

Memorandum:

Recommendation for Termination of Contract #23310 – Meadow Heights
Concrete Panel Replacement Street Repair

Exhibit 3:

Photos of Contractor Deficiencies



Figure 1: Underbreakage and dowel bent due to no sawcut



Figure 2: No Sawcut on right



Figure 3: Scouring on left but not full depth cut



Figure 4: Chipping, scouring



Figure 5: Teeth marks showing excavator used to break concrete



Figure 6: No saw cut and full depth concrete



Figure 7: Chipping from excavator



Figure 8: Improper sawcut depth



Figure 9: Upper Edge no saw cut, chipped, and underbreakage



Figure 10: chipping from Excavator



Figure 11: New edge cut due to chipping and improper methods



Figure 12: Active breaking using excavator



Figure 13: Structural crack from contractor rolling over slab



Figure 14: Showing active use of excavator to break



Figure 15: Not pumping out water, but still pouring with too much water in hole



Figure 16: No pumping



Figure 17: 3rd Day no pumping



Figure 18: Failed roll test on subgrade



Figure 19: Contractor trying to compact when too wet



Figure 20: Material wet, chipping, bent rebar, no sawcut



Figure 21: No excavation 1 foot past curb



Figure 22: No Form Board on end of pour



Figure 23: Structural Crack due to improper methods

Memorandum:

Recommendation for Termination of Contract #23310 –
Meadow Heights Concrete Panel Replacement Street
Repair

Exhibit 4:
Weekly Construction Reports

Project Information Section 1 of 4

Project Name: <u>Meadow Heights Concrete Panel Replacement</u>	Project No.: <u>ST23310</u>
COBA CA.: <u>Joe Vardasco</u>	Week Ending: <u>5/17/2025</u>
Location: <u>Section 10, T-18-N, R-14-E</u>	Subs. Complete Date: <u>9/10/2025</u>
Contractor: <u>Ellis Concrete Construction, LLC.</u>	Notice to Proceed: <u>5/13/2025</u>
Elapsed Contract Time: 4 Days OF 120 Days Days Added By CO:	

Item Reported	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Date:	5/11/2025	5/12/2025	5/13/2025	5/14/2025	5/15/2025	5/16/2025	5/17/2025
Weather Conditions			Sun	Sun	Sun	Sun	
Precipitation (Inches)			0.00	0.00	0.00	0.00	
Wind Conditions			Med 10-15	Med 10-15	Low 0-10	Low 0-10	
Temperature Range (F)			87 - 67	94 - 68	83 - 60	88 - 58	

Contractor Personnel Onsite (# of Personnel)							
Superintendant			3	0	0	0	
Foreman							
Operator							
Laborer							
Concrete Crew							
Truck Driver							

Sub-Contractor Personnel Onsite (By Company) (# of Personnel)							

Equipment Onsite (# of Individual Pieces)							
Concrete Operations			0	0	0	0	
Soil Stabilizing Equipment							

Project Name: Meadow Heights Concrete Panel Replacement Project No.: ST23310 Week End: 5/17/2025

Sunday: 11-May-25	
Monday: 12-May-25	
Tuesday: 13-May-25	<ul style="list-style-type: none"> - Nathan held a preconstruction meeting with the following present: Nathan Kohl, COBA; Blake Edwards, COBA; Travis Small, COBA; Amanda Watkins, COBA; Jordan Grace, COBA; Tom Tolbert, COBA; Amber Wells, Ellis Concrete; Juls Hodge, Ellis Concrete; and Tyler Ellis, Ellis Concrete. - NTP set for May 27, 2025
Wednesday: 14-May-25	- No work conducted.
Thursday: 15-May-25	- City held public meeting at the Council Chambers to address any concerns the public may have about the Meadow Heights project.
Friday: 16-May-25	- No work conducted.
Saturday: 17-May-25	
Additional Notes:	

Project Information Section 1 of 10

Project Name:	Meadow Heights Concrete Panel Replacement	Project No.:	ST23310
COBA CA.:	Joe Vardasco	Week Ending:	5/24/2025
Location:	Section 10, T-18-N, R-14-E	Subs. Complete Date:	9/10/2025
Contractor:	Ellis Concrete Construction, LLC.	Notice to Proceed:	5/13/2025
Elapsed Contract Time:		11 Days OF 120 Days	Days Added By CO:

Item Reported	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Date:	5/18/2025	5/19/2025	5/20/2025	5/21/2025	5/22/2025	5/23/2025	5/24/2025
Weather Conditions		Rain	Sun	Sun	Sun		
Precipitation (Inches)		0.20	0.00	0.00	0.00		
Wind Conditions		High 15+	Med 10-15	Med 10-15	Med 10-15		
Temperature Range (F)		79 - 62	77 - 55	86 - 59	78 - 60		

Contractor Personnel Onsite (# of Personnel)							
Superintendent		0	0	0	0		
Foreman							
Operator							
Laborer							
Concrete Crew							
Truck Driver							

Sub-Contractor Personnel Onsite (By Company) (# of Personnel)							

Equipment Onsite (# of Individual Pieces)							
Concrete Operations		0	0	0	0		
Soil Stabilizing Equipment							



Description of Work Section 2 of 10

Project Name: Meadow Heights Concrete Panel Replacement Project No.: ST23310 Week End:

Sunday: 18-May-25	
Monday: 19-May-25	- No work conducted.
Tuesday: 20-May-25	- No work conducted. - Contractor has called in locates.
Wednesday: 21-May-25	- No work conducted.
Thursday: 22-May-25	- No work conducted.
Friday: 23-May-25	
Saturday: 24-May-25	
Additional Notes:	

Project Information Section 1 of 10

Project Name:	Meadow Heights Concrete Panel Replacement	Project No.:	ST23310
COBA CA.:	Joe Vardasco	Week Ending:	5/31/2025
Location:	Section 10, T-18-N, R-14-E	Subs. Complete Date:	9/10/2025
Contractor:	Ellis Concrete Construction, LLC.	Notice to Proceed:	5/13/2025
Elapsed Contract Time:		18 Days	OF 120 Days
		Days Added By CO:	

Item Reported	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Date:	5/25/2025	5/26/2025	5/27/2025	5/28/2025	5/29/2025	5/30/2025	5/31/2025
Weather Conditions		Cloudy	Sun	Sun	Rain		
Precipitation (Inches)		0.00	0.00	0.00	0.22		
Wind Conditions		Low 0-10	Med 10-15	Med 10-15	Med 10-15		
Temperature Range (F)		72 - 58	75 - 61	71 - 61	73 - 55		

Contractor Personnel Onsite (# of Personnel)							
Superintendant		0	7	7			
Foreman							
Operator							
Laborer							
Concrete Crew							
Truck Driver							

Sub-Contractor Personnel Onsite (By Company) (# of Personnel)							

