

ANCHORAGE SCHOOL DISTRICT
ANCHORAGE, ALASKA

ASD MEMORANDUM #48 (2007-2008)

September 24, 2007

TO: SCHOOL BOARD

FROM: OFFICE OF THE SUPERINTENDENT

SUBJECT: FACILITY CONTRACT MODIFICATION REPORT AND
COMPLETED PROJECTS FOR THE MONTH OF AUGUST 2007

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 August 2007
is attached. There are no exceptions to report this month.

CC/GV/RA/jg

Attachments

Prepared by: Ray Amsden, Director of Facilities

Approved by: George Vakalis, Assistant Superintendent, Support Services

CONTRACT MODIFICATIONS ISSUED IN THE MONTH OF AUGUST 2007

(Attachment A)

School: Begich Middle School Contract Modification No.: 23
 Contractor: Roger Hickel Contracting Inc. Date: 7/11/2007
 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	\$21,614.00		\$4,570.00	\$17,044.00	
Prior Contract Modifications	\$1,944,802.52	\$90,946.00	\$1,657,998.52	\$195,858.00	
Total	\$31,748,806.52	\$90,946.00	\$1,662,568.52	\$212,902.00	\$0.00
Remaining Contingency	\$1,107,034.48				
% Change	6.60%	0.31%	5.58%	0.71%	0.00%

(Attachment B)

School: O'Malley FA Vault/Rest Room Renovation Contract Modification No.: 1
 Contractor: Watson & Sons General Construction Date: 7/16/2007
 Architect: Jermstrom Engineering Contract No.: 7C00409

	<u>Totals</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>
Original Contract	\$322,971.00				
Current Contract Modification	\$33,429.35	\$13,304.77	\$1,937.39	\$18,187.19	
Prior Contract Modifications	\$0.00				
Total	\$356,400.35	\$13,304.77	\$1,937.39	\$18,187.19	\$0.00
Remaining Contingency	\$15,016.30				
% Change	10.35%	4.12%	0.60%	5.63%	0.00%
*Contract Modifications exceed 10%					

(Attachment C)

School: Whaley Water Pipe Replacement Contract Modification No.: 1
 Contractor: Consolidated Contracting & Eng. Date: 7/17/2007
 Architect: Uni-Group Engineering Contract No.: 7C00410

	<u>Totals</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>
Original Contract	\$121,222.00				
Current Contract Modification	\$17,294.52	\$5,091.11	\$1,439.07	\$10,764.34	
Prior Contract Modifications	\$0.00				
Total	\$138,516.52	\$5,091.11	\$1,439.07	\$10,764.34	\$0.00
Remaining Contingency	\$888.78				
% Change	14.27%	4.20%	1.19%	8.88%	0.00%
*Contract Modifications exceed 10%					

(Attachment D)

School: Northstar ES HVAC Upgrades PH2 Contract Modification No.: 1
 Contractor: Consolidated Contracting & Eng Date: 8/1/2007
 Architect: Uni-Group Engineering Contract No.: 7C00413

	<u>Totals</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>
Original Contract	\$209,364.00				
Current Contract Modification	\$8,770.51	\$325.44		\$8,445.07	
Prior Contract Modifications	\$0.00				
Total	\$218,134.51	\$325.44	\$0.00	\$8,445.07	\$0.00
Remaining Contingency	\$12,165.89				
% Change	4.19%	0.16%	0.00%	4.03%	0.00%

CONTRACT MODIFICATIONS ISSUED IN THE MONTH OF AUGUST 2007

(Attachment E)

School:	Abbott Loop Student Drop-off Loop	Contract Modification No.: 1			
Contractor:	Roger Hickel Contracting Inc.	Date: 7/6/2007			
Architect:	CRW Engineering	Contract No.: 7C00414			
	<u>Totals</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>
Original Contract	\$574,994.00				
Current Contract Modification	\$39,335.00	\$439.00	\$18,617.00	\$20,279.00	
Prior Contract Modifications	\$0.00				
Total	\$614,329.00	\$439.00	\$18,617.00	\$20,279.00	\$0.00
Remaining Contingency	\$18,164.40				
% Change	6.84%	0.08%	3.24%	3.53%	0.00%

(Attachment F)

School:	Abbott Loop Mech/Elect Upgrades	Contract Modification No.: 1			
Contractor:	Consolidated Contracting & Eng	Date: 7/23/2007			
Architect:	Arctic Sun Engineering	Contract No.: 7C00420			
	<u>Totals</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>
Original Contract	\$482,089.00				
Current Contract Modification	\$5,992.76	\$9,631.39		(\$3,638.63)	
Prior Contract Modifications	\$0.00				
Total	\$488,081.76	\$9,631.39	\$0.00	(\$3,638.63)	\$0.00
Remaining Contingency					
% Change	1.24%	2.00%	0.00%	-0.75%	0.00%

