

# North Base Maintenance Complex: Punch and Warranty Log

5/26/2022

	Description	Punch / Warranty	Status	Date Completed	Location	Notes
29	Low Area Off Of DaVinici	Punch	<del>WIP</del> Complete	06/03/22	Fleet	4.20: Not complete. Area is not draining, standing water present all the time 5.23: Per B. Churchwell that has still not been addressed. Per P. Gunderson This was previously address/corrected as of 5/9/22. Flintco was not aware there were still issues, we reviewed this issue on 5/23/22 and did determine additional work to help drain the area. Flintco will coordinate with Greenshade to provide more positive drainage. This work is to be completed by EOW (weather permitting). 5.24: Greenshade to regrade, H&H to add grate
52	Overhead Cord Reel Between Bay 1 & 2 is Missing Cover Note: Includes light switch that stopped working.	Punch	<del>WIP</del> Complete	06/02/22	Fleet	Pending Update from DSE / Also on "Concerns" document 5.23: Per B. Churchwell cover is still missing. Per P. Gunderson it is scheduled to deliver in 3 weeks.
53	Missing Trim at Wash Bay	Punch	<del>Pending</del> Complete	05/27/22	Fleet	5.23: Per B. Churchwell this has been addressed but is not complete. The upper trim on the south end is still missing.
54	Update 6/10: Reviewed onsite. Need updated direction from Owner how to proceed forward. Concrete Issues Near Vehicle Lift	Punch	WIP		Fleet	Pending Response from Ardor to Work to Repair Damaged Area 5.23: Per B. Churchwell this is still an issue 5.24: Flintco to address with Bryans Flooring. Structural consultant to review.
55	Update 6/10: Reviewed onsite. Per Owner direction, Flintco to provide cost to demo and replace concrete & drain in wash bay. Flintco is working on pricing. Concrete Issues in Wash Bay	Punch	Need Additional Direction from Designer / Owner		Fleet	Pending Response from Ardor to Work to Repair Damaged Area 5.23: Per B. Churchwell this is still an issue. Per P. Gunderson Flintco will need to further discuss a resolution with Owner. 5.24: Flintco to address with Bryans Flooring. Structural consultant to review.
58	Update 6/10: Orcutt to be on site to install next Tuesday, 6/14, to re-install air blender per CEI's additional direction/recommendations. Multiple MAU Issues Blowing Different Temps	Punch	<del>Need Additional Direction from Designer / Owner</del>  WIP		Fleet/Parks	Pending Test Unit / 4.20: Seems to be missing hardware on units and not sealed properly to ductwork. See images. 5.23: Per B. Churchwell "MAU operation cannot be validated with the current temperatures". Per P. Gunderson Areas missing hardware were corrected as of 4/22/22. "Test Blender" installed as 5/23/22. Flintco was able to physically verify (i.e. standing in front of the vents) while onsite while the "Test Blender" appeared to slightly increase the temperature of the duct blowing cold air the air was still significantly cooler than the side blowing the heated air. Flintco request direction from Owner/Design Team on how to proceed forward. 5.24: Proposed solution ineffective. Back to drawing board for alternate solutions. ACI to review and ES2 is taking readings to analyze.
60	Update 6/10: See note above for #55. Drainage Issues in Cleaning Bay (Water Pooling)	Punch	Need Additional Direction from Designer / Owner		Fleet	5.23: Per B. Churchwell pooling water is still an issue in the cleaning bay, current condition is "not really workable." Per P. Gunderson Pending direction from Owner/Design Team. 5.24: M. Segroves to review with Ilias/Wallace on site with Flintco and concrete rep
61	Update 6/10: Ceiling Tile Clips installed. Ceiling Tiles Moving in Crew Chief Office & Adjacent Bathroom	Punch	Complete	06/08/22	Fleet	Working to Determine a Resolution / 4.19: Happens overnight and almost every day, need clips to secure tiles 5.23: Per B. Churchwell "still not addressed to our knowledge." Per P. Gunderson "Pending direction from Design Team."
62	Replacement of Multiple Damaged OH Door Panels due to Hail Event on October 10, 2021	Punch	<del>WIP</del> Complete	06/03/22	Fleet	5.23: Per B. Churchwell "it is our understanding this is in the works." Will be complete by 5.31. Per P. Gunderson replacement panels received and are scheduled to be completed by 5/31/22. Copied from "Open items from Substantial Completion"
63	Replacement of (1) Damaged OH Door Panels due to damage during construction	Punch	<del>WIP</del> Complete	06/03/22	Fleet	5.23: Per B. Churchwell "it is our understanding this is in the works." Will be complete by 5.31. Per P. Gunderson replacement panels received and are scheduled to be completed by 5/31/22. Copied from "Open items from Substantial Completion"
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68	Eye wash drain by Crew Chief's office	Punch	Complete	06/03/22	Fleet	4.19: Drains into bay instead of floor drain; provide fitting from current drain to floor drain. See image. 5.23: Per B. Churchwell that has still not been addressed. Per P. Gunderson Flintco was not aware of this issue. Will notify Orcutt to install fitting. 5.24: Flintco to address
69	Bay #6 Door on west side bay between Fleet and Parks, header trim is bent	Punch	Complete	06/10/22	Fleet	See image. 5.23: Per B. Churchwell that has still not been addressed. Per P. Gunderson Flintco can/will replace but will have to remove the entire overhead door to replace the trim piece. 5.24: Entire header to be removed to be fixed.

