



**Crabtree, Rohrbaugh & Associates
Architects**

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CONSTRUCTION CONFERENCE REPORT #17
Southern Fulton Jr/Sr High School
CRA project no. 2563

6-11-2014

IN ATTENDANCE

See attached listing for attendance.

On the above date, at 9:00 p.m., a construction conference was held at the project site. The following is Crabtree, Rohrbaugh & Associates understanding of the issues discussed.

Lobar, Inc. - GC

Please see the attached status report for progress of contractor prior to this construction conference and projected work for the next two weeks

- 13.1 The **Gym floor** sustained some damage by the Lobar painting sub by the use of the high lift without plywood protection. Mr. Lebo will get an independent evaluation of the wood gym floor after work in the remaining side of the gym is complete and uncovered for evaluation. Note: The remaining side was protected from the high lift with plywood.
Update 5-14-2014: The floor protection is up and the group will walk the area after the meeting. Mr. Lebo will make a call to the Maple Floor Company for an inspection and evaluate the damage. Time is of the essence since the district needs the gym for summer time storage.
Update 5-28-2014: MFMA is not the correct organization to request an evaluation of the existing floor. Mr. Lebo contacted Miller flooring a commercial company that installs gym floors to perform the third party evaluation. Mr. Lebo said they will be within two weeks. Post meeting, the group met in the gym to determine that the school will use the hallway side of the gym floor for upcoming storage needs. Mr. Lebo documented the existing condition of the floor.
Update 6-11-2014: Third party reviewer, Miller Flooring, was on site 6-6-14 to review the gym floor condition. Mr. Lebo stated that the Miller report of the site visit is forthcoming.
Update 6-25-2014: The floor report was received today before the job conference and is in review with the District.
- 17.1 Mr. Lebo submitted a color selection chart for the Kitchen floor. Mr. Hann selected Sherwin Williams ArmorSeal, Heavy Duty Floor Coatings in the color "Tile Red". Mr. Lebo will upload the submittal in Newforma. (Closed)

Carl E. Frantz Inc. – PC/HC

Please see the attached status report for progress of contractor prior to this construction conference and projected work for the next two weeks.

17.2 Mr. Carbaugh needs the response to RFIs 29 and 30. Post meeting, RFI 30 was answered and returned. RFI 29 response regarding the sink in A127 and ADA requirements is pending.

17.3 Mr. Carbaugh questioned the spacing for the hot water heaters. Post meeting CRA took some measurements and will take the issue to CPE. Mr. Carbaugh was investigating the manufactures installation requirements and will report back to Mr. Augustine.

Lobar. Inc – EC

Please see the attached status report for progress of contractor prior to this construction conference and projected work for the next two weeks.

14.6 Mr. Buckley needs RFI 24 returned in regards to the cafeteria lights.
Update 5-28-2014: A PCO was submitted to CRA from Lobar GC to use an angle at the ceiling grid and window location. This was forwarded to Mr. Hann. Upon demo of the existing café ceiling, if lights cannot be arrange as to avoid conflicts of existing unforeseen conditions, then the ceiling will be lowered and the angle will be used.
Update 6-11-2014: Ongoing.
Update 6-25-2014: Lights were arranged to avoid conflicts. Ceiling will be installed per plan. (Closed)

Southern Fulton School District

9.3 **Kitchen concerns:**

- 1) The District is okay with the operation of the steamers.
- 2) The drain for the kettle was installed and in operation.
- 3) The water temperature to the dishwasher will be 140 degrees allowing the booster and heater in the dishwasher to elevate the temperature to the required 180 degrees. Note: a mixing valve is needed to drop the temperature to a safe temperature at the hand sink.

Update 3-19-2014: If the Dishwasher fills with 120 degree water versus 140 degree the machine will take longer to warm up and work harder to maintain. The International Plumbing Code calls for tempered water range between 85 and 110. The 140 storage design is for legionella sanitary control. CPE design standard is to store water at 140 and mix at the fixture with a valve.

Update 4-2-2014: Product training will be scheduled by Lobar GC. Ongoing.

Update 4-16-2014: Note: Training for the district was provided by Lobar on 4-10-2014.

Mr. Hann stated that the since the equipment is being removed for tile installation, the District would like the Kettle and Steamer relocated upon reinstallation. Mr. Hollenbaugh questioned the connections for reinstallation and Mr. Hann stated that it would not be a problem for the District. Mr. Bain has some concerns regarding the dishwasher. The writer requested an e-mail from Mr. Bain explaining his concerns and Barry Haugh Kitchen consultant would be notified.

Update 4-30-2014: Mr. Bain asked to keep this item open as he will have some questions to submit.

