

ANCHORAGE SCHOOL DISTRICT
ANCHORAGE, ALASKA

ASD MEMORANDUM #82 (2005-2006)

October 24, 2005

TO: SCHOOL BOARD

FROM: OFFICE OF THE SUPERINTENDENT

SUBJECT: FACILITY CONTRACT MODIFICATION REPORT AND
COMPLETED PROJECTS FOR THE MONTHS OF SEPTEMBER
2005

ASD Goal: *Establish and maintain a supportive and effective learning environment
by providing safe, barrier-free schools.*

PERTINENT FACTS:

The monthly Facility Contract Modification Report for the month of September is attached. There are no exceptions to report this month.

CC/GV/RA/cc

Attachments

Prepared by: Ray Amsden, Director of Facilities

Approved by: George Vakalis, Assistant Superintendent, Support Services

MONTHLY SUMMARY REPORT TO THE BOARD

Contract Modifications ISSUED IN THE MONTH OF SEPTEMBER 2005

(See attached for detailed reporting of current Contract Modifications)

(Attachment A)

School:	Polaris K-12 Addition/Renovation		Contract Modification No.: 7		
Contractor:	Unit Company		Date: August 9, 2005		
Architect:	McCool Carlson Green		Contract No.: 4C00324		
	<u>Totals</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>
Original Contract	\$13,543,527.00				
Current Contract Modification	\$90,136.36	\$19,133.10	\$53,006.95	\$17,996.31	
Prior Contract Modifications	\$518,350.16	\$227,409.12	\$246,766.16	\$44,174.88	
Total	\$14,152,013.52	\$246,542.22	\$299,773.11	\$62,171.19	\$0.00
Remaining Contingency	\$764,972.64				
% Change	4.49%	1.82%	2.21%	0.46%	0.00%

(Attachment B)

School:	Traffic Circulation Improvements		Contract Modification No.: 3		
Contractor:	Construction Unlimited		Date: August 5, 2005		
Architect:	R & M Consultants, Inc.		Contract No.: 4C00340		
	<u>Totals</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>
Original Contract	\$1,787,565.00				
Current Contract Modification	\$74,855.45	\$14,847.15	\$60,822.30	(\$814.00)	
Prior Contract Modifications	\$47,557.75	\$6,231.61	\$24,467.64	\$16,858.50	
Total	\$1,909,978.20	\$21,078.76	\$85,289.94	\$16,044.50	\$0.00
Remaining Contingency	\$8,500.00				
% Change	6.85%	1.18%	4.77%	0.90%	0.00%

(Attachment C)

School:	Chugiak High School Library Roof Upgrades		Contract Modification No.: 1		
Contractor:	Consolidated Enterprises, Inc.		Date: July 27, 2005		
Architect:	Rohde & Associates, Inc.		Contract No.: 4C00360		
	<u>Totals</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>
Original Contract	\$548,900.00				
Current Contract Modification	\$87,979.00	\$84,839.00	\$3,140.00		
Prior Contract Modifications	\$0.00				
Total	\$636,879.00	\$84,839.00	\$3,140.00	\$0.00	\$0.00
Remaining Contingency	\$0.00				
% Change	16.03%	15.46%	0.57%	0.00%	0.00%

- A - Hidden Conditions
- B - Corrective Action Required
- C - Owner Requested Changes Within Scope
- D - Change of Scope

(Attachment D)

School: Bartlett High School Phase 2C - CR & Admin. Renovation Contract Modification No.: 2
Contractor: Consolidated Enterprises, Inc. Date: July 19, 2005
Architect: Kumin Associates, Inc. Contract No.: 5C00200

	<u>Totals</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>
Original Contract	\$4,267,320.00				
Current Contract Modification	\$31,293.00	\$31,711.00		(\$418.00)	
Prior Contract Modifications	\$69,907.00		\$1,461.00	\$68,446.00	
Total	\$4,368,520.00	\$31,711.00	\$1,461.00	\$68,028.00	\$0.00
Remaining Contingency	\$325,532.00				
% Change	2.37%	0.74%	0.03%	1.59%	0.00%

(Attachment E)

School: Bartlett High School Phase 2C - CR & Admin. Renovation Contract Modification No.: 3
Contractor: Consolidated Enterprises, Inc. Date: August 3, 2005
Architect: Kumin Associates, Inc. Contract No.: 5C00200

