

ANCHORAGE SCHOOL DISTRICT  
ANCHORAGE, ALASKA

ASD MEMORANDUM #246 (2003-2004)

May 10, 2004

TO: SCHOOL BOARD

FROM: OFFICE OF THE SUPERINTENDENT

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

PERTINENT FACTS:

The monthly Facility Change Order Report for the month of March 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 MARCH 2004

(See attached for detailed reporting of current Change Orders)

(Attachment A)

School: South Anchorage Area High School Change Order No. 23  
 Contractor: Neeser Construction Inc. Date: March 1, 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	\$131,042.44	(\$2,049.50)	\$133,522.86	(\$430.92)	
Prior Change Orders	\$3,823,613.11	\$137,463.46	\$2,736,246.51	\$949,903.14	
New Contract Total	\$50,326,155.55				
Remaining Contingency	\$682,495.00				

(Attachment B)

School: Ptarmigan Elementary School Addition & Renovation Change Order No.: 4  
 Contractor: Janssen Construction Date: February 11, 2004  
 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	\$85,370.67	\$27,775.00	\$48,098.69	\$9,496.98	
Prior Change Orders	\$286,790.98	\$62,379.99	\$29,002.31	\$195,408.68	
New Contract Total	\$5,176,027.65				
Remaining Contingency	\$108,225.00				

(Attachment C)

School: Wendler Middle School Renovation Change Order No.: 7  
 Contractor: Alcan General, Inc. Date: February 10, 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	\$1,224,205.00	\$254,390.00	\$969,815.00		
Prior Change Orders	\$1,190,491.00	\$41,123.00	\$107,221.00	\$1,042,147.00	
New Contract Total	\$19,866,696.00				
Remaining Contingency	\$668,700.00				

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

(Attachment D)

School: Ursa Major Window Replacement Change Order No.: 1  
Contractor: Janssen Construction Date: January 23, 2004  
Architect: Contract No.: 3C00226

	<u>Totals</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>
Original Contract	\$429,500.00				
Current Change Order	(\$326,340.85)			(\$326,340.85)	
Prior Change Orders	\$0.00				
New Contract Total	\$103,159.15				
Remaining Contingency	\$361,550.00				

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(Attachment E)

School: Ursa Major Boiler Building Change Order No.: 4  
Contractor: Janssen Construction Date: February 5, 2004  
Architect: CMH Consultants Contract No.: 3C00227

	<u>Totals</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>
Original Contract	\$1,010,237.00				
Current Change Order	\$7,014.89	\$1,240.68	\$5,774.21		
Prior Change Orders	\$120,661.05		\$100,086.41	\$20,574.64	
New Contract Total	\$1,137,912.94				
Remaining Contingency	\$66,925.00				

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(Attachment F)

School: Bartlett High School Phase 2A Science Classrooms Change Order No.: 4  
Contractor: Christensen Builders Date: March 1, 2004  
Architect: Kumin Associates, Inc. Contract No.: 3C00231

	<u>Totals</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>
Original Contract	\$2,284,159.00				
Current Change Order	\$47,930.00	\$28,368.00	\$15,427.00	\$4,135.00	
Prior Change Orders	\$238,236.00	\$129,040.00	\$27,712.00	\$81,484.00	
New Contract Total	\$2,570,325.00				
Remaining Contingency	\$56,457.00				

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(Attachment G)

School: West High School Restroom Upgrades Change Order No.: 2  
Contractor: Consolidated Enterprises, Inc. Date: February 6, 2004  
Architect: Arctic Slope Consulting Group Contract No.: 3C00237

	<u>Totals</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>
Original Contract	\$648,200.00				
Current Change Order	\$11,771.00	\$6,084.00	\$5,687.00		
Prior Change Orders	\$182,464.00	\$119,939.00	\$46,179.00	\$16,346.00	
New Contract Total	\$842,435.00				
Remaining Contingency	\$13,030.00				

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

(Attachment H)

School: Bartlett High School Relocatable Electrical Work Change Order No.: 1  
Contractor: Pacific Construction Date: February 5, 2004  
Architect: Contract No.: 4C00301

	<u>Totals</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>
Original Contract	\$109,221.00				
Current Change Order	\$10,574.00	\$782.00	\$10,892.00	(\$1,100.00)	
Prior Change Orders	\$0.00				
New Contract Total	\$119,795.00				
Remaining Contingency	\$5,825.00				

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(Attachment I)

School: Central Middle School Home Ec. Remodel Change Order No.: 1  
Contractor: Cook Inlet Contracting Date: February 17, 2004  
Architect: Contract No.: 4C00306

