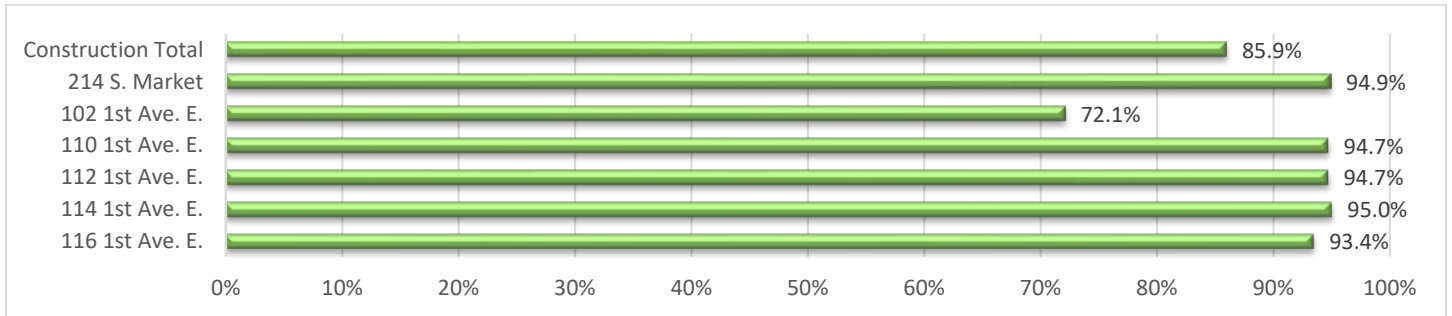


# Oskaloosa Façade Improvement Project, Phase III Update – 12/2022

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

## Percent Complete as of Pay Request 15



## Progress since last report

Work is wrapping up on all buildings except 102 1<sup>st</sup> Avenue East. Punch list items from those five owners were due November 16 and a final walk through was completed November 18. The contractor and architect are reviewing the list and discussing remaining items. We appreciate owners’ cooperation in final walk throughs and may be reaching out to some to review and sign any final change orders and adjustments.

## Anticipated Project Schedule/Upcoming Work

- 214 S. Market Street – complete any remaining items and verify scope of work is completed.
- 102 1<sup>st</sup> Ave. East – continue work on front façade; substantial completion deadline is extended to January 2, 2023.
- 110 1<sup>st</sup> Ave. East - complete any remaining items and verify scope of work is completed.
- 112 1<sup>st</sup> Ave. East - complete any remaining items and verify scope of work is completed.
- 114 1<sup>st</sup> Ave. E - complete any remaining items and verify scope of work is completed.
- 116/118 1<sup>st</sup> Ave. E.: complete any remaining items and verify scope of work is completed.

## Items of Discussion

- **Project Close-out.** The final scope of work will be agreed upon by the architect and contractor, and each building’s final budget will be entered. A portion of any unused contingency, where applicable, may be returned to owners based upon final expenditures. The contractor will prepare a final change order that adjusts for the actual amount of contingency used. The grant administrator will prepare a final budget amendment so that the City may request a reduction in local match requirement to ensure that all the grant funds are used.
- **Other work and emergency repairs.** As a reminder, you can still do emergency repairs and routine maintenance to your building but cannot start another construction project until the entire CDBG project is complete and grant is closed out. Unapproved work outside the grant scope can still put our funding at risk.

## Approved Change Orders

- 102 1<sup>st</sup> Avenue East (102.CO#1) – use of contingency to stabilize the front façade and modify the scope. Substantial completion extended to January 2, 2023.

