

Skaggs, Larry D.

From: Freeman, Stanley D.
Sent: Friday, February 12, 2010 4:20 PM
To: Palmer, Frances L.
Cc: Skaggs, Larry D.; Kenney, Michael P.; Green-Sappington, Harriett; Connor, Melissa A.
Subject: RE: University Village

Categories: Important

We can certainly set up a meeting to discuss our future plans for the Village area. At this time we are not anticipating any potential problems that would cause us to shut down any apartments or buildings besides the two closed previously: 708, and 705.

The ongoing concerns are, for the most part, the same ones we have had over the last 5 to 10 years such as: roof repairs, deck repairs, and changing out the old metal combination kitchen cabinets units. The roofs are the old rubber roofs and do develop leaks throughout the year but are repairable per incident. As a safety measure we inspect the decks yearly and do repairs as needed. At this point we have about 4 or 5 decks that we will probably be replacing some metal and repairing/reinforcing the beams as well as some concrete patching. The deck work is all exterior and will not affect the comings and goings of residents, so once we do the inspections (over the next month or so) we will probably set up repairs for this summer and will let you know the preferred schedule after the inspections.

The metal combination kitchen units are a problem because of their age and the potential gas problems. We are hoping to change as many of these units as possible during summer turnover. Again, this will not affect the residents.

I hope this is helpful until we can get finished with our deck inspections and meet to share needed information, again we are not anticipating the need to take any apartments or buildings off line.

From: Palmer, Frances L.
Sent: Thursday, February 11, 2010 2:48 PM
To: Freeman, Stanley D.
Cc: Skaggs, Larry D.; Kenney, Michael P.; Green-Sappington, Harriett; Connor, Melissa A.
Subject: University Village

Some time ago, Harriett, Melissa and I all agreed that we needed to meet with you, Larry and Michael to address any problems at University Village and what strategy we might need to take as far as keeping as many units at Village functioning from a revenue stand point but not jeopardizing safety issues either.

Please let me know your thoughts and let me know a time frame as to when you might want to have such a meeting with all of us to address these issues.

Thanks.

Fran

Fran Palmer, Office Supervisor
University Student Apartments
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Email: palmerfl@missouri.edu

Freeman, Stanley D.

From: Kenney, Michael P.
Sent: Friday, April 09, 2010 2:24 PM
To: Potter, David R.; Sullivan, Stony L.
Cc: Green-Sappington, Harriett; Freeman, Stanley D.; Skaggs, Larry D.; Forbis, James; Buschman, Michael
Subject: Summer apartment turnover, painting assistance.
Contacts: David Potter

Good Afternoon David, during our last meeting you requested that I direct project scheduling questions directly to you as you would have a clearer picture of what C.S. could commit to. That being said I have realized a problem with the potential painter schedule we had previously discussed concerning the Tara apartment turnovers. Originally we had discussed Res. Life utilizing 3 painters for up to 4 or 5 weeks, late June and July. Due to the number of turnovers at Tara and the scheduling components (maintenance, painting, cleaning, and floor care) I am compelled to request a more aggressive approach to the painting portion of the turnover. Realistically I am thinking it will require perhaps 6 painters for 3 weeks (June/July) in order to allow us time to then do cleaning and floor care. We are expecting at or around 108 apartment turnovers in Tara alone and only have 8 weeks to make them ready. I also realize that this may indeed be a deal breaker since it requires more of your staff for less time as you also have prior commitments. I still have time to look elsewhere for help should this be the case and also totally understand should that be so. Please advise me as soon as you can and I apologize for any inconvenience this hiccup may have caused. I look forward to hearing from you and thank you for your time.

On an unrelated note we have met with Kevin Meinhardt at University Village discussing potential repairs to our concrete/metal framed decks. We have identified some possible repair ideas that will require your welders knowledge and skill. At this time I would like to request a meeting with Rocky and possibly Mark to discuss a game plan and then get with you to discuss scheduling potential fixes once we have identified the most useful approach. With your approval I will make said appointment with Rocky and go from there.

Thanks Again; Michael.

*Decks Inspected by meinhardt
April 2010*

Kenney, Michael P.

From: Kenney, Michael P.
Sent: Friday, April 09, 2010 10:32 AM
To: Meinhardt, Kevin R.
Cc: Rivers, Rocky D.; Freeman, Stanley D.; Skaggs, Larry D.
Subject: RE: University Village Decks

Thank you Kevin, I surely appreciate your assistance with this, we now have a direction. I will give Rocky a call and follow up with an e-mail to David Potter. Again Thanks; Michael.

