

ANCHORAGE SCHOOL DISTRICT  
ANCHORAGE, ALASKA

ASD MEMORANDUM #113 (2008-2009)

Date: November 10, 2008

TO: SCHOOL BOARD

FROM: OFFICE OF THE SUPERINTENDENT

SUBJECT: FACILITY CONTRACT MODIFICATION REPORT AND  
COMPLETED PROJECTS FOR THE MONTH OF OCTOBER 2008

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 2008 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 2008

(Attachment E)

School:	Gruening Domestic Water Upgrades		Contract Modification No.: 2		
Contractor:	Consolidated Contracting & Eng.		Date: 09/22/2008		
Architect:	Uni-Group Engineers, Inc.		8C00507		
	<u>Totals</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>
Original Contract	\$324,555.00				
Current Contract Modification	\$11,247.49		\$7,102.67	\$4,144.82	
Prior Contract Modifications	\$0.00				
Total	\$335,802.49	\$0.00	\$7,102.67	\$4,144.82	\$0.00
Remaining Contingency	\$21,208.01				
% Change	3.47%	0.00%	2.19%	1.28%	0.00%

(Attachment F)

School:	Inlet View Heating System Repairs		Contract Modification No.: 2		
Contractor:	Consolidated Contracting & Eng.		Date: 09/12/2008		
Architect:	Uni-Group Engineers, Inc.		Contract No.: 8C00508		
	<u>Totals</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>
Original Contract	\$302,103.00				
Current Contract Modification	\$34,058.21		\$33,890.30	\$167.91	
Prior Contract Modifications	\$0.00				
Total	\$336,161.21	\$0.00	\$33,890.30	\$167.91	\$0.00
Remaining Contingency	\$6,152.09				
% Change	11.27%	0.00%	11.22%	0.06%	0.00%
*Contract Modifications exceed 10%					

(Attachment G)

School:	Trust Authority Building Renovation		Contract Modification No.: 2		
Contractor:	JKM General Contractors, LLC		Date: 09/29/2008		
Architect:	N/A		Contract No.: 8C00510		
	<u>Totals</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>
Original Contract	\$329,613.00				
Current Contract Modification	\$44,620.00		\$2,331.00	\$42,289.00	
Prior Contract Modifications	\$0.00				
Total	\$374,233.00	\$0.00	\$2,331.00	\$42,289.00	\$0.00
Remaining Contingency	\$190.30				
% Change	13.54%	0.00%	0.71%	12.83%	0.00%
*Contract Modifications exceed 10%					

(Attachment H)

School:	Chugiak Elementary Traffic Safety Upgrade		Contract Modification No.: 2		
Contractor:	Roger Hickel Contracting Inc.		Date: 10/03/2008		
Architect:	R & M Consultants		Contract No.: 8C00514		
	<u>Totals</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>
Original Contract	\$1,101,400.00				
Current Contract Modification	\$5,558.00		\$5,558.00		
Prior Contract Modifications	\$0.00				
Total	\$1,106,958.00	\$0.00	\$5,558.00	\$0.00	\$0.00
Remaining Contingency	\$104,582.00				
% Change	0.50%	0.00%	0.50%	0.00%	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 2008

(Attachment A)

School:	Orion Elementary School Mech/Elec. Upgrades		Contract Modification No.: 1		
Contractor:	Watson & Sons General Construction		Date: 10/09/2008		
Architect:	RSA Engineering, Inc.		Contract No.: 8C00502		
	<u>Totals</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>
Original Contract	\$434,004.00				
Current Contract Modification	\$37,719.58	\$5,361.88	\$32,686.97	(\$329.27)	
Prior Contract Modifications	\$0.00				
Total	\$471,723.58	\$5,361.88	\$32,686.97	(\$329.27)	\$0.00
Remaining Contingency	\$5,680.82				
% Change	8.69%	1.24%	7.53%	-0.08%	0.00%

(Attachment B)

