

ANCHORAGE SCHOOL DISTRICT
ANCHORAGE, ALASKA

ASD MEMORANDUM #100 (2007-2008)

November 12, 2007

TO: SCHOOL BOARD

FROM: OFFICE OF THE SUPERINTENDENT

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

(Attachment A)

School:	Begich Middle School - Phase II Site Work		Contract Modification No.:6		
Contractor:	Roger Hickel Contracting Inc.		Date: 9/26/2007		
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	\$88,627.00	\$0.00	\$3,795.00	\$84,832.00	\$0.00
Prior Contract Modifications	\$362,533.00	\$0.00	\$321,657.00	\$40,876.00	\$0.00
Total	\$6,414,160.00	\$0.00	\$325,452.00	\$125,708.00	\$0.00
Remaining Contingency	\$145,140.00				
% Change	7.57%	0.00%	5.46%	2.11%	0.00%

(Attachment B)

School:	Begich Middle School - Phase II Site Work		Contract Modification No.: 7		
Contractor:	Roger Hickel Contracting Inc.		Date: 9/26/2007		
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	\$70,705.00	\$0.00	\$9,748.00	\$60,957.00	\$0.00
Prior Contract Modifications	\$451,160.00	\$0.00	\$325,452.00	\$125,708.00	\$0.00
Total	\$6,484,865.00	\$0.00	\$335,200.00	\$186,665.00	\$0.00
Remaining Contingency	\$74,435.00				
% Change	8.75%	0.00%	5.62%	3.13%	0.00%

(Attachment C)

School:	Lake Otis Elementary School Window Replacement		Contract Modification No.: 2		
Contractor:	CYS Management Services Inc.		Date: 8/31/2007		
Architect:	Larsen Consulting Group		Contract No.: 7C00408		
	<u>Totals</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>
Original Contract	\$835,135.00				
Current Contract Modification	\$1,950.00	\$0.00	\$0.00	\$1,950.00	\$0.00
Prior Contract Modifications	\$64,937.00	\$44,752.00	\$7,882.00	\$12,303.00	\$0.00
Total	\$902,022.00	\$44,752.00	\$7,882.00	\$14,253.00	\$0.00
Remaining Contingency	\$16,626.50				
% Change	8.01%	5.36%	0.94%	1.71%	0.00%

(Attachment D)

School:	O'Malley Elementary School FA Vault/Rest Room Renovation		Contract Modification No.: 2		
Contractor:	Watson & Sons General Construction		Date: 9/28/2007		
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	\$34,636.39	\$17,412.35	\$1,248.79	\$15,975.25	\$0.00
Prior Contract Modifications	\$33,429.35	\$13,304.77	\$1,937.39	\$18,187.19	\$0.00
Total	\$391,036.74	\$30,717.12	\$3,186.18	\$34,162.44	\$0.00
Remaining Contingency	\$0.00				
% Change	21.07%	9.51%	0.99%	10.58%	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 OCTOBER 2007

(Attachment E)

School:	Eagle River High School Sports Field & Running Track	Contract Modification No.:1			
Contractor:	Roger Hickel Contracting Inc.	Date: 9/26/2007			
Architect:	USKH Inc.	Contract No.: 7C00412			
	<u>Totals</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>
Original Contract	\$2,063,000.00				
Current Contract Modification	\$77,215.00	\$0.00	\$68,258.00	\$8,957.00	\$0.00
Prior Contract Modifications	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total	\$2,140,215.00	\$0.00	\$68,258.00	\$8,957.00	\$0.00
Remaining Contingency	\$201,750.00				
% Change	3.74%	0.00%	3.31%	0.43%	0.00%

(Attachment F)

School:	Eagle River High School Sports Field & Running Track	Contract Modification No.: 2			
Contractor:	Roger Hickel Contracting Inc.	Date: 9/28/2007			
Architect:	USKH Inc.	Contract No.: 7C00412			
	<u>Totals</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>
Original Contract	\$2,063,000.00				
Current Contract Modification	\$200,000.00	\$0.00	\$0.00	\$200,000.00	\$0.00
Prior Contract Modifications	\$77,215.00	\$0.00	\$68,258.00	\$8,957.00	\$0.00
Total	\$2,340,215.00	\$0.00	\$68,258.00	\$208,957.00	\$0.00
Remaining Contingency	\$1,750.00				
% Change	13.44%	0.00%	3.31%	10.13%	0.00%
*Contract Modifications exceed 10%					

(Attachment G)

