

ANCHORAGE SCHOOL DISTRICT  
ANCHORAGE, ALASKA

ASD MEMORANDUM #17 (2006-2007)

August 14, 2006

TO: SCHOOL BOARD

FROM: OFFICE OF THE SUPERINTENDENT

SUBJECT: FACILITY CONTRACT MODIFICATION REPORT AND  
COMPLETED PROJECTS FOR THE MONTHS OF JUNE & JULY  
2006

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 months of June and July 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

CONTRACT MODIFICATIONS ISSUED IN THE MONTH OF JUNE AND JULY 2006

(Attachment A)

|                               |                                 |                               |                |              |          |
|-------------------------------|---------------------------------|-------------------------------|----------------|--------------|----------|
| School:                       | Service High Renewal - Phase 2A | Contract Modification No.: 18 |                |              |          |
| Contractor:                   | Unit Company                    | Date: 6/2/2006                |                |              |          |
| Architect:                    | Architects Alaska               | Contract No.: 4C00313         |                |              |          |
|                               | <u>Totals</u>                   | <u>A</u>                      | <u>B</u>       | <u>C</u>     | <u>D</u> |
| Original Contract             | \$10,249,735.00                 |                               |                |              |          |
| Current Contract Modification | \$19,784.41                     |                               | \$19,784.41    |              |          |
| Prior Contract Modifications  | \$1,731,010.40                  | \$184,064.88                  | \$1,091,353.06 | \$455,592.46 |          |
| Total                         | \$12,000,529.81                 | \$184,064.88                  | \$1,111,137.47 | \$455,592.46 | \$0.00   |
| Remaining Contingency         | \$155,150.22                    |                               |                |              |          |
| % Change                      | 17.08%                          | 1.80%                         | 10.84%         | 4.44%        | 0.00%    |

(Attachment B)

|                               |                                 |                               |              |              |          |
|-------------------------------|---------------------------------|-------------------------------|--------------|--------------|----------|
| School:                       | Service High Renewal - Phase 2B | Contract Modification No.: 11 |              |              |          |
| Contractor:                   | Roger Hickel Contracting Inc.   | Date: 5/26/2006               |              |              |          |
| Architect:                    | Architects Alaska               | Contract No.: 5C00214         |              |              |          |
|                               | <u>Totals</u>                   | <u>A</u>                      | <u>B</u>     | <u>C</u>     | <u>D</u> |
| Original Contract             | \$13,761,438.00                 |                               |              |              |          |
| Current Contract Modification | \$50,457.00                     | \$13,789.00                   | \$30,212.00  | \$6,456.00   |          |
| Prior Contract Modifications  | \$1,044,727.11                  | \$192,677.00                  | \$717,283.11 | \$134,767.00 |          |
| Total                         | \$14,856,622.11                 | \$206,466.00                  | \$747,495.11 | \$141,223.00 | \$0.00   |
| Remaining Contingency         | \$280,959.89                    |                               |              |              |          |
| % Change                      | 7.96%                           | 1.50%                         | 5.43%        | 1.03%        | 0.00%    |

(Attachment C)

|                               |                                |                               |                |             |          |
|-------------------------------|--------------------------------|-------------------------------|----------------|-------------|----------|
| School:                       | Muldoon Area Middle School     | Contract Modification No.: 16 |                |             |          |
| Contractor:                   | Roger Hickel Contracting, Inc. | Date: 6/9/2006                |                |             |          |
| Architect:                    | Kumin Associates, Inc.         | Contract No.: 5C00220         |                |             |          |
|                               | <u>Totals</u>                  | <u>A</u>                      | <u>B</u>       | <u>C</u>    | <u>D</u> |
| Original Contract             | \$29,782,390.00                |                               |                |             |          |
| Current Contract Modification | \$74,960.00                    |                               | \$52,070.00    | \$22,890.00 |          |
| Prior Contract Modifications  | \$1,479,597.52                 | \$84,596.00                   | \$1,327,456.52 | \$67,545.00 |          |
| Total                         | \$31,336,947.52                | \$84,596.00                   | \$1,379,526.52 | \$90,435.00 | \$0.00   |
| Remaining Contingency         | \$1,423,681.48                 |                               |                |             |          |
| % Change                      | 5.22%                          | 0.28%                         | 4.63%          | 0.30%       | 0.00%    |