School:	Lake Otis ES East Wing Classroom Window Replacement		Contract Modification No.: 1		
Contractor:	Watson & Sons General Construction		Date: 8/29/2008		
Architect:	Larsen Consulting Group		Contract No.: 8C00503		
	<u>Totals</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>
Original Contract	\$357,491.00				
Current Contract Modification	\$3,306.36	\$3,306.36			
Prior Contract Modifications	\$0.00				
Total	\$360,797.36	\$3,306.36	\$0.00	\$0.00	\$0.00
Remaining Contingency	\$32,442.74				
% Change	0.92%	0.92%	0.00%	0.00%	0.00%

(Attachment C)

School:	Bartlett High School - Bi Directional Antenna		Contract Modification No.: 1		
Contractor:	Motorola		Date: 09/18/2008		
Architect:	Arctic Slope Consulting Group, Inc.		Contract No.: 8C00504		
	<u>Totals</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>
Original Contract	\$183,189.00				
Current Contract Modification	\$24,217.00	\$24,217.00			
Prior Contract Modifications	\$0.00				
Total	\$207,406.00	\$24,217.00	\$0.00	\$0.00	\$0.00
Remaining Contingency	\$4,101.90				
% Change	13.22%	13.22%	0.00%	0.00%	0.00%
*Contract Modifications exceed 10%					

(Attachment D)

School:	Student Transportation Roof Upgrades		Contract Modification No.: 1		
Contractor:	Universal Roofing of Alaska, Inc.		Date: 10/03/2008		
Architect:	John F. Ross AIA		Contract No.: 8C00505		
	<u>Totals</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>
Original Contract	\$210,000.00				
Current Contract Modification	\$3,586.77	\$3,586.77			
Prior Contract Modifications	\$0.00				
Total	\$213,586.77	\$3,586.77	\$0.00	\$0.00	\$0.00
Remaining Contingency	\$17,413.23				
% Change	1.71%	1.71%	0.00%	0.00%	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 2008

(Attachment I)

School: West High School HVAC Upgrade Contract Modification No.: 1

Contractor: Lewis Mechanical, Inc. Date: 10/06/2008

Architect: PDC Inc. Consulting Engineers Contract No.: 8C00517

	<u>Totals</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>
Original Contract	\$334,045.00				
Current Contract Modification	\$16,057.00		\$16,057.00		
Prior Contract Modifications	\$0.00				
Total	\$350,102.00	\$0.00	\$16,057.00	\$0.00	\$0.00
Remaining Contingency	\$17,347.50				
% Change	4.81%	0.00%	4.81%	0.00%	0.00%

(Attachment J)

School: Rogers Park Traffic Safety Upgrades Contract Modification No.: 2

Contractor: Alaska Froniter Services LLC Date: 10/01/2008

Architect: USKH, Inc. Contract No.: 8C00522

	<u>Totals</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>
Original Contract	\$602,000.00				
Current Contract Modification	\$18,437.47		\$18,437.47		
Prior Contract Modifications	\$0.00				
Total	\$620,437.47	\$0.00	\$18,437.47	\$0.00	\$0.00
Remaining Contingency	\$41,762.53				
% Change	3.06%	0.00%	3.06%	0.00%	0.00%

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

**Project:** Orion Elementary School Mech/Elec. Upgrades

**Date:** 10/09/2008

**Contractor** Watson & Sons General Construction

**Contract No.:** 8C00502

**Contract Modification No.:** 1

**DESCRIPTION OF CHANGE**

<u>RFP Number</u>	<u>Type</u>	<u>Description</u>	<u>Cost</u>
00003	C	Credit for not replacing one existing window.	(\$329.27)
00004	A	Relocate data cabling above ceiling to allow duct installation.	\$4,000.00
00007	B	Increase wall insulation thickness to fit actual wall cavity size.	\$1,004.87
00009	B	Remove carpet tile before ventilation unit installation.	\$612.77
00012	B	Relocate structural hold-down to correct position.	\$1,344.19
00013	B	Add discharge riser for new roof drain.	\$2,216.24
00015	A	Reframe flashing supports and provide deeper flashing.	\$1,361.88
00016	B	Construct new parapet at roof seismic joint transition.	\$12,028.28
00017	B	Relocate roof hold-down clips to meet structural codes.	\$636.58
00019	B	Relocate existing Fire Alarm Junction boxes to avoid obstruction.	\$786.78
00020	B	Provide heat trace for 2 roof drains.	\$2,504.77
00023	B	Provide additional roof structural bracing per MOA Inspector.	\$6,038.51
00024	B	Revise Shear Wall Structural Connection per MOA Inspector.	\$1,190.36
00025	B	Fabricate and install handrails for steps at two entrances per direction of MOA Fire Marshall.	\$4,323.62

