

ANCHORAGE SCHOOL DISTRICT  
ANCHORAGE, ALASKA

ASD MEMORANDUM #228 (2003-2004)

April 12, 2004

TO: SCHOOL BOARD

FROM: OFFICE OF THE SUPERINTENDENT

SUBJECT: FACILITY CHANGE ORDER REPORT AND COMPLETED  
PROJECTS FOR THE MONTH OF FEBRUARY 2004

PERTINENT FACTS:

The monthly Facility Change Order Report for the month of February 2004 is attached. There are no exceptions to report this month.

CC/GV/RA/rm

Attachments

Prepared by: Ray Amsden, Director of Facilities

Approved by: George Vakalis, Assistant Superintendent, Support Services

ANCHORAGE SCHOOL DISTRICT  
MONTHLY SUMMARY REPORT TO THE BOARD  
CHANGE ORDERS ISSUED IN THE MONTH OF FEBRUARY 2004

(See attached for detailed reporting of current Change Orders)

(Attachment A)

School: South Anchorage Area High School Change Order No. 22  
 Contractor: Neeser Construction, Inc. Date: January 22, 2004  
 Architect: ECI Hyer, Inc. Contract No.: 2C00170

	<u>Totals</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>
Original Contract	\$46,371,500.00				
Current Change Order	\$35,718.19		\$32,322.55	\$3,395.64	
Prior Change Orders	\$3,787,894.92	\$137,463.46	\$2,703,923.96	\$946,507.50	
New Contract Total	\$50,195,113.11				
Remaining Contingency	\$135,265.00				

(Attachment B)

School: Chugiak High School Phase 2 Gym/Cafeteria Change Order No.: 19  
 Contractor: Unit Company Date: January 14, 2004  
 Architect: Bezak, Durst, Seiser Contract No.: 2C00179

	<u>Totals</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>
Original Contract	\$10,368,178.00				
Current Change Order	\$11,195.00	\$3,858.00	\$7,337.00		
Prior Change Orders	\$2,423,218.02	\$797,330.33	\$1,467,481.83	\$158,405.86	
New Contract Total	\$12,802,591.02				
Remaining Contingency	\$16,003.00				

(Attachment C)

School: Benny Benson Mechanical System Upgrade Change Order No.: 4  
 Contractor: Mechanical Construction & Consulting Date: January 15, 2004  
 Architect: Uni Group Engineers Contract No.: 3C00207

	<u>Totals</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>
Original Contract	\$207,106.00				
Current Change Order	\$2,767.60	\$2,767.60			
Prior Change Orders	\$48,887.00	\$28,798.00	\$18,734.00	\$1,355.00	
New Contract Total	\$258,760.60				
Remaining Contingency	\$22,300.00				

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

(Attachment D)

School: Ptarmigan Addition & Renovation Change Order No.: 3  
Contractor: Janssen Construction Date: December 16, 2003  
Architect: Porath Tatom Architects Contract No.: 3C00218

	<u>Totals</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>
Original Contract	\$4,803,866.00				
Current Change Order	\$78,165.47	\$5,924.20	\$25,958.94	\$46,282.33	
Prior Change Orders	\$208,625.51	\$56,455.79	\$3,043.37	\$149,126.35	
New Contract Total	\$5,090,656.98				
Remaining Contingency	\$193,595.00				

(Attachment E)

School: Wendler Middle School Renovation Phase 2 Change Order No.: 6  
Contractor: Alcan General, Inc. Date: January 14, 2004  
Architect: USKH, Inc. Contract No.: 3C00222

	<u>Totals</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>
Original Contract	\$17,452,000.00				
Current Change Order	\$93,271.00	\$11,870.00	\$13,917.00	\$67,484.00	
Prior Change Orders	\$1,097,220.00	\$29,253.00	\$93,304.00	\$974,663.00	
New Contract Total	\$18,642,491.00				
Remaining Contingency	\$969,891.00				

