Wharton Independent School District

Date: August 13, 2024

PROJECT TEAM:

Owner: Wharton ISD

Superintendent of Schools: Olatunji Oduwale (Interim)

Wharton ISD Bond /Construction

Project Manager: Mike Lanier

Architect: Huckabee

Principal Architect in Charge: Timothy Barnes

Contractor: Polasek Construction

Job Order Contractor: Point Alliance Solutions

I want to make sure everyone understands the impact the construction cost challenges are having on projects across the state at this time. Projects are faced with either providing additional funds, cutting scope, or delaying the start of the project until the market returns to somewhat normal. It is a challenging time in the industry and we are working hard to ensure that the taxpayers of Wharton ISD are receiving what they expect.

1.) PROJECT STATUS OVERVIEW – Wharton Junior High School Addition and Renovations:

- The Board approved the GMP to complete the entire campus project at an "all in" project cost of $31,363,207.
- Estimated completion date is October of 2024 subject to the availability of construction materials.

SCHEDULE AND PROGRESS:

A. WORK COMPLETED thru 8/13/24

1. Drywall and tile backer at Section #7 complete
2. Drywall finishing at section #7 99% compete
3. Brackets complete / rough ins for Denlar hoods at Section #7 complete
4. HVAC start-up at Section #6 complete
5. Metal partition framing at Section #1 complete
6. Drywall and tile backer at Section #1 99% complete

7. Drywall finishing at Section #1 99% complete
8. Interior paint of drywall and exposed structure at 1st and 2nd floor 98% complete
9. Painting of steel stairs and handrails 75% complete
10. Ceramic tile prep and installation at 2nd floor 98% complete
11. Ceramic tile prep and installation at 1st floor 95% complete
12. Epoxy floor prep at 2nd floor restrooms and Science classrooms complete
13. Epoxy floor base coat at 2nd floor Science Labs ongoing
14. Epoxy base coat at 2nd floor restrooms complete
15. Casework at Science Labs and Prep complete excluding tops
16. Casework at classrooms on 1st and 2nd floor 95% complete
17. Band instrument storage casework 98% complete
18. Interior storefront at Library complete excluding doors
19. Light fixture installation at 2nd floor 98% complete
20. Above ceiling electrical and special systems rough-in at 1st floor Sections #2 - #3 complete
21. Ceiling grid installation at 1st floor Sections #2 - #3 90% complete
22. Light fixture installation at 1st floor Sections #2 - #3 80% complete
23. HVAC grille installation at ceiling grid on 1st floor and 2nd floor 75% complete
24. Exterior storefront doors and hardware installation 98% complete
25. Insulation of cold water and hot water piping complete
26. Building Management controls 90% complete
27. Structured cabling rough-in / wiring 95% complete
28. Fire alarm system rough-in / wiring 95% complete
29. Aluminum canopy at Rusk entrance complete
30. Aluminum canopy at Section #1 entry 45% complete
31. Exterior metal wall panel installation 80% complete
32. Concrete infill / leveling at Section #1 98% complete
33. Concrete prep and pour of sidewalks at Section #4 99% complete
34. Concrete prep and pour of sidewalks at Section #2 - #3 85% complete
35. Concrete prep and pour of paving at Rusk St. entry 55% complete
36. Concrete prep and pour of sidewalks and paving at west parking 35% complete

37. Concrete prep and pour of outdoor dining area complete

B. PROJECTED WORK thru 9/3/24

1. Continue installation of metal wall panels
2. Complete drywall installation at Section #1
3. Continue drywall tape / texture / float at section #1
4. Continue painting at Sections #2 - #6
5. Continue epoxy floor base coat and top coat at 2nd floor Labs and Restrooms
6. Continue ceramic tile at Sections #1 restrooms
7. Begin installation of ceiling grid at Section #4
8. Continue casework at classrooms in Sections #1 - #4
9. Complete Special Systems rough-in at 1st floor
10. Continue electrical rough-in above ceiling at Sections #1 - #4
11. Complete Special Systems rough-in at 1st floor
12. Complete ceiling grid installation at 1st floor Sections #2 - #3
13. Complete exterior storefront doors and hardware
14. Start-up A/C at Section #8
15. Continue installation of aluminum frames
16. Continue installation of HVAC grilles and run-outs
17. Continue installation of special systems devices
18. Complete installation of aluminum canopy at Section #1 entrance
19. Continue concrete sidewalks and paving
20. Complete infill of concrete at interior of Section #1

Picture attached

2.) APPROVED ADDITIONAL PROJECTS:

1. Upgrade WHS Gym restrooms to meet ADA compliance per TDLR inspection

3.) HURRICANE BERYL DAMAGES:

Wharton High School:

- Electrical / Fiber / Communications (low voltage)
    1. Electrical service from the west was destroyed because of a fallen tree on the

canopy supporting the conduit and service lines

a) Canopy rebuilt

b) Electrical / fiber / communication service reinstated

2. Electrical service from the north was destroyed because of main weather head catching fire and eliminating service

a) Weather head being built and will be replaced asap

b) This portion of the campus being run by generator

- Water damage

3. Various classrooms, Auditorium, Band Hall, and hallways impacted by hurricane wind, rain, and debris that caused roof damage and interior damage resulting in mold because of a lack of HVAC due to no electricity

- Roof Damage

4. Synthetic roof damage in numerous areas from hurricane winds, rain, and debris

5. Damage to metal roofs on portable classrooms

6. Damage to metal roofs on CATE Buildings

- Tree Removal

7. Removal of downed tree and compromised trees next to buildings, fences, and power lines

- Food Waste

8. Throw away perishables due to coolers and freezers being down caused by electrical failure

- Equipment Repairs

9. Coolers, freezers, HVAC / Chiller units damaged due to electrical surges, intermittent power
10. Exterior cameras / wiring damaged due to debris
11. Surge protectors replaced at MDF
12. Insulation compromised due to sweating / moisture – needs replacing in Pump House / HVAC Storage and control room

Sivells Elementary:

- Electrical
    13. Electrical service disruption caused damage to 184 LED light fixtures – total replacement
- Roof Damage
    14. Synthetic roof damage caused by hurricane winds, rain, and debris
- Food Waste
    15. Throw away perishables due to coolers and freezers being down caused by electrical failure
- Equipment Repairs
    16. Coolers, freezers, HVAC units / Chillers damaged due to electrical surges, intermittent power
    17. Surge protectors at MDF / MCI replaced

Wharton Elementary:

- Roof Damage
    18. Synthetic roof damage caused by hurricane winds, rain, and debris
- Food Waste

19. Throw away perishables due to coolers and freezers being down caused by electrical failure

- Equipment Repairs

    20. Coolers, freezers, HVAC / Chillers units damaged due to electrical surges, intermittent power

Wharton Junior High School:

- Roof Damage on Gymnasium

    21. Roof Damage caused by hurricane winds, rain, and debris

- Light poles damaged on football field

Eddie Joseph Memorial Stadium:

- Displacement of IT Rack due to high wind vibration
- Server for cameras needs replacing
- Goal Posts damage
- Wind screens damage

Central Administration (ESC)

- Synthetic roof damage caused by hurricane winds, rain, and debris
- HVAC damage resulting from intermittent power / power surges
- Surge protector replaced

Baseball / Softball Field

- Lights down and need replacing

Operation Center (Food Service, Transportation, Maintenance)

- Perishable foods disposed of due to loss of power to freezers / coolers

- Insulation compromised due to sweating / moisture – needs replacing

Repairs are underway. Insurance provider has been contacted and their adjuster is on site 7/16/24.



Concrete prep at parent drop-off



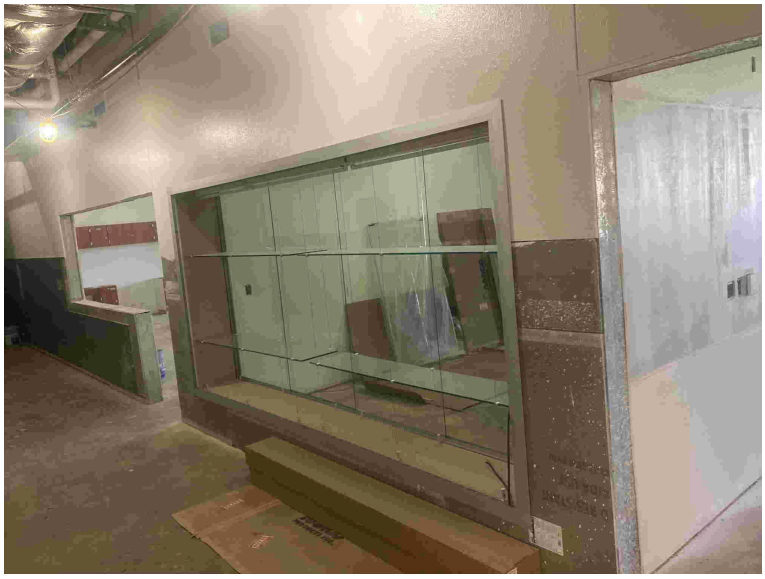
Concrete paving and walk at Rusk Street entry



Aluminum frames at 2nd floor classrooms



Aluminum door frames at staff restrooms



Display case at 200 corridor



Concrete sidewalk at Rusk Street entrance



Aluminum frame installation at Science Labs



Aluminum canopy at Rusk Street drop-off



Outdoor dining concrete pads



Ceiling grid and lighting at 1st floor corridor