(Attachment D)

|                               |  |                              |             |             |          |
|-------------------------------|--|------------------------------|-------------|-------------|----------|
| School:                       | East High School Phase 4-Library/South House | Contract Modification No.: 4 |             |             |          |
| Contractor:                   | Wolverine Supply, Inc.                       | Date: 6/12/2006              |             |             |          |
| Architect:                    | Winchester Alaska, Inc.                      | Contract No.: 5C00221        |             |             |          |
|                               | <u>Totals</u>                                | <u>A</u>                     | <u>B</u>    | <u>C</u>    | <u>D</u> |
| Original Contract             | \$4,432,883.00                               |                              |             |             |          |
| Current Contract Modification | \$19,877.00                                  | \$1,997.00                   | \$14,765.00 | \$3,115.00  |          |
| Prior Contract Modifications  | \$116,020.00                                 | \$6,122.00                   | \$70,925.00 | \$38,973.00 |          |
| Total                         | \$4,568,780.00                               | \$8,119.00                   | \$85,690.00 | \$42,088.00 | \$0.00   |
| Remaining Contingency         | \$105,624.15                                 |                              |             |             |          |
| % Change                      | 3.07%  | 0.18%                        | 1.93%       | 0.95%       | 0.00%    |

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

CONTRACT MODIFICATIONS ISSUED IN THE MONTH OF JUNE AND JULY 2006

(Attachment E)

|                               |   |                              |             |          |          |  |
|-------------------------------|---|------------------------------|-------------|----------|----------|--|
| School:                       | South High School Drainage Improvements | Contract Modification No.: 1 |             |          |          |  |
| Contractor:                   | Construction Unlimited                  | Date: 5/11/2006              |             |          |          |  |
| Architect:                    | R&M Consultants                         | Contract No.: 5C00239        |             |          |          |  |
|                               | <u>Totals</u>                           | <u>A</u>                     | <u>B</u>    | <u>C</u> | <u>D</u> |  |
| Original Contract             | \$205,000.00                            |                              |             |          |          |  |
| Current Contract Modification | \$53,683.25                             |                              | \$53,683.25 |          |          |  |
| Prior Contract Modifications  | \$0.00                                  |                              |             |          |          |  |
| Total                         | \$258,683.25                            | \$0.00                       | \$53,683.25 | \$0.00   | \$0.00   |  |
| Remaining Contingency         | \$7,816.75                              |                              |             |          |          |  |
| % Change                      | 26.19%                                  | 0.00%                        | 26.19%      | 0.00%    | 0.00%    |  |

(Attachment F)

|                               |  |                              |             |            |          |  |
|-------------------------------|--|------------------------------|-------------|------------|----------|--|
| School:                       | 8 School Boiler Upgrades               | Contract Modification No.: 2 |             |            |          |  |
| Contractor:                   | Consolidated Contracting & Engineering | Date: 7/10/2006              |             |            |          |  |
| Architect:                    | Uni Group Engineers                    | Contract No.: 6C00312        |             |            |          |  |
|                               | <u>Totals</u>                          | <u>A</u>                     | <u>B</u>    | <u>C</u>   | <u>D</u> |  |
| Original Contract             | \$1,186,307.00                         |                              |             |            |          |  |
| Current Contract Modification | \$26,307.10                            | \$24,520.12                  | \$1,786.98  |            |          |  |
| Prior Contract Modifications  | \$41,579.27                            | \$12,611.07                  | \$29,912.72 | (\$944.52) |          |  |
| Total                         | \$1,254,193.37                         | \$37,131.19                  | \$31,699.70 | (\$944.52) | \$0.00   |  |
| Remaining Contingency         | \$50,744.33                            |                              |             |            |          |  |
| % Change                      | 5.72%                                  | 3.13%                        | 2.67%       | -0.08%     | 0.00%    |  |

