

# SEARHC

222 TONGASS DRIVE • SITKA AK 99835 • 907 966 2411 • FAX: 907 966 8300

October 27, 2002

Joel Neimeyer  
Project Officer  
Denali Commission  
510 L Street, Suite 410  
Anchorage, AK 99501

RE: Denali Project 0028-DC-2001-110

Dear Mr. Neimeyer:

Please accept the enclosed Progress Report for the SEARHC ~~Halco~~ Health Center project. Should there be any questions, feel free to call Matt Christner at 907.966.8313.

Sincerely,



Dennis Heller  
Facilities Manager

Look at the  
photos if you  
want any  
for the  
records.

↳ Denali —

Michelle —  
Please file

thanks  
Joel

## PROGRESS REPORT

Haines Health Center Phase III & IV

Quarterly Report July 1 - September 30, 2002

Project 0028-DC-2001-110

A/E Consultant: NANA/DOWL

Contractor: Phase III, Northern Construction  
Phase IV, Johnson Construction

Status:

Phase III: Complete. Contract Date 09/19/01. Actual Completion Date 06/04/02

Phase IV: Complete. Contract Date 01/04/02. Actual Completion Date 9/20/02.

Status of Construction Activities:

Phase III

- Complete installation of the foundations for the West and East Additions.
- Completion of the site improvements including the parking area and storm drainage.

Phase IV

- Completed West Addition
- Completed East Addition
- Substantial completion on 9/20/02. Final completion punchlist delivered. Expecting to close out project by 11/1/02

Work Performed During this Period: East Addition.

- Exterior siding, windows, trim.
- Electrical wiring, smoke detectors, thermostats.
- Mechanical installation of radiant panel heater.
- Elevator installation, controls, equipment.
- Gyp board tape and paint.
- Interior floor coverings, stair treads, ceiling grid.
- Interior wood work, handrails, trim.
- Site clean-up.
- Reinstall window at temporary access.

Questions or Problems During this Period:

- One change order for additional siding work.
- Clarification required from the State Fire Marshall for sprinkler configuration previously approved for construction.
- A delay claim for site overhead and unabsorbed overhead resulting from the Phase III contractor's inability to complete its contract in a timely manner was submitted using the Eichleay formula. SEARHC has provided the contractor an offer for equitable compensation per the contract provisions and is awaiting the contractor's response.

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Workers on site subject to DBA wage requirements during this period:

Workers On Site			
3	Plumbers	3	Electrician
2	Carpenters	1	Laborers
2	Elevator	2	Sprinkler Fitters
1	Sheetmetal	1	Drywall

Attachments: (1) Photo CDrom      (2) Substantial and Final Completion Punchlists.

# SEARHC

222 TONGASS DRIVE • SITKA AK 99835 • 907 966 8313 • FAX: 907 966 8505

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September 17, 2002

Harley Johnson  
Johnson Construction  
PO Box 795  
Wrangell, AK 99929

RE: Substantial Completion Phase IVB.

Dear Harley:

Please accept this partial substantial completion punchlist for the Haines Health Center Phase IVB.

Architectural:

- Install tempered glass panels in store front assemblies adjacent to the upper level elevator access and any location required by the manufacturer to meet the restrictions outlined in Section 2406 of the IBC.
- Touch up paint as required throughout East addition. Remedy scuffs, flaking, dirty areas and re-coat those areas which are dry or of differing color or texture.
- Touch up paint/caulk as necessary around fixtures, controls and door frames.
- Install half wall per detail 4/A2 and section 1/A6 to receive hand rail on East side of stairway at lower level.
- Caulk wood sills against store front windows to minimize gap. Use clear, non yellowing silicone sealant tooled to produce a smooth, clean joint.
- Rework oak top rail as discussed with Karl 9/12 on-site. Use colored wood filler at joints and nail holes as necessary. Lightly sand after finish is applied.
- Eliminate squeak in floor at upper level elevator access.
- Repair sheet rock at recessed light fixture in soffited area of upper level.
- Repair ceiling tile suspension tracks where damaged.
- Caulk between store front windows and trim to provide a smooth constant finish. Use caulk which closely matches that of the trim or the store front color.
- Re-caulk below the main entry door. Use paintable/stainable caulk which meets the requirements in the specifications or use caulk which closely matches that of the siding or the store front color.
- Reinstall window and exterior wall at temporary access doorway.
- Install and paint correct door and frame in Pharmacy Storage 131. West Addition. Please note that the door frame is not finished and does not fit the width of the wall.

*Mechanical:*

- *Heater in Hall 002 needs to be reconnected to looped system.*
- *In regards to the balancing report for the air handler and the balancer's recommendation to replace the sheave, Section 15500.2.52 D. requires that variable and adjustable pitch sheaves be provided for motors 15 hp or less. Section 15990.1.6.D requires the contractor to assist the balancing agency to make changes to the system as recommended. Please refer to these sections when working with the Mechanical subcontractor to meet the performance requirements. Additionally, since the fan motor is running at higher RPM and amperage, it apparently is causing fuses to fail. Costs associated with the initial repair performed by Chatham Electric shall be the responsibility of the contractor.*
- *CUH-1 and CUH-2. require balancing.*

*Electrical:*

- *No items*

*General:*

- *Training*
- *As-builts*
- *Site cleanup. Remove nails and other potential tire puncture debris from parking lot.*
- *Grade disturbed areas of parking lot.*

*Sprinklers:*

- *Provide Labels and Signs for All Valves and Piping as Required by the Specifications and the Code.*
- *Connect dry system flow switch to outside audible alarm bell.*

*Please note that acceptance of your requested substantial completion is pending the commission of the elevator and connecting the dry sprinkler alarm to the exterior audible alarm bell. All other issues should not hinder the use and occupancy of the new space. Signs will be required to notify users that the handrail to the lower level is not yet complete.*

*Please feel free to contact me with any questions.*

*Sincerely,*



*Matt Christner  
Project Manager*

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September 27, 2002

Harley Johnson  
Johnson Construction  
PO Box 795  
Wrangell, AK 99929

RE: Substantial Completion.

Dear Harley:

Please accept this final completion punchlist for the Haines Health Center.

Architectural:

- Eliminate squeak adjacent to casework in Exam 129.
- Repair handrail in East addition at lower level.
- Eliminate squeak at upper level elevator landing.
- Install and paint correct door and frame in Pharmacy storage.

Mechanical:

- HC Sink in toilet is 14.5" from Wall and Not 16" as Called for on the Drawings. Ada Requires 15".
- Label piping and fuel line.
- No Glycol in Make-up tank.
- Shorten Fuel Supply Line at Tank and Connect with a Straight 90 Degree Black Iron Fitting.

Electrical:

No Items

General:

- Extra Materials; telecom, lighting fixtures, sprinklers, floor coverings etc. as specified.
- As-builts

Sprinklers:

- Install Sprinkler Heads above Finished Ceiling in All Spaces Greater than 6"

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High per 4-5.1 of the 1994 NFPA 13 (Note That Ceiling Assemblies Are Not Rated).

Please feel free to contact me with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Matt Christner", followed by a horizontal line.

Matt Christner  
Project Manager