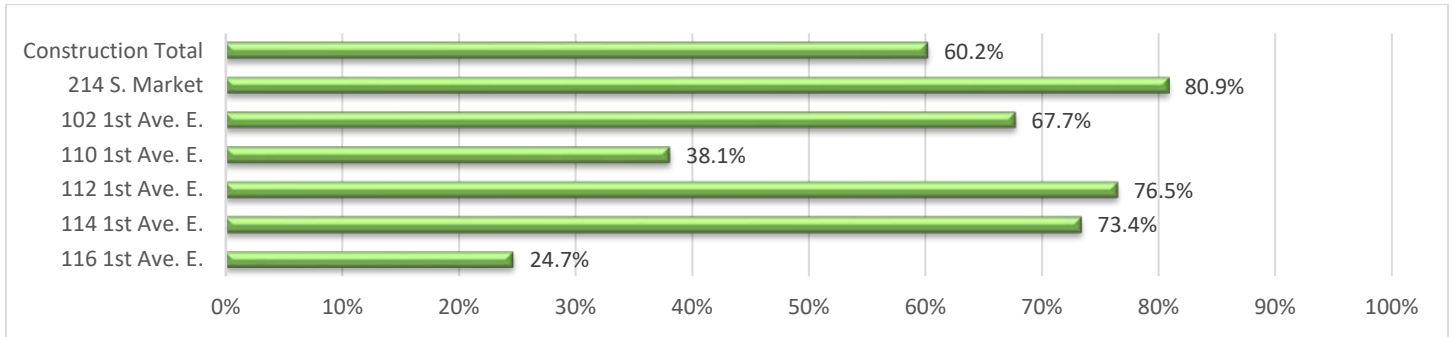


Oskaloosa Façade Improvement Project, Phase III Update – 06/2022

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

Percent Complete as of Pay Request 10

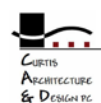


Project Progress

- 116-118 1st Avenue Eats - Construction has started with demolition work on the first floor. The Historic Preservation Commission approved a minor to the first floor storefront walls. Upper story arched windows are being installed.
- 114 1st Avenue East – Upper story brick cleaning and window installation is complete. Exterior tile work is complete. The temporary storefront wall was removed.
- 112 1st Avenue East – Upper story windows and lower exterior tile have been installed. The temporary storefront wall was removed.
- 110 1st Avenue East – Carpentry work above the storefront windows is complete.
- 102 1st Avenue East – Upper story window replacement is complete on the rear and side walls. The project team determined the original front brick façade, which is hidden by a 1940s newer brick cover, is not salvageable for re-exposure and restoration. The existing brick cover will be repaired/restored and the overall look will remain similar as shown on the project plans. A structural engineer has been engaged to determine a proper way to support this upper brick while allowing replacement of the new glass storefront system below.
- 214 S. Market – Brick joint regrinding and exterior painting is complete.

Anticipated Project Schedule/Upcoming Work

- 214 S. Market Street - Continue masonry work to tuckpoint brick joints, and any remaining work.
- 102 1st Ave. East – Receive and implement engineer’s plan to support brick façade. Replace first floor storefront and upper story windows.
- 110 1st Ave. East - Complete storefront replacement, painting, and any remaining work.
- 112 1st Ave. East – Complete trim and painting, and any remaining work.



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- 114 1st Ave. E - Complete trim and painting, and any remaining work.
- 116/118 1st Ave. E.: Complete upper story window installation, lower level carpentry work, and storefront replacement.

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

Items of Discussion

- **Completion target.** The project was previously impacted by nationwide supply chain issues but is on-track for targeted completion in November.
- **Special needs.** As always, please feel free to reach out with any special needs for your tenants or building so we can communicate this to the contractor. We want to be as reasonably accommodating as possible to minimize disruption during construction.
- **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.
- 112 1st Ave East (112.CO#01) – added contingency credit for not patching interior floor tile. Owner will complete this work at a later date.
- 114 1st Ave East (114.CO#01) – use of contingency to provide and install exterior tile, as an alternative to stucco, as an overall repair to failing tile & substrate.

