MEETING MINUTES

Project: University of Wisconsin – Eau Claire
University Student Center

Project No.: 07E2D / 2934

Meeting Date: Tuesday | August 30, 2011

Present: Neal Shurden DSF
John Zimmerman HVP-DSF
Chris Hessel UWEC
Beth Hellwig UWEC
Charles Farrell UWEC
Ron Wunsch Kraemer Brothers
Ed Wynhoff Kraemer Brothers
Ross Kraemer Kraemer Brothers
Jason Perry Kraemer Brothers
Frank Truchon KBK Services
Chris Kontny KBK Services
Dennis Nachreiner Zimmerman Plumbing
Junior Ruf B&B Electrical
Bill Steebs ALC
Greg Bernitt ALC
Kyle Clark Bray Architects

Reported By: Kyle Clark

Purpose of Meeting: Construction Progress Meeting 12

Discussion/Action

1. Work Progress Past Two Weeks
   a. Masonry block is complete to elevation 55'-8" on 0.6, 0.7, N line 0.7 to Stair #4 and B line 0.6 to 7 line; block is to elevation 40'-8" on R8.3, RB and RD lines, Elevators J/K, L, C/D are topped out; piers on B4, 5 and 6 are to 43'-4", walls are to 51'-4"
   b. Brick is to elevation 16'-8" on N line from 8 to 12 line and 3.3 to 7 line.
   c. Stone veneer is complete on R9, 90% on RD.7 and 20% on RA
   d. MEP rough-in is ongoing.
   e. 4th floor steel columns and beams are complete decking is 98% complete.
   f. 4th floor deck pours are 50% complete and are scheduled to complete 9/1/11
   g. Roof steel began 8/25/11.
   h. Stair #2 precast stringers, landings, wall panels and hollow core plank are complete, which is the last of the precast for the stairs.
i. Fluid applied air barrier is 65% complete.

j. Applied fireproofing is 80% complete on 3rd.

k. Underground plumbing west of 7 line will complete by week’s end, electrical rough-in is following.

l. Elevator equipment is set and the shafts are capped with the hollow core plank.

m. Metal stud framing on 2nd floor 75% complete.

2. Work Scheduled For Next Two Weeks

a. Boulder walls for the Center Bridge will complete.

b. Excavation for the Steam Tunnel will begin on 9/6/11

c. Roof steel will continue, steel decking and roof blocking will follow.

d. Underground rough-in east of 7 line will begin as soon as permission to proceed is given from American Testing Engineering.

e. Mechanical pads on 4th floor will complete.

f. Air handling units to arrive next week.

gh. MEP rough-in will follow the fireproofing of the steel.

i. Underground rough-in west of 7 line will complete, slab on grade will follow upon finalization of CB1047.

j. Underground rough-in east of 7 line will continue upon approval from American Engineering Testing.

k. Grease Interceptor is scheduled to arrive 9/13/11.

l. Masonry block will continue 3rd floor to roof.

m. Brick, and stone veneer will continue 1st to 3rd floor elevation.

n. Aluminum windows will continue to follow the masonry.

3. Issues, Concerns, Questions

a. An additional underground line for the soda lines is shown on the kitchen equipment drawings, but not on the plumbing drawings.

b. Bill Suchora has noted that Pepsi and Coke will not run in the same chase. A separate chase is required for each vendor.

c. Bill Suchora mentioned that Island Exhaust Hood, Item 2.122 in the Servery may require a drywall soffit.

i. The soffit for this hood was added as part of CB-1044 and included in Change Order O-24.

d. K1-7 shows the refrigeration lines running up the outside of the building above the 10’ ceiling and into the building on approximately 6.9 line.

i. The routing of the refrigeration lines will be reviewed for an alternate location.

e. Are door frames 122A.1 A/B and 122A.2 in the Heritage Room going to switch to wood jambs or remain as hollow metal frames?

i. The frames for these doors should be the existing wood frames currently part of the doors at the existing student center.

f. Chris Hessel has requested that the temporary walk from the School of Nursing to the West Bridge be paved. A price for this work is in for review.

i. A price was submitted by Kraemer Brothers and a Field Order will be written for this work.

g. What is the status of the Bridge stain mockup? The Contractor is scheduled to arrive on site 9/7/11.

i. The stain mock-up will be reviewed after the meeting.