**TOTAL COST THIS CHANGE ORDER** \$37,719.58

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

**Project:** Lake Otis ES East Wing Classroom Window Replacement

**Date:** 8/29/2008

**Contractor** Watson & Sons General Construction

**Contract No.:** 8C00503

**Contract Modification No.:** 1

**DESCRIPTION OF CHANGE**

<u>RFP Number</u>	<u>Type</u>	<u>Description</u>	<u>Cost</u>
00001	B	Change insulation type.	(\$1,217.00)
00002	A	Demolished plywood not indicated on drawings.	\$3,306.36
00003	B	Change in material width of trim material.	\$747.40
00004	B	Relocate electrical components to exterior of siding.	\$307.00
00005	B	Reinstall plywood at Library Walls.	\$3,530.00
00006	C	Added sealant around window flashing.	\$0.00

**TOTAL COST THIS CHANGE ORDER** \$6,673.76

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

**Project:** Bartlett High School - Bi Directional Antenna

**Date:** 09/18/2008

**Contractor** Motorola

**Contract No.:** 8C00504

**Contract Modification No.:** 1

**DESCRIPTION OF CHANGE**

<u>RFP Number</u>	<u>Type</u>	<u>Description</u>	<u>Cost</u>
00001	A	Design and install a new external ground system.	\$24,217.00

**TOTAL COST THIS CHANGE ORDER** \$24,217.00

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

**Project:** Student Transportation Roof Upgrades

**Date:** 10/03/2008

**Contractor** Universal Roofing of Alaska, Inc.

**Contract No.:** 8C00505

**Contract Modification No.:** 1

**DESCRIPTION OF CHANGE**

<u>RFP Number</u>	<u>Type</u>	<u>Description</u>	<u>Cost</u>
00001	B	Replace rotten plywood.	\$2,546.77
00002	B	Install additional Z flashing at transition from membrane to existing wall.	\$1,040.00
<b>TOTAL COST THIS CHANGE ORDER</b>			<b>\$3,586.77</b>

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

**Project:** Gruening Domestic Water Upgrades

**Date:** 09/22/2008

**Contractor** Consolidated Contracting & Eng.

**8C00507**

**Contract Modification No.: 2**

**DESCRIPTION OF CHANGE**

<u>RFP Number</u>	<u>Type</u>	<u>Description</u>	<u>Cost</u>
00002	C	Demolition and installation of water lines required for portable toilet service.	\$235.32
00003	B	Install drain for backflow preventers.	\$953.25
00005	B	Various plumbing repairs.	\$6,149.42
00006	C	Replace circulating pump, balance, & troubleshoot hot water recirculation system.	\$3,909.50

**TOTAL COST THIS CHANGE ORDER** \$11,247.49

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

**Project:** Inlet View Heating System Repairs

**Date:** 09/12/2008

**Contractor** Consolidated Contracting & Eng.

**Contract No.:** 8C00508

**Contract Modification No.:** 2

**DESCRIPTION OF CHANGE**

<u>RFP Number</u>	<u>Type</u>	<u>Description</u>	<u>Cost</u>
00007	B	Add window trim in classrooms #14, 15, 16.	\$2,195.12
00008	B	Alter wiremold, modify tackboard, paint and patch for casework install.	\$681.29
00009	B	Tee for Kitchen unit heater, connection for UH in Rm 17, connection for UH in Rm 22.	\$1,720.71
00011	C	Install 15 amp breaker in panel for cabinet unit heaters.	\$167.91
00012	B	Connect CUHs in library to supply and return lines in the hallway.	\$29,293.18