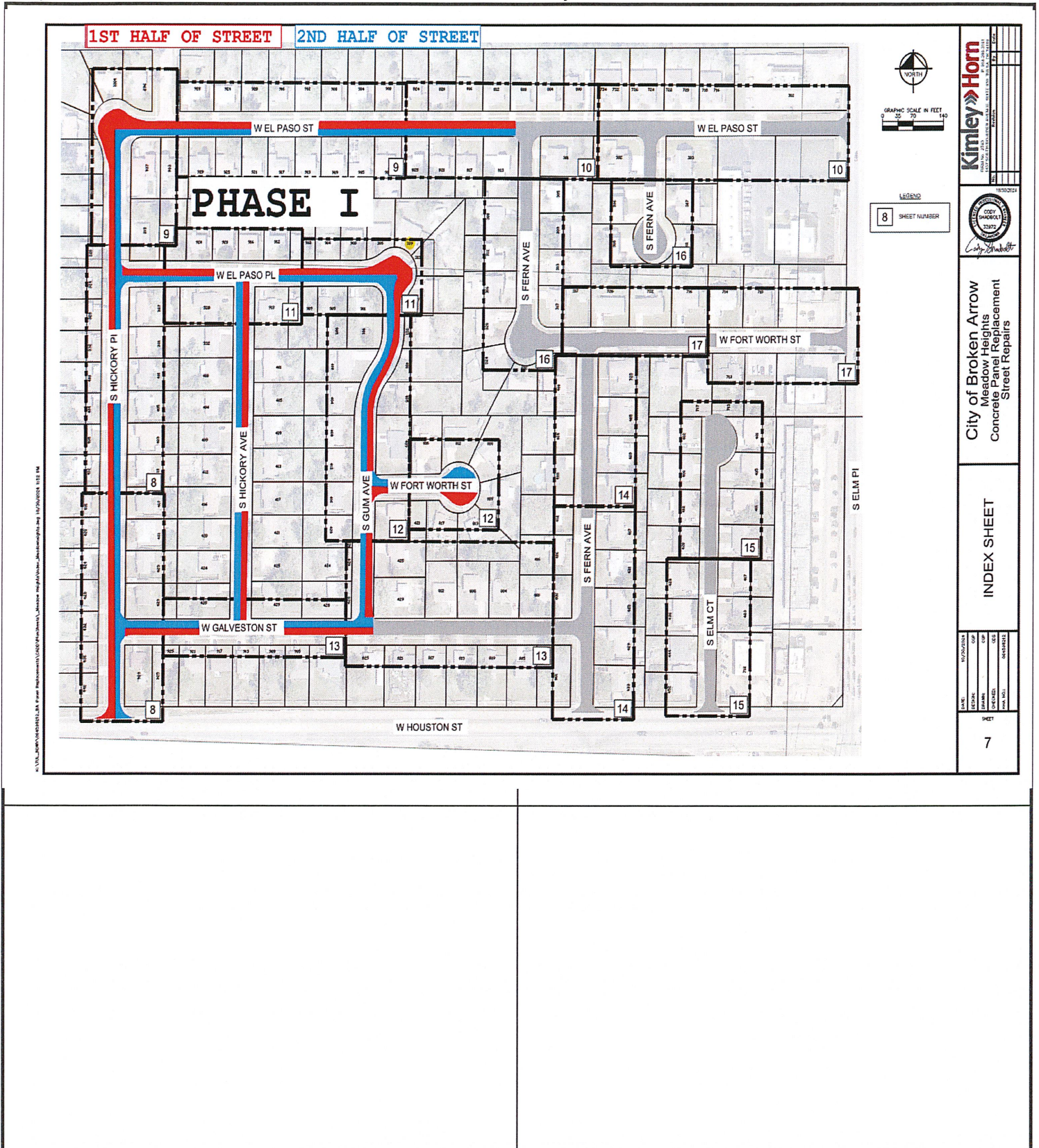
Equipment Onsite (# of Individual Pieces)							
Concrete Operations		0	2	3			
Soil Stabilizing Equipment							

Description of Work Section 2 of 10

Project Name: Meadow Heights Concrete Panel Replacement Project No.: ST23310 Week End:

Sunday: 25-May-25	
Monday: 26-May-25	- Holiday, no work conducted.
Tuesday: 27-May-25	<ul style="list-style-type: none"> - Contractor mobilized. - Contractor marking panels to be replaced starting on El Paso at Fern heading west and will be working on the north side of El Paso. See full route below for phase I.
Wednesday: 28-May-25	<ul style="list-style-type: none"> - Changed over the (project to start on) signs at all entrances to the (project started, contact information). Returned the first sign back to Nathan and gave them to Jordan in Engineering. - Joe with Ellis Concrete went up to the door of the resident at 816 W. El Paso Street to ask them to move their vehicles out of the drive so they would not be trapped in while Ellis does the concrete panel work in front of their drive. I was wondering what was taking so long so I went up to the house to see if Joe was having any issues and that's when I was hearing the resident in a loud tone telling Joe that he just got back from 5 weeks of open heart surgery and was not going to move his vehicles and he was not going to close down his drive. He may have to have, and ambulance come to his house or go to the doctor, then turned to me and said who are you. I explained I work for the City of Broken Arrow. The resident stated that he was not notified this work going to happen so his drive will not be shut down. I explained to the resident that all homes have flyers taped to the doors and residents have been notified. In general, I had to explain this to him several times before he started smiling and making go away motions with his hands. - About 15 minutes later two police officers showed up. The resident called the police and said the city was going to tear out his drive and trap him in even though he just had heart surgery, and that I was a smart ass with him, and he wanted the officers to bring me up there so he could tell me that in front of the officers. This is what the officers told me. I explained to the police that we explained the city will work with any citizens situation for getting in and out of their property. As for this guy, we offered to half of his drive at a time so as not to ever have him blocked out. I explained to the police that I told the contractor we would not have any more contact with this resident due to his hostility; to perform our work and move on. From here forward if this resident has any question from me, I will have him address them through email. - The contractor placed a new notice on the door. See picture below.
Thursday: 29-May-25	
Friday: 30-May-25	
Saturday: 31-May-25	
Additional Notes:	

Project Name: Meadow Heights Concrete Panel Replacement Project No.: ST23310 Week End:





Project Information Section 1 of 10

Project Name:	<u>Meadow Heights Concrete Panel Replacement</u>	Project No.:	<u>ST23310</u>
COBA CA.:	<u>Joe Vardasco</u>	Week Ending:	<u>6/7/2025</u>
Location:	<u>Section 10, T-18-N, R-14-E</u>	Subs. Complete Date:	<u>9/10/2025</u>
Contractor:	<u>Ellis Concrete Constrution, LLC.</u>	Notice to Proceed:	<u>5/13/2025</u>
Elapsed Contract Time:	25 Days	OF	120 Days
			Days Added By CO:

Item Reported	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Date:	6/1/2025	6/2/2025	6/3/2025	6/4/2025	6/5/2025	6/6/2025	6/7/2025
Weather Conditions		Cloudy	Rain	Cloudy	Sun	Rain	
Precipitation (Inches)		0.00	0.38	0.00	0.00	0.50	
Wind Conditions		High 15+	High 15+	Low 0-10	Med 10-15	High 15+	
Temperature Range (F)		86 - 72	86 - 62	75 - 64	75 - 64	86 - 69	

Contractor Personnel Onsite (# of Personnel)

Superintendant		7	8	8	7	0	
Foreman							
Operator							
Laborer							
Concrete Crew							
Truck Driver							

Sub-Contractor Personnel Onsite (By Company) (# of Personnel)

Equipment Onsite (# of Individual Pieces)

Concrete Operations		3	3	3	3	3	
Soil Stabilizing Equipment							

Description of Work Section 2 of 10

Project Name: Meadow Heights Concrete Panel Replacement Project No.: ST23310 Week End:

Sunday: 1-Jun-25	
Monday: 2-Jun-25	<ul style="list-style-type: none"> - Removing concrete street panels and curbs. - Excavating areas to be replaced, fabric laid and rocked placed and compacted. - Forms and steel dowels and expansion baskets set for tomorrows concrete placement. - Hit residents water service line while preparing the next days work. Address of damages (900 W. El Paso St) The service line was hit due to the laborers not hand locating the lines.
Tuesday: 3-Jun-25	- Placed concrete panels along the north side of West El Paso Street from the home of 808 to 816.
Wednesday: 4-Jun-25	- Digging out and hauling off concrete and preparing base for patching.
Thursday: 5-Jun-25	- The contractor was to haul off concrete only, and no dirt excavation to take place. I specifically told the contractor to skip past the area that they hit the residential water service line at 900 W. El Paso St. When the city made repairs and backfilled, they placed slop material back into the hole and it needed to dry out. Around 15:00, I received a call that the excavator operator hit the same residential water service the hit two days ago and were not to dig again. I told Joe this has to stop and I will be sending Tyler a letter tomorrow morning expressing there needs to be a different operator or the city will have to start charging for repairs.
Friday: 6-Jun-25	- I sent an email Tyler with Ellis Concrete explaining that in the contract any employee can be removed from the project site for not having sufficient skills to operate equipment. Performing objectionable work. This email is intended only to put the contractor on notice that they need to make some adjustments to the way work is being performed.
Saturday: 7-Jun-25	
Additional Notes:	

Project Name: Meadow Heights Concrete Panel Replacement Project No.: ST23310 Week End:





Additional Site Photos Section 4 of 10

Week End:





Project Information Section 1 of 10

Project Name:	<u>Meadow Heights Concrete Panel Replacement</u>	Project No.:	<u>ST23310</u>
COBA CA.:	<u>Joe Vardasco</u>	Week Ending:	<u>6/14/2025</u>
Location:	<u>Section 10, T-18-N, R-14-E</u>	Subs. Complete Date:	<u>9/10/2025</u>
Contractor:	<u>Ellis Concrete Constrution, LLC.</u>	Notice to Proceed:	<u>5/13/2025</u>
Elapsed Contract Time:	32 Days	OF	120 Days
		Days Added By CO:	

Item Reported	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Date:	6/8/2025	6/9/2025	6/10/2025	6/11/2025	6/12/2025	6/13/2025	6/14/2025
Weather Conditions		Cloudy	Sun	Cloudy			
Precipitation (Inches)		0.00	0.00	0.00			
Wind Conditions		Low 0-10	Low 0-10	High 15+			
Temperature Range (F)		87 - 61	93 - 67	87 - 69			

Contractor Personnel Onsite (# of Personnel)

Superintendant		7	5				
Foreman							
Operator							
Laborer							
Concrete Crew							
Truck Driver							

