



GT Management Consultants LLC
When Experience Counts

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May 17, 2020

Report of CM Visits on 5/11-5/15/20

To: Wesley Doll, Superintendent
Ronald Ebbert, School Board
Christopher McMahon, Facilities Mgr.
Anthony Graham, Dir. Of Athletics and Property
Candra Bretzman, Exec. Assistant

Observations: 5/11/20

Time In 11:15am Time Out 1:30pm

- I did a walk-through with Dustyn Speelman and Rick Marchi from Lobar. We looked at the items on wall patching and finishing in the Admin area that will need RFI's to be submitted to CRA.
- The sewer lateral that was impinging on the new storm sewer was replaced.
- I went over the Asbestos reports with Rick.
- Demolition is continuing.

Observations: 5/12/20

Time In 11:15am Time Out 12:15pm

- All trades are working in all areas.
- I checked the asbestos documentation provided by the District for information on the tile mastic. There is no indication that mastic was abated anywhere except in Storage Room 113.
- Demolition is continuing.

Time In 6:30 pm Time Out 7:00pm

- Evaluating and responding to RFI's and Asbestos testing report.

Observations 5/13/20

Time In 9:00am Time Out 11:30am

- I met with Keith Karper from CRA and Rick from Lobar and we went over the updated RFI list.
- The sewer connection is being excavated behind the cafeteria.

Virtual Job Conference Time In 2:00pm Time Out 3:00pm

Observations 5/15/20

Time In 9:00am Time Out 12:00pm

- I met with Jeff Shyk and Austin from Remcon of front curb elevations. There seem to be discrepancies in the numbers. Remcon and K&W will validate their data points before proceeding.
- We looked at the grade level of the existing main water supply to the building. It appears that it will be too close to the surface under the new contours, and a section may have to be replaced.
- I met with Kim from Cumberland Analytical and we went over the Asbestos situation.
 - A recommendation was made to encapsulate the mastic with Ardex Cementitious Underlayment Compound. Lobar will give the District a price.
 - The mastic is safe to walk on until it is encapsulated. She will try to get us a letter to that effect.
 - She took three additional samples of the mastic to see if any of the areas do not contain asbestos.
- I met with Elio Cirilo from EHC and Jim and Leon from the district, regarding the abatement of the pipe elbows inside and outside Closet 113. Abatement should occur by 6/1/20.
- All trades are working in all areas.

General Observations:

- The asbestos containing mastic under the floor tile was a surprise. It had been encapsulated by the floor tile when the building was abated, and the old asbestos flooring removed in the 1980's. Since removal is practically impossible, we will be putting a concrete based material over it to permanently encapsulate it.

Recommendations:

- None at this time.

Questions:

- None at this time.

Respectfully submitted,

Gil Tunney

Gil Tunney, Owner
GT Management Consultants, LLC

Project Photos:



View of walls in Administration area that will need to be recovered.



View of completed demolition on the South side of the building. You are “standing” in the old Reception area looking East.



Same area, looking East, down the corridor.



View from the old kitchen towards the cafeteria.



View from old Kitchen into Old Gym.



View of new ductwork in Band Room/Platform.



View of new Gym interior looking towards Platform. Note painting of walls has begun.



View of exterior brickwork starting on East wall of new Gym.



View of exterior brickwork starting on North wall of new Gym.