	<u>Totals</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>
Original Contract	\$111,000.00				
Current Change Order	\$7,832.85	\$494.40	\$4,776.45	\$2,562.00	
Prior Change Orders	\$0.00				
New Contract Total	\$118,832.85				
Remaining Contingency	\$8,820.00				

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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:** March 1, 2004**Contractor** Neeser Construction Inc.**Contract No.:** 2C00170**Change Order No. 23****DESCRIPTION OF CHANGE**

<u>RFP Number</u>	<u>Type</u>	<u>Description</u>	<u>Cost</u>
481	B	Grade swale for drainage at north side of area D.	\$4,825.17
483	A	Credit for reduced driveway paving due to MOA road design change.	-\$2,049.50
525	B	Relocate beam detector to accommodate reduced ceiling height in commons	\$3,339.96
528	B	Provide custom ferrous metal t-blocking and bent plate to attach barrel ceiling in commons	\$20,000.00
534	B	Add lights over mirrors in dressing rooms	\$4,359.84
537	B	Provide steel plate to raise running track guard rail height.	\$19,191.78
538	B	Provide Surface-mounted clock speaker in Rm A202	\$1,145.84
539	B	Relocate electrical rough-in for outlets, switch, occupancy sensor, and horn-strobe.	\$1,612.29
544	C	Provide coax for Cable TV from communications room to media room.	\$1,424.10
546	B	Provide material not in specification to complete greenhouse drains.	\$1,994.15
547	B	Provide transition strip and door sweeps ad inner vestibule doors, 9 locations.	\$6,296.28
548	C	Credit for gas bills paid by ASD for September, October, and November 2003	-\$1,855.02
550	B	Install angles for cafeteria serving area canopy supports.	\$1,639.27
553	B	Remove incorrect panel and install correct emergency power panel, breaker, and panel.	\$19,000.00
554	B	Relocate two electrical outlets on West wall of Rm. 105 to avoid conflict with counter.	\$2,364.56
555	B	Provide "Non Potable Water" tags in Science rooms	\$4,238.80
556	B	Provide electrical power for Infra-red transmitters in gymnasium ceiling	\$4,361.29
558	B	Provide ferrous metal t-blocking at trench ends to support grates in science rooms	\$1,277.40
559	B	Reroute rain leader, extend wall, and construct pocket wall to conceal rain leader	\$3,706.78
560	B	Provide soffit for vending machines in kitchen	\$4,497.69

A - Hidden Conditions

B - Corrective Action Required

C - Owner Requested Changes Within Scope

D - Change of Scope

**Project:** South Anchorage Area High School

**Date:** March 1, 2004

**Contractor** Neeser Construction Inc.

**Contract No.:** 2C00170

**Change Order No. 23**

**DESCRIPTION OF CHANGE**

<u>RFP Number</u>	<u>Type</u>	<u>Description</u>	<u>Cost</u>
561	B	Field cut 200 LF of bent plate covering seismic joint to allow proper fit	\$4,706.08
562	B	Provide box seismic connector and enclosure for seismic joint at stair C-1	\$3,990.55
565	B	Move seismic joint at ceiling, finish new expansion joint, and delete light fixture	\$4,342.45
566	B	Extend soffit beyond clerestory	\$6,905.94
567	B	Extend soffit, cut exposed beam cover, and provide aluminum beam cover commons ceiling	\$3,283.05
568	B	Provide extended doors & valances to conceal under-cabinet lighting	\$729.84
570	B	Rework plumbing rough-in and casework to accommodate changes in science room sinks	\$5,713.85