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73	<div>Update 6/10: Ram Products lift installer to be on site Thursday, 6/16, to move lift. Flintco to saw cut and replace concrete under lift once moved. Anticipated completion week of June 20th.</div> <div>Golf cart lift rocks when raised</div>	Punch	WIP		Parks	<div>4.21: Per Manufacturer's instruction, lift is not to be installed on seam or within 6 inches of seam, saw cut located right underneath base. Direct OSHA violation.</div> <div>5.23: Per P. Gunderson Flintco was not aware of this issue. Flintco did operate the lift while onsite on 5/23/22 and the lift appeared to be operating (unloaded) without issue. Further, the bolting around the saw cuts appeared secured. Flintco will notify Ram Equipment of the current issues; however, needs to better understand what problems are occurring.</div>
Total	15					

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25	Floor Drain in Bay #5 is High in Places	Warranty	<del>Pending</del> Complete	<del>17-Feb</del> 05/27/22	Fleet	4.19: Not complete. See image. "They are still higher than the floor. Not only will this not drain but it is a trip hazard." 5.23: Per B. Churchwell still not addressed 5.23: This was previously address/corrected as of 2/17/22. Fintco was not aware there were still issues, we reviewed this issue on 5/23/22 and did determine additional work to level the drain is required. This work is to be completed by EOW.
26	Floor Drain in Bay #1 Needs Additional Supports	Warranty	<del>Pending</del> Complete	<del>9-Feb</del> 05/27/22	Fleet	4.19: Not complete. See image. "They are still higher than the floor. Not only will this not drain but it is a trip hazard. The grate that used to pop up in bay #1 when you stepped on it has been moved so it now sits on an appropriate brace. It is shorter than the rest of the grates, so we will need to keep an eye on this in the future when we remove them for cleaning. We will need to make sure they go back in the same order or we will have the same unsupported issue with the shorter grate." 5.23: Per B. Churchwell still not addressed. Per P. Gunderson this was previously address/corrected as of 2/17/22. Fintco was not aware there were still issues, we reviewed this issue on 5/23/22 and did determine additional work to level the drain is required. This work is to be completed by EOW.
28	Air Leak Over by the Oil Dispensing Pumps	Warranty	Pending	9-Feb	Fleet	Oil Room has constant humming sound. Something is leaking somewhere. Service tank is constantly humming. 5.23: Per B. Churchwell still not addressed 5.23: Per P. Gunderson This was completed as of 2/9/22. Orcutt further confirmed the hum on the air comes from air being vented from the diaphragm pumps. Flintco reviewed this issue again on 5/23/22 and confirm there was no air leaks the humming and air sound were coming from the air dryer. 5.24: Orcutt, Flintco and Brian to review together.
