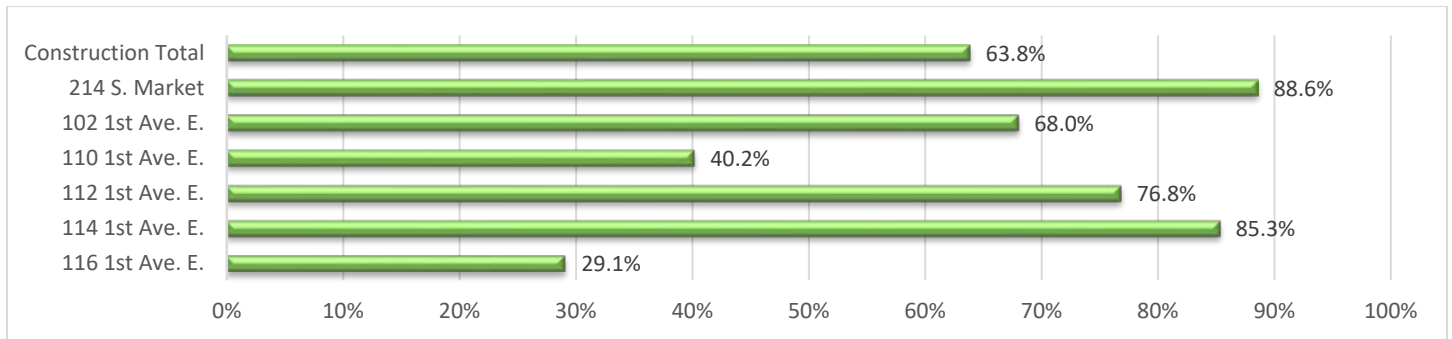


# Oskaloosa Façade Improvement Project, Phase III Update – 07/2022

Contacts	Responsible Entity	Project Manager	Project Architect	Construction Supervisor
	City of Oskaloosa	Osky Main Street	Curtis Architecture & Design	Christner Contracting, Inc.
	Shawn Christ	Amy Brainard	Rod Curtis	Richard Dye
	(641) 673-7472	(641) 672-2591	(641) 814-1500	(641) 777-1195

## Percent Complete as of Pay Request 11

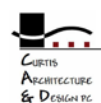


## Project Progress

- 116-118 1<sup>st</sup> Avenue East - Construction has continued on the first floor, including additional siding material on the storefront walls. Only one of the upper story arched windows remains to be installed.
- 114 1<sup>st</sup> Avenue East – First floor storefront and tile work is complete. Upper story windows have been installed. Brick repairs have started.
- 112 1<sup>st</sup> Avenue East – First floor storefront work is nearing completion. Brick repairs are complete. Interior finish work and cleaning is complete.
- 110 1<sup>st</sup> Avenue East – Masonry repairs are complete.
- 102 1<sup>st</sup> Avenue East – A structural engineer has completed a plan to support this upper brick and has discussed with the project team.
- 214 S. Market – Brick joint repairs and tuckpointing is complete.

## Anticipated Project Schedule/Upcoming Work

- 214 S. Market Street – Complete exterior stairs and front entry door.
- 102 1<sup>st</sup> Ave. East – Continue front masonry repairs and upper window installation. Install storefront. This building is expected to be the last one completed.
- 110 1<sup>st</sup> Ave. East – Storefront window replacement.
- 112 1<sup>st</sup> Ave. East – Complete finish work. Walk-through and complete any remaining scope of work items.
- 114 1<sup>st</sup> Ave. E – Complete masonry repairs and remaining finish work.
- 116/118 1<sup>st</sup> Ave. E.: Complete masonry repairs and upper window & storefront replacement.



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Note that this project schedule is subject to change due to weather, material availability, and unforeseen shortages in staffing.

## Items of Discussion

- **Supply delays.** As a reminder, construction activities are moving forward, but the project has been impacted by supply chain issues nationwide. The project completion deadline was extended to November to adjust.
- **Special needs.** If there are any special needs for your building’s tenants coming up that may impact or be impacted by construction activities, please let us know so we can communicate this to the contractor! We want to be as reasonably accommodating as possible to minimize the disruption to you and your tenants.
- **Other work and emergency repairs.** Reminder that any work other than emergency repairs to your building can jeopardize our grant funding for the entire project. If damages occur or if you have a mechanical failure (i.e. water leak; loss of power, hot water, A/C or heat) or a structural issue (i.e. door or lock failure; leaky roof) that needs immediate attention, please go ahead and make those emergency fixes and let us know so that we can document the issue to be sure we’re in compliance with the grant regulations.

## Approved Change Orders

- 214 S. Market (214.CO#1) – use of contingency to repair/restore canopy fascia; install rigid insulation and framing above storefront inside canopy.
- 214 S. Market (214.CO#2) – use of contingency to remove/replace roof and bottom soffit on upper dormer.
- Contract extension (CO#01) – 33-day extension due to time lost between bid submittal and notice of award. Date of substantial completion extended to November 3, 2022.

