

Class Room Construction Report

Rev 7/14/2015, 7/27/15 8/6/15, 8/11/15, 9/29/15, 10/6/15, 11/20/15
Greg Smith

June 9, 2015

At the June 9 board meeting, Konrad volunteered to take on the Class Room structural construction project.

June 10, 2015, Greg volunteered to help as he has had a lot of experience with contracting this type of work

June 13, 2015, Met with Konrad at the Potlock to go over the job.

June 15, 2015 I called the Engineering firm with a couple of questions and to obtain recommendations for general contractors to perform the work.

They gave me 2 names, Nelson Construction and Versa-Core, I contacted both and arranged a meeting with Duke Nelson of Nelson construction, and Andrew Batten of Versa-core.

The job site review went as planned with Duke, but Andrew failed to show up.

I have contacted him several times, made arrangements, but he failed to call me or show up. I have dropped him from contention.

I asked Evan, the board to contact, if he would contact the landlord regarding the job and maybe financial splits as the building was not revised according to building standards even before we started. The reply was not very informative.

I have also asked if the landlord has even seen the report and commented on it. I did not get a very positive response from the board representatives

July 10, 2015 I received a quote from Nelson construction for \$7,147 to perform the work according to the engineering documents, basically a footer, column and extension of the steel beam.

July 13, 2015.

I contacted the landlord to see if he had a general contractor that he has worked with on his properties that he could recommend.

Turns out that he had never seen the engineering report and was unaware of the scope of the work to be done. We spent most of an hour reviewing the site and discussing the job. He will see if he can obtain another contractor to make a quote.

Greg's thoughts,

My original estimate (to myself based on my experience) was in the range of \$5,000 to \$10,000 for this job as it is complex even though it is small.

We should allow for an expenditure of at least \$10,000 as there are a lot of unknowns both underground and overhead. There will also be a lot of work fixing up the room after the structural construction including ceiling joists, drywall, electrical etc. that needs to be designed and constructed.

July 24, 2015

John, the landlord, called me and advised his construction company would do the job for a not to exceed \$5000.00 He would be able to start in the week of Aug 4th. I advised that I would present it to the board and let him know. He also recommended that we get the Engineering firm to survey the ceiling joist structure and give us a simple structural design for a new ceiling.

We could then put together a quote for ceiling work, include some type of rough in for lighting and power. And proceed as a separate issue than the structural work

If the board approves this, we will need a formal document for the contract with him, Who will sign for the board and who will be the i3 liaison (construction manager) for this job.

August 28, 2015 casual comment from Jamie on board email.

August 3, 2015

No response from board regarding what they would like to do. Finally a note from Konrad

August 6,, 2015

Talked with John the landloard re the contract document, he will have his sec write up a simpler version, would start soon, but no date. Picked up documents from Ace, forwarded to Konrad

August 11, 2015

Presented the contract proposal to the Board who approved it , signed by Konrad- President and

Sept 29, 2015

ACE Landscaping (the owners company) started work in the class room today.

I3 removed all the items from the room, sealed the hallway and door to the Craft room.

Ace sawcut the floor and dug down revealing the building footer. They also removed part of the ceiling drywall revealing the old structure as well as a piece of the wall paneling revealing the old build wall.

I asked John (landlord) if he wanted me to contact the engineering company and get their input, he declined

Ace continued and excavated the hole for the footer, put some rebar in and filled it up level with the top of the old building footer which is about 4 inches below the floor grade.

The floor will be finished after the column is installed. Probably the last thing. I am not sure of his next step, I am assuming he will now fabricate a column of some sort.

As I write this I am going to get the engineering firm back to take a look, It may cost a few \$ but will be worth it. I assume you will all agree with this.

Oct 6, 2015

Asked John Gruber Sheppard Engineering to meet me and review the work so far as well as talk about the renovation of the ceiling told him we would pay for his time.

It was a good meeting included John from ACE and reviewed his work and what he needed for the remaining steel work.. also what we need to do for the balance of the plaster work.

Nov 20,2015

Sheppard Engineering billed us \$150 for the review as above, I authorized the Treasurer to pay it. Wick he did.

Ace completed their work as of about 11/10/15 with the addition of the second post and mortar work on the beam. I am authorizing payment of their invoice, I will ask John Hutt to submit a final invoice.

I have just about completed the carpentry work to support the new ceiling under the beam. Terry Wynn and I have had a formal hand off for the balance of the work he is now the construction manager. And the contact with the landlord John Hutt regarding any classroom construction needs. I will continue to advise as needed both Terry and Evan.

As of this date the following POC's are in place

Classroom status. & POC

Coordinator – Matt Arnold

- Zone Coordinator – Matt Arnold
- Structural - Greg - nearly done, a few minor things left. Now- Terry W
- Trim Moldings etc - Terry W
- Paint - Terry W
- Drywall – Glen More, Terry Wynn.
- Flooring - Corey and Terry @
- furnishings – Charlie
- Electrical - Evan

I pass the torch- Greg