	<u>Totals</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>
Original Contract	\$4,267,320.00				
Current Contract Modification	\$125,514.00	\$125,514.00			
Prior Contract Modifications	\$101,200.00	\$31,711.00	\$1,461.00	\$68,028.00	
Total	\$4,494,034.00	\$157,225.00	\$1,461.00	\$68,028.00	\$0.00
Remaining Contingency	\$200,018.00				
% Change	5.31%	3.68%	0.03%	1.59%	0.00%

(Attachment F)

School: Bartlett High School Phase 2C - CR & Admin. Renovation Contract Modification No.: 4
Contractor: Consolidated Enterprises, Inc. Date: August 4, 2005
Architect: Kumin Associates, Inc. Contract No.: 5C00200

	<u>Totals</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>
Original Contract	\$426,732.00				
Current Contract Modification	\$100,131.00	\$100,131.00			
Prior Contract Modifications	\$226,714.00	\$157,225.00	\$1,461.00	\$68,028.00	
Total	\$753,577.00	\$257,356.00	\$1,461.00	\$68,028.00	\$0.00
Remaining Contingency	\$99,887.00				
% Change	76.59%	60.31%	0.34%	15.94%	0.00%

- A - Hidden Conditions
- B - Corrective Action Required
- C - Owner Requested Changes Within Scope
- D - Change of Scope

(Attachment G)

School: Airport Heights Windows and Siding Contract Modification No.: 1
Contractor: Christensen Builders, Inc. Date: August 10, 2005
Architect: ASCG Contract No.: 5C00213

	<u>Totals</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>
Original Contract	\$374,000.00				
Current Contract Modification	\$2,528.95			\$2,528.95	
Prior Contract Modifications	\$0.00				
Total	\$376,528.95	\$0.00	\$0.00	\$2,528.95	\$0.00
Remaining Contingency	\$25,740.00				
% Change	0.68%	0.00%	0.00%	0.68%	0.00%

(Attachment H)

School: 4 School HVAC Upgrade Contract Modification No.: 1
(Bear Valley, Klatt, Ravenwood & Spring Hill)
Contractor: Consolidated Contracting & Engineering Date: August 29, 2005
Architect: CMH Contract No.: 5C00222

	<u>Totals</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>
Original Contract	\$719,125.00				
Current Contract Modification	\$16,808.29	\$6,011.32	\$16,803.34	(\$6,006.37)	
Prior Contract Modifications	\$0.00				
Total	\$735,933.29	\$6,011.32	\$16,803.34	(\$6,006.37)	\$0.00
Remaining Contingency	\$62,100.00				
% Change	2.34%	0.84%	2.34%	-0.84%	0.00%

(Attachment I)

School: Mt. View Elementary Electrical & Mechanical Upgrades Contract Modification No.: 2
Contractor: Janssen Construction Date: August 3, 2005
Architect: RSA Engineering Contract No.: 5C00225

	<u>Totals</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>
Original Contract	\$1,679,376.00				
Current Contract Modification	\$44,408.56	\$4,265.05	\$41,253.90	(\$1,110.39)	
Prior Contract Modifications	\$50,381.28			\$50,381.28	
Total	\$1,774,165.84	\$4,265.05	\$41,253.90	\$49,270.89	\$0.00
Remaining Contingency	\$73,148.00				
% Change	5.64%	0.25%	2.46%	2.93%	0.00%

- A - Hidden Conditions
- B - Corrective Action Required
- C - Owner Requested Changes Within Scope
- D - Change of Scope

(Attachment J)

School: Tudor Elementary Building Upgrades Contract Modification No.: 1
Contractor: Central Environmental, Inc. Date: July 12, 2005
Architect: Jim Hill Architect Contract No.: 5C00226

	<u>Totals</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>
Original Contract	\$1,115,969.00				
Current Contract Modification	\$74,581.00		\$36,242.00	\$38,339.00	
Prior Contract Modifications	\$0.00				
Total	\$1,190,550.00	\$0.00	\$36,242.00	\$38,339.00	\$0.00
Remaining Contingency	\$129,938.00				
% Change	6.68%	0.00%	3.25%	3.44%	0.00%

(Attachment K)

School: South High School Graffiti Sealant Install Contract Modification No.: 1
Contractor: K-C Corporation Date: July 29, 2005
Architect: N/A Contract No.: 5C00241