**TOTAL COST THIS CHANGE ORDER** \$131,042.44

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

Project: Ptarmigan Elementary School Addition & Renovation

Date: February 11, 2004

Contractor Janssen Construction

Contract No.: 2C00170

Change Order No.: 4

**DESCRIPTION OF CHANGE**

<u>RFP Number</u>	<u>Type</u>	<u>Description</u>	<u>Cost</u>
5	A	Additional ACM Removal	\$27,775.00
6	B	Architectural revisions required by MOA Permit Review	\$6,971.08
8	B	Mechanical revisions required by MOA Permit Review	\$1,020.97
24	B	Revise power to site lighting	\$5,523.98
26	B	Revise piping for sprinkler double check valve system	\$7,133.69
27	B	Repairs to ASD supplied boilers	\$791.20
37	B	Kitchen revisions required by MOA Inspection	\$907.98
40	B	Furnish and install 2 new unit heaters, baseboard and trap primer	\$4,806.60
42	B	Revise piping in room 191	\$1,387.03
51	B	Revise classroom sinks	\$1,862.19
56	B	Revise cabinet lock	\$771.38
64	B	Revise grills in classroom casework	\$1,980.08
65	C	Add 3 mini-blinds in main office windows	\$329.02
69	B	Modify structural steel reinforcement in mechanical housekeeping pads	\$1,321.25
70	B	Strengthen door jambs for double doors	\$1,514.96
71	B	Revise electrical in rooms # 193 and #194	\$281.05
73	C	Reconnect intercom to relocatable classroom	\$427.10
74	B	Revise electrical/fire alarm systems per Fire Marshall inspection	\$3,325.22
75	C	Provide upsized conduit for future telephone service	\$4,041.12
76	B	Revise electrical in boiler room	\$5,004.80
77	B	Modify structural at South End	\$410.99
78	C	Modify locksets for classroom doors	\$1,713.50
79	C	Provide temporary power to relocatables #3 and #4	\$2,986.24
80	B	Modify deck angle, mechanical room #203	\$329.29
84	B	Electrical revisions North Fan room	\$1,160.14
85	B	Electrical revisions in generator room	\$276.32
87	B	Modify AHU controls in boiler room	\$1,318.49

<b>TOTAL COST THIS CHANGE ORDER</b>	<b>\$85,370.67</b>
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A - Hidden Conditions

B - Corrective Action Required

C - Owner Requested Changes Within Scope

D - Change of Scope

**Project:** Wendler Middle School Renovation

**Date:** February 10, 2004

**Contractor** Alcan General, Inc.

**Contract No.:** 3C00222

**Change Order No.:** 7

**DESCRIPTION OF CHANGE**

<u>RFP Number</u>	<u>Type</u>	<u>Description</u>	<u>Cost</u>
15	B	Areas D, E, and F steel changes due to differing conditions	\$259,098.00
20	A	Replace pan decking and roofing in Areas D & E	\$254,390.00
32	B	Application of shotcrete to CMU walls in academic area	\$583,193.00
44	B	Acceleration costs associated with RFPs 1 through 44	\$127,524.00

**TOTAL COST THIS CHANGE ORDER** \$1,224,205.00

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

(Attachment D)

**Project:** Ursa Major Window Replacement

**Date:** January 23, 2004

**Contractor** Janssen Construction

**Contract No.:** 3C00226

**Change Order No.:** 1

**DESCRIPTION OF CHANGE**

<u>RFP Number</u>	<u>Type</u>	<u>Description</u>	<u>Cost</u>
6	C	Termination of contract for owner convenience.	-\$326,340.85

**TOTAL COST THIS CHANGE ORDER** (\$326,340.85)

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

**Project:** Ursa Major Boiler Building

**Date:** February 5, 2004

**Contractor** Janssen Construction

**Contract No.:** 3C00227

**Change Order No.:** 4

**DESCRIPTION OF CHANGE**

<u>RFP Number</u>	<u>Type</u>	<u>Description</u>	<u>Cost</u>
14	B	Relocate backflow preventer from South wall to West wall.	\$513.08
15	A	Playground Lighting DDC Controls	\$1,240.68
16	B	Install one fire damper between the boiler room and generator room.	\$605.84
17	B	Add 9 each 400 watt exterior lights.	\$4,655.29

**TOTAL COST THIS CHANGE ORDER** \$7,014.89

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

**Project:** Bartlett High School Phase 2A Science Classrooms**Date:** March 1, 2004**Contractor** Christensen Builders**Contract No.:** 3C00231**Change Order No.:** 4**DESCRIPTION OF CHANGE**

<u>RFP Number</u>	<u>Type</u>	<u>Description</u>	<u>Cost</u>
14	A	Build temporary wall to comply with proper fire egress for room E414 and adjacent room E211.	\$3,300.00
19	A	Asbestos abatement on a beam discovered in a wall along gridline DD.	\$11,512.00
21	C	Furnish and install materials required to power the new copy machines being installed at Bartlett.	\$1,012.00
23	B	Install locker bases in corridor E400 & E408	\$1,353.00
24	C	Install a keyed switch for emergency gas and water shut off in science rooms.	\$1,398.00
26	C	Credit for installation of Landmark 1000 data cable, in lieu of specified cable.	-\$1,522.00
27	A	Temporary fire alarm work and duct capping to finish the construction barrier, per Fire Marshall.	\$1,285.00
28	B	Replace pressure differential sensor that was not shown on plans and removed during demolition.	\$904.00
29	A	Relocate existing electrical feeder due to conflict with new ductwork.	\$758.00
30	A	Remove non code compliant conduit and junction boxes, serving room E414, and replace with new.	\$875.00
31	B	Provide power to added smoke dampers.	\$1,818.00
33	A	Troubleshoot the ventilation problems in corridor E408 and rooms E414 and E201.	\$479.00
34	A	Change one wall mount exit sign to ceiling mount and add exit signs per MOA inspector's directive.	\$2,866.00
35	B	Change out 2 asbestos coated clock/speaker boxes.	\$501.00
36	B	Provide power to 6 ft. display cases and change 120v ballast in 6 other display cases to 277v.	\$1,064.00
37	B	Change out breaker from 14Ka to 65Ka rating in order to meet code requirements.	\$1,355.00
38	A	Remove three (3) existing faulty surge protective devices and install new devices	\$1,702.00
39	B	Paint corridor walls at the elevator and paint the green wall in hall by classroom E401, by column.	\$488.00

