

UPDATE REPORT ON  
"WINCHESTER HOUSE" FACILITY

MARCH 19, 2018

TO: ALL MEMBERS OF WINCHESTER CITY COUNCIL

This report is intended to update the Council on the status of the renovation work being undertaken at 313 S. Meridian St., Winchester, IN, the prospective home for a state-sponsored drug rehabilitation facility to be operated by the Volunteers of America Indiana (VOAIN) in a currently vacant building now owned by the City of Winchester.

To date, there have been five (5) Project Progress (or Project Update) meetings. These meetings were held on January 18, 2018, February 1, 2018, February 15, March 1, 2018 and March 15, 2018 and were all held at the project site. Each of these meetings has been attended by Mayor Shon Byrum and Councilor Ron Loyd, both as invited guests of the project's General Contractor. Others present at the most recent meeting were on-site representatives of the General Contractor (Pridemark Construction), Mr. Bret Dodd, who is serving as the City's primary representative on the project, Ms. Shannon Schumacher (representing VOAIN) and, by telephone, Mr. Scott Falk (project Architect).

The purpose of these meetings is to provide a means by which all parties can remain aware of the status of the work as it proceeds, consider and determine the viability of suggested changes to the scope of the work and/or alternative (less expensive) methods, materials, etc. Through Mr. Dodd's leadership, these meetings have identified various cost-saving and other necessary changes to the scope of the work resulting in a net reduction in the cost of the project.

**Status of the project through 3/15/18 is as follows:**

1. Core drilling 100% complete.
2. Plumbing rough-in 60% complete.
3. Second Floor drywall installation 100% complete.
4. First floor electrical rough-in 80% complete.
5. Fire alarm rough-in 50% complete.
6. HVAC rough-in 100% complete.
7. Second floor door frames 90% complete.
8. IT rough-in 90% complete.

**Progress over the next two weeks is anticipated to include:**

1. Start drywall finishing on the second floor 3/19/2018, 100% complete in next two weeks.
2. Electrical rough-in 100% complete.
3. Plumbing rough-in 100% complete.

4. Fire alarm rough-in 90% complete.
5. Start drywall finishing on the first floor 3/26/2018.
6. Windows ship week of 3/19/2018.

Work on the project is currently anticipated to be completed the third week of May for punch list inspections. VOAIN is to begin the purchase of furniture, equipment and appliances for delivery mid-May.

Through the efforts of the Mayor, Councilor Loyd and Mr. Dodd, several local contractors have been awarded contracts for work on the project. Bids from these contractors have allowed for significant savings on the total cost of the project.

As previously reported, all work is being confined to the first and second floors of the building as buildout of the basement area (a \$150,000+ alternate in the contract) has been deemed to be undoable with the currently approved budget for the project.

While all parties are making efforts to expedite completion of the project (and eventual opening of the facility), the current timeline on the project still calls for completion of all work by the end of May 2018.

The next Project Progress/Update meeting is scheduled for Thursday, March 29, 2018.

Submitted this 19th day of March 2018 by Councilor Ronald L. Loyd