

FOL – Walker Architecture- Waters Contracting Meeting

27 March 2024

The first after-contract award meeting with the FOL, Walker Architecture and Waters Contracting took place at the Bayboro Library at 1000 on 27 March 2024. Sidney Phibbons, Rich Bartz, Chris Walker, Bishop Williams, and Brian Chandler (newly assigned site supervisor for Waters Contracting) were in attendance.

Bishop summarized his company's work effort which started on 1 March. Most of the floor tile, tables and serving surfaces, menu displays, sinks, and ceiling tiles have been removed. Temporary electrical service provided from the main panel to reduce any hazards and provide separate lighting. The area outside has been cleared of asphalt and concrete, graded to meet the eventual new building foundation, and marked appropriately.

Specific discussion followed:

1. Change Order (CO) to test stability of soil and cement will be requested. Estimated cost \$4,565. Approved by Rich.
2. In some areas there were two layers of floor tiles which causes leveling and transitioning issues throughout. Decided to tile vestibule leading into bathrooms to keep the transition up to code at less than 1-inch.
3. The HVAC duct work, plenum boxes and diffuser grilles are in questionable shape with mold. A HVAC inspection is needed to assure integrity and dispel sanitary issues. It is assumed most of the duct work is salvageable.

4. There is significant water damage (rot) on the wall studs and wall board. No vapor barrier was used in the 1980 construction and new studding and vapor barriers will be needed.
5. Sidney selected the color scheme for the external façade. It will be very close to what is now shown on the elevation drawings of the new library.
6. It is anticipated that items numbered 1, 2, 3 and 4 above will require change orders. Change orders are billed against the \$117,000 contingency.
7. Lydia Davis, CPRL IT specialist, will confirm that the data layout is correct.
8. Bishop asked if FOL/Library would ask the Pamlico Sherriff to be mindful of the potential for theft/vandalism at the work site as new materials and demolition residue will be unattended during non-work hours.

The group adjourned at 1045 and reconvened at the work site for a walk through and further discussions. The work is on schedule and the site is very well maintained. The site visit ended at 1130. The next monthly meeting will be 10 AM on 24 April 2024.

Actions after the meeting:

1. Sidney alerted the Sherriff's office of the potential issue of vandalism and theft at the work site, and they will surveil the property more frequently as this type activity has already occurred in the county. The Sherriff's office recommended a camera system at the site which may be advisable.
2. Rich asked Chris Waters to determine if the Waters Contracting builder's risk insurance covers this concern.
3. Walker Architecture approved the first Pay Application for the project: \$119,598.35.