Sub-Contractor Personnel Onsite (By Company) (# of Personnel)

Equipment Onsite (# of Individual Pieces)

Concrete Operations		2	3				
Soil Stabilizing Equipment							

Description of Work Section 2 of 10

Project Name: Meadow Heights Concrete Panel Replacement Project No.: ST23310 Week End:

Sunday: 8-Jun-25	
Monday: 9-Jun-25	- Removing concrete panels.
Tuesday: 10-Jun-25	- Removing concrete panels.
Wednesday: 11-Jun-25	
Thursday: 12-Jun-25	
Friday: 13-Jun-25	
Saturday: 14-Jun-25	
Additional Notes:	

Project Name: Meadow Heights Concrete Panel Replacement Project No.: ST23310 Week End:





Project Information Section 1 of 10

Project Name:	<u>Meadow Heights Concrete Panel Replacement</u>	Project No.:	<u>ST23310</u>
COBA CA.:	<u>Joe Vardasco</u>	Week Ending:	<u>6/21/2025</u>
Location:	<u>Section 10, T-18-N, R-14-E</u>	Subs. Complete Date:	<u>9/10/2025</u>
Contractor:	<u>Ellis Concrete Constrution, LLC.</u>	Notice to Proceed:	<u>5/13/2025</u>
Elapsed Contract Time:		39 Days OF	120 Days Days Added By CO:

Item Reported	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Date:	6/15/2025	6/16/2025	6/17/2025	6/18/2025	6/19/2025	6/20/2025	6/21/2025
Weather Conditions		Sun					
Precipitation (Inches)		0.00					
Wind Conditions		Low 0-10					
Temperature Range (F)		86 - 69					

Contractor Personnel Onsite (# of Personnel)							
Superintendant		5					
Foreman							
Operator							
Laborer							
Concrete Crew							
Truck Driver							

Sub-Contractor Personnel Onsite (By Company) (# of Personnel)							

Equipment Onsite (# of Individual Pieces)							
Concrete Operations		3					
Soil Stabilizing Equipment							

Project Name: Meadow Heights Concrete Panel Replacement Project No.: ST23310 Week End:

Sunday: 15-Jun-25	
Monday: 16-Jun-25	- Pumping out water and drying out aggregate base in preparation for concrete tomorrow.
Tuesday: 17-Jun-25	
Wednesday: 18-Jun-25	
Thursday: 19-Jun-25	
Friday: 20-Jun-25	
Saturday: 21-Jun-25	
Additional Notes:	

Project Information Section 1 of 10

Project Name:	Meadow Heights Concrete Panel Replacement	Project No.:	ST23310
COBA CA.:	Joe Vardasco	Week Ending:	6/28/2025
Location:	Section 10, T-18-N, R-14-E	Subs. Complete Date:	9/10/2025
Contractor:	Ellis Concrete Construction, LLC.	Notice to Proceed:	5/13/2025
Elapsed Contract Time:	46 Days	OF	120 Days
			Days Added By CO:

Item Reported	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Date:	6/22/2025	6/23/2025	6/24/2025	6/25/2025	6/26/2025	6/27/2025	6/28/2025
Weather Conditions		Sun	Sun	Sun	Sun		
Precipitation (Inches)		0.00	0.00	0.00	0.00		
Wind Conditions		Low 0-10	Low 0-10	Low 0-10	Low 0-10		
Temperature Range (F)		93 - 76	94 - 78	90 - 74	94 - 78		

Superintendant		8	6	9	6		
Foreman							
Operator							
Laborer							
Concrete Crew							
Truck Driver							

Sub-Contractor Personnel Onsite (By Company) (# of Personnel)							

Equipment Onsite (# of Individual Pieces)							
Concrete Operations		3	3	3	3	3	
Soil Stabilizing Equipment							

Description of Work Section 2 of 10

Project Name: Meadow Heights Concrete Panel Replacement Project No.: ST23310 Week End:

Sunday: 22-Jun-25	
Monday: 23-Jun-25	<ul style="list-style-type: none"> - Placing concrete on north side of West El Paso Street from residential address 900 to 912. - When I arrived to the project for the concrete placement there were only 5 workers on site. No dowels installed into the existing concrete, mud on some areas of the aggregate base, board form waste material on the aggregate base and filter fabric that needed to be pulled away from the existing concrete to dig out aggregate to achieve proper grade. Everyone was standing around when the concrete truck showed up onto the project. I had to tell everyone what to do to get things rolling. The lab was on site pulling samples and I checked Doles concrete ticket for batch time. 1 hour had passed since batch and only 30 minutes were left to unload. Once concrete started being placed the contractor first placed the curb and when it was completed the flat work began and we were close to the max allowed time for unload and the concrete was starting to stiffen. At this point the contractor wanted to add water to make the concrete more workable and I would not allow it due to the chemical reaction and setting has already started taking place. If I was to add water at this point it would only dilute the concrete and cause premature failure. Also, ODOT does not allow water to be added after concrete starts being placed. The workers started complaining the concrete was too hard for them to work and needed to add water to make it easier on them. I told them no and they were getting very angry and started throwing traffic cones, concrete tools and concrete equipment. At one point I had to tell the concrete driver to not add water to the mix. I tried to explain to the workers why the no water and all they kept saying was, "I was trying to make it hard on them" The worker installing dowel started only drilling and inserting dowels in to the existing concrete about 2 to 3 inches deep while it should be 9 inches with epoxy. The concrete for the rest of the day went ok. - This workmanship appears to be getting worse by the day. It appears as soon as I leave it's a free for all.
Tuesday: 24-Jun-25	<ul style="list-style-type: none"> - Removing concrete panels, stabilizing subgrade, and laying aggregate base in preparation for concrete along the north side of West El Paso Street from residential address 912 to 920. I had the contractor to not fabric wrap the inside aggregate to only lay up against the existing concrete and 2 foot wrap the aggregate on the curb side. The aggregate is bunching up under the fabric next to the existing concrete causing a hump and not allowing a full depth of the required concrete placement. I talked to Nathan Kohl about and he agreed with the decision. - I asked Nathan to set up a progress meeting for tomorrow to discuss the issues we are having with this project in hopes of getting everything back on track. Nathan set the meeting for Wednesday, June 25th.
Wednesday: 25-Jun-25	<ul style="list-style-type: none"> - I prepared a Construction Meeting Minutes agenda to discuss the project progression and issues taking place. See hyperlink - Concrete was placed on the north side of West El Paso Street from residential address 912 to 920. Everything went as it should with no worker issues. The last cement truck showed up dry and the contractor had to add 20 gallons of water and again 20 more gallons. As the concrete started coming out of the drum and down the chute the contractor and I noticed how still it was. I checked the batch time and it was close to being 1 1/2 hours and the temperature was 94 degrees. I told the driver, workers, and superintendent that the concrete was out of specification and setting up. The concrete was rejected and removed from the project.
Thursday: 26-Jun-25	<ul style="list-style-type: none"> - Removing concrete panels
Friday: 27-Jun-25	

Project Name: Meadow Heights Concrete Panel Replacement Project No.: ST23310 Week End:



Project Name:

0

Project No.:

0

Week End:



Project Information Section 1 of 10

Project Name:	Meadow Heights Concrete Panel Replacement	Project No.:	ST23310
COBA CA.:	Joe Vardasco	Week Ending:	7/5/2025
Location:	Section 10, T-18-N, R-14-E	Subs. Complete Date:	9/10/2025
Contractor:	Ellis Concrete Constrution, LLC.	Notice to Proceed:	5/13/2025
Elapsed Contract Time:		53 Days OF 120 Days	Days Added By CO:

Item Reported	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Date:	6/29/2025	6/30/2025	7/1/2025	7/2/2025	7/3/2025	7/4/2025	7/5/2025
Weather Conditions		Rain	Sun	Cloudy			
Precipitation (Inches)		0.10	0.00	0.00			
Wind Conditions		High 15+	Low 0-10	Med 10-15			
Temperature Range (F)		88 - 70	88 - 65	88 - 69			

Contractor Personnel Onsite (# of Personnel)							
Superintendant		7	7				
Foreman							
Operator							
Laborer							
Concrete Crew							
Truck Driver							

Sub-Contractor Personnel Onsite (By Company) (# of Personnel)							

Equipment Onsite (# of Individual Pieces)							
Concrete Operations		3	3				
Soil Stabilizing Equipment							



Description of Work Section 2 of 10

Project Name: Meadow Heights Concrete Panel Replacement Project No.: ST23310 Week End:

Sunday: 29-Jun-25	
Monday: 30-Jun-25	<ul style="list-style-type: none">- Pumping put water from rock base at the corner of S. Hickory Pl. and W. El Paso St.- Saw cutting concrete panels to be removed heading south along S. Hickory Pl. starting at residential address 308. Contractor plans on removing and hauling off concrete if dump sites are open after last nights rains.- The workers on site keep using the residents outside faucets without getting permission from the resident first. This was discussed during our on-site progress meeting.
Tuesday: 1-Jul-25	<ul style="list-style-type: none">- Removing concrete panels.- Contractor hit and orange pipe and pulled it out of the ground. There is an orange cable running through it.- Contractor broke an existing concrete panel by driving over it with an excavator. Then later sent me a text message letting me know that they did not break it, that the concrete was falling apart. See picture below.
Wednesday: 2-Jul-25	
Thursday: 3-Jul-25	
Friday: 4-Jul-25	
Saturday: 5-Jul-25	
Additional Notes:	

Project Information Section 1 of 10

Project Name:	Meadow Heights Concrete Panel Replacement	Project No.:	ST23310
COBA CA.:	Joe Vardasco	Week Ending:	7/12/2025
Location:	Section 10, T-18-N, R-14-E	Subs. Complete Date:	9/10/2025
Contractor:	Ellis Concrete Constrution, LLC.	Notice to Proceed:	5/13/2025
Elapsed Contract Time:		60 Days OF 120 Days	Days Added By CO:

Item Reported	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Date:	7/6/2025	7/7/2025	7/8/2025	7/9/2025	7/10/2025	7/11/2025	7/12/2025
Weather Conditions		Cloudy	Rain				
Precipitation (Inches)		0.00	0.00				
Wind Conditions		Med 10-15	Med 10-15				
Temperature Range (F)		90 - 73	91 - 72				

Contractor Personnel Onsite (# of Personnel)

Superintendant		6	8				
Foreman							
Operator							
Laborer							
Concrete Crew							
Truck Driver							

Sub-Contractor Personnel Onsite (By Company) (# of Personnel)

Equipment Onsite (# of Individual Pieces)

Concrete Operations		5	4				
Soil Stabilizing Equipment							

Description of Work Section 2 of 10

Project Name: Meadow Heights Concrete Panel Replacement Project No.: ST23310 Week End:

Sunday: 6-Jul-25	
Monday: 7-Jul-25	<ul style="list-style-type: none"> - Preparing aggregate base and doweling into existing concrete for tomorrows concrete placement between 300 South Hickory Place to 320 South Hickory Place. I called Joe with Ellis Construction to make sure to have a lab present. - Removing concrete paving and digging out base in preparation for fabric and aggregate base material from 320 South Hickory Place to 404 South Hickory Place.
Tuesday: 8-Jul-25	<ul style="list-style-type: none"> - Placing concrete Infront of the residential address 1004 West El paso Street and from 308 South Hickory Place to 416 South Hickory Place. - I checked the dowels installed into the existing concrete and again they were dowelled to a depth no deeper than 1" and without epoxy. I pointed it out to Joe (Superintendent) and told him to tell Tyler (Owner) that if I see this again I would stop all work until corrective action is taken. I tried to get Tylers attention but he would not come over to me so I could show him the issues I was having with the workmanship. I have explained to Tyler and Joe this kind of issues I was having and had several times. The only response I get is an OK and then they go to another project in Broken Arrow and complain to Tim Hopkins or call Nate Kohl to complain about me. Tyler thinks this contract should be performed the same as the other concrete panel replacement contract, and he said that is what we told him during the preconstruction meeting. This is not true. Tyler was told this project is the same type of project he is already working on. Tyler bid the project according to the contract and drawing. I explained that all I'm asking from him is to perform what he bid. "No more" There is no continuous onsite supervision and it appears that more effort is spent on getting by doing as little of the specification as possible than just doing the project correctly. After I explained to Tyler all the issues I have observed, there is no direct action taken. I am not the Superintendent and can't spend all day setting on this project to supervise and instruct on proper standard construction methods. As soon as I leave the project to visit other sites, it is as if no one has ever been instructed on the performance requirements of this project. - Concrete was placed today and I asked Joe if they were going to call off the concrete due to possible rain. He said no. During the placement, it did start raining and I explained to Joe while Tyler was there that if they continue and the concrete gets ruined that they would have to replace the concrete at their cost. Work proceeded without a response.
Wednesday: 9-Jul-25	
Thursday: 10-Jul-25	
Friday: 11-Jul-25	

Project Name: Meadow Heights Concrete Panel Replacement Project No.: ST23310 Week End:



Project Information Section 1 of 10

Project Name:	Meadow Heights Concrete Panel Replacement	Project No.:	ST23310
COBA CA.:	Joe Vardasco	Week Ending:	7/19/2025
Location:	Section 10, T-18-N, R-14-E	Subs. Complete Date:	9/10/2025
Contractor:	Ellis Concrete Constrution, LLC.	Notice to Proceed:	5/13/2025
Elapsed Contract Time:		67 Days OF 120 Days	Days Added By CO:

Item Reported	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Date:	7/13/2025	7/14/2025	7/15/2025	7/16/2025	7/17/2025	7/18/2025	7/19/2025
Weather Conditions		Rain	Rain	Cloudy	Sun	Cloudy	
Precipitation (Inches)		0.08	0.08	0.00	0.00	0.00	
Wind Conditions		Low 0-10	Low 0-10	Low 0-10	Low 0-10	Low 0-10	
Temperature Range (F)		89 - 71	94 - 75	92 - 75	92 - 74	96 - 75	

Contractor Personnel Onsite (# of Personnel)							
Superintendant	Out of Office	0	7	8	8		Out of Office
Foreman							
Operator							
Laborer							
Concrete Crew							
Truck Driver							

Sub-Contractor Personnel Onsite (By Company) (# of Personnel)							

Equipment Onsite (# of Individual Pieces)							
Concrete Operations	Out of Office	2	2	2	2	2	Out of Office
Soil Stabilizing Equipment							

Description of Work Section 2 of 10

Project Name: Meadow Heights Concrete Panel Replacement Project No.: ST23310 Week End:

Sunday: 13-Jul-25	- Out of Office.
Monday: 14-Jul-25	<ul style="list-style-type: none"> - Concrete panel in front of 1004 West El Paso Street was rained on and washed cement off of the top to where sand in the mix was coming up and washing away. Contractor will need to replace this panel. See picture below. - Received revised estimate No. 2, made corrections and returned to Ellis. Ellis is calculating Unclassified Excavation by truck load and I calculated the quantities by Cubic Yards. Estimate was returned for corrections. - Contractor placed concrete between 316 and 328 South Hickory Place. The rock base has water from the rains and I told the contractor to pump out the water. Concrete was placed with water still on the rock base. Water was pushed and I told them that you are not to push water. Work continued with the contractor adding excessive water to the truck and caused the concrete to be self leveling along with pushing water. See pictures and Videos in project folder.
Tuesday: 15-Jul-25	<ul style="list-style-type: none"> - I had Nate meet me on the project first thing this morning to look at the finished concrete from yesterday. The contractor is removing the concrete that was placed too wet the day before. Nate and I talked to Tyler and I told him this has to stop. Since the beginning of the project I had to tell the contractor to not add water the concrete. They keep adding excessive water causing the concrete to be self leveling, unacceptable and out of specifications. I also told Tyler that you are not supposed to push water with concrete. Tyler said that was standard construction. Note or I did not respond. Nate told him to pump the water and dry out the aggregate base before placing concrete. I also told the contractor that his guys keep setting dowels into the existing concrete only 1" deep without epoxy. I explained that if I see this again I will not allow concrete to be place and I would send the cement trucks away. I also said that if I see the base is holding water or they add water to the cement truck causing the concrete to be self leveling, I would send the cement truck away. See pictures below and video in project folder.
Wednesday: 16-Jul-25	<ul style="list-style-type: none"> - The contractor placed concrete where they removed the bad concrete from yesterday and continued south along the west side of Hickory Place. - Saw cutting, removing concrete panels, digging down to subgrade on Hickory Place and West Galveston Street.
Thursday: 17-Jul-25	<ul style="list-style-type: none"> - Saw cutting, removing concrete panels, digging down to subgrade on Hickory Place and West Galveston Street.
Friday: 18-Jul-25	
Saturday: 19-Jul-25	- Out of Office.
Additional	

Project Name: Meadow Heights Concrete Panel Replacement Project No.: ST23310 Week End:



Project Name: 0

Project No.: 0

Week End:



Project Information Section 1 of 10

Project Name:	Meadow Heights Concrete Panel Replacement	Project No.:	ST23310
COBA CA.:	Joe Vardasco	Week Ending:	7/26/2025
Location:	Section 10, T-18-N, R-14-E	Subs. Complete Date:	9/10/2025
Contractor:	Ellis Concrete Constrution, LLC.	Notice to Proceed:	5/13/2025
Elapsed Contract Time:	74 Days	OF	120 Days
			Days Added By CO:

Item Reported	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Date:	7/20/2025	7/21/2025	7/22/2025	7/23/2025	7/24/2025	7/25/2025	7/26/2025
Weather Conditions		Sun	Sun	Sun		Sun	
Precipitation (Inches)		0.00	0.00	0.00		0.00	
Wind Conditions		Low 0-10	Low 0-10	Low 0-10		Low 0-10	
Temperature Range (F)		95 - 75	97 - 75	95 - 75		97 - 76	

Contractor Personnel Onsite (# of Personnel)							
Superintendant		5	6			6	
Foreman							
Operator							
Laborer							
Concrete Crew							
Truck Driver							

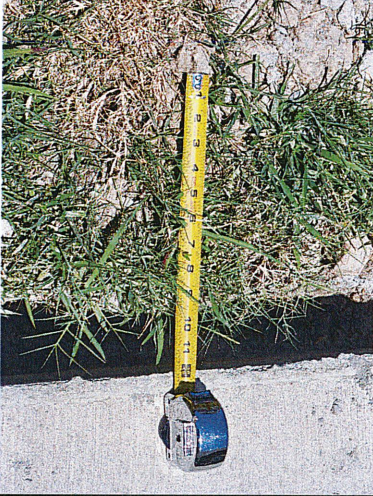
Sub-Contractor Personnel Onsite (By Company) (# of Personnel)							

Equipment Onsite (# of Individual Pieces)							
Concrete Operations		3	3			2	
Soil Stabilizing Equipment							

Project Name: Meadow Heights Concrete Panel Replacement Project No.: ST23310 Week End:

Sunday: 20-Jul-25	
Monday: 21-Jul-25	<ul style="list-style-type: none"> - Removing concrete panels on Hickory Place and preparing base for tomorrows concrete placement. - Saw cutting and removing concrete panels on South Hickory Ave.
Tuesday: 22-Jul-25	<ul style="list-style-type: none"> - Placing concrete panels and curbs on Hickory Place.
Wednesday: 23-Jul-25	<ul style="list-style-type: none"> - Placing concrete panels and curbs on Hickory Place. - Removing concrete panels on Hickory Avenue.
Thursday: 24-Jul-25	
Friday: 25-Jul-25	<ul style="list-style-type: none"> - Placed concrete on South Hickory Avenue. - Nate, Tim H, and myself had a phone conversation this morning with Tyler to discuss some changes that will take place with quantity measurement. Meadow Heights will be measured the same as Brentwood. Tyler was pleased with this. Tyler started telling us that he does not agree to the contract items that call out cubic yards. I was told by Tyler he bills by truck loads, tickets and invoices and that the way the city does it is wrong. During the phone conversation, Tyler started making accusations that I said things that is not true. Nate recorded the conversation. - I talked to Tyler on the project and he stated he would measure the next quantities with me and Tim. He also started in again about his method of billing. I recorded the conversation. See project file. - See below for my measurements.
Saturday: 26-Jul-25	
Additional Notes:	

Project Name: Meadow Heights Concrete Panel Replacement Project No.: ST23310 Week End:



Meadow Heights C.O. by 11/14/21 Field Measurements

Item	Quantity	Unit
1. Remove and Replace	2465.52	sq. ft.
2. Remove Curb	1832.92	LF
3. Sidewalk	140.88	sq. ft.
4. Subgrade Material	3695.04	cy
5. Base	447.17	cy
6. Subgrade	3033.81	cy
7. Subgrade	240.57	cy

Notepad

Meadow Heights

Remove and replace
12' wide x 8'7" - 10'

Take out - 9' - 2" x 10' - 6" cul-de-sac
6' - 4" x 13' - 10" cul-de-sac

6' - 1" x 5' - 3"
12' x 45' - 10"
20' x 6'
12' 10" x 4' 6"
7' 7" x 40' 2"
20' x 7'
8' x 15' 11"
7' 2" x 40' 3"
5' 3" x 55' 2"
3' 5" x 3' 4"
3' 4" x 31' 4"
7' 5" x 19' 4"

Curb
1220' - 10'

Sidewalk
317' x 4'

Project Information Section 1 of 10

Project Name:	Meadow Heights Concrete Panel Replacement	Project No.:	ST23310
COBA CA.:	Joe Vardasco	Week Ending:	8/2/2025
Location:	Section 10, T-18-N, R-14-E	Subs. Complete Date:	9/10/2025
Contractor:	Ellis Concrete Constrution, LLC.	Notice to Proceed:	5/13/2025
Elapsed Contract Time:		81 Days	OF 120 Days
		Days Added By CO:	

Item Reported	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Date:	7/27/2025	7/28/2025	7/29/2025	7/30/2025	7/31/2025	8/1/2025	8/2/2025
Weather Conditions		Cloudy	Sun	Sun	Cloudy		
Precipitation (Inches)		0.00	0.00	0.00	0.00		
Wind Conditions		High 15+	Low 0-10	Low 0-10	Low 0-10		
Temperature Range (F)		98 - 77	99 - 75	100 - 76	88 - 71		

Contractor Personnel Onsite (# of Personnel)

Superintendant		6	5	5			
Foreman							
Operator							
Laborer							
Concrete Crew							
Truck Driver							

Sub-Contractor Personnel Onsite (By Company) (# of Personnel)

Equipment Onsite (# of Individual Pieces)

Concrete Operations		2	3	3			
Soil Stabilizing Equipment							

Description of Work Section 2 of 10

Project Name: Meadow Heights Concrete Panel Replacement Project No.: ST23310 Week End:

Sunday: 27-Jul-25	
Monday: 28-Jul-25	<ul style="list-style-type: none"> - Starting the concrete panel demo on West El Paso Place. - I took pictures of the subgrade depth, rock depth, and existing concrete thickness on Hickory Avenue. Pictures provided below. Tyler keeps telling Nate and I the existing concrete is crumbling and as the pictures show this is not true. Tyler also says the concrete is not to the correct thickness, therefore they have to dig out more unclassified excavation and he wants paid for it. This is also not true. Concrete is 6 inches thick and subgrade is not dug down 6 inches as it is called out to be for aggregate base. See pictures below. The contract calls out for 6 inches of subgrade method B and 6 inches or aggregate base material. Tyler wants paid for additional material that is not used. He has been told several times that he is not following specifications or contract requirements and continues to make no changes to their method of construction or method of request of payment. Tyler wants paid for tickets and truck loads and this is not how the contract is paid. The City is not getting the basic requirements of the construction standards the contract requires and was bid at. The concrete is too wet when placed and they have need notified several times sense the beginning of the project. Dowel Bars not epoxied in or very little, or not doweled to the correct depth. Caution is not talked to prevent damage to existing panels that will stay in place and most of all Tyler is verbal combative with accusations that I am controlling his job and running his guys off. There is a meeting here at the Construction Department Wednesday to discuss the issues. There has been several infield meetings with no results and being told that they are going to continue doing things the way that they are.
Tuesday: 29-Jul-25	<ul style="list-style-type: none"> - Rocking in road base on Hickory Ave. - I talked to Tyler about getting the 1' behind curb and ensuring that we get the correct depth on subgrade. Tyler assured me they would. I also mentioned that on W. El Paso Place where they started saw cutting that they are not sawing full depth, but only scoring the concrete. See pictures below. Tyler assured me again they would full depth cut the concrete. Also, where there is an expansion joint they are not saw cutting and when removing the concrete they are breaking the existing concrete panel that is to remain in place due to dowel bars not cut. I explained to Tyler and he agreed and said they would start cutting them. - Amber with Ellis called and said they would like to be paid 910.5 LF of curb instead of 899.83 LF. I told her that the measurement was correct, although I would go ahead and pay the 910.5 and deduct the additional from the next measurement. Amber also stated that they have all tickets and would be glad to send them to me and they are standing firm on their quantities. I explained the Amber that the contract does not pay tickets and Nate and I came out together to measure everything and out numbers are correct according to what is installed to date. I also explained during tomorrows meeting they can bring it up, but I pretty sure that Nate will not agree to paying by tickets when the contract clearly calls out Units installed.
Wednesday: 30-Jul-25	<p>I met Tyler on site at S. Hickory Pl. and El Paso Pl. to discuss fatty clay material and water that perked up over night. After talking to Nate I believe we will have to over excavate an additional foot of material and place 1 foot of aggregate base material to bridge any soft areas. I will send an email to Tyler informing him of the additional work.</p> <ul style="list-style-type: none"> - Processed pay estimate #2 with reservations for \$120,619.01 This is a little more than my estimate. Amber, Tyler, and Nate are aware of this and acknowledge that the overage will come off the next estimate so as to bring the contract to its correct value. - Contractor continuing with the removal of concrete panels on El Paso Pl. and preparing Hickory Ave for concrete. - I spoke to Nate about the sidewalks not being ADA and to correct it the sidewalk replacement quantity will way overrun. Nate will check with Travis and see how much funds we have in the contract for additional work.