**TOTAL COST THIS CHANGE ORDER** \$34,058.21

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

**Project:** Trust Authority Building Renovation

**Date:** 09/29/2008

**Contractor** JKM General Contractors, LLC

**Contract No.:** 8C00510

**Contract Modification No.:** 2

**DESCRIPTION OF CHANGE**

<u>RFP Number</u>	<u>Type</u>	<u>Description</u>	<u>Cost</u>
00003	B	Water Disinfection/Waxing Floors/Wood Base.	\$2,331.00
00004	C	Provide additional casework, storage, sink and electrical work.	\$42,289.00

**TOTAL COST THIS CHANGE ORDER** \$44,620.00

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

**Project:** Chugiak Elementary Traffic Safety Upgrade

**Date:** 10/03/2008

**Contractor** Roger Hickel Contracting Inc.

**Contract No.:** 8C00514

**Contract Modification No.:** 2

**DESCRIPTION OF CHANGE**

<u>RFP Number</u>	<u>Type</u>	<u>Description</u>	<u>Cost</u>
00005	B	Geo-textile Fabric & Hydrant Work not in original scope.	\$5,558.00

**TOTAL COST THIS CHANGE ORDER** \$5,558.00

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

**Project:** West High School HVAC Upgrade

**Date:** 10/06/2008

**Contractor** Lewis Mechanical, Inc.

**Contract No.:** 8C00517

**Contract Modification No.:** 1

**DESCRIPTION OF CHANGE**

<u>RFP Number</u>	<u>Type</u>	<u>Description</u>	<u>Cost</u>
00001	B	Home Economics supply duct cleaning.	\$1,359.00
00002	C	Modify locker chase adjacent to the security room.	\$1,552.00
00003	B	Plumbing chase piping modifications and heat line extension.	\$6,425.00
00004	B	Replacement louver for SF-1 due to incorrect dimesion shown on plans.	\$1,794.00
00005	B	Swap doors between the security room and the mechanical room.	\$685.00
00006	B	Make room for heat coil hydronics by relocating electrical i-box and conduit.	\$5,794.00
00007	C	Substitute triple duty valves for gate, check, and flow valves.	(\$906.00)

**TOTAL COST THIS CHANGE ORDER** \$16,703.00

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

**Project:** Rogers Park Traffic Safety Upgrades

**Date:** 10/01/2008

**Contractor** Alaska Froniter Services LLC

**Contract No.:** 8C00522

**Contract Modification No.:** 2

**DESCRIPTION OF CHANGE**

<u>RFP Number</u>	<u>Type</u>	<u>Description</u>	<u>Cost</u>
00001	C	Remove fire hydrant.	(\$7,600.00)
00002	C	Credit for modifications of ADA ramp at main entry.	(\$23,635.57)
00004	C	Replace section of deteriorated asphalt not in original scope.	\$2,718.90
00005	C	Enlarge dumpster encloser to support recycling program.	\$708.71
00006	B	Relocate Infiltration Unit due to encountering old foundation at specified location.	\$7,052.00
00007	B	Thicken slab at driveway to support trucks at firelane.	\$3,496.00
00008	B	Install additional signage and striping not in original scope.	\$1,171.50
00009	B	Cut out center of speed bump to allow for drainage.	\$1,567.53
00010	B	Add section of sidewalk to existing, not in original scope.	\$4,591.44
00011	C	Re-paint existing parking lot striping.	\$3,048.00
00012	C	Install additional lanscaping, not in original scope.	\$782.78
00013	B	Additional fencing around required infiltration unit.	\$559.00

**TOTAL COST THIS CHANGE ORDER** (\$5,539.71)

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

PROJECTS COMPLETED  
for the month of October 2008

<b>Contract #</b>	<b>School</b>	<b>ITB #</b>	<b>Amount</b>
2C00183	King Career Center Code Upgrades	02-016-CF	#####
7C00425	Hanshaw Middle School Ice Mitigation Repairs	07-050-CF	\$513,124.14
8C00503	Lake Otis Elem. School East Wing Classroom Window Replacement	08-002-CF	\$364,164.76

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