(Attachment F)

School: Tudor Elem. HVAC Upgrades Change Order No.: 3  
Contractor: Goertz Construction, Inc. Date: December 12, 2003  
Architect: Arctic Sun Engineering Contract No.: 3C00223

	<u>Totals</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>
Original Contract	\$482,150.00				
Current Change Order	\$1,029.50	\$1,029.50			
Prior Change Orders	\$44,774.00	\$6,964.00	\$6,133.00	\$31,677.00	
New Contract Total	\$527,953.50				
Remaining Contingency	\$2,412.00				

(Attachment G)

School: Bayshore Elem. HVAC Upgrades Change Order No.: 2  
Contractor: Christensen Builders Date: January 23, 2004  
Architect: CMH Consultants Contract No.: 3C00224

	<u>Totals</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>
Original Contract	\$814,307.00				
Current Change Order	\$27,614.62	\$30,740.26	\$874.36	(\$4,000.00)	
Prior Change Orders	\$36,922.03	\$14,996.38	\$13,657.86	\$8,267.79	
New Contract Total	\$878,843.65				
Remaining Contingency	\$16,894.00				

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

(Attachment H)

School: O'Malley Elem. Exterior Window Upgrades Change Order No.: 2  
Contractor: Gallatin Construction, Inc. Date: January 12, 2004  
Architect: Arctic Slope Consulting Group Contract No.: 3C00233

	<u>Totals</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>
Original Contract	\$129,363.00				
Current Change Order	\$1,956.94			\$1,956.94	
Prior Change Orders	\$2,516.20	\$2,516.20			
New Contract Total	\$133,836.14				
Remaining Contingency	\$8,464.00				

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(Attachment I)

School: East High School Phase 3 - Interior Renovations Change Order No.: 4  
Contractor: Cornerstone Construction Co. Date: January 20, 2004  
Architect: Winchester Alaska Contract No.: 3C00236

	<u>Totals</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>
Original Contract	\$12,907,073.00				
Current Change Order	\$21,048.00	\$13,216.00	\$5,823.00	\$2,009.00	
Prior Change Orders	\$254,354.00	\$89,460.00	\$125,538.00	\$39,356.00	
New Contract Total	\$13,182,475.00				
Remaining Contingency	\$1,015,305.00				

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

**Project:** South Anchorage Area High School

**Date:** January 22, 2004

**Contractor** Neeser Construction, Inc.

**Contract No.:** 2C00170

**Change Order No. 22**

**DESCRIPTION OF CHANGE**

<u>RFP Number</u>	<u>Type</u>	<u>Description</u>	<u>Cost</u>
521	B	Include "Auto-Lift" feature on deep fryer for school kitchen.	\$3,000.00
522	B	Install Type TAB type lighting fixtures on each side of mirrors in Dressing Rooms	\$4,157.34
523	B	Cap space between stair stringer and wall with 20 gauge angle on stairs E1, F1, G1, H1	\$2,585.88
524	B	Increase stud size for wall at entry vestibules B100, C100, and D100	\$1,509.64
527	B	Remove fireproofing and paint exposed beam.	\$982.64
529	B	Provide power and circuit to exhaust fan EF-B16	\$1,445.20
530	B	Add duct detectors to to three air handlers	\$7,918.01
531	C	Increase communication backbone cable size for 100 pair to 200 pair	\$4,798.28
532	C	Delete lettering on glass fire extinguisher cabinet doors.	-\$600.58
533	C	Credit for deletion of texture walls in utility rooms.	-\$802.06
540	B	Refabricate 2 cabinets in Rm C230 to accommodate ceiling elevation change	\$1,044.25
542	B	Provide pulley-assisted ladder for catwalk access in theater	\$6,974.07
543	B	Provide toe-kicks for chase access in science lab stations	\$2,705.52

**TOTAL COST THIS CHANGE ORDER** \$35,718.19

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

(Attachment B)

