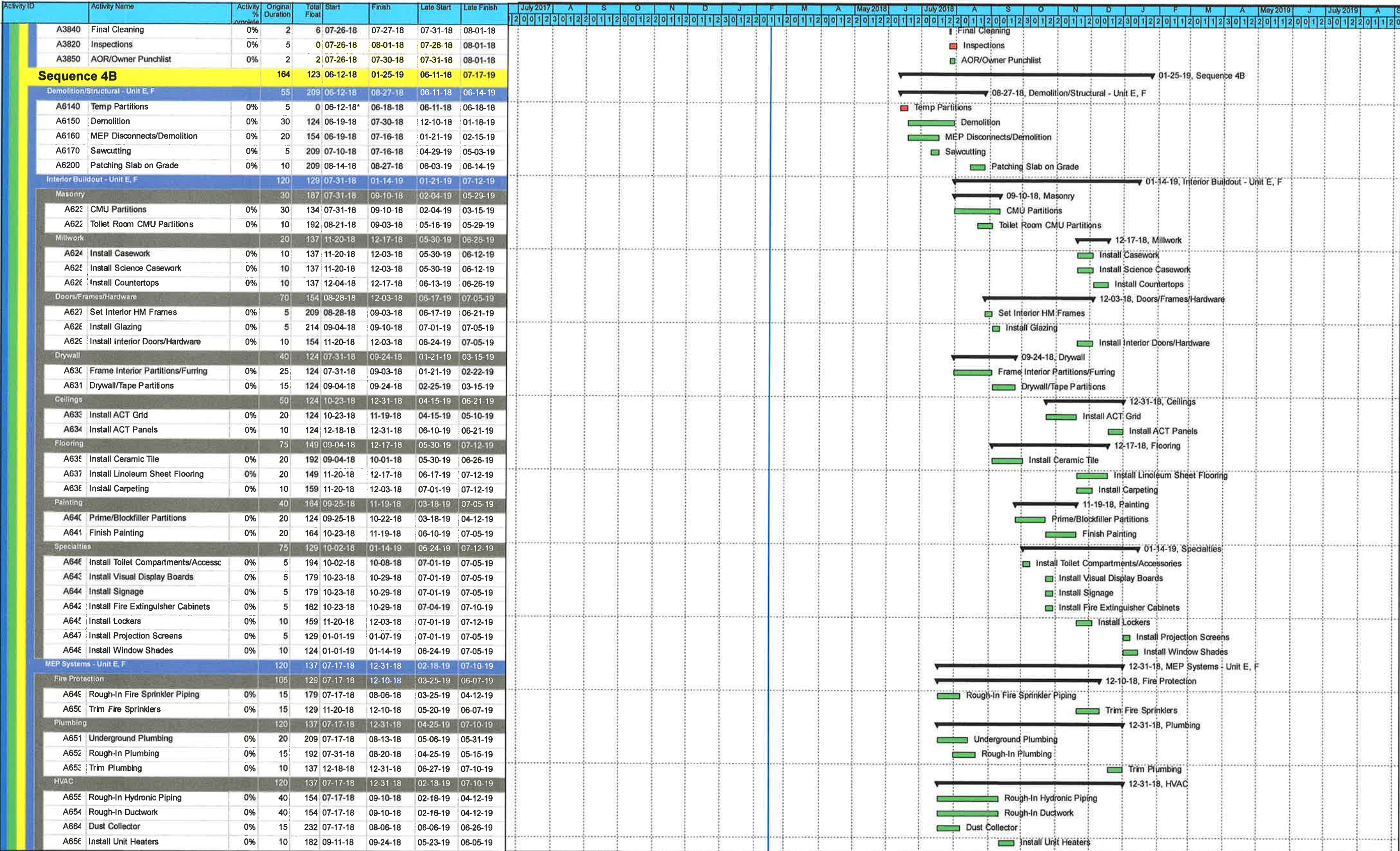
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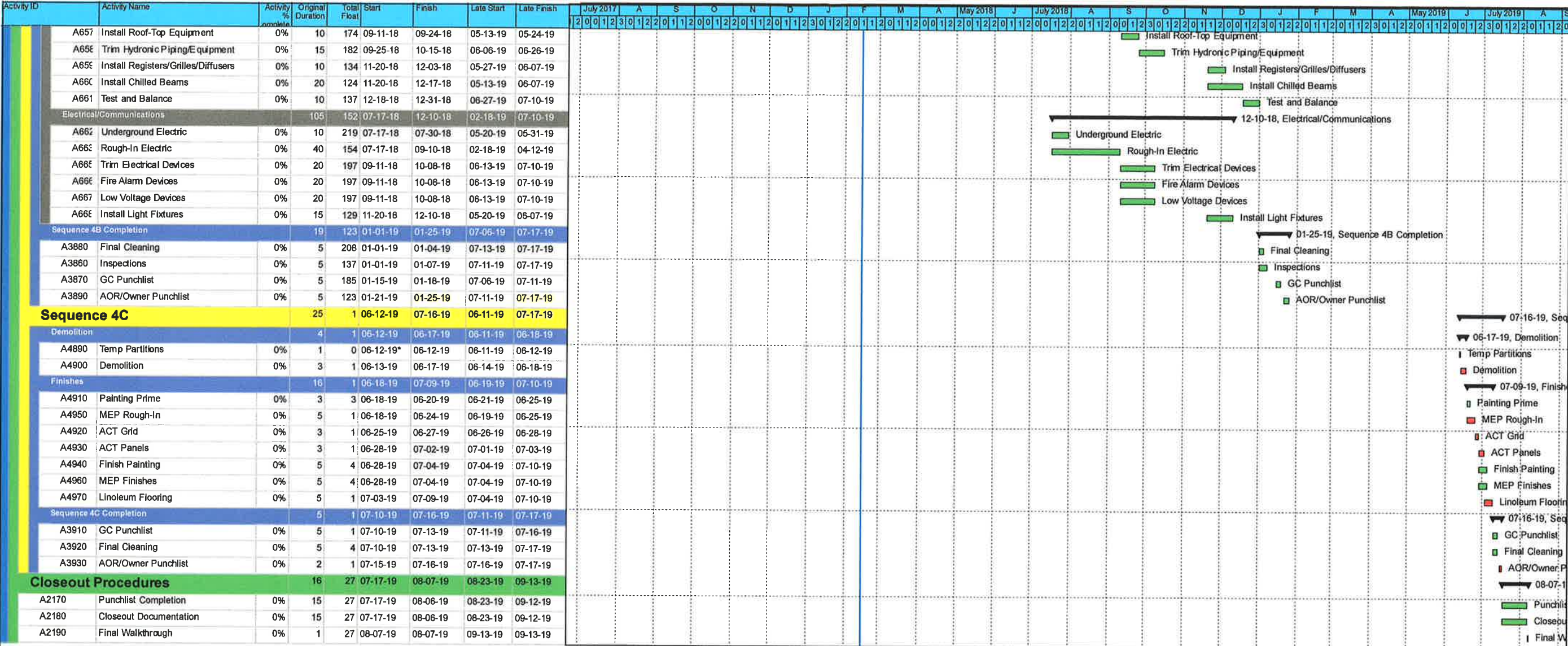
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