4. Construction Bulletins (CB’s)

a. CB’s 1022, 1031, 1038, 1042, and 1047 are being reviewed.

b. CB’s 1051, 1052, 1054, 1055, 1058, 1059, 1061 and 1062 are awaiting pricing.

c. CB 1056 has been approved by the architect and are awaiting final approval from DSF.
d. The following change orders have been issued:
   i. Change Order O-23 was issued on August 17th for CB 1048.
   ii. Change Order O-24 was issued on August 25th for CB’s 1044, 1054, 1057 and 1060.

e. CB’s need to be issued for the following:
   i. Revised parapet details.
   ii. Revised site lighting.

5. Submittals
   a. Submittals that are being reviewed at this time are:
      i. Overhead Coiling Door Color Samples
      ii. Tile Product Data and Samples
      iii. Revised Metal Ceiling Samples
      iv. Roller Window Shade Color Samples
      v. Gas Piping
      vi. Theatrical Lighting Control
      vii. Communications Cable
   b. Submittals that still need to be submitted for review include:
      i. Millwork
      ii. Interior Glass Samples
      iii. Wood Flooring
      iv. Curtains and Drapes.

6. Request for Information (RFI’s)
   a. The RFI’s that are outstanding and awaiting a response are:
      i. RFI 126 – Backwater Valve

7. Field Orders (FO’s)
   a. The following proposal have been submitting and are waiting to be issued as FO’s:
      i. KB Proposal 24 – Remove concrete stoop.
      ii. KB Proposal 26 – Irrigation box.
         1) Chris has indicated some of this work was completed when the 12 inch valve was added as part of FO #2. McCabe’s cost needs to be reviewed and resubmitted.
      iii. KB Proposal 28 – Asphalt paving of temporary walk.

8. General Discussion
   a. Schedule
      i. The schedule is still on track with what was originally submitted. All Critical path items are being met.
      ii. Building enclosure is anticipated to be around the week of November 21, 2011.
      iii. Provide a more detailed breakdown of the schedule by floor. Note when activities will start and complete on each floor.
   b. As-Built Drawings
      i. The contractors are to be sure they are updating the as-built drawings on a regular basis.
      ii. Ed with Kraemer Brothers has a set of as-built drawings in the trailer with a log noting the changes being made to the drawings.
   c. Commissioning
      i. MEP Associates, LLC will be providing the commissioning services for this project.
d. Vegetated roof assembly.
   i. The roofing contractor is looking at switching the roof system to Versico which is a manufacturer listed in the specifications.
      1) A CB was issued and priced for switching roof manufacturers to comply with the revised warranty.
      2) Ron Wunsch has talked with Dave Bartelt and now needs to have a discussion with Russ Van Gilder.

e. The west bridge has been erected and the sidewalk has been poured over the bridge.
   i. Chris Hessel asked when the bridge will be stained. They need to wait 28 days from the day the pieces were cast until they can stain them.
   ii. A final stain selection needs to be applied to the bridge mock-up for approval before the bridge can be stained.
      1) The bridges are to be stained so that the color matches the stone on the building.
      2) The revised stain samples on the mock-up will be reviewed after the meeting.
   iii. When erecting the other bridges the contractor should get the inside faces of the bridge panels to be flush with each other which is where the pedestrians will be walking and will see the bridge.

f. Temporary Heat is scheduled to start in December
   i. Steam from the University will be used.
      1) The contractor asked if the condensate needs to go back to the plant or can be sent to a drain. Chris Hessel will check into this.
      2) If it is run back to the plant the pumps will need to be installed and 480v power will be required. To install the 480v power there will need to be a temporary shut down of the power to part of the campus.
         a) Contractor should give possible dates to Chris for the shutdown so that it can be scheduled.
   ii. Building needs to be enclosed before temporary heat can begin.
   iii. If the gas line is needed for any heating Chris will need at least 1 months notice to get the installation scheduled with Excel Energy.