School:	Abbott Loop Elementary School Student Drop-Off Loop	Contract Modification No.: 2			
Contractor:	Roger Hickel Contracting Inc.	Date: 9/11/2007			
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	\$26,153.00	\$0.00	\$10,658.00	\$15,495.00	\$0.00
Prior Contract Modifications	\$39,335.00	\$439.00	\$18,617.00	\$20,279.00	\$0.00
Total	\$640,482.00	\$439.00	\$29,275.00	\$35,774.00	\$0.00
Remaining Contingency	\$20,761.10				
% Change	11.39%	0.08%	5.09%	6.22%	0.00%
*Contract Modifications exceed 10%					

(Attachment H)

School:	Chugiak Elementary School Roof Upgrades	Contract Modification No.: 1			
Contractor:	Universal Roofing of Alaska Inc.	Date: 10/8/2007			
Architect:	Kumin Associates, Inc.	Contract No.: 7C00415			
	<u>Totals</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>
Original Contract	\$704,170.00				
Current Contract Modification	\$17,143.26	\$9,845.26	\$456.00	\$6,842.00	\$0.00
Prior Contract Modifications	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total	\$721,313.26	\$9,845.26	\$456.00	\$6,842.00	\$0.00
Remaining Contingency	\$53,273.74				
% Change	2.43%	1.40%	0.06%	0.97%	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 OCTOBER 2007

(Attachment I)

School:	Begich Middle School Multi-Media System				Contract Modification No.: 1
Contractor:	Quality Electric				Date: 9/26/2007
Architect:	Kumin Associates, Inc.				Contract No.: 7C00419
	<u>Totals</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>
Original Contract	\$313,000.00				
Current Contract Modification	(\$4,985.47)	\$0.00	\$43,379.63	(\$48,365.10)	\$0.00
Prior Contract Modifications	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total	\$308,014.53	\$0.00	\$43,379.63	(\$48,365.10)	\$0.00
Remaining Contingency	\$36,285.47				
% Change	-1.59%	0.00%	13.86%	-15.45%	0.00%

(Attachment J)

School:	Abbott Loop Elementary School Mech/Elect Upgrades				Contract Modification No.: 2
Contractor:	Consolidated Contracting & Eng.				Date: 9/17/2007
Architect:	RSA Engineering Inc.				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	\$48,604.06	\$1,688.75	\$1,126.06	\$45,789.25	\$0.00
Prior Contract Modifications	\$5,992.76	\$9,631.39	\$0.00	(\$3,638.63)	\$0.00
Total	\$536,685.82	\$11,320.14	\$1,126.06	\$42,150.62	\$0.00
Remaining Contingency	\$17,716.53				
% Change	11.33%	2.35%	0.23%	8.74%	0.00%
*Contract Modifications exceed 10%					

(Attachment K)

School:	West High School Seat Replacement				Contract Modification No.: 2
Contractor:	Saxton, Bradley, Inc.				Date: 9/12/2007
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	(\$6,020.00)	\$0.00	\$0.00	(\$6,020.00)	\$0.00
Prior Contract Modifications	(\$24,105.00)	\$0.00	\$0.00	(\$24,105.00)	\$0.00
Total	\$643,848.00	\$0.00	\$0.00	(\$30,125.00)	\$0.00
Remaining Contingency	\$30,125.00				
% Change	-4.47%	0.00%	0.00%	-4.47%	0.00%

(Attachment L)

School:	Hanshaw Middle School Ice Mitigation Roof Repairs				Contract Modification No.: 2
Contractor:	S R Bales				Date: 9/11/2007
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	\$7,804.95	\$6,372.18	\$1,432.77	\$0.00	\$0.00
Prior Contract Modifications	\$56,900.04	\$17,010.59	\$3,437.02	\$36,452.43	\$0.00
Total	\$509,544.99	\$23,382.77	\$4,869.79	\$36,452.43	\$0.00
Remaining Contingency	\$2,021.01				
% Change	14.55%	5.26%	1.09%	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 - Phase II Site Work

Date: 9/26/2007

Contractor Roger Hickel Contracting Inc.

Contract No.: 6C00323

Contract Modification No.:6

DESCRIPTION OF CHANGE

<u>RFP Number</u>	<u>Type</u>	<u>Description</u>	<u>Cost</u>
00024	C	Add additional track surfacing at the long jump area.	\$6,172.00
00025	C	Relocate outdoor sports courts.	\$41,705.00
00026	B	Provide asphalt pad for Hockey Rink.	\$3,795.00
00027	C	Apply surface coating on the tennis courts.	\$36,955.00
TOTAL COST THIS CHANGE ORDER			\$88,627.00

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

Project: Begich Middle School - Phase II Site Work

Date: 9/26/2007

Contractor Roger Hickel Contracting Inc.

