

Week six progress report

Friday, October 26, 2007

Today, Monday, October 22, 2007, we are having heavy rain. This will probably prevent CLEO from connecting power to the HAS building today.

The door installers worked over the weekend to install the new doors. There is a problem. The mortise opening for the hinges do not match the hinges on the frames. When I looked over the job this morning, the mismatch was obvious. There are large spaces where the door was mortised for a frame with hinges located at a different location. Rather than getting the correct door the installers have mortised out additional wood to accommodate the hinge. On some doors they are applying wood filler to patch the openings. This may look ok after it is sanded and painted. Will wait until they have finished and hopefully sanded down the filler to correct the problem.

Sub contractors are beginning to complain that they are not getting paid in a reasonable period of time by Associated Contractors.

I have made continuous attempts to get the required information for all the subs, and also for the return of change orders submitted to Associated Contractors office. All my request to various people at the company office have gone unanswered. This company is most difficult to do business with. Hopefully, this ordeal will soon be over.

Painters were working Thursday and Friday. CLECO connected the power on Friday. Mega Air plans to clean the ducts Saturday when there will not be anyone in the building. This is apparently a very thorough procedure and may be toxic to anyone present during the process.

Roofers are making progress. They brought in an extruding machine and rolls of the roofing with the selected color. The machine shaped the metal and cut it at the appropriate length. They began installing the sheets on Friday afternoon. I think they plan to work Saturday.

Electricians have only to install the wall plates to be complete.

Toilets and lavatories have been set in the restrooms.

Still no decision as to exterior colors or selection of flooring in Mr. Butler's office.

Jack Stroupe
Dammon Engineering

Week five progress report

Friday, October 19, 2007

This has not been the easiest of weeks for this job. Installers for the ceiling grid were scheduled for first thing Monday. They arrived just in time to go to lunch. In the mean time the electricians were there at 8 AM ready to install lighting fixtures behind the grid installers. It was late afternoon before they could begin.

The grid was scheduled to be completed by Tuesday PM. Friday afternoon the job was still not complete.

The door contractor was scheduled to arrive Tuesday AM. He arrived Thursday PM. Said he got lost. He has been at the job site twice before. The door contractor started installing the door frames and the superintendent (Tommy) noticed they were installing 6" frames rather than the required 5 3/4" frame to fit the wall. He stopped the installation and found out that his boss (Wes) had approved the change but failed to notify Tommy. Wes has now been removed from this job. Tommy has a new boss to report to, and the frames are the correct size.

HAS submitted a change order for installing ceramic tile rather than carpet in the waiting room. The request followed procedure. The problem is that when Associated Contractors received the request someone there in their office then included Mr. Butler's office. He has not decided what he wants on the floor in his office. It will be ceramic tile, composite, or wood. We now have to resubmit the request for floor change in the waiting room only.

These delays trickle down to the other subs. A/C is ready to be started. There has been a delay in requesting CLECO to connect power because of the delay in installing electric connections.

Mr. Butler made his decision Thursday on the roof color. He has not decided on the exterior paint color.

The new window installed was done very poorly and the wood panel and trim will need to be removed and replaced. Apparently ran short on trim and left a space about 6" above the window unfinished.

Interior walls really look nice. One final coat of paint will be rolled on next week.

Jack Stroupe
Dammon Engineering

Week Three Progress Report

Friday, October 5, 2007

Received an estimate of cost to replace old ceiling grid with new material. It is \$5721.26.

- I had requested an estimate to remove and reuse the existing grid, but have not yet received that estimate.
- Informed super that we can only remove cabinets in asst. adm. Office if we can relocate them to another area so they may be used for storage.
- After looking around we agreed there is not a satisfactory location elsewhere so will leave them in place.
- It was agreed that shelving in room 102 and 105 would also remain. Shelving in room 105 may interfere with the new electrical panels.
- Mr. Butler stated that he will be furnishing a refrigerator with an ice maker so informed super to run a water line to that location we agreed to.
- Super advised that the only interior metal door is the double door into room 117. He suggested that we change them to match all the other interior doors. I agreed to do so

Received estimate Associated Contractors to reuse existing ceiling grid. It is \$3568.02.