	<u>Totals</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>
Original Contract	\$128,489.00				
Current Contract Modification	\$24,172.50			\$24,172.50	
Prior Contract Modifications	\$0.00				
Total	\$152,661.50	\$0.00	\$0.00	\$24,172.50	\$0.00
Remaining Contingency	\$0.00				
% Change	18.81%	0.00%	0.00%	18.81%	0.00%

- A - Hidden Conditions
- B - Corrective Action Required
- C - Owner Requested Changes Within Scope
- D - Change of Scope

Project: Polaris K-12 Addition/Renovation

Date: August 9, 2005

Contractor Unit Company

Contract No.: 4C00324

Contract Modification No.: 7

DESCRIPTION OF CHANGE

<u>RFP Number</u>	<u>Type</u>	<u>Description</u>	<u>Cost</u>
00120	C	Install overcoat floor surface in MPR	15161.44
00121	B	Modify cabinet hinges in 14 classrooms/relocate white board in room 15	1768.99
00125	C	Credit to modify lower cabinets in art room 116	-318.72
00130	B	Revise sill/wiremold in science rooms 145/147/149	1922.58
00133	B	Remove unsuitable soil underneath children's playground	43502.62
00134	B	Modify cabinet in room 240	1332.99
00142	B	Add pressure relief valve on the glycol return line	1920.81
00143	C	Credit to delete step pavers in children's playground	-394.77
00144	C	Disposal of unsalvagable materials	3548.36
00147	B	Provide filter fabric underneath children's playground	1687.74
00150	A	Revise existing parapet walls	13944.69
00151	A	Remove existing pilaster at south wall	252.51
00152	A	Modify window/window openings on east/south walls	3051.77
00155	B	Revise piping to terminal box 69 in room 218	871.22
00159	A	Seal existing fireproofing with plenum rated sealer	1884.13

TOTAL COST THIS CHANGE ORDER \$90,136.36

- A - Hidden Conditions
- B - Corrective Action Required
- C - Owner Requested Changes Within Scope
- D - Change of Scope

Project: Traffic Circulation Improvements

Date: August 5, 2005

Contractor Construction Unlimited

Contract No.: 4C00340

Contract Modification No.: 3

DESCRIPTION OF CHANGE

<u>RFP Number</u>	<u>Type</u>	<u>Description</u>	<u>Cost</u>
00004	B	Clean and repair 4 additional manholes not shown on documents	1800.81
00021	C	Credit for striping paint	-560
00022	B	Provide rock and sod at front entrance to ease erosion	1386
00023	A	Locate and repair rainleader leak	14847.15
00024	C	Credit for striping paint	-254
00025	B	Remove utility vault	1988.58
00026	B	Costs associated with curb grade changes	6192.69
00027	B	Add sod and rock to drainage swales	1162.43
00028	B	Create planting bed and transplant trees and shrubs	37213.17
00029	B	Construct trench for GCI Utility Cable to the School	2243.84
00030	B	Grade correction for installation of flag pole	1086.85
00031	B	Rotate existing manhole cone to mis new curb alignment	2312.62
00032	B	Cost to remove existing concrete planter box not indicated on Plans	2985.21
00033	B	Additional surveying required to support drawing changes	2450.1
TOTAL COST THIS CHANGE ORDER			\$74,855.45

- A - Hidden Conditions
- B - Corrective Action Required
- C - Owner Requested Changes Within Scope
- D - Change of Scope

Project: Chugiak High School Library Roof Upgrades

Date: July 27, 2005

Contractor Consolidated Enterprises, Inc.

Contract No.: 4C00360

Contract Modification No.: 1

DESCRIPTION OF CHANGE

<u>RFP Number</u>	<u>Type</u>	<u>Description</u>	<u>Cost</u>
00001	A	Existing material below the membrane were different then what was shown in as builits.	\$54,666.00
00002	A	Construct new parapets on clerestory roofs to accept new roofing system layout.	\$29,202.00
00003	B	Add addintional 2x6 nailer tp parapet to adjust for new roof system height.	\$3,140.00
00004	A	Provide crickets in roof system for proper drainage to unknown existing drains.	\$971.00
TOTAL COST THIS CHANGE ORDER			\$87,979.00

- A - Hidden Conditions
- B - Corrective Action Required
- C - Owner Requested Changes Within Scope
- D - Change of Scope

Project: Bartlett High School Phase 2C - CR & Admin. Renovation

Date: July 19, 2005

Contractor Consolidated Enterprises, Inc.