A - Hidden Conditions

B - Corrective Action Required

C - Owner Requested Changes Within Scope

D - Change of Scope

**Project:** Bartlett High School Phase 2A Science Classrooms

**Date:** March 1, 2004

**Contractor** Christensen Builders

**Contract No.:** 3C00231

**Change Order No.:** 4

**DESCRIPTION OF CHANGE**

<u>RFP Number</u>	<u>Type</u>	<u>Description</u>	<u>Cost</u>
40	B	Change out existing projection screens with larger screens in four rooms.	\$7,017.00
41	C	Cost to have emergency gas and water shut off valves keyed separately.	\$3,247.00
42	A	Level existing uneven floors in corridor with ardex.	\$5,591.00
43	B	Provide and install additional floor base at alcove and under windows.	\$358.00
44	B	Provide and install additional door thresholds.	\$569.00
<b>TOTAL COST THIS CHANGE ORDER</b>			<u>\$47,930.00</u>

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

**Project:** West High School Restroom Upgrades

**Date:** February 6, 2004

**Contractor** Consolidated Enterprises, Inc.

**Contract No.:** 3C00237

**Change Order No.:** 2

**DESCRIPTION OF CHANGE**

<u>RFP Number</u>	<u>Type</u>	<u>Description</u>	<u>Cost</u>
4	A	Install additional framing for windows in area B classrooms	\$932.00
5	B	Provide emergency lighting in the locker rooms.	\$1,961.00
6	A	Replace the shower drains.	\$3,597.00
7	A	Upgrade the sprinklers in the men's locker room.	\$1,555.00
8	B	Provide locker modifications at the existing heaters.	\$644.00
9	B	Add exit signs in the girl's locker room.	\$2,083.00
10	B	Replace hardware on door 150.	\$999.00

**TOTAL COST THIS CHANGE ORDER** \$11,771.00

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

**Project:** Bartlett High School Relocatable Electrical Work

**Date:** February 5, 2004

**Contractor** Pacific Construction

**Contract No.:** 4C00301

**Change Order No.:** 1

**DESCRIPTION OF CHANGE**

<u>RFP Number</u>	<u>Type</u>	<u>Description</u>	<u>Cost</u>
1	B	Terminate and test both ends of the fiber and intercom wiring for the relocatable classrooms.	\$6,535.00
2	C	Credit for services associated with relo #6 that was destroyed by fire.	-\$1,100.00
3	B	Furnish and install a Fire Alarm remote annunciator that is acceptable to the MOA Fire Marshall.	\$3,575.00
4	A/B	Fix the electrical panel in one relocatable and run power to the data cabinet in core #7.	\$1,564.00
<b>TOTAL COST THIS CHANGE ORDER</b>			<u>\$10,574.00</u>

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

**Project:** Central Middle School Home Ec. Remodel

**Date:** February 17, 2004

**Contractor** Cook Inlet Contracting

**Contract No.:** 4C00306

**Change Order No.:** 1

**DESCRIPTION OF CHANGE**

<u>RFP Number</u>	<u>Type</u>	<u>Description</u>	<u>Cost</u>
1	B	Provision of kitchen faucet	\$864.00
2	B	Build recess in hallway ceiling to accommodate transfer grille.	\$210.65
3	B	Relocate fire sprinklers in kitchen ceiling.	\$614.18
4	A	Lower elevation of ceiling area due to sag in I-beam.	\$142.40
5	A	Existing plumbing did not align with the location of new pony walls.	\$352.00
6	C	Fur-out wall to conceal dryer vent & plumbing.	\$2,562.00
7	B	Raise two range hoods to accommodate head room.	\$227.50
8	B	Modify pony walls to accommodate electrical outlets.	\$434.12
9	B	Raise cap on pony walls to accommodate back of stove.	\$1,293.00
10	B	Changed the ADA's sink, plate drying area.	\$1,133.00

**TOTAL COST THIS CHANGE ORDER** \$7,832.85

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

PROJECTS COMPLETED  
for the month of MARCH 2003

3C00207 Benny Benson Mechanical Upgrades	\$258,760
3C00225 Sand Lake Elementary Roof Upgrades	\$160,411