- Requested super to give me the cost for cleaning the existing grid. Should we go with new that expense should be deducted from the \$5271.26 estimate.
- This estimate appears to include the entire ceiling grid, but that is not necessary. Only the two areas where there are large A/C duct need to be removed.
- Electrician, Kirt Dammon called to inform me that the shelves in room 105 are in an area needed for additional electrical installation and at least 6' will need to be removed.
- Talked with Jason and he met me at the job site. He is agreeable to removing the approximately 6' of shelving. HA and contractor will manage the cost between the two of them. It is not Dammon's responsibility. They were scheduled for demo.

Wednesday afternoon

Wes Gregory, Project Manager, stopped by the office this afternoon to ask us about an unrelated project they have at the N.O. airport. It will require Pete to answer their questions. I took advantage of the opportunity to ask him if he could just go ahead and install a new ceiling grid at no charge and he has agreed to do so. I think this will resolve this issue!

Memo

Kirt called to advise that the cabinets in room 105 are in the way of his electrical installations, and must be removed so the electricians can install the electric panels.

Week Four Progress Report

Friday, October 12, 2007

Considerable progress has been accomplished this week.

- Sheetrock installation is complete and texture has been applied. The first coat of paint was sprayed.
- All A/C ductwork is finished overhead. The flexible ducts are in place to be connected after the ceiling grid is installed.
- Cat 5 cables are installed in each office and are ready to be connected in the electrical room.
- All colors for paint, flooring and roofing have been selected.
- Mr. Butler put in a change order for the flooring in waiting room. He decided that carpet would not be his first choice in his office, so, he is considering a ceramic tile, a composite wood, or solid wood rather than carpet for these floors. I understand the flooring company has any of these three choices in stock so there should not be any delay caused by these changes.
- Ceiling grids are to be installed starting Monday.
- The electrician plan to begin installing ceiling lights once the grid is in.
- The window in Mr. Butler's office has been installed. Some minor brickwork needs to be done to finish this project.

Jack Stroupe
Dammon Engineering

Told I will inform HA this AM. They do not open until 9AM

Went to HA and talked with Jason re. cabinets in 105. We met at the job site. He agreed that the first 6' would need to be removed. Tommy was in agreement. I told them that cost for any cabinet removal/relocation will be between HA and the contractor. Tommy and Jason agreed to this.

Jack Stroupe
Dammon Engineering

Week Two Progress report

Friday, September 28, 2007

Carpenters have removed the brick, filled in the space where the window A/C unit was installed with brick, taken out of the wall and have framed the window opening in preparation for installing the window. It will be a few days since it has not been ordered. Electricians are on site. They are currently removing old circuits and wiring that may be used in part of the installation process.

This AM was clean up time. Workers swept the floor and removed all debris to the dumpster.

Noticeable progress made this week. A/C units installed and start of ductwork

Has begun. Received clarification on what HAS will need for their computer terminals and the increase in circuits for the office machinery and their location. The Kitchen has been redesigned to eliminate a dishwasher and place a refrigerator in that location as requested by Mr. Butler. Tommy assured me that there would be no charge for these changes

Plumbers have made good progress in changes they are to complete.

Samples of tile, counter top, and paint colors were delivered to the HAS by the job superintendent for their selections to be made.

Sheetrock will be delivered onsite on Saturday and should start installing by midweek.

All subs seem to be working well together.

Selection of a roofer and door supplier have not been made as of today. It is expected that those decisions will be made soon.

Jack Stroupe

Dammon Engineering

Week One Progress Report

Friday, September 21, 2007

Week One

I met the job superintendent, Tommy Raymond, on Monday and we discussed several items that he wanted clarification on. They were not major problems, but, rather some minor adjustments, which will not affect the job.

Contractor has all the new office walls rough framed as of Friday.

Found it necessary to remove approximately 6' of the shelving that is located on the outside wall of the electrical room (105) to make space for the increase in electrical circuit panels for additional lighting and wall receptacles. Part of the space for the shelving will now be used for electrical requirements.