Contract No.: 6C00323

Contract Modification No.: 7

DESCRIPTION OF CHANGE

<u>RFP Number</u>	<u>Type</u>	<u>Description</u>	<u>Cost</u>
00030	C	Relocate and remove Pedestrian Fence along Creekside Drive.	\$10,274.00
00031	B	Change stone caps on the benches at south entrance.	\$6,159.00
00032	C	Provide 21 benches for security.	\$26,280.00
00033	C	Repair athletic track damage at five schools.	\$2,884.00
00034	B	Provide roll-up door controls.	\$3,589.00
00035	C	Provide additional bollards and boulders for field protection.	\$21,519.00

TOTAL COST THIS CHANGE ORDER \$70,705.00

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

Project: Lake Otis Elementary School Window Replacement

Date: 8/31/2007

Contractor CYS Management Services Inc.

Contract No.: 7C00408

Contract Modification No.: 2

DESCRIPTION OF CHANGE

<u>RFP Number</u>	<u>Type</u>	<u>Description</u>	<u>Cost</u>
00012	C	Water new hydroseed until germination occurs.	\$1,950.00

TOTAL COST THIS CHANGE ORDER \$1,950.00

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

Project: O'Malley Elementary School FA Vault/Rest Room Renovation

Date: 9/28/2007

Contractor Watson & Sons General Construction

Contract No.: 7C00409

Contract Modification No.: 2

DESCRIPTION OF CHANGE

<u>RFP Number</u>	<u>Type</u>	<u>Description</u>	<u>Cost</u>
00007	B	Provide National Electrical Code required receptacle.	\$575.54
00008	B	Provide pressure switch inside the boiler room.	\$673.25
00009	C	Replace the specified vinyl composition tile from Armstrong to Mannington product.	\$202.71
00010	C	Provide a new vent for the communication room and new exhaust fan with roof curb.	\$11,791.60
00011	A	Provide cement based underlayment for R7 and R8 toilets.	\$3,803.40
00012	C	Revise piping and clear the lines at the fire vault.	\$1,449.65
00013	C	Remove the piping for the wet well.	\$2,041.82
00014	C	Cost for the sump pump disconnect at the fire vault.	\$489.47
00015	A	Excavate and backfill sink hole at Fire Pump Building.	\$12,453.00
00016	A	Provide additional grounding at Fire Pump Building.	\$1,155.95

TOTAL COST THIS CHANGE ORDER \$34,636.39

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

Project: Eagle River High School Sports Field & Running Track

Date: 9/26/2007

Contractor Roger Hickel Contracting Inc.

Contract No.: 7C00412

Contract Modification No.: 1

DESCRIPTION OF CHANGE

<u>RFP Number</u>	<u>Type</u>	<u>Description</u>	<u>Cost</u>
00001	C	Delete the outside curb of the running track.	(\$54,000.00)
00002	C	Provide palletized sod strips.	\$5,170.00
00003	B	Increase size of underground electrical conduit and wiring.	\$3,978.00
00004	B	Install drainage field for turf.	\$64,280.00
00005	C	Provide additional boulders for sports field protection.	\$28,010.00
00006	C	Provide asphalt paving for bleachers and pathways.	\$29,777.00

TOTAL COST THIS CHANGE ORDER \$77,215.00

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

Project: Eagle River High School Sports Field & Running Track

Date: 9/28/2007

Contractor Roger Hickel Contracting Inc.

Contract No.: 7C00412

Contract Modification No.: 2

DESCRIPTION OF CHANGE

<u>RFP Number</u>	<u>Type</u>	<u>Description</u>	<u>Cost</u>
00007	C	Provide pump and liner system to drain catchment pond.	\$200,000.00

TOTAL COST THIS CHANGE ORDER \$200,000.00

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

Project: Abbott Loop Elementary School Student Drop-Off Loop

Date: 9/11/2007

Contractor Roger Hickel Contracting Inc.

Contract No.: 7C00414

Contract Modification No.: 2

DESCRIPTION OF CHANGE

<u>RFP Number</u>	<u>Type</u>	<u>Description</u>	<u>Cost</u>
00007	B	Cost for installation of additional sign posts due to relocation of site lighting poles.	\$826.00
00008	C	Cost to add wire mesh reinforcement to new 4" sidewalk plaza.	\$2,309.00
00009	C	Cost for new basketball equipment and restriping of court lines at hockey rink.	\$4,724.00
00010	B	Cost to provide grade rings and cove for existing drywell in sidewalks which are not shown on the bid document.	\$707.00
00011	C	Cost for 50 % of the 14 day/night security watch at the school from 7/26/07-8/9/07.	\$2,232.00
00012	B	Provide joint sealant on expansion joints of new concrete sidewalk plaza.	\$8,289.00
00013	C	Make minor repairs to existing damage gates on the hockey rink.	\$966.00
00014	C	Provide additional traffic signs added at the request of the school principal.	\$1,184.00
00015	C	Replace existing site lighting control contactor to support additional circuits.	\$4,080.00
00016	B	Provide additional concrete required for support of new vehicle gates.	\$836.00
TOTAL COST THIS CHANGE ORDER			\$26,153.00

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

Project: Chugiak Elementary School Roof Upgrades

Date: 10/8/2007

Contractor Universal Roofing of Alaska Inc.