(Attachment G)

School:	West HS Seat Replacement	Contract Modification No.: 1			
Contractor:	Saxton, Bradley, Inc.	Date: 7/19/2007			
Architect:	RIM Design	Contract No.: 7C00424			
	<u>Totals</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>
Original Contract	\$673,973.00				
Current Contract Modification	(\$24,105.00)			(\$24,105.00)	
Prior Contract Modifications	\$0.00				
Total	\$649,868.00	\$0.00	\$0.00	(\$24,105.00)	\$0.00
Remaining Contingency					
% Change	-3.58%	0.00%	0.00%	-3.58%	0.00%

(Attachment H)

School:	Turnagain ES Window Replacement	Contract Modification No.: 1			
Contractor:	Reynolds General Contracting Inc.	Date: 7/19/2007			
Architect:	Larsen Consulting Group	Contract No.: 7C00423			
	<u>Totals</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>
Original Contract	\$320,777.00				
Current Contract Modification	\$58,434.00			\$58,434.00	
Prior Contract Modifications	\$0.00				
Total	\$379,211.00	\$0.00	\$0.00	\$58,434.00	\$0.00
Remaining Contingency					
% Change	18.22%	0.00%	0.00%	18.22%	0.00%

*Contract Modifications exceed 10%

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

CONTRACT MODIFICATIONS ISSUED IN THE MONTH OF AUGUST 2007

(Attachment I)

School: Hanshew MS-Ice Mitigation Roof Repairs Contract Modification No.: 1
 Contractor: S R Bales Date: 8/2/2007
 Architect: USKH Inc. Contract No.: 7C00425

	<u>Totals</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>
Original Contract	\$444,840.00				
Current Contract Modification	\$56,900.04	\$17,010.59	\$3,437.02	\$36,452.43	
Prior Contract Modifications	\$0.00				
Total	\$501,740.04	\$17,010.59	\$3,437.02	\$36,452.43	\$0.00
Remaining Contingency					
% Change	12.79%	3.82%	0.77%	8.19%	0.00%
*Contract Modifications exceed 10%					

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

Project: Begich Middle School

Date: 7/11/2007

Contractor Roger Hickel Contracting Inc.

Contract No.: 5C00220

Contract Modification No.: 23

DESCRIPTION OF CHANGE

<u>RFP Number</u>	<u>Type</u>	<u>Description</u>	<u>Cost</u>
00245	C	Install shelving in storage rooms.	\$17,044.00
00256	B	Install additional sprinkler guards.	\$3,629.00
00257	B	Add a push button operator at loading dock OH door.	\$941.00
TOTAL COST THIS CHANGE ORDER			\$21,614.00

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

Project: O'Malley FA Vault/Rest Room Renovation

Date: 7/16/2007

Contractor Watson & Sons General Construction

Contract No.: 7C00409

Contract Modification No.: 1

DESCRIPTION OF CHANGE

<u>RFP Number</u>	<u>Type</u>	<u>Description</u>	<u>Cost</u>
00001	B	Cost to replace 36" CMP with 16" Well Casing	\$1,937.39
00002	C	Cost for ceilings and walls in restrooms 1 and 2	\$16,314.00
00003	C	Cost for installation of ceramic wall tiling in restrooms 1 and 2	\$1,873.19
00004	A	Cost to shorten the hoisting beam in the utility shed and repair the broken vent lines to	\$4,920.93
00005	A	Cost for extra demo work involved in removing plaster walls in R1 &R2 bathrooms and remodel	\$5,235.79
00006	A	Cost to reroute water and ventlines in restrooms R7 & 8 and demo extra urinal in restroom	\$3,148.05
TOTAL COST THIS CHANGE ORDER			\$33,429.35

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

Project: Whaley Water Pipe Replacement

Date: 7/17/2007

Contractor Consolidated Contracting & Eng.

Contract No.: 7C00410

Contract Modification No.: 1

DESCRIPTION OF CHANGE

<u>RFP Number</u>	<u>Type</u>	<u>Description</u>	<u>Cost</u>
00001	C	Cost for the acceleration of the project timeline.	\$10,764.34
00002	A	Cost to insert a pressure reducing valve with a y strainer in the Whaley school plumbing	\$5,091.11
00003	B	Cost to make up additional water piping connections not noted on construction drawings.	\$1,439.07
TOTAL COST THIS CHANGE ORDER			\$17,294.52

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

Project: Northstar ES HVAC Upgrades PH2

Date: 8/1/2007

Contractor Consolidated Contracting & Eng

Contract No.: 7C00413

Contract Modification No.: 1

DESCRIPTION OF CHANGE

<u>RFP Number</u>	<u>Type</u>	<u>Description</u>	<u>Cost</u>
00001	A	To provide a cost to relocate magnet door holder and conduit.	\$325.44
00002	C	Provide a cost to upgrade air handler motor to a high efficiency motor.	\$204.00
00003	C	To provide a cost to replace pneumatic relief dampers with DDC controlled actuators.	\$1,420.31
00004	C	Remove heat loops under six classroom sinks and install coin vents.	\$3,093.93
00005	C	Install 12 each heat traps in the coil pit.	\$3,726.83
TOTAL COST THIS CHANGE ORDER			\$8,770.51

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

Project: Abbott Loop Student Drop-off Loop

Date: 7/6/2007

Contractor Roger Hickel Contracting Inc.

