

Glen Geurts

From: scotts@strategicmunicipal.com
Sent: Friday, April 01, 2016 11:08 AM
To: Glen Geurts
Cc: Kevin Skogman
Subject: HOVMSD BioStyr Building (PLANNING OUTLINE for REVIEW)
Attachments: 2 memo HOVMSD 033016 checklist REVIEW.pdf

Hello Glen (and Kevin)...

The attached planning checklist is for your review and comment. It summarizes the key ideas we discussed when reviewing the Mezzanine last Fall.

We will incorporate your suggestions - and then you have an outline to guide the discussion with the Commission.

Best Regards...

Scott S.

Strategic Municipal Services, Inc.

SMS

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Memorandum

date: March 30, 2016

to: **Heart of the Valley Metropolitan Sewerage District**
Glen Geurts, Manager
Kevin Skogman, Superintendent

cc: (none)

from: **Strategic Municipal Services, Inc.**
Scott M. Schramm, PE, RLS
David Schlichting, PE

re: **PLANNING CHECKLIST related to BUILDING DEFECTS**
WWTF Capacity Improvements
Heart of the Valley Metropolitan Sewerage District
Outagamie County, Wisconsin

The following planning checklist may help the District organize

- A. Problem Statement
- B. References
- C. Contract Documents and Construction
- D. Alternatives
- E. Actions

A. **Problem Statement.** The **Stair Mezzanine** for the **BioStyr Building** is shifting away from the main structure. The Mezzanine structure is cracking and showing other signs of structural distress. The **District** has installed fixed monitoring points at which annual measurements are obtained to document the structures movement.

B. References

1. Plan Drawings

- a. 111 (**BA3** - roof)
- b. 112 (**BA4**)
- c. 113 (**BA5**)
- d. 117 (**BS1**)
- e. 118 (**BS2**)
- f. 121 (**BS5**)
- g. 122 (**BS6**)
- h. 123 (**BS7**)
- i. 129 (**BS13**)
- j. 132 (**BS16**)
- k. 137 (**BS21**)



1. 149 (BP2)

2. **Specifications**

C. **Contract Documents and Construction**

1. Review the **Agreement** contract times and dates.
2. Review **Change Orders** or other **amendments** that affected work related to the Mezzanine or contract times.
3. Review the **Certificate of Substantial Completion** date(s) and related closure documents (punchlists and communications)
4. Identify the approximate date (month / year) when Contractor (**Miron**) and Engineer (**McMahon**) were **notified** of the defects. Identify dates of communications (meetings, telephone, email, fax, etc).

D. **Legal Counsel Advisement**

1. Was there an agreement of mutual release when **Miron, McMahon** and the **District** "resolved" the conflict.
2. What estimated costs would be associated with litigation.
3. What are the risks, positives / negatives, and anticipated outcomes of a renewed claim

E. **Alternatives**

1. **Structure**
 - a. Do Nothing
 - b. High pressure grout (stabilize ground and building movement)
 - c. Remove and replace structure (salvage and reuse precast floor panels, stairs, etc)

2. **Legal Action**

F. **Actions**

1. Continue **monitoring** / documenting building movement and structural damage.
2. Develop **proposal scopes** for support services leading to Fall 2016 budget cycle.
3. **Excavate** (hydro-excavate) to confirm Mezzanine exterior bearing walls are on concrete spread footings over soil. Excavate at intersection of Mezzanine and Biostyr wall to confirm BioStry bearing wall extends below Mezzanine spread footing.
4. **Geotechnical / Structural Investigation**. Employ geotechnical / structural engineer to auger extract samples, observe split spoon blow-counts (to generalize compactive effort), obtain and classify representative soil samples.
5. Develop **Opinions of Probable Construction Cost** (cost estimates) for related alternatives.
6. Legal Counsel Advisement

We welcome the opportunity to further discuss these items at your convenience.

enc: as noted