Contract No.: 5C00200

Contract Modification No.: 2

DESCRIPTION OF CHANGE

<u>RFP Number</u>	<u>Type</u>	<u>Description</u>	<u>Cost</u>
00001	C	Remove existing lockers from demolition area and relocate to three different areas for use.	\$4,759.00
00002	A	Removal of ACM overspray on the wall above the beam at grid 29.	\$13,217.00
00003	C	Credit for the deletion of work in classroom C308, room is to remain as is for school use.	-\$5,177.00
00006	A	Abate the ACM floor tile under the existing data racks in data room S105C.	\$1,300.00
00037	A	Sample fireproofing overspray on pipes or ductwork throughout Phase 2C spaces to be demolished.	\$2,351.00
00040	A	Removal and disposal of the existing level 5 casework as hazardous material.	\$4,567.00
00046	A	Clean fireproofing overspray off the existing sprinkler piping in the Administration annex area.	\$900.00
00047	A	Abate the sheetmetal enclosures over the beam cutouts and the bottom of the beam at grid 29.	\$4,884.00
00048	A	Remove fireproofing overspray on three locations of sprinkler piping to allow isolation.	\$1,356.00
00049	A	Remove and dispose of the asbestos containing insulation that discovered in the core 2 fan room.	\$981.00
00050	A	Patch the existing fireproofing deficiencies noted by the special inspector.	\$2,155.00
TOTAL COST THIS CHANGE ORDER			\$31,293.00

- A - Hidden Conditions
- B - Corrective Action Required
- C - Owner Requested Changes Within Scope
- D - Change of Scope

Project: Bartlett High School Phase 2C - CR & Admin. Renovation

Date: August 3,2005

Contractor Consolidated Enterprises, Inc.

Contract No.: 5C00200

Contract Modification No.: 3

DESCRIPTION OF CHANGE

<u>RFP Number</u>	<u>Type</u>	<u>Description</u>	<u>Cost</u>
<u>44</u>	<u>A</u>	Abate asbestos fireproofing overspray discovered on sprinkler lines, conduit and pipe insulation.	\$125,514.00
TOTAL COST THIS CHANGE ORDER			<u>\$125,514.00</u>

- A - Hidden Conditions
- B - Corrective Action Required
- C - Owner Requested Changes Within Scope
- D - Change of Scope

Project: Bartlett High School Phase 2C - CR & Admin. Renovation

Date: August 4, 2005

Contractor Consolidated Enterprises, Inc.

Contract No.: 5C00200

Contract Modification No.: 4

DESCRIPTION OF CHANGE

<u>RFP Number</u>	<u>Type</u>	<u>Description</u>	<u>Cost</u>
59	A	Removal of ductwork outside the Phase 2C work area under class one conditions.	\$87,633.00
60	A	Establish two abatement containment areas on first level, to allow work in the main telephone room.	\$12,498.00
TOTAL COST THIS CHANGE ORDER			<u>\$100,131.00</u>

- A - Hidden Conditions
- B - Corrective Action Required
- C - Owner Requested Changes Within Scope
- D - Change of Scope

Project: Airport Heights Windows and Siding

Date: August 10, 2005

Contractor Christensen Builders, Inc.

Contract No.: 5C00213

Contract Modification No.: 1

DESCRIPTION OF CHANGE

<u>RFP Number</u>	<u>Type</u>	<u>Description</u>	<u>Cost</u>
2	C	Replace 2 exterior speakers and 1 exterior light.	\$1,349.08
3	C	Modify existing handrails for windows to open.	\$1,179.87
TOTAL COST THIS CHANGE ORDER			<u>\$2,528.95</u>

- A - Hidden Conditions
- B - Corrective Action Required
- C - Owner Requested Changes Within Scope
- D - Change of Scope