(Attachment G)

|                               |   |                              |             |          |          |  |
|-------------------------------|---|------------------------------|-------------|----------|----------|--|
| School:                       | Muldoon Area Middle School - Phase II - Site Work | Contract Modification No.: 1 |             |          |          |  |
| Contractor:                   | Roger Hickel Contracting Company                  | Date: 5/15/2006              |             |          |          |  |
| Architect:                    | Kumin Associates, Inc.                            | Contract No.: 6C00323        |             |          |          |  |
|                               | <u>Totals</u>                                     | <u>A</u>                     | <u>B</u>    | <u>C</u> | <u>D</u> |  |
| Original Contract             | \$5,963,000.00                                    |                              |             |          |          |  |
| Current Contract Modification | \$52,105.00                                       |                              | \$52,105.00 |          |          |  |
| Prior Contract Modifications  | \$0.00  |                              |             |          |          |  |
| Total                         | \$6,015,105.00                                    | \$0.00                       | \$52,105.00 | \$0.00   | \$0.00   |  |
| Remaining Contingency         | \$544,195.00                                      |                              |             |          |          |  |
| % Change                      | 0.87%   | 0.00%                        | 0.87%       | 0.00%    | 0.00%    |  |

(Attachment H)

|                               |  |                              |          |             |          |  |
|-------------------------------|--|------------------------------|----------|-------------|----------|--|
| School:                       | Willowcrest Mechanical Upgrades        | Contract Modification No.: 1 |          |             |          |  |
| Contractor:                   | Consolidated Contracting & Engineering | Date: 7/12/2006              |          |             |          |  |
| Architect:                    | Uni-Group Engineers                    | Contract No.: 6C00326        |          |             |          |  |
|                               | <u>Totals</u>                          | <u>A</u>                     | <u>B</u> | <u>C</u>    | <u>D</u> |  |
| Original Contract             | \$178,777.00                           |                              |          |             |          |  |
| Current Contract Modification | \$23,768.60                            |                              |          | \$23,768.60 |          |  |
| Prior Contract Modifications  | \$0.00                                 |                              |          |             |          |  |
| Total                         | \$202,545.60                           | \$0.00                       | \$0.00   | \$23,768.60 | \$0.00   |  |
| Remaining Contingency         | \$18,978.00                            |                              |          |             |          |  |
| % Change                      | 13.30%                                 | 0.00%                        | 0.00%    | 13.30%      | 0.00%    |  |

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

CONTRACT MODIFICATIONS ISSUED IN THE MONTH OF JUNE AND JULY 2006

(Attachment I)

School: West High School - Restroom & Mechanical Upgrades Contract Modification No.: 1  
 Contractor: CYS Management Services, Inc. Date: 5/25/2006  
 Architect: Uni-Group Engineers Contract No.: 6C00330

|                               | <u>Totals</u> | <u>A</u> | <u>B</u> | <u>C</u>    | <u>D</u> |
|-------------------------------|---------------|----------|----------|-------------|----------|
| Original Contract             | \$576,134.00  |          |          |             |          |
| Current Contract Modification | \$13,688.00   |          |          | \$13,688.00 |          |
| Prior Contract Modifications  | \$0.00        |          |          |             |          |
| Total                         | \$589,822.00  | \$0.00   | \$0.00   | \$13,688.00 | \$0.00   |
| Remaining Contingency         | \$43,925.40   |          |          |             |          |
| % Change                      | 2.38%         | 0.00%    | 0.00%    | 2.38%       | 0.00%    |

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

**Project:** Service High Renewal - Phase 2A

**Date:** 6/2/2006

**Contractor:** Unit Company

**Contract No.:** 4C00313

**Contract Modification No.:** 18

**DESCRIPTION OF CHANGE**

| <u>RFP Number</u>                   | <u>Type</u> | <u>Description</u>                                     | <u>Cost</u>        |
|-------------------------------------|-------------|--|--------------------|
| 00382                               | B           | Explosion proof the paint booth in Tech Ed.            | \$11,168.65        |
| 00385                               | B           | Increase duct size and change motor on Fume Hood.      | \$7,174.40         |
| 00386                               | B           | Rework counter so Paint Booth is flush and paint door. | \$1,441.36         |
| <b>TOTAL COST THIS CHANGE ORDER</b> |             |  | <b>\$19,784.41</b> |

