



Crabtree, Rohrbaugh & Associates Architects

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CONSTRUCTION CONFERENCE REPORT #19

7-23-2014

Southern Fulton Jr/Sr High School

CRA project no. 2563

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.
- Update 7-9-2014: Mr. Hann said the District has elected to take the first recommendation from Miller Flooring that include replacing the (2) lanes in the basketball and then refinish the entire floor. Plans are being made to schedule the work.
- Update 7-23-2014: Mr. Lebo stated that arrangements are being made to perform this work at the end of August after the gym is cleaned out. This will run into the early term sports year. Ongoing.**

7-23-2014; there was no new business from Lobar GC

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.

Update 7-9-2014: Mr. Carbaugh suggested demoing the tank and pump and tying the sanitary into the adjacent girl's rest room plumbing. Post meeting note; CPE agreed with this with this approach and the Mr. Hann was advised on the CPE recommendation.

Update 7-23-2014: The work is competing and T&M information was submitted to Carl Frantz Plumbing. A cost invoice is pending from the plumber.

- 19.1 Mr. Carbaugh stated that he is having a problem with installing his hot water flue because the newly installed boiler flue from the earlier ESCO contract pulled apart at a seam. A RFI was submitted for record. Mr. Hann stated he would contact the installer and have the issue resolved.

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.

7-23-2014: There was no new business from the EC.

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 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 6-23-2014: 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.
Update 7-9-2014: Mr. Lebo is to submit, for review, a list of room floors deleted and added for asbestos abatement.
Update 7-23-2014: Mr. Hann submitted the Districts list of non abated and unforeseen abatement to CRA and Lobar GC. Mr. Lebo will review this list with his abatement subcontractor and come prepared at the next job conference to discuss adds and deducts.
- 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.
Update 7-9-2014: Mr. Shughart stated that the tile work was scheduled for next week. At that time, repairs to the floor will be addressed. On site it was determined to remove mirrors and fixture to install tile. Mr. Hann said that he accepted the PC3 to remove the lavatories.
Update 7-23-2014: The Boys rest room walls were tiled and the floor repairs were being performed at meeting time. Mr. Hann was please with the workmanship of the completed and in progress work and thanked Lobar for their help.
- 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)
Update 7-9-2014: Reopened. Clearances for insulators are needed.
Update 7-23-2014: Ongoing.

- 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.
Update 7-9-2014: GC will buff out the stains. Ongoing.
- 18.3 Mr. Hann stated that he is unhappy at the Kettle shut off and drain system and feels that it could be a safety issue. Post meeting note: CRA with District, contacted Barry Haugh to discuss the concerns. Mr. Haugh requested a manufactures rep to review the issue and gave Mr. Hann contact info to coordinate a onsite visit with the rep.
Update 7-23-2014: No response from the manufacture, installer or Barry Haugh. CRA is following up the action. Ongoing
- 19.2 The floor finish in the kitchen was experiencing some adhesion problems. The areas of problem were scrapped off and new finish was applied. Mr. Shughart is to get the paint representative involved.
- 19.3 Mr. Hann stated that August 20th will be the first day for kids
- 19.4 The school district will clean and wax the floors newly installed floors. This should help save time for the GC.

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.

- 18.4 All contractors need to review Specification Sections 017700 (Contract Closeout) and 017823 (Operation Maintenance Data). Plans should be made for the final punch list review and inspection for substantial completion. Substantial completion date is August 27, 2014.

The next scheduled meeting will be 8-6-14 at 09:00.

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.