Thursday: 31-Jul-25	- Sent email to Amber and copied Tyler and Nate referencing the fatty clay and perking water at Hickory and El Paso. We may have to over excavate.
Friday: 1-Aug-25	
Saturday: 2-Aug-25	
Additional Notes:	

Project Name: Meadow Heights Concrete Panel Replacement Project No.: ST23310 Week End:

Meadow Heights Con. by City of Broken Arrow		
Bid Item	Total to Date	Est. #3
2. Remove and Replace	2466.52 sq	967.62 sq
4. Remove Curb	1820.82 LF	879.82 LF
5. Sidewalk	140.88 sq	140.88 sq
12. Subgrade Material	2695.64 cu yd	1174.15 cu yd
13. Base	469.17 cu yd	196.62 cu yd
14. Spall Patch	803.81 sq	140.88 sq
15. Unbonded Base	840.57 cu yd	840.57 cu yd



Project Information Section 1 of 10

Project Name:	Meadow Heights Concrete Panel Replacement	Project No.:	ST23310
COBA CA.:	Joe Vardasco	Week Ending:	8/9/2025
Location:	Section 10, T-18-N, R-14-E	Subs. Complete Date:	9/10/2025
Contractor:	Ellis Concrete Constrution, LLC.	Notice to Proceed:	5/13/2025
Elapsed Contract Time:		88 Days	OF 120 Days
		Days Added By CO:	

Item Reported	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Date:	8/3/2025	8/4/2025	8/5/2025	8/6/2025	8/7/2025	8/8/2025	8/9/2025
Weather Conditions		Sun	Sun	Cloudy	Sun		
Precipitation (Inches)		0.00	0.00	0.00	0.00		
Wind Conditions		Low 0-10	Low 0-10	Low 0-10	Low 0-10		
Temperature Range (F)		91 - 70	92 - 69	95 - 75	97 - 70		

Contractor Personnel Onsite (# of Personnel)							
Superintendant		3	3	3	5		
Foreman							
Operator							
Laborer							
Concrete Crew							
Truck Driver							

Sub-Contractor Personnel Onsite (By Company) (# of Personnel)							

Equipment Onsite (# of Individual Pieces)							
Concrete Operations		3	3	3	3		
Soil Stabilizing Equipment							

Description of Work Section 2 of 10

Project Name: Meadow Heights Concrete Panel Replacement Project No.: ST23310 Week End:

Sunday: 3-Aug-25	
Monday: 4-Aug-25	- Preparing areas on Hickory Avenue for concrete.
Tuesday: 5-Aug-25	<p>- Meeting was conducted on site with Tyler, Amber, Nate, Tim, Myself and a friend of Tyler who's the owner another concrete company. This was a meeting to discuss issues with work performance, specifications, project managements for both Meadow Heights and Brentwood project. Tyler still disagrees that even though the contract has aggregate base rock paid as cubic yards he wants to be paid by purchase tickets, and where the contract has unclassified excavation paid as per square yards, Tyler wants paid by truck loads. It's not that he wants, it's that he demands it and keeps saying they are standing firm on their numbers. I have told Tyler and Amber both that this is paid by the way the contract calls out and all I get back is myself and the city has no idea what we are talking about when it comes to calculating quantities, and that he has already spoke to an attorney and they told him they would eat the city alive on our contract. We discussed damaging existing and newly placed concrete due to poor workmanship, and the response always is, give me a directive on how you want me to do the work, because the concrete is crumbling from vehicles driving over it, equipment shaking or being too thin; when actual what is taking place is they are not saw cutting all the way through the concrete. Instead they are scoring it to about an inch or less and then ripping it out with the excavator to which caused damage to the other connecting concrete. Then we are told they want a written directive on how to remediate the problem otherwise it will keep on happening. Business as usual.</p> <p>They are not digging 1 foot back of curb and still want paid for the rock, fabric and unclassified excavation. Some places the existing concrete is not a full 6 inches deep so Tyler wants to be paid for additional excavation to get to the proper depth. There is also places the concrete is also thicker but there is no credit for the under excavation.</p>
Wednesday: 6-Aug-25	<p>- Excavating subgrade plus an additional 1 foot deeper with Nate approval due to bad subgrade and water issues on the north side of El Paso Place, starting from S. Hickory Pl, heading east to 920 S. Hickory Place.</p> <p>- I spoke to Ms. Anita Coleman at 332 S. Hickory Ave and due to her being restricted to a walker and not having access to her mailbox she has not been receiving her mail, and has not for several weeks now. Ms. Coleman tried to talk to Tyler and he got very loud with her and start blaming myself and the city for everything going on with the project. He also told Ms. Coleman the city did not have the money to finish the job and was trying to find the funds.</p>
Weekly Construction	Report - 08.09.2025

Thursday: 7-Aug-25	<p>- Tyler and I discussed yesterday the subgrade on El Paso Place, starting at S. Hickory Ave was to over excavated 1 additional foot and a brought up with aggregate base material to bridge the fatty clay material. Tyler was happy with this. Today he called me out and once again, Tyler wants to go deeper because he can push a probing rod into the material. I explained to Tyler that we will be able to bridge the unstable subgrade with 18 inches of rock and Tyler started getting mad and said how, and who is going to pay for the extra rock. I again told him it's paid my cubic yards and Tyler said the rock gets pressed into the dirt and he never gets up to grade in the proper amount of quantity required. I told Tyler for this to happed you would have to have not installed fabric. Properly installed fabric keeps the rock in place. Not pressed into the soil or spread out. I was told that if they can push a probe into the soil than it is not stable and it needs to be removed. This is also not true. Tyler pushes the probe down 4 foot and wants to take out 4 foot and go back with all rock. This is only a "How can I get money out of the City of Broken Arrow" I have been through the several times with several contractors in the same situation and never had an issue with the way to remedy the problem or the interpretation of payment. In this case I told Tyler Take it down an additionl 1 foot and he said ok then he will come back up with 18 inches of rock to grade in 1 lift. I told Tyler, No, your will come up in lifts. Tyler said haw is he going to get paid for the extra compaction and testing on each lift and that he would have to give me a cost. Because if he does not get paid for extra work. I told him he has bid items we run off of. He said there is additional cost in compaction and testing, and again I told him that is in the cost. Tyler asked if I had the athority to make changes or dicisions like this, and I told him I did and spoke to Nate and Nate was good with it. We met at this location yesterday with Tyler, Nate, Amber, Tim, Tylers Friend and myself to discussed this issue and agreed to what I mentioned above. Which was at the request of Tyler for the correction of subgrade repairs. This is what Tyler initialy wanted and now he wants more. All Tyler wants to do is fight. Tyler said at this point he was not doing anymore work until he gets a stamped drawing showing how he needs to correct the subgrade. I talked to Nate and he told me to continue an I have been. I will send Tyler an email with a direct to take on this issue.</p>
Friday: 8-Aug-25	
Saturday: 9-Aug-25	
Additional Notes:	

Concrete edge shows initial 1/2 inch sawcut, concrete broke away then a new cut to make a clean line through the whole concrete pad. El Paso Place

Existing concrete should not have needed to be removed. Contractor damaged due to improperly saw cutting depths and aggressive excavation. El Paso Place



Contractor was told to pump water several times. This was not done. They only wanted to over excavate. El Paso

Additional concrete removed El Paso Place



Additional concrete removed El Paso Place

Additional concrete removed El Paso Place



Additional Site Photos Section 4 of 10

Project Name: 0

Project No.: 0

Week End:



Waiting on next truck, unfinished concrete drying out Hickory Avenue



Existing concrete 7-3/4 inches thick El Paso Place



Existing concrete 7 inches thick El Paso Place



Existing concrete 7-3/4 inches thick El Paso Place



Fabric on top of dirt Hickory Avenue



Subgrade from panel that did not have to be removed El Paso Place

Project Information Section 1 of 10

Project Name: <u>Meadow Heights Concrete Panel Replacement</u>	Project No.: <u>ST23310</u>
COBA CA.: <u>Joe Vardasco</u>	Week Ending: <u>8/16/2025</u>
Location: <u>Section 10, T-18-N, R-14-E</u>	Subs. Complete Date: <u>10/9/2025</u>
Contractor: <u>Ellis Concrete Construction, LLC.</u>	Notice to Proceed: <u>5/13/2025</u>
Elapsed Contract Time: 95 Days OF 120 Days Days Added By CO:	