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

**Project:** Service High Renewal - Phase 2B

**Date:** 5/26/2006

**Contractor** Roger Hickel Contracting Inc.

**Contract No.:** 5C00214

**Contract Modification No.:** 11

**DESCRIPTION OF CHANGE**

| <u>RFP Number</u>                   | <u>Type</u> | <u>Description</u>   | <u>Cost</u>        |
|-------------------------------------|-------------|--|--------------------|
| 00212                               | C           | Upgrade DDC Graphics for D, G, NB, H buildings.                      | \$3,861.00         |
| 00240                               | B           | Add end panels to lockers.   | \$6,772.00         |
| 00244                               | C           | Add alarm covers to shop power shut off switches.                    | \$674.00           |
| 00247                               | B           | Install paper towel and soap dispensors.                             | \$999.00           |
| 00249                               | C           | Repair leaks at H Hall penthouse.                                    | \$1,921.00         |
| 00251                               | B           | Build wall (install door, frame, hardware, tape and paint) in A127.  | \$3,965.00         |
| 00253                               | B           | Add data and power.  | \$10,132.00        |
| 00254                               | B           | Add 6 bollards.  | \$4,379.00         |
| 00257                               | B           | Install hot and cold water to sink in large group area.              | \$1,314.00         |
|                                     | B           | Install power and switch for garbage disposals.                      | \$1,976.00         |
| 00259                               | A           | Floor leveling of existing concrete floor and concrete stair treads. | \$13,789.00        |
| 00260                               | B           | Install signage.   | \$675.00           |
| <b>TOTAL COST THIS CHANGE ORDER</b> |             |  | <b>\$50,457.00</b> |

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

**Project:** Muldoon Area Middle School

**Date:** 6/9/2006

**Contractor** Roger Hickel Contracting, Inc.

**Contract No.:** 5C00220

**Contract Modification No.:** 16

**DESCRIPTION OF CHANGE**

| <u>RFP Number</u> | <u>Type</u> | <u>Description</u>                                  | <u>Cost</u> |
|-------------------|-------------|---|-------------|
| 00172             | B           | Changes to wall finishes in Commons areas.          | 19,370.00   |
| 00180             | B           | Remove and relocate angles and bolts at stairs.     | 6,775.00    |
| 00192             | B           | Provide Duct E insulation instead of type D.        | 14,125.00   |
| 00203             | B           | Wrap added tube steel with GWB in Library.          | 7,517.00    |
| 00205             | B           | Modify the radiant panels and piping in E112 & S10. | 4,283.00    |
| 00206             | C           | Additional floor prep in area A.                    | 9,902.00    |
| 00209             | C           | Provide and install Kilns.                          | 12,988.00   |

**TOTAL COST THIS CHANGE ORDER** \$74,960.00

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

**Project:** East High School Phase 4-Library/South House

**Date:** 6/12/2006

**Contractor** Wolverine Supply, Inc.

**Contract No.:** 5C00221

**Contract Modification No.:** 4

**DESCRIPTION OF CHANGE**

| <u>RFP Number</u>                   | <u>Type</u> | <u>Description</u>   | <u>Cost</u>        |
|-------------------------------------|-------------|--|--------------------|
| 00027                               | C           | Install an Emergency Shut Off switch to shut off electricity to receptacles and to shut off gas & water. | \$4,962.00         |
| 00057                               | A           | Unclog blocked sanitary sewer line.  | \$1,997.00         |
| 00058                               | B           | Blend old & new Direct Applied Exterior Finish System walls for uniformity.                              | \$3,729.00         |
| 00059                               | C           | Clear Wolverine storage area for access by Generator trucking crew.                                      | \$1,188.00         |
| 00060                               | B           | Replace existing door latch sets with lock-down hardware, NW House.                                      | \$9,151.00         |
| 00061                               | C           | Credit for ASD's Special Inspector certifying AISC quality of steel on Wolverine's behalf.               | -\$3,035.00        |
| 00063                               | B           | Relocated sprinkler heads.   | \$1,484.00         |
| 00064                               | B           | Change from grooved to smooth thresholds.  | \$401.00           |
| <b>TOTAL COST THIS CHANGE ORDER</b> |             |  | <b>\$19,877.00</b> |