From: Meinhardt, Kevin R.
Sent: Friday, April 09, 2010 10:03 AM
To: Kenney, Michael P.
Cc: Rivers, Rocky D.
Subject: University Heights Decks

Mike:

I visited with Mark Morris and explained my idea to him –he had some other ideas that might work. You guys can discuss with him when you meet on site. I also briefed Rocky about our meeting and told him you would be contacting him. Let me know if you need anything else from me.

Thanks



Kevin Meinhardt AIA
Design Services Manager
Campus Facilities-Planning, Design & Construction
University of Missouri
573.884.6424 phone
573.882.5872 fax



Respectfully; Michael.

From: Potter, David R.

Sent: Monday, April 12, 2010 8:25 AM

To: Kenney, Michael P.; Sullivan, Stony L.

Cc: Green-Sappington, Harriett; Freeman, Stanley D.; Skaggs, Larry D.; Forbis, James; Buschman, Michael; Rivers, Rocky D.; Driskill, Karla

Subject: RE: Summer apartment turnover, painting assistance.

Yes Mike go ahead and get with Rocky as soon as possible to scope out and project requirements at the Village. Right now you have requested 2 painters for 5 weeks from June 7th to July 9th. I have protected these two painters in our summer schedule. There seems to be a difference in what we have in our summer schedule and what you are saying below. Let's first get your window dates clarified. Can you give me a revised window of when you are really needing. Frankly at this point I don't see availability for 6 painters for a three week window in our summer schedule. I can probably give you 3 but we still need to clarify the dates. Please let me know.

Thanks, David

From: Kenney, Michael P.

Sent: Friday, April 09, 2010 2:24 PM

To: Potter, David R.; Sullivan, Stony L.

Cc: Green-Sappington, Harriett; Freeman, Stanley D.; Skaggs, Larry D.; Forbis, James; Buschman, Michael

Subject: Summer apartment turnover, painting assistance.

Good Afternoon David, during our last meeting you requested that I direct project scheduling questions directly to you as you would have a clearer picture of what C.S. could commit to. That being said I have realized a problem with the potential painter schedule we had previously discussed concerning the Tara apartment turnovers. Originally we had discussed Res. Life utilizing 3 painters for up to 4 or 5 weeks, late June and July. Due to the number of turnovers at Tara and the scheduling components (maintenance, painting, cleaning, and floor care) I am compelled to request a more aggressive approach to the painting portion of the turnover. Realistically I am thinking it will require perhaps 6 painters for 3 weeks (June/July) in order to allow us time to then do cleaning and floor care. We are expecting at or around 108 apartment turnovers in Tara alone and only have 8 weeks to make them ready. I also realize that this may indeed be a deal breaker since it requires more of your staff for less time as you also have prior commitments. I still have time to look elsewhere for help should this be the case and also totally understand should that be so. Please advise me as soon as you can and I apologize for any inconvenience this hiccup may have caused. I look forward to hearing from you and thank you for your time.

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Thanks Again; Michael.

Buschman, Michael

From: Kenney, Michael P.
Sent: Tuesday, April 13, 2010 1:11 PM
To: Potter, David R.; Sullivan, Stony L.
Cc: Green-Sappington, Harriett; Freeman, Stanley D.; Skaggs, Larry D.; Forbis, James; Buschman, Michael; Rivers, Rocky D.; Driskill, Karla; Old, Tammy L.
Subject: RE: Summer apartment turnover, painting assistance.

David, thank you very much for your prompt reply, under the circumstances I think we would both be better served for you to go ahead and utilize your painters on projects you have coming up this summer. I will request swat help from another source. Once again my apologies for the confusion, but this will also help me in securing help from your team on other matters that will undoubtedly arise over the course of the summer. Once again Residential Life appreciates the support that Construction Services provides to us.

I met with Rocky concerning the deck issues we are facing at the Village and we are brainstorming options, he will estimate a fix, we can then discuss scheduling possibilities. This may be work we would like to approach on an annual basis until all are repaired.

Again, Many Thanks; Michael

From: Potter, David R.
Sent: Tuesday, April 13, 2010 8:03 AM
To: Kenney, Michael P.; Sullivan, Stony L.
Cc: Green-Sappington, Harriett; Freeman, Stanley D.; Skaggs, Larry D.; Forbis, James; Buschman, Michael; Rivers, Rocky D.; Driskill, Karla
Subject: RE: Summer apartment turnover, painting assistance.

Mike, I can only give you two painters during the June/July period of time when you need them. We have some other significant jobs in summer for our painters which are already scheduled. If you don't need the two I have for you let me know for sure as soon as possible and I will take on other work for them this summer.

Thanks, David

From: Kenney, Michael P.
Sent: Monday, April 12, 2010 9:31 AM
To: Potter, David R.; Sullivan, Stony L.
Cc: Green-Sappington, Harriett; Freeman, Stanley D.; Skaggs, Larry D.; Forbis, James; Buschman, Michael; Rivers, Rocky D.; Driskill, Karla
Subject: RE: Summer apartment turnover, painting assistance.

