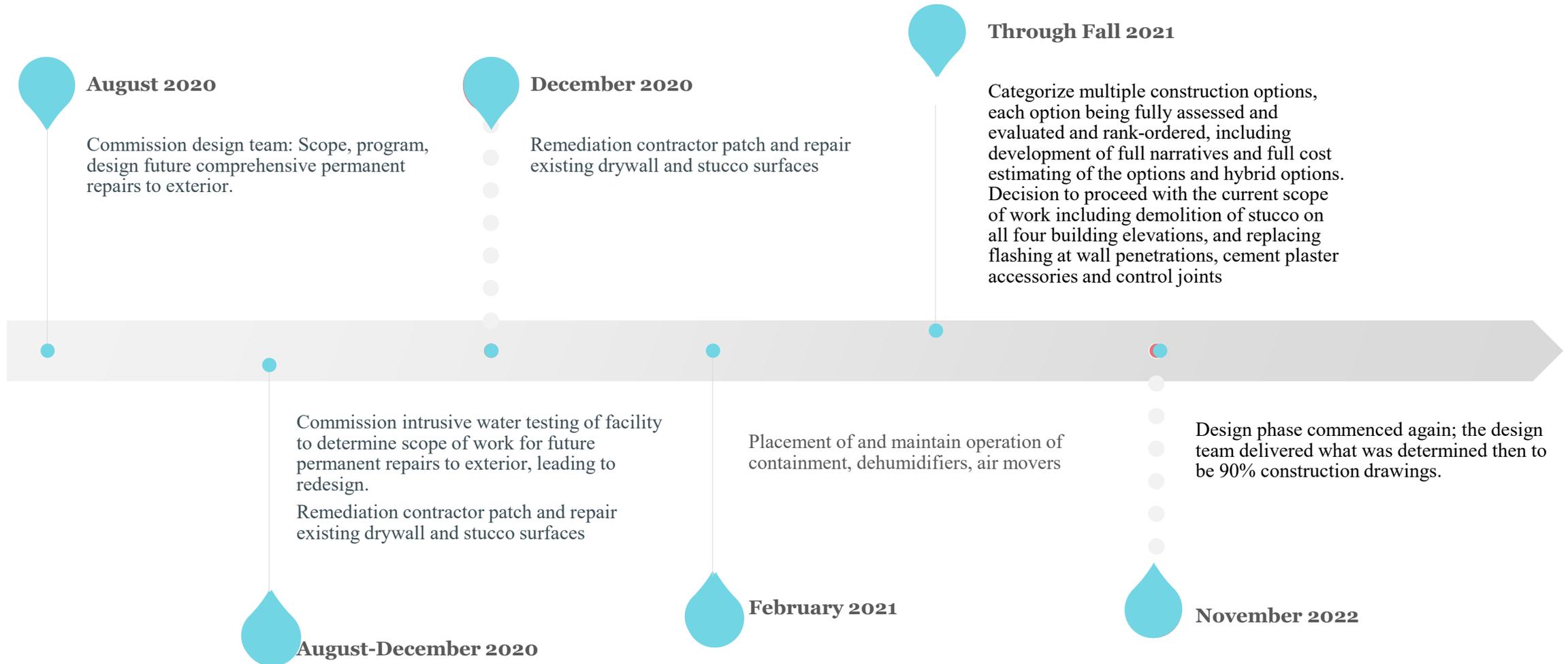
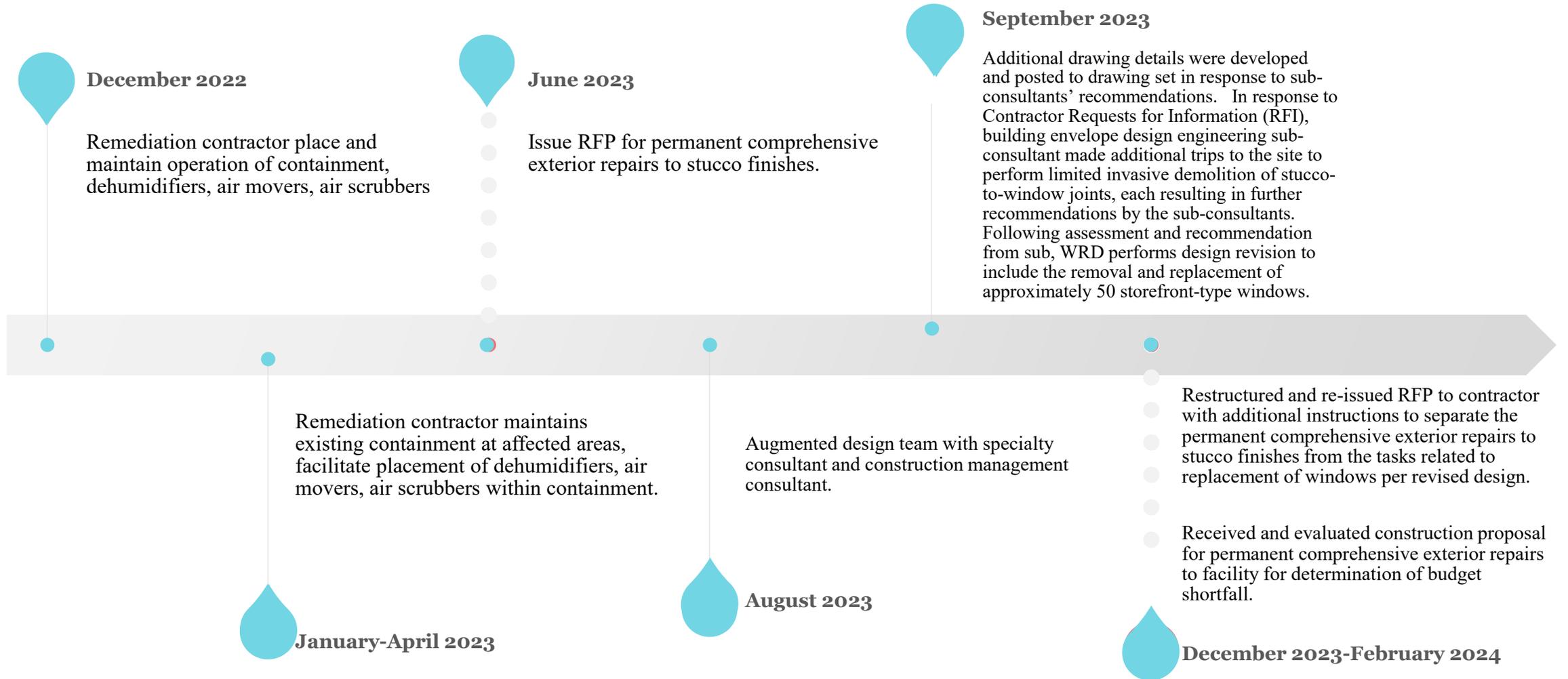