34	2nd Level Toilet Sensor is Not Working	Warranty	<del>Pending</del> Complete	<del>3-May</del> 06/06/22	Fleet	5.23: Per B. Churchwell the auto flusher was replaced with a manual handle that operates as expected. However, now we have a hole in the wall where the wiring for the sensor went through the tile. 5.23: Per P. Gunderson The 2nd floor toilet sensor was removed and replaced with a standard toilet handle as of 5/3/22 per the City of Norman's direction. Further Flintco verified all South end toilet sensors to be working as of 5/23/22. Flintco to touch up tile where toilet sensor on the 2nd floor was removed and replaced.
38	Multiple Water Leaks in Roof	Warranty	<del>Pending</del> Possibly Complete	06/03/22	Fleet/Parks	Numerous leaks have been reported so far. Oklahoma Roofing has come out and has resealed roof penetrations. 5.23: Per T. Johnson "Please be aware that there still appears to be a leak outside of the dispatch room (it is not discoloring the tile just yet but we can hear it) and there is a faint ring outside my office in the spot we have had trouble with (above the hand sanitizer). There are also leaks in Bay 5, Bay 8, and the Wash Bay." 5.24: Simple saver falling in ceiling due to leaks. Parks leaks lessening, a couple new have occurred. Flintco to check.
45	Multiple Continued Overhead Door Issues	Warranty	<del>Pending</del> Complete	05/27/22	Fleet/Parks	5.23: Per B. Churchwell there are still issues with track alignment on door #2, door #6 and the west cleaning bay door. Aligning doors on 5.24. 5.23: Per P. Gunderson Fleet issues complete as of 5/13/22, Parks was verified to be complete as of 5/23/22.
49	Continued HM Door Issues	Warranty	<del>Pending</del> Complete	05/28/22	Fleet/Parks	4.19: Front door at Parks and Transit can see daylight when closed. 5.23: Per B. Churchwell still not addressed. Per P. Gunderson this was previously address/corrected at Parks, Flintco added additional sills to remove daylight as of 4/6/22. Fintco was not aware there were still issues, we reviewed this issue on 5/23/22 and did determine additional work to seal the gaps on both entry doors. This work is to be completed by EOW. 5.24: Flintco to address
59	Glazing at Overhead Doors are Leaking	Warranty	WIP		Fleet/Parks	5.23: Per B. Churchwell "still not addressed to our knowledge" 5.24: Flintco is addressing, resolution being worked on by ODG.
71	All countertops scratching (esp. men's bathroom)	Warranty			Fleet	4.19: Solid surface should not scratch like that, material failure. See images. 5.23: Per B. Churchwell this is still a concern. Per P. Gunderson Fintco was not aware of this issue. Will notify Alpha Omega.
72	Main entrance gate (off Davinci), 12 inch gap between gates when closed	Warranty	Complete	06/07/22	Site	5.23: Per B. Churchwell that has still not been addressed 5.24: Flintco was not aware of this issue and will address with American Fencing.
79	Heat shield not fastened, rattles when on. Multiple instances throughout	Warranty	Complete	06/03/22	Parks	5.24: Orcutt to take a look at brackets






