

PROJECT MEMORANDUM

TO: Meade School District 46-1
1230 Douglas Street
Sturgis, SD 57785

PROJECT NAME: RB Williams Building
2nd Floor Renovation

ATTN: Superintendent Don Kirkegaard

PROJECT #: 13-03

FROM: Jason Roberdeau, AIA
Williams & Associates Architecture, Inc.

DATE: February 8, 2017

This Project Memo has been issued to report on the status and the progress to date for the RB Williams 2nd Floor Renovation project.

- General:
 - The project is approximately 35% complete.
 - Kurtz Construction is on schedule
 - The project completion date is July 31, 2017

- Construction Progress:
 - The majority of the demolition is complete.
 - New wall framing and gypsum board installation is largely complete.
 - Mechanical ductwork rough-in continues.
 - Electrical rough-in is ongoing.
 - Plumbing rough-in for the new bathrooms is largely complete.
 - The elevator shaft is installed.

- Modifications to Project:
 - Original contract amount: \$1,024,900.00
 - Change Order #1 (value engineering items): (\$13,800.00)
 - Contract amount to date: \$1,011,100.00
 - Potential modifications under review / consideration:
 - Request for Proposal #1.....Deduct: (\$2,359.00)
 Bathroom modifications based on multiple existing conditions and providing owner provided sinks.
 Sink and framing credit = \$6,429
 Framing, concrete and finish adds = \$4,079
 - Request for Proposal #2.....Add: \$7,598.00
 Modify ductwork throughout the building in order to work around existing structural beam locations.
 Provide structural framing in bearing walls for these these new ductwork locations.

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- Request for Proposal #3A..... Add: \$8,120.00
Modify several hallway conditions based on existing conditions: cover damaged base with drywall, structural header at elevator, relocate drinking fountain, eliminate skylight framing, lower ceilings to allow piping, add windows at stair landing & provide painted wood trim.
Total adds = \$9,417
Total credits = \$1,297

- Request for Proposal #4..... Add: \$1,195.00
Modify the interior vestibule front entry doors and hardware based on existing conditions. Modify 2nd floor windows at bathrooms to allow future replacement if required.

- Request for Proposal #5..... Deduct: (\$1,210)
Minor finish modifications to bathroom tile and carpet color. Eliminate the paper towel dispensers.

- Request for Proposal #6..... Add: \$22,871
Provide a new domestic water service to the building with the ability to isolate the building water and turn the system off. This would eliminate the existing service which isn't isolated and is in an unknown condition. The new service would "T" off the new fire sprinkler service that we are installing. This change isn't required but now would be a good time to do it if desired.

cc: Read/File