# 1270 Natividad-Health Dept-Water Intrusion Chronology of Corrective Work



# 1270 Natividad-Health Dept-Water Intrusion Chronology of Corrective Work



# Attachment A

1270 Natividad  
Health Department

Chronology of Corrective Work

Description of Activity	Date(s)	Entity, Contractor
Scope, design, support bidding and construction for future comprehensive permanent repairs to exterior	Ongoing since 2020	Wald Ruhnke & Dost
Intrusive water testing of facility to determine scope of work for future comprehensive permanent repairs to exterior, leading to redesign	Report complete on November 17, 2020 Design revision completed December 2020	Wald Ruhnke & Dost, Miles F. Corcoran Construction Consulting
Contractor patch and repair existing drywall and stucco surfaces	Complete on or about December 15, 2020	Quincon, Inc
Placement of and maintain operation of containment, dehumidifiers, air movers	Complete on or about February 3, 2021	Disaster Kleenup Specialists (DKS)
The December 2020 design was categorized into multiple construction options, each option being fully assessed and evaluated and rank-ordered, including development of full narratives and full cost estimating of the options and hybrid options. The rank-ordering exercise spanned several months. A determination resulted in a decision to proceed with the current scope of work including demolition of stucco on all four building elevations, and replacing flashing at wall penetrations, cement plaster accessories and control joints.	Determination in Fall 2021	Health Dept, PWFP, Design
Design phase commenced again; the design team delivered what was determined then to be 90% construction drawings.	Design submitted November 2022	Wald Ruhnke & Dost
Place and maintain operation of containment, dehumidifiers, air movers, air scrubbers	Complete on or about December 23, 2022	Disaster Kleenup Specialists (DKS)
Maintain existing containment at affected areas, facilitate placement of dehumidifiers, air movers, air scrubbers within containment	Complete on or about January 6, 2023	Newton Construction
Placement of and maintain dehumidifiers, air movers, air scrubbers within existing containment	Complete on or about April 14, 2023	Disaster Kleenup Specialists (DKS)
Issue RFP for permanent comprehensive exterior repairs to stucco finishes	Issued on or about June 23, 2023	R. F. Koerber, Inc.
Augmented design team with specialty consultant and construction management consultant	Commissioned on or about August 15, 2023	Wald Ruhnke & Dost, Axis Building Envelope Design, Harris Associates

# Attachment A

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Chronology of Corrective Work

<p>Additional drawing details were developed and posted to drawing set in response to consultant evaluations/recommendations. In response to Contractor Requests for Information (RFI), building envelope design engineering sub-consultant made additional trips to the site to perform limited invasive demolition of stucco-to-window joints, each resulting in further recommendations by the sub-consultants. Following assessment and recommendation from Axis, WRD performs design revision to include the removal and replacement of approximately 50 storefront-type windows.</p>	<p>Through September 5, 2023</p>	<p>Wald Ruhnke &amp; Dost</p>
<p>Re-Issue RFP to contractor for permanent comprehensive exterior repairs to stucco finishes and replacement of windows per revised design</p>	<p>Re-issued on September 5, 2023</p>	<p>PWFP, R. F. Koerber, Inc.</p>
<p>Completed Winterization tasks with scaffolding and poly covering at suspect windows.</p>	<p>Completed on or about November 15, 2023</p>	<p>R. F. Koerber, Inc.</p>
<p>Restructured and re-issued RFP to contractor with additional instructions to separate the permanent comprehensive exterior repairs to stucco finishes from the tasks related to replacement of windows per revised design</p>	<p>Re-issued on December 7, 2023</p>	<p>PWFP, R. F. Koerber, Inc.</p>
<p>Received and evaluated construction proposal for permanent comprehensive exterior repairs to facility for determination of budget shortfall.</p>	<p>January 15-February 2, 2024</p>	<p>PWFP</p>