Contract No.: 7C00415

Contract Modification No.: 1

DESCRIPTION OF CHANGE

<u>RFP Number</u>	<u>Type</u>	<u>Description</u>	<u>Cost</u>
00001	A	Re-route existing ductwork from restroom exhaust fans.	\$6,604.18
00002	A	Unplug and repair existing roof drain line.	\$3,241.08
00003	C	Replace existing parapet coping flashing.	\$6,842.00
00004	B	Add draft stops within drift displacement structures as required by Municipality of Anchorage Building Inspector.	\$966.00
00005	B	Credit for change of duct work insulation material.	(\$510.00)

TOTAL COST THIS CHANGE ORDER \$17,143.26

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

Project: Begich Middle School Multi-Media System

Date: 9/26/2007

Contractor: Quality Electric

Contract No.: 7C00419

Contract Modification No.: 1

DESCRIPTION OF CHANGE

<u>RFP Number</u>	<u>Type</u>	<u>Description</u>	<u>Cost</u>
00001	C	Credit for Anchorage School District purchase of Mac Minis.	(\$48,365.10)
00002	B	Provide Smartboards in eight Science Rooms.	\$27,045.35
00003	B	Provide Mac Mini interface with Smartboards.	\$15,113.08
00004	B	Provide projector mount and power in Choral Room.	\$1,221.20
TOTAL COST THIS CHANGE ORDER			(\$4,985.47)

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

Project: Abbott Loop Elementary School Mech/Elect Upgrades

Date: 9/17/2007

Contractor Consolidated Contracting & Eng.

Contract No.: 7C00420

Contract Modification No.: 2

DESCRIPTION OF CHANGE

<u>RFP Number</u>	<u>Type</u>	<u>Description</u>	<u>Cost</u>
00006	B	Install and connect low temperature detectors to control system.	\$667.28
00007	A	Repair leaking hot water circulation pump in the Boiler Room.	\$439.99
00008	A	Repair broken mop sink in janitors closet.	\$551.66
00009	C	Cost to repair damaged sewer line.	\$342.70
00010	C	Cost for additional labor to install closed circuit television prior to school opening.	\$1,267.43
00011	A	Investigate and repair crack in gypsum wall board over splice in structural glulam beam.	\$697.10
00013	C	Install ventilation in computer/communications closet to resolve overheating problems.	\$7,034.80
00014	C	Repair failing wall tiles in restrooms near gym.	\$32,036.44
00015	B	Install power strip to data rack to support newly installed equipment.	\$210.06
00016	C	Provide additional closed circuit television monitor in Admin Area.	\$5,107.88
00017	B	Clean urinal drains not in the original scope of work.	\$248.72
TOTAL COST THIS CHANGE ORDER			\$48,604.06

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

Project: West High School Seat Replacement

Date: 9/12/2007

Contractor Saxton, Bradley, Inc.

Contract No.: 7C00424

Contract Modification No.: 2

DESCRIPTION OF CHANGE

<u>RFP Number</u>	<u>Type</u>	<u>Description</u>	<u>Cost</u>
00003	C	Change wood backs and armrests to standard red oak in lieu of special order birch.	(\$6,020.00)
TOTAL COST THIS CHANGE ORDER			(\$6,020.00)

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

Project: Hanshew Middle School Ice Mitigation Roof Repairs

Date: 9/11/2007

Contractor S R Bales

Contract No.: 7C00425

Contract Modification No.: 2

DESCRIPTION OF CHANGE

<u>RFP Number</u>	<u>Type</u>	<u>Description</u>	<u>Cost</u>
00007	B	Replace damaged substrate caused from the repair of roof 2.	\$632.65
00008	B	Provide additional wood backing material to install new parapet coping.	\$800.12
00009	A	Remove and replace water saturated seperation panels between roof deck and roof membrane.	\$4,662.86
00010	A	Repair damage to existing metal roof panel to prevent water infiltration.	\$1,709.32
TOTAL COST THIS CHANGE ORDER			<hr/> \$7,804.95

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

PROJECTS COMPLETED
for the month of October 2007

Contract #	School	ITB #	Amount
5C00220	Nicholas J. Begich Middle School	05-026-CF	\$31,748,806.52
6C00331	Airport Heights Fire Protection, Plumbing & Fire Alarm Upgrades	06-001-CF	\$822,305.14
7C00413	North Star ES HVAC Phase II	07-023-CF	\$218,134.51
7C00417	Benny Benson Fire Alarm & Sprinkler	07-014-CF	\$324,777.94

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