Item Reported	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Date:	8/10/2025	8/11/2025	8/12/2025	8/13/2025	8/14/2025	8/15/2025	8/16/2025
Weather Conditions		Cloudy	Rain	Sun	Sun	Sun	
Precipitation (Inches)		0.00	0.11	0.00	0.00	0.00	
Wind Conditions		Low 0-10	Low 0-10	Low 0-10	Low 0-10	Low 0-10	
Temperature Range (F)		92 - 72	84 - 70	92 - 70	95 - 74	96 - 76	

Contractor Personnel Onsite (# of Personnel)							
Superintendent		7	0	4	8	8	
Foreman							
Operator							
Laborer							
Concrete Crew							
Truck Driver							

Sub-Contractor Personnel Onsite (By Company) (# of Personnel)							

Equipment Onsite (# of Individual Pieces)							
Concrete Operations		2	2	2	2	2	
Soil Stabilizing Equipment							

Description of Work Section 2 of 10

Project Name: Meadow Heights Concrete Panel Replacement Project No.: ST23310 Week End:

<p>Sunday: 10-Aug-25</p>	
<p>Monday: 11-Aug-25</p>	<p>- Smoothing out subgrade for aggregate base material on the north side of El Paso Place starting from S. Hickory Place to S. Hickory Avenue. It appears the road base has stiffened up enough to where the skid loader does not pump or leave ruts as it tracks through the area of work. See video in daily photos dated, 11 August 2025. Tyler wanted to dig an additional 4 foot deep and has stated the whole subdivisions subgrade is bad. As we continue to the East and in front on 908 W. El Paso Place there is water coming in from under the road. I took a chlorine test and it showed chloring. I called the Water Department and they sent out the service crew and could not find the leak and will turn it over to their boss for someone else to come out and possibly start digging. No real search was conducted for a leak other than listening for water leaking and a lot of hums'. I sent out an email to Amber, Tyler, and Joe. Also copied Nate and Blake, to let them know that we would follow the same method as the engineer of record called out with the exception of the reinforcement fabric, it will be replaced with separator fabric. I spoke to Charlie about this decision before the email went out for his approval and he gave his blessing. When I talked to Tyler on site he was good with everything with the exception of aggregate base payment. Tyler still wants paid for truck tickets. I told Tyler that I will measure according to the contract and he can take his truck aggregate base ticket issue to Nate. I will measure only as the contract calls out. Tyler asked if he was ok to start rocking in the road base in question. I said yes, and he asked even though it failed the density test. I told him yes that we will be able to bridge any issue we have in this area with the additional depth of rock and method we are using. As you can see in the pictures and video of the subgrade it is holding up to more than a ton of weight. Tyler left the project and Joe came out and I told him that the subgrade looked pretty solid and how soon is he expecting to get rock. Joe told me that Tyler told him not today but did not tell him why. As we continue east with the concrete removal the subgrade appears to be good material and can be stabilized.</p> <p>- I talked to Travis Small about the subgrade issue and made contact with the project engineer and he agrees with my recommendation and also said we can go with 1 layer of filter fabric on the bottom.</p>
<p>Tuesday: 12-Aug-25</p>	<p>- I sent an email to Amber and copied Nate, Blake, Travis Small, and Tyler to relay what the project engineer recommended. 18 inches of rock and 1 layer of filter fabric. The project engineer also stated that after seeing the video of the 4 ton skid loader traveling over the subgrade, we could have went with a lot less rock.</p> <p>- We had heavy rains last night and there are three areas that has been excavated to subgrade that is full of water. The contractor was not on site to work so I emailed Amber with Ellis at 09:24 to tell her they needed to pump water off all exposed subgrade, get a residents mailbox out of the water that had fallen over into the water, remove a large piece of concrete that was out into the one way drive lane, and to ensure everything is cleaned up and secured if they are not planning on working, but still need to pump out water. Amber responded that they would pump the water as a courtesy, and now they want paid for pumping water for the sum of \$125.00 per hour. Construction. The whole industry understands this. Photos provided below of the water, mailbox and concrete in drive lane below.</p>

<p>Wednesday: 13-Aug-25</p>	<ul style="list-style-type: none"> - On 08/13/2025 I sent an email to Amber with Ellis Concrete requesting a (6" to 8" W, 7' L, 6" D) area that was removed during the replacement of a concrete panel in front of 332 S. Hickory Ave to be filled in with aggregate base material. <p>The following is a cut and paste from the email:</p> <p>If Ellis refuses to fill in the gap between the two concrete panels. Just say "I refuse" in response to this email. I will then go out today and do it myself. No questions asked as to why.</p> <p>The response is as follows:</p> <p>Good morning Joe, Thank you for following up on the payment status. Regarding the location at 332 S. Hickory Ave, we can not send someone out to place rock in the gap until we get a written directive, I will have the crew move the cure drum as requested.</p> <ul style="list-style-type: none"> - I emailed Amber and called Tyler to ask them to pump the remainder of the water off of the exposed subgrades.
<p>Thursday: 14-Aug-25</p>	<ul style="list-style-type: none"> - Jeff Johnson with the City of Broken Arrow Street Division at my request had a asphalt patch crew come out with the patch crew and patch the small area between to two concrete panels that Ellis Concrete refused to fill in unless they get paid for it. The (6" to 8" W, 7' L, 6" D) area is standard construction for any contractor, but Ellis Concrete wants to be paid additional money. What is odd about this situation is according to the contract pay item for cubic yard cost for aggregate base and the measurement of the repair, Ellis Concrete would have spent \$2.52, but instead because Ellis refused to fill in the whole the city, for safety reasons had to take immediately steps to fill in this gap in the middle of the road. The Street Division chose to use asphalt as the repair at a cost of \$600.00. If is of my opinion that Ellis should have to reimburse the City of Broken Arrow. - Ellis Concrete is continuing the concrete panel removal at W. El Paso Pl. and S. Gum Ave. Ellis Concrete does not fully saw cut the concrete panels and while excavating down to subgrade, no one is shooting in the subgrade for correct elevations. This method of construction has been done sense the beginning of the project and Ellis wonders where the additional rock goes. It is of my opinion he is fully aware and does not want to have to pay an employee to stand out on site all day with the excavator operator shooting elevations and just expects the city to pay for all rock and subgrade excavation overages. This is a daily battle! - Concrete placing sidewalks on both sides of S. Hickory Pl from W. El Paso Pl. to W. Houston St. - Finishing concrete placing the last small portion of street panel on S. Hickory Pl. - I talked to Tyler about a mailbox that his guys damaged at 332 S. Hickory Ave. I told Tyler he would have to replace it in kind. I also sent Tyler and Amber of the preconstruction pictures of the mailbox. I told Tyler that Ms. Anita Coleman the resident had said she bought the mail box from either Lowe's or Home Depot. Tyler stated in front of Tim Hopkins that he would take care of it.
<p>Friday: 15-Aug-25</p>	<ul style="list-style-type: none"> - As I pulled up in front of 912 W. El Paso Pl, where the contractor has removed a concrete street panel and dug out the dirt to subgrade. The area is full of water due to the city having a small water leak that they will need to fix, they are aware of this. Today as I arrived I noticed the dirt the excavator operator had stock piled up to prevent the water from running onto their road base was removed considerably, and the water was now running down the exposed open subgrade. I asked the operator who told him to remove the dirt and he said his boss, and that would explain why when I first pulled up Tyler ran over to the front of my truck and started taking pictures of the site and then went to his vehicle and left the project without saying anything to anybody. - Contractor is pulling sidewalk forms and backfilling with dirt. - Contractor is removing and setting forms for sidewalks. - Removing water from subgrade as I have directed is still no taking place. Ellis Concrete believes pumping water is a courtesy and not a construction standard and I can not give directives. They also want paid additional money for pumping water per the cost they submitted to the city for payment. - I met a Water Department crew on site to discuss the leak and they believe it may be a tapping saddle on the main line and will dig it up Monday. I asked for them to fill the hole and road subgrade back in with aggregate base material.

Project Name: Meadow Heights Concrete Panel Replacement Project No.: ST23310 Week End:

Water coming in from under road. Tested positive for chlorine. Called the Water Department.

Subgrade heading East from 908 W El Paso Pl.



Subgrade heading East from 908 W El Paso Pl.



Subgrade in question. Holds up to over a ton of equipment. W. El Paso Pl



Subgrade in question. Holds up to over a ton of equipment. W. El Paso Pl



Hole to be filled in and subgrade cub to grade W. El Paso Pl



Additional Site Photos Section 4 of 10

Project Name: 0

Project No.: 0

Week End:



Setting on subgrade in question. Intersection of S. Hickory & W. El Paso



305 S. Gum Ave holding 12" of water and mailbox laying in the water.



Subgrade holding 2' of water.