As requested, we have attempted to save as many of the storage cabinets as possible. If the Housing Authority agrees, the cabinets in room 108 can be removed and installed in room 101. They are approximately 10' in length, which limits where they could be moved.

The electricians were in this week. They have made arrangements with CLECO to set a temporary power pole. This is necessary so that all old power panels may be removed to make space for new panels.

The telephone company has been contacted and asked to remove their service panel in room 105 to make room for other work.

Wes Gregory, Project Manager for Associated Contractors most generously offered today to install a new ceiling grid rather than cleaning and reusing the old grid material. This is a savings of over \$5,000 that was not in the bid package. He could have asked for this as an additional charge, but he chooses not to.

Power pole is set. CLECO is scheduled to connect power.

Wednesday, a crew started removing brick from the west wall so a window may be installed. They also removed the window A/C. They will use brick removed to fill area where A/C was located.

The plumbers were in Friday and decided on the necessary details for their responsibilities. They will return Monday 9/24 and complete their rough in work that day.

A/C contractor was in and has the details of how he will proceed worked out. Carpenters built the platform where the two A/C units will be installed.

Workers used brick removed from the area where the window will be installed to fill the opening where the small A/C unit was removed. After they completed replacing the brick, Superintendent Raymond noticed they had used a colored mortar that did not match existing. He had them remove the brick, picked up a bag of white mortar and had them redo the job. This speaks well of his attention to details.

Week two promises to be a busy week with three trades on site at one time.

Jack Stroupe
Dammon Engineering

Week Eight Progress Report

Friday, November 09, 2007

Tommy's supervisor, Randy was on the job site on Tuesday looking over several questions about the job. The doors, especially the metal doors, do not seal properly and he indicated he would talk with LA Doors, the sub, to resolve my concerns. There is a space about ½ " along the bottom of the doors which is not acceptable. I continue to be concerned that the workmanship on the inside doors is very poor. All of these concerns must be addressed either now, or when we do a walk thorough, but they will be corrected. Painters were on site Wednesday. They repainted several walls that I was not satisfied with and they do look much better. I think they will pass inspection. The counter carpenter does poor work. He did not properly trim the edges of the Formica, and the backsplash were not seated tightly against the counter top. Tommy assured me that would be corrected. This installer has cost Associated Contractors several hundred dollars by his poor quality work. The first counters he built were so poor quality they were totally rejected. They had to purchase new material and have him start over again. At least double time and material for this job and a product that is marginally acceptable.

Wednesday, I received Mr. Butler's selection for exterior paint colors. I contacted Tommy to give him the color numbers so he could order the correct paint. This is good since the painters are just finishing the inside. We still do not have the floor selection for Mr. Butler's office.

The installer from Piper Flooring was laying the vinyl tile in the electrical room, and several other rooms as well. He applied a layer of sealant on the waiting room floor in preparation for installing the ceramic tile.

The grab rail in the most rear toilet is installed incorrectly. It will be moved backward toward the rear wall. It is not located so that handicapped people can use it to support themselves. Tile installer will replace the two tiles after it is moved.

On Thursday Mr. Butler visited the site. He voiced a concern that vinyl tile is installed in one room, 112. He said it is to be an office and requires carpet. Plans show it to be a storage room with vinyl tile. He said he did not care what the plans show, it is to be an office with carpet. Prepared and submitted a change order to resolve this misunderstanding.

Friday Tommy showed me where the water line enters the building. He found it by following a drawing. It is located just outside the laundry room about 10 feet from the corner of the building. He has offered to place a piece of PVC pipe with a cover indicating what it is at a cost for the material.

Will ask for approval.

Jason from the HAS call this afternoon requesting clarification regarding the lite panes that should be in the metal exit doors. Upon reviewing the drawings I find the door schedule specifies that the doors have lite panes. On the page that depicts the doors it shows no panes. This will need to be worked out. Since the doors do not fit correctly they must be replaced any way.

Week Ten Progress Report

Friday, November 23, 2007

This is Thanksgiving week and work will probably be slow.

Delivered the flooring change order to change from carpet to laminate wood in **room 104**, Mr. Butlers office.

Already had the cost mark up sheet from Associated Contractors so this was easy.