Contract No.: 7C00414

Contract Modification No.: 1

DESCRIPTION OF CHANGE

<u>RFP Number</u>	<u>Type</u>	<u>Description</u>	<u>Cost</u>
00001	B	Cost for additional excavation and fill to prepare new snow storage area for asphalt.	\$760.00
00002	C	Cost to excavate at key box to verify existing AWWU service line size	\$1,319.00
00003	C	Cost to remove additional asphalt adjacent to the building not included in original scope.	\$2,317.00
00004	A	Cost to repair damage building waste lines	\$439.00
00005	C	Cost to replace existing asphalt with new concrete sidewalk adjacent to building.	\$16,643.00
00006	B	Cost to tie in new driveway into 84th avenue that was not included in original scope.	\$17,857.00
TOTAL COST THIS CHANGE ORDER			\$39,335.00

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

Project: Abbott Loop Mech/Elect Upgrades

Date: 7/23/2007

Contractor Consolidated Contracting & Eng

Contract No.: 7C00420

Contract Modification No.: 1

DESCRIPTION OF CHANGE

<u>RFP Number</u>	<u>Type</u>	<u>Description</u>	<u>Cost</u>
00001	C	Delete Carpet/Abatement at classroom walkins.	(\$5,564.04)
00002	A	Replace additional existing corroded HW Pipe not included in base scope	\$3,161.16
00003	A	Replace corroded HW lines supplying kitchen	\$4,192.35
00004	A	Cost to add furring strips to correct plumb wall in existing restroom.	\$2,277.88
00005	C	Cost to replace existing counter top laminate in four classrooms.	\$1,925.41
TOTAL COST THIS CHANGE ORDER			\$5,992.76

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

Project: West HS Seat Replacement

Date: 7/19/2007

Contractor Saxton, Bradley, Inc.

Contract No.: 7C00424

Contract Modification No.: 1

DESCRIPTION OF CHANGE

<u>RFP Number</u>	<u>Type</u>	<u>Description</u>	<u>Cost</u>
00001	C	Provide credit for shipping from Seattle FOB West High School.	(\$25,615.00)
00002	C	Provide additional pre-wired aisle light standards.	\$1,510.00
TOTAL COST THIS CHANGE ORDER			(\$24,105.00)

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

Project: Turnagain ES Window Replacement

Date: 7/19/2007

Contractor Reynolds General Contracting Inc.

Contract No.: 7C00423

Contract Modification No.: 1

DESCRIPTION OF CHANGE

<u>RFP Number</u>	<u>Type</u>	<u>Description</u>	<u>Cost</u>
00001	C	Furnish and install new window shades in classrooms.	\$14,421.00
00002	C	Install new exterior metal trim to encapsulate lead paint and renew exterior wod trim.	\$44,013.00
TOTAL COST THIS CHANGE ORDER			\$58,434.00

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

Project: Hanshew MS-Ice Mitigation Roof Repairs

Date: 8/2/2007

Contractor S R Bales

Contract No.: 7C00425

Contract Modification No.: 1

DESCRIPTION OF CHANGE

<u>RFP Number</u>	<u>Type</u>	<u>Description</u>	<u>Cost</u>
00001	B	Cost to remove existing damaged concrete not in base scope.	\$1,225.00
00002	B	Cost for change of material for roof eave due to MOA permit comment resolution.	\$2,212.02
00003	A	Cost to repair site lighting conduit not located on drawings or by utility.	\$2,119.48
00004	A	Cost to repair damaged GWB soffit (350LF) from water infiltration from roof.	\$13,936.22
00005	A	Cost to repair damaged roof protection panel not identified in base scope of work.	\$954.89
00006	C	Cost to replace existing EPDM on all IRMA roofs with new .045 mil EPDM	\$36,452.43
TOTAL COST THIS CHANGE ORDER			\$56,900.04

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

PROJECTS COMPLETED
for the month of August 2007

Contract #	School	ITB #	Amount
5C00221	East High School Phase 4A South Academic Area & Library	05-056-CF	\$4,567,280.00
6C00322	Willow Crest & Bear Valley Elementary Schools Carpet Replacement	06-048-CF	\$126,934.00

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