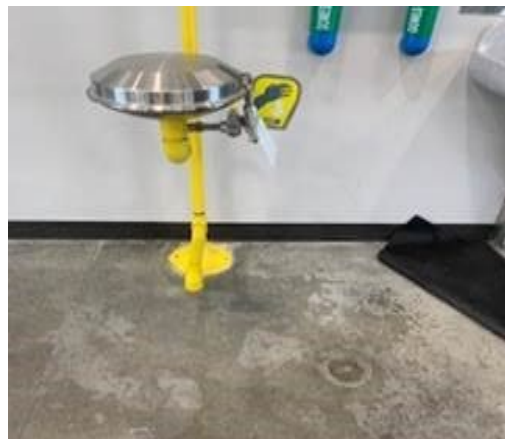


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80	Door #4 (Man Door by Bay) and Front Door does not latch or lock.	Warranty	<del>Pending</del> Complete	06/03/22	Parks	5.23: Per P. Gunderson The door hardware that was damaged was supplied by Convergent and was damaged due to the end user; however, Flincto repaired on 5/10/22. Fintco was not aware there were still issues, we reviewed this issue on 5/23/22 and did determine additional work on the entry door. This work is to be completed by EOW. 5.24: Door #4 complete, Front Door in progress
85	Site debris	Warranty	<del>WIP</del> Complete	06/03/22	Site	5.9: "a bit of construction debris (piles of dirt and what not), some holes and/or low spots (too low for a mower to cut) and numerous rocks and extremely rough spots." Needs to be a final clean up for site to be more user friendly.' 5.23: Debris still present. Per P. Gunderson Greenshade is schedule to address the low spots and clean up debris this week (weather permitting).
86	Water under flooring in Rooms 101 and 102	Warranty	<del>Pending</del> Complete	05/27/22	Fleet	5.9.22: "There seems to be water under the flooring my office, at least where my chair mat goes... there was enough to leave a trail... there is also some water appeared to be bubbling up from the creases between and at the corner of some tiles. In addition, it appears the flooring has been permanently discolored (has a bluish hue to it rather than just a black and grey color) by water sitting between it and the mat for so long." 5.23: Per B. Churchwell "water stil present under floor on occasion." Per P. Gunderson Flintco had personnel onsite last week to review the area in which water was intruding; however, after testing both the roof and exterior walls was unable to determine or replicate the water intrusion. If this problem occurs again Flintco will address.
88	Condensation Line Dripping in Fleet IT Closet	Warranty	<del>Pending</del> Complete	<del>19-May</del> 05/27/22	Fleet	5.13.22: The condensation line in the IT closet has been dripping for weeks and has gotten worse as it got hotter. Chris kept saying that Orcutt would fix it, Orcutt would say they did, and then it would drip. This issue came to a head 2 days ago when there was a puddle on the floor of the IT closet. Supposedly Orcutt came out yesterday and did some work, but it is still dripping. Chris said he was aware. Unfortunately, the large puddle near the door has resulted in water being under the flooring in the hallway near that door. See images. 5.23: This is still a concern. If issue persists, let Flintco know. P. Gunderson says item complete as of 5/19.
89	Room 102 Thermostat tripping	Warranty	<del>WIP</del> Complete	<del>_____</del> 06/03/22	Fleet	5.17.22: It appears that at least once a day that my HVAC system trips or resets. I will notice it is getting warmer in my office and I look over at the thermostat and the On/Off button is blinking. I then go over and turn it off and then on, at which time it starts working as intended again." 5.23: Per B. Churchwell this is still a concern. Per P. Gunderson Flintco has notified Orcutt of this issue multiple times and is working with Orcutt to repair this week.
90	Eye wash station signage not present anywhere in the facility	Warranty	WIP		Fleet	5.24: Flintco to install eye wash station signage.
91	West door leading from shop to admin area will not lock with a key	Warranty	Complete	05/27/22	Fleet	5.24: Very west door coming from shop to break room, can use internal lock but can't use key. Brian to share door number.
92	Topsoil at front of facilities not level. Makes it very rough on operator and equipment and hard to mow grass evenly	Warranty	Complete	05/27/22	Fleet	5.24: Ties to "Site debris" line item
93	Ceiling insulation in shop area at bay #8 coming un-taped and falling down	Warranty	Complete	06/03/22	Fleet	5.24: Tied to leaks, Fleet to share instances with Flintco
94	Fence gate will not open with power loss	Warranty	WIP		Site	Convergint and American Fence to work together on a solution
Total	21					



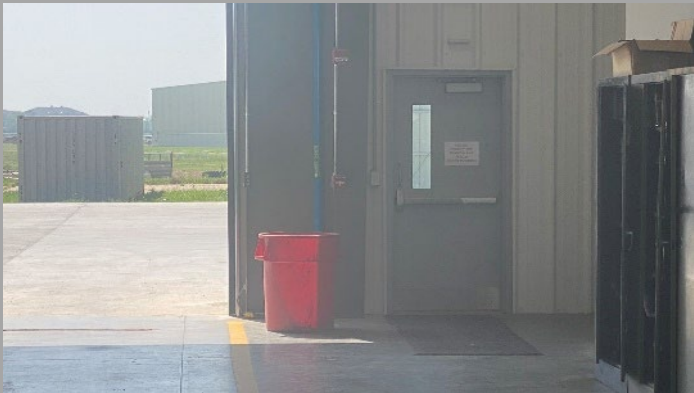
Note: This was working when checked on 5/27/22. Let us know if it has any other issues.

Update 6/10: Orcutt is working to procure required signage.

Update 6/10: Email sent on 6/6, pending direction from Owner.