Tommy had a much-improved attitude today regarding the subs being paid and showing up on the job. He believes they will all finish the work although not being paid.

Now that the last decision has been made, the floor can be installed in the last location.

Tommy plans to personally do the final repairs and touch ups throughout the building.

Then, he and I will walk through and do our final check prior to having the owner do a walk through of the job.

Jason called late Monday. He indicated that Mr. Butler wanted to know the date of our last set of drawings. He insists that room 114 has always been an office and should have been carpeted. He is unhappy that I gave him a change order for that room that adds up to \$314.66. It appears he is looking for someone else to place the blame so HAS does not have to pay the change cost. I looked up the original drawings and printed out page E-4 from Fauntleroy's drawings from the early '90's that show room 114 to be "chair and table storage". I also printed out page A-6 from Dammon Engineering drawing that show the consistency of labeling the rooms correctly.

Went by HAS and gave Jason the date he had requested, 6-4-07. This is the date on the latest set of drawings, and the date that is on the set of drawings I personally delivered to Mr. Butler. I will show him these other drawings only if Mr. Butler continues to make an issue regarding the flooring. I trust this will satisfy him.

No further work on the HAS was done this week except for the electricians. They installed the exit and security lights. They also installed the cover plates on all receptacles in each office.

Only the following remains to be done:

Interior:

Flooring in Mr. Butlers office

Threshold strips where carpet abuts ceramic tile

Shoe molding in some rooms

Minor sheetrock repair and touch up

Exterior:

Paint trim

Pressure wash building

Jack Stroupe

Dammon Engineering

Week Twelve Progress Report

Friday, December 7, 2007

There has been dozens of small projects for Tommy to handle this week.

The floor in Mr. Butler's office was installed and shoe molding used to finish the job.

The painters did finally return and did all the touchup and other minor repairs where someone may have bumped into a wall someplace.

This paint crew said they will not return to finish the outside and pressure wash the brick and soffit. Tommy has asked his office to locate another paint crew to do this work.

On Thursday Tommy was preparing to order the exterior paint when he noticed that on one paint color the number given us by HAS did not match the name they had given. I attempted to contact Jason, but he was unavailable so I sent him an e-mail. Had not heard from him by late Friday.

I had also asked Jason for a memo as to exactly how they want the keys set up with the locks. This is the last major project remaining to be completed.

The flooring company must still return to install the transition thresholds where carpet changes to ceramic or vinyl tile. We had requested colors that will match the door trim and walls. It is almost over. My major concern at this point is resolving the failure of Associated Contractors to cooperate with Dammon Engineering. They have completely ignored my continued request for paperwork and a letter of credit. Not sure what Mr. Butler will do when they request their money.

Except for their failure to cooperate, I have thoroughly enjoyed the job. What a learning experience!

Week Eleven Progress Report

Friday, November 30, 2007

Met with Tommy on the job site today, Monday. We reviewed the change work orders, and various other points regarding work progress, and the quality of the work. I want to be certain that he and I have the same change info and pricing. Looks like we both have the same.

He has the sheetrock worker scheduled to return this week to do final patching on any damaged or unfinished areas. Some of the ceiling tiles will be replaced. They have holes in them. No idea how.

Flooring is scheduled to be installed in room 104 on Thursday of this week. Will then decide if shoe molding will be needed. Tile installer will return to install thresholds where carpet abuts ceramic tile. Electrician will need to return to turn on the 220v breakers and label all the circuit breakers.

Interior walls will need to be spot painted.

Tommy had sheet rock workers redo a section of the main hallway wall that was uneven. Looks much better.

Flooring installer did not finish Friday, but should be by the first of the week.

Carpet installer came with finish strips for the carpet where it adjoins the ceramic tile. It is black and does not match anything. Told Tommy to try to get a material that matches the trim paint. Said he would.

Remaining to be done:

Install refrigerator in Mr. Butler's office and finish off cabinet trim

Adjust all door locks and handles

Install carpet finishes

Final paint touch up in side.

Paint exterior trim

Pressure wash all of exterior of building

Jack Stroupe

Dammon Engineering