g. Settlement plates and monitoring of the east half of the building will continue for the next few weeks. Before any underslab work can take place on this half of the building AET will need to give final approval.
   i. Bill Kwasny with AET will be contacted to see if underground work can begin on the east half of the building.

h. Where the contractor accessed the site north of the new bridge for landscape work there are some broken panels in the sidewalk that will need to be replaced. The University would like to widen this sidewalk when it is replaced. Chris will work with Ed to come up with a final solution.

i. There is a lot of standing water around the south side of the building and there is concern this will remain saturated and cause issues when it comes time to do the finished site work (parking, planter’s walks, etc.)
   i. It was suggested that some grading be done to get the water away from the building.
   ii. No work can be done re-grading until the stone masonry is complete and the scaffolding has been removed.
      1) The southeast corner of the site is being cleaned up now that the masonry is complete and the area will be re-graded.
j. Chris brought up his concern with the concrete curb detail (3/C901) at the vegetated roof and would like the design team to review this and look at possible alternate solutions.
   i. There is concern that over time this will compress the insulation and cause ponding water.
   ii. Can something be built up from the roof structure and flashed to create a more permanent solution.

k. Any communications cable that is installed must not be painted.

l. Charles Farrell asked about the door frames at the Heritage Room. When reviewing the with door supplier it was noted these were hollow metal frames. Charles indicated they should be reusing the existing wood frames.
   i. The existing Heritage Room doors and wood frames are to be salvaged and reinstalled in the Student Center. Hollow metal frames should not be used for these doors.

m. Some of the spray-on fireproofing is getting damaged now that work is taking place on the floors that have been sprayed. This will needs to patched/repaired before it gets covered up.

n. There are some areas on second floor where ductwork that has been installed might interfere with the installation of the metal studs and drywall. The contractors need to be sure they are coordinating their work with other trades and sequencing the installation to allow room for each trade to work.

o. The underground plumbing lines need to be capped with something more than just duct tape to prevent dirt/debris from getting into the pipes.

p. The spray-on air barrier on the southeast corner of stairwell #2 appears to be blistering.
   i. Kramer Brothers will review this with the contractor that is applying the air barrier.

q. Chris Hessel has asked if when the temporary walk is paved can the work at the Nursing School parking lot be completed at the same time.
   i. Kraemer Brothers will review this with the contractors and see if there would be an added cost for an additional trip.

r. Beth Hellwig asked about having an evaluation done on the historic windows in the existing building prior to them being removed.
   i. Chris indicated that if she can get him a quote to have this work done he will pass it along to Russ for approval.

s. Beth asked if any information could be provided to show the number of local contractors’ and suppliers that are working on this project.
   i. A list of the subcontractors that are working on this project will be provided.

t. The schedule for relocating the existing Kitchen Equipment was discussed.
   i. The University has indicated that none of the existing equipment can be removed until May 21, 2012.
   ii. Kraemer Brothers will review the schedule with the Food Service Contractor to determine if extra time is needed.
      1) If extra time is required a CB will be issued to extend the completion date.
9. Next Meeting
   a. Date: Tuesday, September 13, 2011
   b. Time: 1:00 pm
   c. Location: Maintenance and Central Stores Building, Room 120 (Conference Room)

The above information is the interpretation of the meeting activities and comments; and should be reviewed by all attendees. Please comment on any discrepancies and inform the writer as soon as possible of any changes required. Date issued: Thursday | September 1, 2011.

BRAY ASSOCIATES ARCHITECTS, INC.

Kyle J. Clark, AIA, NCARB, LEED AP
Architect

cc: All Present       Nicole Peterson, Kraemer Brothers
    Shawn Plum, Burt Hill   Richard Noble, Multivista
doadsfprojectfile@wisconsin.gov  Ron Wunsch, Kraemer Brothers