Project: 4 School HVAC Upgrade

Date: August 29, 2005

Contractor Consolidated Contracting & Engineering

Contract No.: 5C00222

Contract Modification No.: 1

DESCRIPTION OF CHANGE

<u>RFP Number</u>	<u>Type</u>	<u>Description</u>	<u>Cost</u>
00002	B	Pipe Size Changes	654.88
00003	B	Relocate Existing pipes in fan rooms	3885.63
00004	B	Insulation changes for upsizing heating water shown in boiler room from 4" to 6, fan room pipe reloc	741.67
00005	C	Deletion of Bear Valley HX-3 for Bear Valley Well House.	-6006.37
00006	B	Inclusion of 16 2" isolation ball valves on the water side of the fan room Heat Exchangers.	2513.11
00007	B	Low point drains for AHU coils not indicated on drawings.	5177.04
00008	B	Please provide a cost to add pressure relief valves on all heat exchanger systems in fan rooms.	3831.01
00009	A	Add junction box and extend the existing feeder into it and then tape the new starter feeds within	411.24
00010	A	Please provide a cost to repair leaky fittings on the hydronic lines at Ravenwood.	976.76
00011	A	Please provide a Time and Material cost to repair or replace the circuit setters on the main hydron	4623.32

TOTAL COST THIS CHANGE ORDER \$16,808.29

- A - Hidden Conditions
- B - Corrective Action Required
- C - Owner Requested Changes Within Scope
- D - Change of Scope

Project: 4 School HVAC Upgrade

Date: August 3, 3005

Contractor Consolidated Contracting & Engineering

Contract No.: 5C00225

Contract Modification No.: 2

DESCRIPTION OF CHANGE

<u>RFP Number</u>	<u>Type</u>	<u>Description</u>	<u>Cost</u>
00002	B	Replace leaky valves in the north wing and library area.	\$21,257.98
00004	B	Replace gypsum ceiling with new acoustical ceiling.	\$4,407.87
00005	B	Removal of asbestos pipe insulation in Library Wing near control Valves.	\$8,244.42
00007	B	Core drill three holes through CMU wall in room 256.	\$1,240.04
00008	A	Remove and dispose duct wrap in corridors.	\$1,967.29
00009	C	Consideration for not installing 4" bypass	-\$1,110.39
00010	B	Installation of a new hot and cold water line to sink in Room 33	\$2,611.86
00012	B	Install exhaust fan in bathroom in room 50A	\$2,003.45
00013	B	Demolish ceiling fan and associated duct work.	\$1,147.11
00014	A	Remove existing duct and fill roof penetration	\$1,499.35
00015	B	Demo/repair case work in order to repair damaged hose bib piping.	\$341.17
00016	A	Move existing clock conduits to clear pathway for new duct work.	\$798.41

TOTAL COST THIS CHANGE ORDER \$44,408.56

- A - Hidden Conditions
- B - Corrective Action Required
- C - Owner Requested Changes Within Scope
- D - Change of Scope

Project: Tudor Elementary Building Upgrades

Date: July 12, 2005

Contractor Central Environmental, Inc.

Contract No.: 5C00226

Contract Modification No.: 1

DESCRIPTION OF CHANGE

<u>RFP Number</u>	<u>Type</u>	<u>Description</u>	<u>Cost</u>
00001	B	Upgrade windows to low-e rating.	\$4,688.00
00002	B	Upgrade windows to bronze anodized aluminum	\$1,611.00
00003	B	Additional electrical costs	\$4,342.00
00004	B	Floor covering upgrades	\$6,787.00
00005	C	Provide additional painting	\$38,339.00
00006	B	Vertical window steel modifications	\$6,573.00
00007	B	Angle iron window support modifications	\$12,241.00

TOTAL COST THIS CHANGE ORDER \$74,581.00

- A - Hidden Conditions
- B - Corrective Action Required
- C - Owner Requested Changes Within Scope
- D - Change of Scope

Project: South High School Graffiti Sealant Install

Contract Modification No.: 1

Contractor K-C Corporation

Date: July 29, 2005

Contract No.: 5C00241

DESCRIPTION OF CHANGE

<u>RFP Number</u>	<u>Type</u>	<u>Description</u>	<u>Cost</u>
1	C	Added scope to include concrete.	\$24,172.50

TOTAL COST THIS CHANGE ORDER \$24,172.50

- A - Hidden Conditions
- B - Corrective Action Required
- C - Owner Requested Changes Within Scope
- D - Change of Scope

PROJECTS COMPLETED
for the month of September 2005

5C00212 - Bayshore Site Improvements	\$191,904
4C00341 - Trassic Safety Upgrades A Birchwood, Ptarmigan and Chinook Elementary Schools	\$1,352,032
5C00218 - Chester Valley Roof Upgrades	\$623,074