



Memorandum

Date: June 16, 2025
To: Martha Ryan-Toye, Superintendent RSD96
From: Ramesh Nair
Copies: James Fitton, File
Re: Additional Scope/ Change Order – Hauser Tuckpointing
Pages: 3

This memo intends to update the scope of work with respect to the current contract awarded at Hauser Elementary School.

Hauser Elementary School:

Base Scope:

RSD96 entered a construction contract with MBB Enterprises for tuckpointing in January 2025 at Hauser for a total of \$954,439.00. The project scope included the following major items:

1. Grind and Point all Masonry joints in the school building.
2. Replace selective lintels at window openings.
3. Replace soft joints with new caulk at multiple locations.

Work Progress:

1. The project is 15% complete and is scheduled to be completed prior to school opening in August 2025.



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Additional Unforeseen Scope:

A. PCO – 001 Restore 87 Lintels/ Flashing

1. MBB opened several window heads to review the interior conditions and found that 87 lintels lacked any flashing on the 1st and 2nd floor of the building. This created a condition whereby water could infiltrate the heads and continue to cause further damage.
2. DLA reviewed the on-site condition and determined that the lintel heads required removal of the headers, cleaning/ painting steel, Installation of flashing, resetting the stone headers.
3. There will be a net change to the contract because of this additional work of \$156,600.00

Recommendation: These additional scopes were not readily known at the time of project scope development, bid and award despite our best efforts to perform building assessments. The changes were apparent only when grinding commenced and the walls opened for examination. The 3rd floor lintels will require additional equipment and time to complete due to the presence of the stone band at the level. Therefore, it is recommended that the 3rd floor lintel restoration work be scheduled for the next construction season.

The total cost of this additional work is \$156,600.00 and Vistara recommends that RSD96 approve the funds for this work. These repairs should be considered as part of an emergency repair that would alleviate an unsafe condition at the school and result in long-lasting repairs. MBB's contract will be increased to \$1,111,039.00

Ramesh Nair, Owner's Representative



Memorandum



Scope 1- Lintel Restoration

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