**Project:** Chugiak High School Phase 2 Gym/Cafeteria

**Date:** January 14, 2004

**Contractor** Unit Company

**Contract No.:** 2C00179

**Change Order No.:** 19

**DESCRIPTION OF CHANGE**

<u>RFP Number</u>	<u>Type</u>	<u>Description</u>	<u>Cost</u>
213	B	Furnish and install the frame necessary to hang the scoreboards in the Gymnasium.	\$3,858.00
226	B	Provide guard rail, required by MOA Inspector, on top of retaining wall.	\$7,337.00

**TOTAL COST THIS CHANGE ORDER** \$11,195.00

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

(Attachment C)

**Project:** Benny Benson Mechanical System Upgrade

**Date:** January 15, 2004

**Contractor** Mechanical Construction & Consulting

**Contract No.:** 3C00207

**Change Order No.:** 4

**DESCRIPTION OF CHANGE**

<u>RFP Number</u>	<u>Type</u>	<u>Description</u>	<u>Cost</u>
12	A	Install thermostats on entryway heaters.	\$2,767.60

**TOTAL COST THIS CHANGE ORDER** \$2,767.60

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

Project: Ptarmigan Addition & Renovation

Date: December 16, 2003

Contractor Janssen Construction

Contract No.: 3C00218

Change Order No.: 3

**DESCRIPTION OF CHANGE**

<u>RFP Number</u>	<u>Type</u>	<u>Description</u>	<u>Cost</u>
4	A	Revise New Plumbing under New Wall	\$360.93
16	B	Demo heat pipe in Corridor 103B	\$505.81
31	B	Revise Floor Finishes	\$1,776.15
32	A	Extend Fire Wall at Corridor 160A	\$1,552.22
33	B	Reinforce Sign Supports	\$4,057.26
34	C	Reroute Phone Service to Main Panel	\$1,916.82
39	B	Revise plumbing to kitchen sink	\$1,041.96
41	B	Reroute ventilation at kitchenette	\$309.31
43	B	Revise plumbing to HX-2	\$230.72
44	B	Revise gas supply line to existing generator.	\$1,523.76
45	B	Relocate air compressor.	\$248.71
46	C	Provide temporary rest rooms for registration.	\$502.93
47	B	Add structural support at 2 canopies	\$3,159.38
48	C	CMU Modifications	\$5,756.92
49	A	Increase fire rating at clerestory.	\$840.03
50	B	Revise Stair and Ramp elevations.	\$3,352.81
52	C	Provide additional asphalt paving for drainage.	\$6,069.37
53	A	Increase fire rating in boiler room.	\$3,171.02
54	B	Revise door hardware on doors.	\$4,285.13
55	B	Modify wall in room mechanical room 201A.	\$2,182.81
57	B	Revise Kindergarten Sink Heights	\$219.57
58	C	Paint Temporary Wall in Gym	\$590.23
59	B	Relocate supply/return air in room #172.	\$662.86
60	B	Provide 2 stoves for kindergarten classrooms.	\$938.49
61	B	Revise door hardware on doors 184 B & C.	\$887.74
62	B	Reinforce door 186B.	\$1,514.96
63	C	Vacuum-clean existing HVAC System.	\$30,507.57

<b>TOTAL COST THIS CHANGE ORDER</b>	<b>\$78,165.47</b>
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- A - Hidden Conditions
- B - Corrective Action Required
- C - Owner Requested Changes Within Scope
- D - Change of Scope

(Attachment E)

