

**BEYOND**

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

**Primary School  
Gymnasium & Classroom Additions**

**SMWILSON**

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Progress Report #4  
July 2019



GENERAL CONTRACTORS  
CONSTRUCTION MANAGERS

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# Hallsville School District

## Proposition 2 – Primary School Gymnasium & Classroom Additions

### Progress Report #4

July 15, 2019

#### Provided For:

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

## **Table of Contents**

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- I. Summary Letter**
- II. Design & Engineering Update**
  - Design & Engineering Narrative
- III. Permitting Update**
  - City of Hallsville Building Permit
  - Boone County Building Permit
- IV. Contracting Update**
  - Bidding & Procurement Narrative
  - Subcontractor Bid Evaluation Process
  - Guaranteed Maximum Price (GMP) Review & Approval
  - Contract Changes
- V. Financial & Budget Update**
  - Financial Narrative
  - Overall Cost Report
  - Monthly Construction Pay Request
- VI. Project Schedule Update**
  - Project Schedule Narrative
  - Project Milestone Activities
  - Monthly Project Schedule Update
- VII. Construction Activity Update & Photos**
  - Construction Activity Narrative
  - Construction Activity Photos
- VIII. Action Items & Board Approval of Construction Progress Report #4**
  - Board of Education Action Items



July 15, 2019

**Hallsville District Administrative Team**

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

Mr. Downs,

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

Included in this report, you will find an update on the permit review process and GMP amendment for this project.

The building permit has been approved by Boone County and we are in the process of collecting the approved paperwork and will distribute to the project stakeholders for record.

The GMP amendment was submitted to the school board and accepted which will allow S. M. Wilson to start preparing and issuing contracts to the recommended subcontractors in each work package.

Should you have any questions or concerns regarding this report, 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 light blue horizontal line.

**Patrick Aylesworth** | Project Manager  
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**II. Design & Engineering Update:**

**Design & Engineering Narrative:**

No update at this time.



### **III. Permitting Update:**

#### **City of Hallsville Building Permit:**

S. M. Wilson & Co. received the approved building permit from City of Hallsville on June 6<sup>th</sup>, 2019. We have distributed the approved permit to the project stakeholders for record.

#### **Boone County Building Permit:**

S. M. Wilson & Co. received the approved building permit from Boone County on July 11<sup>th</sup>, 2019. We will distribute the approved permit to the project stakeholders for record.



#### **IV. Contracting Update:**

##### **Bidding & Procurement Narrative:**

S. M. Wilson & Co. is working on issuing bid package #2 that contains the work package for material testing and special inspection. Advertisement for bid package #2 will be published in circulation following Missouri statute requirements. We are on target to publically receive, open and read the bids on July 30<sup>th</sup>, 2019 at the Hallsville primary school.

##### **Subcontractor Bid Evaluation Process:**

As required by state statute, a bid evaluation process was completed to formally recommend subcontractors for each work package. These recommendations have been included in the GMP amendment for the school board to review and approve.

##### **Guaranteed Maximum Price (GMP) Review & Approval:**

The guaranteed maximum price (GMP) amendment was prepared and presented at a special board meeting on July 1<sup>st</sup>, 2019. S. M. Wilson & Co. has been in contact with the school board for several items that required clarification. Revisions have been made to the GMP amendment and have been accepted at the special board meeting on July 10<sup>th</sup>, 2019.

##### **Contract Changes:**

S. M. Wilson & Co. will start preparing pending change orders based on the accepted project alternates. We will submit to the school board for their review in the near future.



## **V. Financial & Budget Update:**

### **Financial Narrative:**

S. M. Wilson & Co. is working to enter the project budget as agreed upon in the GMP amendment documents. Based on the accepted project alternates we will also prepare change orders for the school board to officially review and execute.

### **Overall Cost Report:**

None at this time.

### **Monthly Construction Pay Request:**

As S. M. Wilson & Co. mobilizes on site during July we will start preparing the first pay application for the Owner and Design Team review. Per the contract we will submit monthly pay applications on the 5<sup>th</sup> day of each month and project the cost through the end of the month. Therefore on August 5<sup>th</sup> we will submit the July pay application for review.

## **VI. Project Schedule Update:**

### **Project Schedule Narrative:**

The school board has been reviewing the GMP amendment for final signature. Once the GMP amendment is executed it will allow S. M. Wilson to prepare and execute contracts with the recommended subcontractors for each work package. The building permit review is currently approved for Boone County and planned to be picked up July 11<sup>th</sup>, 2019. S. M. Wilson plans to mobilize on site the week of July 15<sup>th</sup>, 2019.