Good Morning David, my apologies for the confusion, to clarify, after taking a closer look at the turnover schedule I am a bit nervous about my original plan to use only 2 or 3 painters for the 4 to 5 week window. I feel that my original plan may create a scheduling nightmare and also put the cleaning staff under too much pressure. I feel that I would be better served to get the painting portion of the work out of the way promptly, giving the cleaning crew more lead way. That being said, it will take more painters to accomplish this task in less time. I realize this puts you in a precarious position as I am thinking 6 painters for a 3 week period(June 23rd to July 14th). I also realize your prior commitments(summer projects) will most likely not allow you to accommodate this plan. Understandably if you are not inclined to, or are unable to commit to this change of plan I will move forward with getting 3 outside quotes for this work which in turn will allow me to utilize your services another time, just let me know how I should proceed. Again I apologize for the change of plan and the confusion it created. Your understanding in this matter is greatly appreciated.

Concerning the Village deck work, I will contact Rocky today so we can start formulating a fix.

Buschman, Michael

From: Potter, David R.
Sent: Thursday, May 13, 2010 1:28 PM
To: Kenney, Michael P.; Driskill, Karla
Cc: Freeman, Stanley D.; Skaggs, Larry D.; Taylor, Albert; Forbis, James; Buschman, Michael; Rivers, Rocky D.; Sullivan, Stony L.; Rivers, Rocky D.
Subject: RE: (CSWO 3501318) - Add soffit to the decks at University Village - Estimate

Michael, Since this is primarily sheetmetal work, we could start this pretty quick as this is one trade I am not over booked on for the summer. Do you think we could move on this soon? Please advise.

Thanks, David

From: Kenney, Michael P.
Sent: Thursday, May 13, 2010 1:21 PM
To: Potter, David R.; Driskill, Karla
Cc: Freeman, Stanley D.; Skaggs, Larry D.; Taylor, Albert; Forbis, James; Buschman, Michael; Rivers, Rocky D.; Sullivan, Stony L.
Subject: RE: (CSWO 3501318) - Add soffit to the decks at University Village - Estimate

Good Afternoon David and company, Residential Life is interested in the possibility of proceeding on four of the below mentioned decks at University Village hopefully this summer (and 4 more next) . Please visit among yourselves and let me know your thoughts concerning manpower and schedule availability. This project will help us immensely improving conditions we face concerning these decks both structurally and cosmetically. Let us know your thoughts and we can put the wheels in motion. As mentioned below the exterior porch lights will have to be lowered (3 per building) and we will take care of this in house.

Thank You; Michael.

From: Driskill, Karla
Sent: Monday, May 03, 2010 10:31 AM
To: Kenney, Michael P.
Cc: Freeman, Stanley D.; Old, Tammy L.; Potter, David R.; Sullivan, Stony L.; Rivers, Rocky D.
Subject: (CSWO 3501318) - Add soffit to the decks at University Village - Estimate

Michael,

On behalf of Rocky Rivers, I am pleased to provide you with a project cost estimate to complete the work at University Village to add soffit to the decks. To accomplish the work, we arrived at an approximate job cost of \$9,074.53 (+ or -). We propose to complete this work on a Time and Material basis. The general project scope of work is outlined below.

Project Scope

- Install 3/16" X 1 1/2" X 1 1/2" X 24" angle iron bracing to beam.
- Bracing to be 6' on center.
- Braces to be welded to beam, secured to concrete deck with wedge anchors.
- Install ribbed metal ceiling under concrete deck.
- Approximately 1056 sq. ft. of ribbed metal.
- Metal to have baked on enamel finish.
- Metal to be 29 ga., 3/4" ribs 9" on center.

- F channel as starter at brick.
- Metal to be screwed to underside of beam.
- Foam closures to be installed at each end.
- Wall mounted lights may need to be lowered to accommodate metal.
- Metal to be caulked at posts.
- Clean up.

After we receive your approval to proceed, we will need a MoCode, with the authorized signer copied on the email. Your project will then be scheduled and Rocky will contact you to coordinate the work.

If you have any questions or need further assistance, please let me know and thank you for the opportunity to work with your department.

Conditions for the Estimate

- Estimate is good for 90 days from date of this e-mail.
- This estimate is for budgetary and approval purposes only.
- Work will be done on a Time & Material Basis and projects costs may be lower or higher upon completion.
- Changes to project scope may result in an increased cost of work and/or longer schedule.

Karla Driskill

PD&C - Construction Services

Construction Project Planner/Scheduler

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