



BEYOND
THE BUILD

**Hallsville R-IV School District
Proposition 2**

**Primary School
Gymnasium & Classroom Additions**

SMWILSON
BEYOND THE BUILD®

Progress Report #2
May 2019



GENERAL CONTRACTORS
CONSTRUCTION MANAGERS

S. M. Wilson & Co.
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Hallsville School District

Proposition 2 – Primary School Gymnasium & Classroom Additions

Progress Report #2

May 16, 2019

Provided For:

Hallsville District Administrative Team
Hallsville R-IV School District
421 E. Hwy 124
Hallsville, MO 65255

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May 16, 2019

Hallsville District Administrative Team

Attn: Superintendent - John Downs
421 E. Hwy 124
Hallsville, MO 65255

Mr. Downs,

Please find enclosed the second progress report for the Proposition 2 - Primary School Gymnasium and Classroom Additions Project.

Included in this report, you will find an update on the final design phase and the schedule milestone dates we have established for this project. The outline within this report is our template that will be provided to you on a monthly basis as the project continues. This report can be expanded to include anything else that you or the district stakeholders would require.

As the project matures, we will incorporate more overall budget and additional schedule documentation to provide an all-encompassing report on the project's progress.

Should you have any questions or concerns regarding this report and update, please contact me at any of the methods noted below.

Sincerely,

A handwritten signature in black ink, appearing to read "Patrick Aylesworth", is written over a thin blue horizontal line.

Patrick Aylesworth | Project Manager
2185 Hampton Ave | St. Louis, MO 63139
314.633.9689 direct 602.370.7979 cell 314.645.1700 fax

S. M. Wilson & Co. | [website](#) | [facebook](#) | [linkedin](#)
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II. Design & Engineering Update:

Design & Engineering Narrative:

Klinger & Associates, P.C. is currently working on the 100% construction documents that are to be completed on May 31st, 2019. These construction documents will include final details and value engineering items as agreed upon in the special board meeting held on April 22nd, 2019.

The following items were changed in the final design phase in order to save cost:

- The railing at the Gymnasium Mezzanine will be standard pipe railing in lieu of glass railing.
- Removing two high impact windows at the end of the classroom corridor.
- Eliminate tile finish in the restroom walls for the Gym and Classroom.
- Change the Classroom wing to a pre-engineered metal building.
- Score board(s) to be donated to the District (include rough-in as base bid).
- Eliminate exterior light fixtures from Gymnasium.
- Remove rock road repair from budget (District will provide).
- Reduce construction schedule by one month.

The following items are now shown as additive alternates and were removed from the base bid design in order to save cost. Those additive alternates include:

- Windows in the Gymnasium (show at 50% and 100%).
- Gym divider curtain (include rough-in as base bid).
- Baseball netting tunnel (include rough-in as base bid).
- Locker Room addition.
- Concrete floor mitigation system.
- Downspout storm water collection system.
- Metal stud partition with plywood sheathing to fur out North and South walls of the Gymnasium.



III. Permitting Update:

City of Hallsville Building Permit:

Once the 100% construction documents are completed, Klinger & Associates, P.C. and S. M. Wilson & Co. will provide the final project documentation to the City of Hallsville for permit review and issuance.

Boone County Building Permit:

Klinger & Associated, P.C. has been working with Boone County representative to assure the building is being coordinated with current code interpretations by the County. Once the 100% construction documents are completed, Klinger & Associates, P.C. and S. M. Wilson & Co. will provide the final project documentation to Boone County for permit review and issuance.

IV. Contracting Update:

Bidding & Procurement Narrative:

As the construction documents are completed, subcontractor bid packages will be prepared for each scope of work that will be needed to complete this project. These subcontractor bid packages will be developed by S. M. Wilson & Co. and will be coordinated with the district and design team to assure complete coordination with the project's needs. Additionally, these subcontractor bid packages will be sized and coordinated to accommodate the local market in order to get the best bidder coverage and provide the best overall value to the district. We anticipate a two (2) week bidding timeframe once the project documents are completed. One additional week will be needed to review and evaluate the subcontract bids received in order to provide the guaranteed maximum price (GMP) to the district. The GMP approval by the district will be presented at a future board meeting. Once the GMP is established a publication will be provided for the bid results of all subcontractor bidding efforts, as required by Missouri statute.