### **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)
- 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
- Ground Breaking Event (6/19/2019) 9:00 AM at Primary School
- 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)
- Special Board Meeting to Review and Approve GMP (7/10/2019)



Anticipated Milestone Activities:

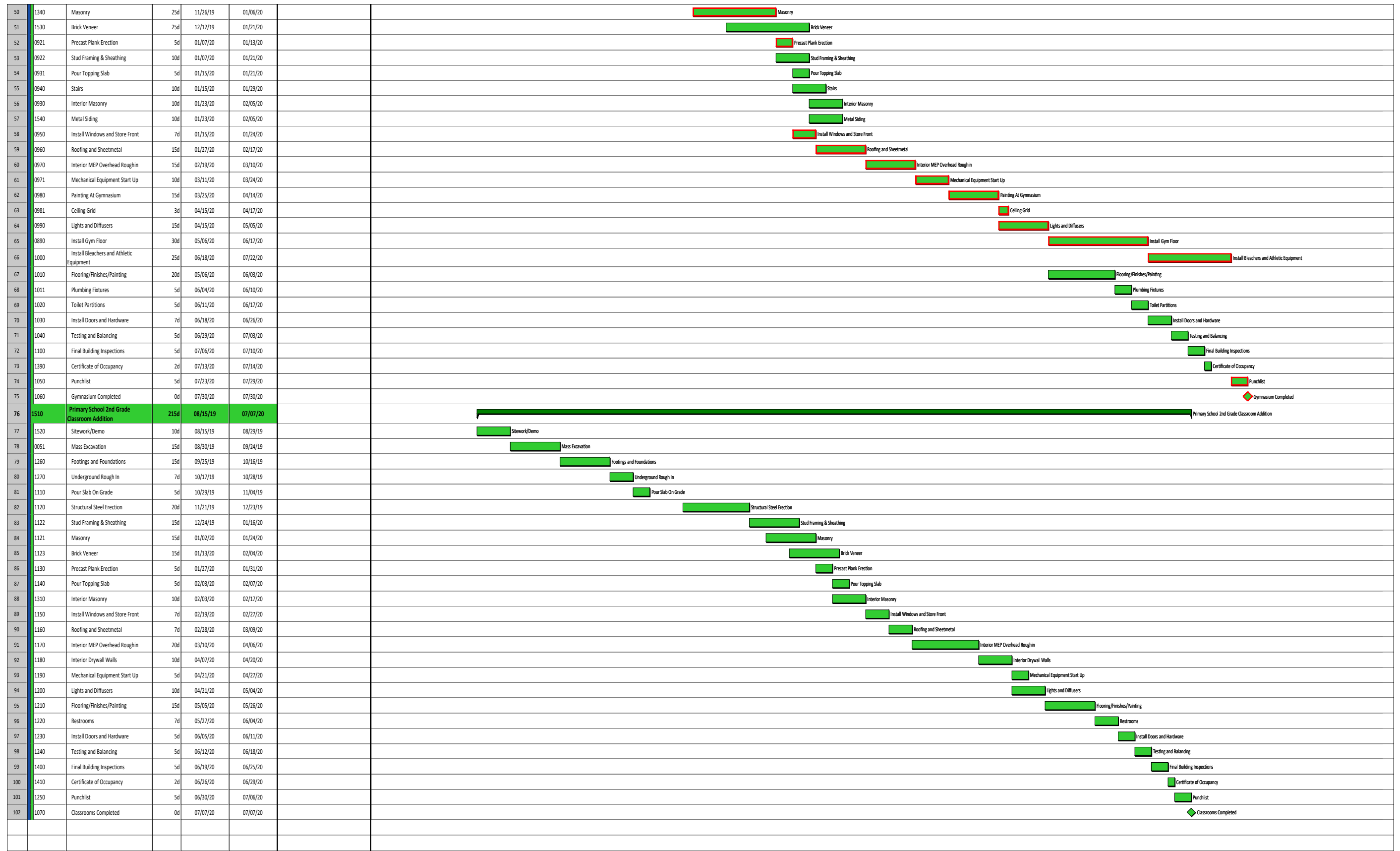
- Construction Crews Mobilize on Site (July 2019)
- Project Completion (July 2020)
- 2020-2021 School Year Begins (Mid-August 2020)

**Monthly Project Schedule Update:**

S. M. Wilson & Co. has prepared a GMP schedule that identifies preliminary logic and durations for construction activities throughout the project. The overall anticipated construction schedule will be updated with information provided by subcontractor input as we move forward in the contracting process. See the GMP schedule provided on the next page of this report.



# Hallsville Primary School Additions - GMP Schedule Exhibit K





## **VII. Construction Activity Update & Photos:**

### **Construction Activities Narrative:**

This section will be updated as construction starts on site during mid-July time frame.

### **Construction Activity Photos:**

None at this time.



**VIII. Board Action Items & Approval of Progress Report #4:**

**Board of Education Action Items:**

None at this time.

Hallsville District Administrative Team and Construction Manager request approval of Progress Report #4, and action items listed above as presented and as further discussed at the July 15, 2019 School Board Meeting.