Subgrade holding 2' of water.



Subgrade holding 2' of water at S. Hickory Pl. and W. El Paso Pl.



1 lane of travel at S. Hickory Pl. and Houston St. Has been closed for several weeks.



Project Information Section 1 of 10

Project Name:	<u>Meadow Heights Concrete Panel Replacement</u>	Project No.:	<u>ST23310</u>
COBA CA.:	<u>Joe Vardasco</u>	Week Ending:	<u>8/23/2025</u>
Location:	<u>Section 10, T-18-N, R-14-E</u>	Subs. Complete Date:	<u>10/9/2025</u>
Contractor:	<u>Ellis Concrete Constrution, LLC.</u>	Notice to Proceed:	<u>5/13/2025</u>
Elapsed Contract Time:	102 Days	OF	120 Days
		Days Added By CO:	

Item Reported	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Date:	8/17/2025	8/18/2025	8/19/2025	8/20/2025	8/21/2025	8/22/2025	8/23/2025
Weather Conditions		Sun	Sun	Sun	Sun	Rain	
Precipitation (Inches)		0.00	0.00	0.00	0.00		
Wind Conditions		Low 0-10	Low 0-10	Low 0-10	Low 0-10		
Temperature Range (F)		99 - 75	99 - 73	92 - 70	91 - 70		

Contractor Personnel Onsite (# of Personnel)							
Superintendant		5	5	8	0		
Foreman							
Operator							
Laborer							
Concrete Crew							
Truck Driver							

Sub-Contractor Personnel Onsite (By Company) (# of Personnel)							

Equipment Onsite (# of Individual Pieces)							
Concrete Operations		2	2	2	2		
Soil Stabilizing Equipment							

Description of Work Section 2 of 10

Project Name: Meadow Heights Concrete Panel Replacement Project No.: ST23310 Week End:

Sunday: 17-Aug-25	
Monday: 18-Aug-25	<ul style="list-style-type: none"> - Ellis Concrete is digging out and forming up sidewalks and cleaning up project site. - Ellis still refuses to put back the road on El Paso Pl.
Tuesday: 19-Aug-25	<ul style="list-style-type: none"> - The area where on W. El Paso Pl. that we thought we had a water leak appears to be drying up. This is something I will keep an eye on. - Ellis Concrete is cleaning up the project site. I informed Ellise Concrete not to open any more roads until they put back El Paso Pl. and when I rounded the corner they were tearing out driveways. I called Tyler and told him he needed to put the drives back and not take anymore out and repair the panels I have marked with orange paint and put back El Paso Pl. before anything else. Tyler told me that he talked to Charlie Bright and that he had everything worked out with him and when Nate gets back in a week or two they would get together and discuss things. I left the project site and returned to the office and talked to Charlie to inform him what Tyler had said and Charlie told me he had never talked to Tyler, and for me to call him and tell him he is to not take out anymore concrete until W. El Paso Pl. residents have access back to their houses and for me to document the same. I tried several times and Tyler has not answered my calls.
Wednesday: 20-Aug-25	<ul style="list-style-type: none"> - Ellis Concrete was on site around 06:30 in preparation to place concrete driveways at 1004 W. El Paso St., 300 S. Hickory Pl., 315 S. Hickory Pl., and 320 S. Hickory Pl. I measured the depth the drives were dug out to and they were from 3 to 4 inches deep. Some places did get close to 5 inches. The contract calls out for the driveways to be 6 inches deep and one sidewalk panel on each side at 6 inches placed with high early concrete. I located Joe with Ellis Concrete and told him that the drives will need to be according to contract specifications. The day before I told Tyler to not take out anymore concrete until we get W. El Paso Pl. opened up so residents have access to their homes, and Tyler said OK. I told Blake and Charlie this morning that Ellis Concrete was on site at 06:30 waiting for concrete to arrive place the driveways back and I stopped them because once again they were not performing the work according to contract specifications. I explained the subgrade depth issues noted above and that they did not start any work on W. El Paso Pl. as Tyler said he would. I told Blake and Charlie we need to fire Ellis Concrete and get someone else in here to get these residents access to their homes. The residents has been 5 weeks without access. I have told Blake that it is of my opinion that Ellis is blackmailing the City. The contract clearly calls out how line items are paid and now that there are residents with no access he is demanding additional money for excavation paid off of truck loads and aggregate paid off of truck tickets per a change order he has written up at his own decided cost. Thats blackmail in my book. Blake talked to Charlie and it was decided it was time to issue a Stop Work Order, so at 12:00 the order was given. Joe "Ellis Concrete" asked me if the city was going to pour the concrete back for the drives and I told him I did not know. Joe said they already had dug out the drives to the correct depth. I know of only 1/2 a drive they dug out an additional 2 inches to meet specification. The other half of the driveway, the concrete has not been removed. The other drives were still not to specification.
Thursday: 21-Aug-25	<ul style="list-style-type: none"> - The City of Broken Arrow Street and Storm Water Division is on site concrete placing the driveway at 1004 W. El Paso St., 300 S. Hickory Pl., 315 S. Hickory Pl., and 320 S. Hickory Pl. and filling in the subgrade on W. El Paso St. with aggregate base material so residents can access their drives. As of this coming Friday the residents would have had no access to their drives and had to park a block away and walk home for 5 weeks due to Ellis Concrete blackmailing the city to pay differently than the way the contract is written. - Measured all damaged newly placed concrete panels, curbs, driveways. - Measured all sidewalks and handicap ramps taken out and not replaced. - Measured all concrete panels curbs and sidewalks Installed to date.
Friday: 22-Aug-25	

Project Name: Meadow Heights Concrete Panel Replacement Project No.: ST23310 Week End:



W. El Paso Pl. Dry solid subgrade. Holds up 4 ton skid loader.



W. El Paso Pl. Dry solid subgrade. Holds up 4 ton skid loader.



W. El Paso Pl. Dry solid subgrade. Holds up 4 ton skid loader.



W. El Paso Pl. Dry solid subgrade. Holds up 4 ton skid loader.



Project Name:

0

Project No.:

0

Week End:



W. El Paso Pl. Dry solid subgrade. Holds up 4 ton skidloader.



W. El Paso Pl. Dry solid subgrade. Holds up 4 ton skidloader. Dried up concrete washout.



W. El Paso Pl. Dry solid subgrade. Holds up 4 ton skidloader.



Subgrade is dry and solid. Contractor keeps letting the cement trucks wash out their trucks on to the subgrade.





Project Information Section 1 of 10

Project Name: Meadow Heights Concrete Panel Replacement
COBA CA.: Joe Vardasco
Location: Section 10, T-18-N, R-14-E
Contractor: Ellis Concrete Constrution, LLC.

Project No.: ST23310

Week Ending: 8/30/2025

Subs. Complete Date: 10/9/2025

Notice to Proceed: 5/13/2025

Elapsed Contract Time: 109 Days **OF** 120 Days

Days Added By CO:

Item Reported	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Date:	8/24/2025	8/25/2025	8/26/2025	8/27/2025	8/28/2025	8/29/2025	8/30/2025
Weather Conditions		Rain	Cloudy	Rain			
Precipitation (Inches)		1.38	0.00	0.36			
Wind Conditions		Low 0-10	Low 0-10	High 15+			
Temperature Range (F)		68 - 61	80 - 60	73 - 67			

Contractor Personnel Onsite (# of Personnel)

Superintendant		0	0	0			
Foreman							
Operator							
Laborer							
Concrete Crew							
Truck Driver							

Sub-Contractor Personnel Onsite (By Company) (# of Personnel)

Equipment Onsite (# of Individual Pieces)

Concrete Operations		0	0	0			
Soil Stabilizing Equipment							



Project Name: Meadow Heights Concrete Panel Replacement Project No.: ST23310 Week End:

Sunday: 24-Aug-25	
Monday: 25-Aug-25	<ul style="list-style-type: none">- Rains, no work conducted.- Contractor has been issued a Work Stop Order.- Received call from Amber. I did not answer the call. It was determined that all communications would best be done through one individual from here on. Blake and Nate will discuss this tomorrow.
26-Aug-25	<ul style="list-style-type: none">- Figuring the quantities that have been completed and the quantities that have not, also the quantities of the work that is damaged or of poor quality and needs to be replaced.- There are also mailboxes that have been damaged that Ellis Concrete has not replaced.
Wednesday: 27-Aug-25	<ul style="list-style-type: none">- No work conducted. Contractor still on Work Stop Notice.
Thursday: 28-Aug-25	
Friday: 29-Aug-25	
Saturday: 30-Aug-25	
Additional Notes:	