Subcontractor Bid Evaluation Process:

As required by state statute, a bid evaluation process will be prepared prior to the formal bidding of subcontract work packages. This evaluation documentation and process will be initially prepared by S. M. Wilson & Co. and will be coordinated with the school district and design team to determine the factors to be utilized for determining the best value subcontractors for the project. The subcontractor bid evaluation process will allow S. M. Wilson & Co. to provide an objective assessment of each subcontractor's bid based on the factors that are most important to the project. This review and evaluation process will be shared with the school district and design team to determine a recommendation for subcontracts needed for the project. Once these recommendations have been made, a final GMP will be established for the project.

Guaranteed Maximum Price (GMP) Review & Approval:

The guaranteed maximum price (GMP) will be prepared and presented at a future board meeting for approval after subcontractor bids have been received, evaluated and recommended by S. M. Wilson & Co.



Contract Changes:

S. M. Wilson & Co. is requesting to make a change to our project director listed within the contract documents to address a staffing change. As part of this report, we are requesting approval of the proposed project director change from Kort Cole to Mike Hanner in accordance with the terms of our contract. We are including a copy of Change Order Request 2 (COR 2) and will be looking for board approval of this change at the May 20, 2019 school board meeting. This change does not affect any other contractual terms or financial obligations for the project and represents a zero dollar change to the overall contract cost.



S. M. Wilson & Co.
 2185 Hampton Ave.
 St. Louis, MO 63139
 Tel: 314-645-9595
 Fax: 314-645-1700

CHANGE ORDER REQUEST
No. 2

TO: HALLSVILLE R-IV SCHOOL DISTRICT
 421 E. Hwy 124
 Hallsville MO 65255

ATTN: John Downs

RE: Project Director Change Request

JOB #: 0118061.00

JOB NAME: Hallsville School District -
 Capital Improvement Project

DATE: May 16, 2019

Please find enclosed a change order request for the change of our project director for this project, as required by the terms of our contract. This request will not alter any other contract terms and has no cost impact on the project.

Description	Net Amount
Project Director	
Change of Project Director from Kort Cole to Mike Hanner. There is a no cost change associated with this request.	0.00
Subtotal:	\$0.00
Total Cost:	\$0.00

- NOTES:
1. The approval of this Change Order Request is important to the progress of this project. Your approval is required as soon as possible. Upon execution of this Change Order Request, a Change Order will be processed and forwarded to you for signature.
 2. This work is on hold pending authorization unless previously authorized.
 3. Extension of time necessary for this change is 0 calendar days.

This form will serve as our written authorization to proceed with the above work pending an official change order to our contract showing the revised contract amount.

HALLSVILLE R-IV SCHOOL DISTRICT

John Downs

 Authorized Signature

 Date

KLINGNER & ASSOCIATES, P.C.

John Neyens

 Authorized Signature

 Date

S. M. WILSON & CO.

Patrick Aylesworth



 Authorized Signature

5/16/19

 Date

V. Financial & Budget Update:

Financial Narrative:

The special board meeting held on April 22nd, 2019 confirmed the school board's decision to select several value engineering options to include in the final construction documents. Our goal is to stay below the project budget of \$7.2 million.

Overall Cost Report:

This section of the report will be used to provide the most updated financial report on the project costs.

Monthly Construction Pay Request:

This section of the report will be used in the future to include the monthly construction pay application for review and processing by the school district for activities completed through the previous month. Pay requests presented in this report will have already been certified by Klinger & Associates, P.C. as required by contractual terms.

VI. Project Schedule Update:

Project Schedule Narrative:

The school board has given direction to the design team to proceed with finalizing the construction documents. Completion of the construction documents is anticipated by the end of May for bidding to the subcontracts during the month of June. This will allow construction to mobilize and begin in July. With construction activities proceeding in July of 2019, we do not anticipate any concerns with the completion of this project as needed to accommodate the needs of the 2020-2021 school year.

Project Milestone Activities:

S. M. Wilson & Co. will continually update upcoming milestones and activities to keep the school district informed of anticipated activities as the project progresses. The milestone events below could change as the project develops and are being presented for general information of what is currently anticipated.

