

Report on Superintendents house bathroom project

Several months ago Mr. Boldra discovered water leaking into the basement of his home. Upon investigating the leak he found the moisture appeared to be coming from the west side of the home, from under the concrete flooring of the bathroom area.

It should be noted that when this house was constructed it was built with a partial unfinished basement. The bathroom and the two bedrooms on the west half of the home was built on concrete slabs. The duct work and plumbing were all run into the concrete when the home was built in the 1950's and is not currently accessible for service.

Mr. Boldra contacted several area plumbers to have someone come check the issue and give direction on what needs to be done. He had difficulty getting anyone who could (a) respond in a timely manner and give estimates, and (b) had time to do the work as needed as the water continued to leak and time was critical.

Payless Plumbing of Salina was recommended by one of the members of the Board of Education as a contractor to do the work. Mr. Boldra contacted Scott Miller of Payless Plumbing who responded and agreed to do the repair work. Mr. Miller indicated he was able to start and complete the project in an acceptable time frame. Mr. Miller met with John Valcoure and due to the uncertainty and the scope of the project, and not knowing exactly what would be found or what was needed, agreed to work on a time and materials type arrangement where John would monitor the project.

Upon beginning the work it was determined that extensive demolition of the interior of the bathroom would be required to gain access to drain and plumbing sources. After several weeks of work that included demolition and carpentry work, it was evident that the project was not moving forward as fast as it should have been. Staff and board members inspected the job site and found a number of issues that concerned them.

The photo below shows the bathrooms north wall where the shower and toilet used to be located. The contractor has removed all items and began to frame in the new wall and shower area. Upon examination of this work it was noted that the manner in which it was done was not acceptable in that the studs were not set well, they were not square, and there was no header placed above the doorway of the closet, all contrary to standard and acceptable building practices.



The above photo again shows the lack of a header and the fresh concrete that has been applied over the excavated plumbing.



Also noted during the inspection was the lack of furring strips placed on the wall, their attachment, and locations. The above photo shows 2x4's placed flat against the wall to be used for furring strips. There were several areas of this wall that were not square and not prepared properly as should have been done.



The above photo shows the area where the toilet is to be located. The contractor has placed the water supply line and used the old flange and drain for the toilet. The 2x4's placed against the wall flat in this manner used as furring strips reduce the backset for toilet placement which will cause problems when the toilet is to be set. It will not allow enough space to set the toilet once the wall is finished.

On the evening of September 2nd when Board members met with John Valcoure at the home to inspect the work it was apparent that the work being performed was less than professional and was taking way too much time to complete. At this time the district had already received bills from Payless Plumbing for work performed totaling \$8,204. John advised that Payless Plumbing had not been on site for a several days and was not able to tell him when they would be returning. The bathroom was left in this condition.

It was the consensus of the board members present that Mr Miller should be contacted and instructed to return and complete the project immediately or we should terminate the project with him and then contact another contractor.

President Zerbe contacted Scott Miller and asked him about the status of the project. Mr. Miller indicated he had no idea when he would return and complete the project and he was informed his services were no longer needed.

Bruhl Construction was contacted and asked to finish the project. Once Bruhl Construction started he found a number of issues that were problematic that had been done by Payless Plumbing to include the above issues. Most of the work that was completed by Payless Plumbing was incorrect and had to be removed or redone completely. Issues were found with the plumbing as well as the framing. It was originally assumed that the plumbing was installed correctly however upon further checking problems were found with the drain.



The above photo shows the floor where the toilet is located. Bruhl Construction had to remove the concrete that had been previously installed by Payless Plumbing to expose and determine why the drain would not drain. It should be noted that Payless had opened the hole, and rather than backfilling with sand and topping with concrete, they filled the hole with concrete down to about a 12" depth. This concrete was also installed all around the plumbing and had to be chipped away slowly to remove it without damaging the water supply lines that were encased within the concrete. This was very time consuming, expensive, and unnecessary if it had been done correctly the first time.

During work done by Bruhl Construction they noted that the water lines installed by Payless Plumbing had sand inside them and were not sealed and tested when installed and before covering with concrete. Extra work was required to repair these issues.



The above photo shows the inside of the sewer line as it was discovered by Bruhl Constriction. This line is under the shower and toilet. It is noteworthy to mention that this line was discovered some time about by Brian's plumbing when we placed a camera down the drain and discovered the blockage. Brian's informed Payless Plumbing of the blockage however Payless chose to leave it and connect to it anyway, leaving the job incomplete with a plugged sewer line... This connection and line will obviously need to be removed and cleared before proceeding.



The above photo shows the sewer line below the toilet as Bruhl Construction attempts to remove the original steel sewer line after cutting off the bad portion... This piece had to be drilled and chipped away in small pieces to keep from damaging the service pipe so it could be connected to and used for the toilet and shower. The above work took several days alone to complete and should have been done by the first contractor when it was discovered.

After several weeks of work Bruhl Construction was able to complete the project and finish the bathroom. The below photo shows the mirror, shower, and toilet as finished.





The above photo shows the toilet area after completion.



The vanity had to be special ordered as did the mirror due to the sizes and not being able to fit a standard size unit in place. The finish product as shown above was acceptable and done to the standard as expected.

Upon completion of the project it was discovered that the toilet service line as originally connected by Payless Plumbing was connected to a hot water supply line. This required Bruhl to return for a day to complete this repair.

The final invoices from Payless Plumbing totaled \$13,504 for all work they did. The total invoice from Bruhl Construction to repair the work done by Payless and finish the project to an acceptable standard was \$11,438.12. With electrical, paint, vanity, mirror and other supplies the total project cost as of October 13th is \$31,764.49.

Payless Plumbing was contacted after completion of this project and asked to reimburse the school district for damages incurred for the hot water supply line needing repaired. At the time of this report this issue had not been resolved.