Wharton Independent School District

Date: September 4, 2024

PROJECT TEAM:

Owner: Wharton ISD

Superintendent of Schools: Olatunji Oduwale

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 9/3/24

1. Drywall finishing at Section #7 – 99% complete
2. Electrical rough above ceiling at Section #7 complete
3. Casework at Section #7 – 85% complete
4. Ceramic wall tiles at restrooms Section #7 complete
5. Painting of exposed structure at Section #7 complete

6. Drywall and tile backer at Section #1 – 99% compete
7. Drywall finishing at Section #1 – 99% complete
8. Ceramic wall tiles at restrooms in Section #1 – 98% complete
9. Interior storefront at Section #1 – 75% complete
10. Painting of steel stair and handrails – 95% complete
11. Ceramic tile prep and installation at 2nd Floor 98% complete
12. Ceramic tile wainscoat at corridors on 1st and 2nd floors 95% complete
13. Epoxy floors at 2nd floor restrooms, science classrooms, and science prep complete
14. Epoxy floor basecoat at 1st floor Art rooms and restrooms ongoing
15. Epoxy floor top coat at 1st floor Art rooms and restrooms ongoing
16. Band instrument storage casework complete
17. Casework at classrooms on 1st and 2nd floor complete
18. Wenger sound door delivery accepted
19. Interior aluminum frame installation at 2nd floor complete
20. Interior aluminum frame installation at 1st floor 75% complete
21. LVT flooring at 2nd floor 98% complete
22. LVT flooring at 1st floor ongoing
23. Linear wall panel installation at Section #3 ongoing
24. Interior storefront at Library 98% complete
25. Light fixture installation at 2nd floor 98% complete
26. Ceiling grid installation at 1st floor Sections #2 - #3 complete
27. Light fixture installation at 1st floor Sections #1 - #3 90% complete
28. Ceiling grid at Section #4 complete
29. Light fixture installation at Section #4 – 80% complete
30. Exterior storefront doors and hardware installation 98% complete
31. HVAC grilles at 1st and 2nd floor 65% complete
32. Building Management controls 90% complete
33. Structured cabling rough-in / wiring complete
34. Intercom / data devices and trim ongoing
35. Fire alarm system rough-in / wiring 98% complete
36. Fire alarm devices / trim ongoing
37. Exterior metal wall panel installation 80% complete
38. Concrete infill / leveling at Section #1 – 9% complete
39. Masonry control joint sealants at exterior 85% complete

40. Concrete expansion joint sealant 55% complete
41. Concrete prep and pour of sidewalks at Section #4 – 99% complete
42. Concrete prep and pour of sidewalks at Sections #2 - #3 – 98% complete
43. Concrete prep and pour of paving at Rusk Street entry – 95% complete
44. Concrete prep and pour of sidewalks and paving at west parking 55% complete
45. Monument sign complete

B. PROJECTED WORK thru 9/17/24

1. Continue installation of metal wall panels
2. Compete drywall tape / texture / float at Section #1
3. Continue painting at Sections #2 - #6
4. Continue Epoxy floor base coat and top coat at 1st floor and Section #1
5. Begin Epoxy flor prep at Sections #7 - #8
6. Complete casework at Classrooms in Section #1 - #4
7. Continue casework installation at Section #1
8. Begin installation of countertops at Science and Prep rooms
9. Continue electrical rough above ceiling at Section #6
10. Continue special systems device and trim
11. Startup A/C at Section #8
12. Continue installation of aluminum frames
13. Begin installation of interior wood doors and hardware
14. Continue LVT flooring at 1st floor
15. Continue linear wall panels at Section #3
16. Continue installation of HVAC grilles and run outs on 1st floor
17. Continue ceramic tile wainscot at 1st and 2nd floors (frames)
18. Begin installation of ceiling grid at Section #7
19. Begin installation of light fixtures at Section #7
20. Complete infill of concrete at interior of Section #1
21. Continue concrete sidewalks and paving
22. Complete infill of concrete at interior of Section #1
23. Install catch basin and storm piping at Section #4 – CP
24. Begin installation of concrete curbs at east parking

Picture attached

2.) 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.



LVT at 2nd Floor Classrooms



LVT at 2nd Floor Classrooms



Ceramic wall tile at Section 1 student restroom



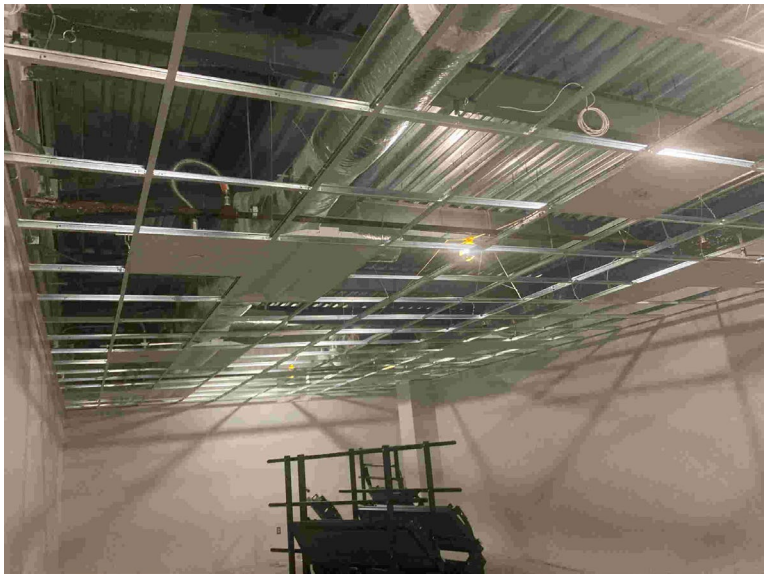
Ceramic wall tile at Section 1 student restroom



Ceramic wall tile at Section 1 faculty restroom



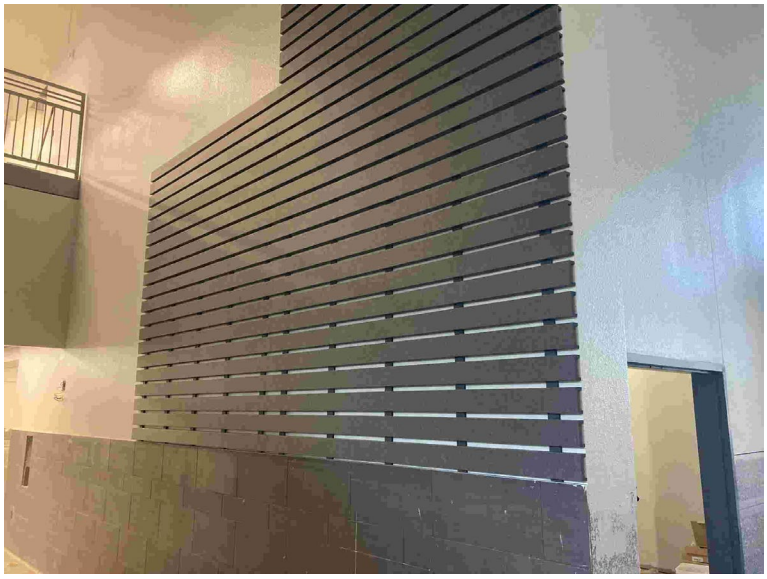
Ceiling grid at Section #4



Light fixture installation at Section #4



Instrument storage casework at Section #4



Linear wall panels at Common Area



Dry erase boards at classrooms



Teacher wardrobe at classroom



Carpet at Administration Office



Concrete prep at Rusk Street entrance



Epoxy flooring at faculty restroom