Completed Milestone Activities:

- Design Team Contracted (9/17/2018)
- Construction Manager Contracted (10/15/2018)
- Schematic Design Documents Issued (11/2/2018)
- Schematic Design Cost Opinion Review & Direction from Board (12/12/2018)
- Updated Schematic Design Documents Review & Board Approval for Continuation with Design Development Documents (1/24/2019)
- 100% Design Development Documents Issued (issued on 3/4/2019)
- DD Cost Opinion Presentation, Review & Board Approval for Continuation with Construction Documents (4/22/2019)

Anticipated Milestone Activities:

- Date to Publically Advertise Bids (5/19, 5/26 and 6/2/2019)
- Subcontractor Outreach Meeting (5/28/2019) 3:00 PM at Primary School Commons
- Completion of Construction Documents (5/31/2019)
- Subcontractor Bidding (6/5/2019 through 6/20/2019)
- Subcontractor Pre-Bid Meeting (6/13/2019) 3:00 PM at Primary School Commons
- Bid Due Date (6/20/2019) 2:00 PM at Primary School Commons
- Subcontractor Bid Review & GMP Preparation (6/20/19 through 7/1/2019)
- Construction Crews Mobilize on Site (July 2019)



- Project Completion (July 2020)
- 2020-2021 School Year Begins (Mid-August 2020)

Monthly Project Schedule Update:

S. M. Wilson & Co. has prepared a preconstruction schedule that identifies the upcoming critical activities for the project. The overall anticipated construction schedule will be updated with information provided in the 100% construction documents. See the schedule provided on the next page of this report.

Hallsville Primary School Additions

Line	Task Number	Activity Name	Duration	Start	Finish	2019												2020											
						Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	N	
1	0010	PRECONSTRUCTION	392d	01/01/19 A	07/14/20																								
2	0001	CRITICAL MILESTONES	314d	04/22/19 A	07/14/20																								
3	1090	DD Estimate Board Approval	0d	04/22/19 A	04/22/19 A																								
4	1470	Outreach Meeting	0d	05/28/19	05/28/19																								
5	1480	Pre-Bid Meeting	0d	06/13/19	06/13/19																								
6	1460	Bid Opening	0d	06/20/19	06/20/19																								
7	1360	GMP Board Approval	0d	07/01/19	07/01/19																								
8	0033	Obtain Building Permit	0d	07/01/19	07/01/19																								
9	1370	Classrooms Substantial Completion	0d	06/08/20	06/08/20																								
10	1380	Gymnasium Substantial Completion	0d	07/14/20	07/14/20																								
11	0011	Design	107d	01/01/19 A	05/31/19																								
12	0021	Schematic Design Documents	17d	01/01/19 A	01/24/19 A																								
13	0031	Design Development Documents	27d	01/25/19 A	03/04/19 A																								
14	0041	Construction Documents	29d	04/22/19 A	05/31/19																								
15	0012	Estimating	132d	01/09/19 A	07/15/19																								
16	0022	SD Estimate	10d	01/09/19 A	01/22/19 A																								
17	0032	DD Estimate	34d	03/05/19 A	04/19/19 A																								
18	1320	Outreach Meeting	0d	05/28/19	05/28/19																								
19	1300	Pre-Bid Meeting	0d	06/13/19	06/13/19																								
20	1420	Bid Doc Prep	2d	06/03/19	06/04/19																								
21	0042	Bidding	12d	06/05/19	06/20/19																								
22	1430	Bid Opening	0d	06/20/19	06/20/19																								
23	1350	Develop GMP Amendment	6d	06/21/19	06/28/19																								
24	0052	Award Contracts	10d	07/01/19	07/15/19																								
25	0013	Permitting	20d	06/03/19	06/28/19																								
26	0023	Building Permit Review	20d	06/03/19	06/28/19																								
27	0014	Procurement	70d	07/16/19	10/22/19																								
28	0020	CONSTRUCTION	255d	07/16/19	07/14/20																								

VII. Construction Activity Update & Photos:

Construction Activities Narrative:

On April 15th and 16th the team completed an exploratory excavation near the proposed gymnasium expansion to locate and identify existing utilities in the area. This as-built utility information will be incorporated within the construction documents by Klingner & Associates, P.C.

Construction Activity Photos:

See images included below from the pot holing activities on site during April 15th and April 16th. The school district procured services from ESS to complete the hydro-excavation adjacent to the proposed gymnasium.





VIII. Board Action Items & Approval of Progress Report #2:

Board of Education Action Items:

1. We are hereby requesting approval of Change Order Request 2 (COR 2) for the change of project director to Mike Hanner as part of the approval of this report.

Hallsville District Administrative Team and Construction Manager request approval of Progress Report #2 and action items noted above, as presented and as further discussed at the May 20, 2019 School Board Meeting.