**Project:** Wendler Middle School Renovation Phase 2

**Date:** January 14, 2004

**Contractor** Alcan General, Inc.

**Contract No.:** 3C00222

**Change Order No.:** 6

**DESCRIPTION OF CHANGE**

<u>RFP Number</u>	<u>Type</u>	<u>Description</u>	<u>Cost</u>
7	A	Demo concrete beam not noted on drawings	\$4,936.00
18	C	Landscaping work in courtyard	\$19,078.00
29	C	Remove existing boiler stack	\$48,406.00
35	A	Install drop ceiling in cafeteria due to pre-existing smoke damage	\$6,934.00
46	B	Add cabinet doors to the instrument storage casework	\$13,917.00
<b>TOTAL COST THIS CHANGE ORDER</b>			<u>\$93,271.00</u>

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

**Project:** Tudor Elem. HVAC Upgrades

**Date:** December 12, 2003

**Contractor** Goertz Construction, Inc.

**Contract No.:** 3C00223

**Change Order No.:** 3

**DESCRIPTION OF CHANGE**

<u>RFP Number</u>	<u>Type</u>	<u>Description</u>	<u>Cost</u>
13	A	Provide additional insulation around outside air intake.	\$1,029.50

**TOTAL COST THIS CHANGE ORDER** \$1,029.50

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

(Attachment G)

**Project:** Bayshore Elem. HVAC Upgrades

**Date:** January 23, 2004

**Contractor** Christensen Builders

**Contract No.:** 3C00224

**Change Order No.:** 2

**DESCRIPTION OF CHANGE**

<u>RFP Number</u>	<u>Type</u>	<u>Description</u>	<u>Cost</u>
12	B	Replace thermal overloads in existing motor starters.	\$874.36
13	A	Installation of 2 New Air Separators for Boiler room	\$30,740.26
14	C	Credit for Lost Building Keys	-\$4,000.00
<b>TOTAL COST THIS CHANGE ORDER</b>			<u>\$27,614.62</u>

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

(Attachment H)

**Project:** O'Malley Elem. Exterior Window Upgrades

**Date:** January 12, 2004

**Contractor** Gallatin Construction, Inc.

**Contract No.:** 3C00233

**Change Order No.:** 2

**DESCRIPTION OF CHANGE**

<u>RFP Number</u>	<u>Type</u>	<u>Description</u>	<u>Cost</u>
2	C	Additional Blinds for Admin. Offices	\$1,206.94
3	C	Electrical troubleshooting and repair in rooms 23 & 24	\$750.00
<b>TOTAL COST THIS CHANGE ORDER</b>			<b>\$1,956.94</b>

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

**Project:** East High School Phase 3 - Interior Renovations

**Date:** January 20, 2004

**Contractor** Cornerstone Construction Co.

**Contract No.:** 3C00236

**Change Order No.:** 4

**DESCRIPTION OF CHANGE**

<u>RFP Number</u>	<u>Type</u>	<u>Description</u>	<u>Cost</u>
39	A	Re-routing water line for BPO sink.	\$3,772.00
56	B	Thicken concrete wall to accommodate W21x62 strut beams	\$1,924.00
58	A	Test and verify that data outlets in room #8 are functioning correctly.	\$1,161.00
59	A	Extend V27 & V28 CMU walls to bottom of deck	\$8,283.00
60	C	Agreement for use of ASD natural gas	-\$1,000.00
61	C	Change hard lid ceiling assembly per contractor's request	-\$3,663.00
62	C	Demo existing electrical panels and replace with new.	\$6,672.00
65	B	Change Tuba Sink P3-12 to larger, more accommodating sink	\$1,691.00
66	B	Fur out existing walls for new drinking fountains	\$2,208.00

**TOTAL COST THIS CHANGE ORDER** \$21,048.00

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

**PROJECTS COMPLETED**  
for the month of FEBRUARY 2004

2C00189 East High School Renewal Phase 1 Def & Phase 2	\$3,396,246
3C00215 Homestead & Wonder Park Fire Alarm Upgrade	\$333,333
3C00223 Tudor HVAC Upgrade	\$527,953
3C00224 Bayshore HVAC Upgrade	\$877,843
3C00230 East High School Phase 3 Interior Renovations	\$922,651