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

**Project:** South High School Drainage Improvements

**Date:** 5/11/2006

**Contractor:** Construction Unlimited

**Contract No.:** 5C00239

**Contract Modification No.:** 1

**DESCRIPTION OF CHANGE**

| <u>RFP Number</u> | <u>Type</u> | <u>Description</u>                     | <u>Cost</u> |
|-------------------|-------------|--|-------------|
| 00001             | B           | Add manhole and storm drain per IB #1. | \$53,683.25 |

**TOTAL COST THIS CHANGE ORDER** \$53,683.25

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

**Project:** 8 School Boiler Upgrades

**Date:** 7/10/2006

**Contractor** Consolidated Contracting & Engineering

**Contract No.:** 6C00312

**Contract Modification No.:** 2

**DESCRIPTION OF CHANGE**

| <u>RFP Number</u>                   | <u>Type</u> | <u>Description</u>   | <u>Cost</u>        |
|-------------------------------------|-------------|--|--------------------|
| 00007                               | B           | Work on boilers in sequence instead of simultaneously to maintain heat to Bartlett High School pool.                       | \$187.04           |
| 00008                               | A           | Over-excavate clay and backfill under slab at Goldenview Middle School.  | \$12,141.67        |
| 00009                               | B           | Move light switch to avoid conflict with new day tank at West High School.   | \$237.03           |
| 00010                               | A           | Replace eroded heat shield in boiler at Gruening Middle School.  | \$1,113.10         |
| 00012                               | A           | Over-excavate and place additional fill under tank slab due to poor soil at Bartlett High School.                          | \$8,153.05         |
| 00013                               | A           | Relocate controls and glycol tanks to allow installation. Add bollards to protect sump pump at Girdwood Elementary School. | \$3,112.30         |
| 00014                               | B           | Revise gas vents to meet MOA Requirements at Bartlett High School.   | \$1,362.91         |
| <b>TOTAL COST THIS CHANGE ORDER</b> |             |  | <u>\$26,307.10</u> |

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

**Project:** Muldoon Area Middle School - Phase II - Site Work

**Date:** 5/15/2006

**Contractor** Roger Hickel Contracting Company

**Contract No.:** 6C00323

**Contract Modification No.:** 1

**DESCRIPTION OF CHANGE**

| <u>RFP Number</u>                   | <u>Type</u> | <u>Description</u>   | <u>Cost</u>        |
|-------------------------------------|-------------|--|--------------------|
| 00001                               | B           | Provide 6 foot chain link fence on southside of school property. | \$52,105.00        |
| <b>TOTAL COST THIS CHANGE ORDER</b> |             |  | <u>\$52,105.00</u> |

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

**Project:** Willowcrest Mechanical Upgrades

**Date:** 7/12/2006

**Contractor** Consolidated Contracting & Engineering

**Contract No.:** 6C00326

**Contract Modification No.:** 1

**DESCRIPTION OF CHANGE**

| <u>RFP Number</u> | <u>Type</u> | <u>Description</u>   | <u>Cost</u> |
|-------------------|-------------|--|-------------|
| 00001             | C           | Add glycol heat exchangers and pumps to two (2) fan rooms not connected to existing glycol system. | \$23,768.60 |

**TOTAL COST THIS CHANGE ORDER** \$23,768.60

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

**Project:** West High School - Restroom & Mechanical Upgrades

**Date:** 5/25/2006

**Contractor** CYS Management Services, Inc.

**Contract No.:** 6C00330

**Contract Modification No.:** 1

**DESCRIPTION OF CHANGE**

| <u>RFP Number</u>                   | <u>Type</u> | <u>Description</u>   | <u>Cost</u>        |
|-------------------------------------|-------------|--|--------------------|
| 00001                               | C           | Incorporate Siemens Control Quote into Contract Valuation. | \$13,688.00        |
| <b>TOTAL COST THIS CHANGE ORDER</b> |             |  | <u>\$13,688.00</u> |

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

PROJECTS COMPLETED  
for the months of June & July 2006

| <b>Contract #</b> | <b>School</b>                             | <b>ITB #</b>  |                |
|-------------------|---|---------------|----------------|
| 5C00226           | Tudor Elementary School Building Upgrades | ITB#05-068-CF | \$1,212,686.24 |
| 4C00347           | 3 School Standby Generator Upgrades       | ITB#04-071-CF | \$487,779.00   |

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