Update 5-14-2014 LED light on the dishwasher is not working. Mr. Bain stated that a fuse blew and was replaced and the LED has not worked since.

Update 5-28-2014: Lobar has notified their sub, Devon Foods, and they will have K&D out to replace the control board. Parts are on order.

Update 6-11-2014: K+D were on site and problem is not resolved. K+D is to order another control board and return for installation.

Note: New hot water heaters are to be installed by the Plumbing Contractor and should help to resolve this issue.

Update 6-25-2014: This item will remain open until Carl Franz installs the water heaters that will raise the water temp to the dishwasher. After installation, the washer will be evaluated.

- 10.7 Mr. Hann is concerned with the **additional VCT demo** and told the group that rooms 113, 118, 210, 213, 215,217, work area between 210-213, work area between room 213 -215, nurses office, art room and library work area. These areas noted have two layers of VCT with the lowest layer being 'hot' for asbestos. A determination is pending as to the extra cost for demo.
Update 4-2-2014: Ongoing.
Update 4-16-2014: Mr. Hann told Mr. Lebo that he could separate his PCO for the three layer work that is not in dispute. The VCT abatement demo for VCT over VCT is in dispute. Post meeting: Direction was given from CRA to Lobar to proceed with the demo and abatement and to track their time. Memo dated April 17, 2014.
Update 4-30-2014: Ongoing.
- 12.3 Mr. Hann is very concerned with the **ceramic tile application** in the rest rooms. He feels that the existing walls were not properly prepared to receive the new ceramic tile. Mr. Shughart will talk to the installers and request an adhesion test on the installed tile.
Update 4-30-2014: Test is pending.
Update 5-14-2014: Agency was contacted and will perform the pull test within two weeks. Mr. Hann stated that he was taking to the board the idea of tiling the whole rest room.
Update 5-28-2014: Ongoing.
Update 6-11-2014: Pull test on the wall tile is forthcoming. Post meeting review of Rest rooms A129 and A131 showed noncompliance tile floor application that the district wants corrected. (Gaps at the floor tile and wall, tile out of plane by the drains, grout joints not in line) Mr. Shughart marked the areas that need addressed and will notify his sub to make corrections.
Update 6-25-2014: Ongoing.
- 13.6 Mr. Hann asked about the **intrusion / access work** by Lobar EC. Per a conference call with CRA, CPE, Lobar EC and the District on 4-29-2014 it was decided that; 1) The District wants the intrusion system deleted. 2) Add a kitchen card reader 3) Request a proposal from Lobar EC for the Mag lock fix 4) Request a proposal for the fire alarm tie in from the Mag locks. Proposals are pending.
Update 5-14-2014: The CPE review is acceptable and the PCO was forwarded to the owners for review.

Update 5-28-2014: This was discussed with Mr. Hann after the meeting. Some scope issue is still present. CRA will get back with James Katora of Lobar EC, CPE and Mr. Hann to finalize the scope of work.
Update 6-11-2014: Mr. Augustine reviewed revised EC PCO-11 regarding the card reader at the receptionist door A102A with Mr. Bain and Mr. Hann before the job conference. Mr. Bain is accepting the proposed work and Mr. Hann is taking the PCO to the board of their review.
Update 6-25-2014: Hervey gave Lobar EC the districts acceptance and notice to proceed with the work. (Closed)

16.4 Mr. Hann Stated that he needs all clearances updated before workers are permitted in the school. A Peerless floor installer needs updated clearances.
Update 6-25-2014; (Closed)

17.4 The District would like have rooms D104, 105, 106 and 107 turned over to the District. It was agreed that Lobar will punch out these rooms with the District on the Monday, June 30th. CRA will review the punch list July 9th.

17.5 Mr. Hann inquired about some toilet bowl cleaner spilled on a stainless steel kitchen table that resulted in a stain. This is unknown in its cause.

Crabtree, Rohrbaugh & Associates

Please assure that original notarized 'Partial waiver and release of Mechanics Liens' are attached to every pay application submitted. Not doing so will delay the application process

All Primes please submit to Mr. Lebo, Lobar Inc, schedule durations by the 20th of each month so an update project schedule can be reviewed at the job conference

NOTE: All work not under contract has to have prior authorization from the District by Mr. Hann, before work is performed. The Contractor is at risk if authorization is not granted before work is started.

The next scheduled meeting will be 7-9-14 at 09:00.

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The above represents the writers understanding of the issues and items of discussion at the Job Conference. Any miscommunications or clarifications should be conveyed to Crabtree, Rohrbaugh & Associates within five days receipt of these minutes.