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26	Floor Drain in Bay #1 Needs Additional Supports	<p>4.19: Not complete. See image. "They are still higher than the floor. Not only will this not drain but it is a trip hazard. The grate that used to pop up in bay #1 when you stepped on it has been moved so it now sits on an appropriate brace. It is shorter than the rest of the grates, so we will need to keep an eye on this in the future when we remove them for cleaning. We will need to make sure they go back in the same order or we will have the same unsupported issue with the shorter grate."</p> <p>5.23: Per B. Churchwell still not addressed. Per P. Gunderson this was previously address/corrected as of 2/17/22. Fintco was not aware there were still issues, we reviewed this issue on 5/23/22 and did determine additional work to level the drain is required. This work is to be completed by EOW.</p>	
29	Low Area Off Of DaVinici	<p>4.20: Not complete. Area is not draining, standing water present all the time</p> <p>5.23: Per B. Churchwell that has still not been addressed. Per P. Gunderson This was previously address/corrected as of 5/9/22. Fintco was not aware there were still issues, we reviewed this issue on 5/23/22 and did determine additional work to help drain the area. Flintco will coordinate with Greenshade to provide more positive drainage. This work is to be completed by EOW (weather permitting).</p> <p>5.24: Greenshade to regrade, H&amp;H to add grate</p>	
51	Damaged Irrigation Valve Box	<p>4.20: Still damaged, "grade is also off. Tree is in sitting water all the time." <b>COMPLETE</b></p>	
58	Multiple MAU Issues Blowing Different Temps	<p>Pending Test Unit / 4.20: Seems to be missing hardware on units and not sealed properly to ductwork.</p> <p>5.23: Per B. Churchwell "MAU operation cannot be validated with the current temperatures". Per P. Gunderson Areas missing hardware were corrected as of 4/22/22. "Test Blender" installed as 5/23/22. Flintco was able to physically verify (i.e. standing in front of the vents) while onsite while the "Test Blender" appeared to slightly increase the temperature of the duct blowing cold air the air was still significantly cooler than the side blowing the heated air. Flintco request direction from Owner/Design Team on how to proceed forward.</p> <p>5.24: Proposed solution ineffective. Back to drawing board for alternate solutions. ACI to review and ES2 is taking readings to analyze.</p>	
68	Eye wash drain by Crew Chief's office	<p>4.19: Drains into bay instead of floor drain; provide fitting from current drain to floor drain. See image.</p> <p>5.23: Per B. Churchwell that has still not been addressed. Per P. Gunderson Fintco was not aware of this issue. Will notify Orcutt to install fitting.</p> <p>5.24: Flintco to address</p>	



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71	All countertops scratching (esp. men's bathroom)	4.19: Solid surface should not scratch like that, material failure. See images. 5.23: Per B. Churchwell this is still a concern. Per P. Gunderson Fintco was not aware of this issue. Will notify Alpha Omega.	
77	"Steps" to electrical boxes are blocking path of egress	4.21: M. Segroves to confirm proper clearances and means of accessing boxes with EE. Should have at least 36 inches clearance. <b>COMPLETE</b>	
79	Heat shield not fastened, rattles when on. Multiple instances throughout	5.24: Orcutt to take a look at brackets	
80	Door #4 (Man Door by Bay) and Front Door does not latch or lock.	5.23: Per P. Gunderson The door hardware that was damaged was supplied by Convergent and was damaged due to the end user; however, Flincto repaired on 5/10/22. Fintco was not aware there were still issues, we reviewed this issue on 5/23/22 and did determine additional work on the entry door. This work is to be completed by EOW. 5.24: Door #4 complete, Front Door in progress	
87	Broken door at Parks	5.9.22: The far southwest overhead door will not close and does not have a manual pull leaving our shop open and unsecured. <b>COMPLETE</b>	
88	Condensation Line Dripping in Fleet IT Closet	5.13.22: The condensation line in the IT closet has been dripping for weeks and has gotten worse as it got hotter. Chris kept saying that Orcutt would fix it, Orcutt would say they did, and then it would drip. This issue came to a head 2 days ago when there was a puddle on the floor of the IT closet. Supposedly Orcutt came out yesterday and did some work, but it is still dripping. Chris said he was aware. Unfortunately, the large puddle near the door has resulted in water being under the flooring in the hallway near that door. 5.23: This is still a concern. If issue persists, let Flintco know. P. Gunderson says item complete as of 5/19.	