

ANCHORAGE SCHOOL DISTRICT
ANCHORAGE, ALASKA

ASD MEMORANDUM #24 (2004-2005)

August 23, 2004

TO: SCHOOL BOARD

FROM: OFFICE OF THE SUPERINTENDENT

SUBJECT: FACILITY CHANGE ORDER REPORT AND COMPLETED
PROJECTS FOR THE MONTHS OF JUNE & JULY 2004

PERTINENT FACTS:

The monthly Facility Change Order Report for the months of June and July 2004 is attached. There are no exceptions to report for these months. There are two completed projects for these months.

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 MONTHS OF JUNE & JULY 2004

(See attached for detailed reporting of current Change Orders)

(Attachment A)

School: South Anchorage Area High School Change Order No. 26
 Contractor: Neeser Construction, Inc. Date: May 14, 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	\$122,585.71		\$101,785.71	\$20,800.00	
Prior Change Orders	\$4,124,525.17	\$135,413.96	\$2,993,174.09	\$995,937.12	
New Contract Total	\$50,618,610.88				
Remaining Contingency	\$512,625.00				

(Attachment B)

School: South Anchorage Area High School Change Order No.: 27
 Contractor: Neeser Construction, Inc. Date: June 17, 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	\$70,159.46		\$67,519.83	\$2,639.63	
Prior Change Orders	\$4,247,110.88	\$135,413.96	\$3,094,959.80	\$1,016,737.12	
New Contract Total	\$50,688,770.34				
Remaining Contingency	\$442,466.00				

(Attachment C)

School: Wendler Middle School Renovation Phase 2 Change Order No.: 10
 Contractor: Alcan General, Inc. Date: May 6, 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	\$104,572.00	\$30,002.00	\$74,570.00		
Prior Change Orders	\$2,765,358.00	\$295,513.00	\$1,431,312.00	\$1,038,533.00	
New Contract Total	\$20,321,930.00				
Remaining Contingency	\$497,529.00				

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

(Attachment D)

School: Wendler Middle School Renovation Phase 2 Change Order No.: 11
Contractor: Alcan General, Inc. Date: June 3, 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	\$171,018.00		\$6,073.00	\$164,945.00	
Prior Change Orders	\$2,869,930.00	\$325,515.00	\$1,505,882.00	\$1,038,533.00	
New Contract Total	\$20,492,948.00				
Remaining Contingency	\$326,511.00				

(Attachment E)

School: East High School Phase 3 - Interior Renovations Change Order No.: 7
Contractor: Cornerstone Construction Co. Date: June 3, 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	\$64,176.00	\$546.00	\$62,166.00	\$1,464.00	
Prior Change Orders	\$412,509.00	\$104,977.00	\$155,643.00	\$151,889.00	
New Contract Total	\$13,383,758.00				
Remaining Contingency	\$951,129.00				

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

MONTHLY SUMMARY REPORT TO THE BOARD

Project: South Anchorage Area High School**Date:** May 14, 2004**Contractor** Neeser Construction, Inc.**Contract No.:** 2C00170**Change Order No. 26****DESCRIPTION OF CHANGE**

<u>RFP Number</u>	<u>Type</u>	<u>Description</u>	<u>Cost</u>
00361B	B	Realign sprinklers to resolve conflict with ceiling design areas A, B, C, and D.	\$7,400.41
00594	B	Provide cover plates for electrical devices in corrugated panels in commons area, 50 locations.	\$4,564.73
00596	B	Provide lighting fixtures at north wall of stage.	\$4,321.10
00601	B	Revise casework, sink, and plumbing to provide ADA sink in Food Science room.	\$1,355.89
00602	B	Provide and install 37 column collars to trim columns along hallway.	\$4,885.57
00603	B	Tackable surface for auditeria side of stage fire curtain to conceal plywood.	\$7,836.09
00604	B	Provide Shear dowels and mechanical vaults in plaza.	\$25,000.00
00605	B	Change valves, controls, and venting for emergency generator.	\$9,100.89
00606	B	Provide an inlet, 300 ft. of buried pipe and connect to manhole to control flooding.	\$24,711.59
00607	B	Provide a trench drain across sidewalk to prevent ponding.	\$5,843.89
00610	C	Provide linoleum at stair landings between first and second floors.	\$5,800.00
00611	C	Provide linoleum for corridor C113.	\$15,000.00
00612	B	Refund of change order costs for GFCIs not installed.	-\$4,212.60
00613	B	Provide 2 additional gym floor sleeves for net stanchions.	\$2,134.32
00616	B	Provide additional rip-rap to control erosion as cited by ADEC.	\$6,917.18
00617	B	Provide plywood lid over closet to allow access to ceiling above.	\$1,926.65
TOTAL COST THIS CHANGE ORDER			\$122,585.71

A - Hidden Conditions

B - Corrective Action Required

C - Owner Requested Changes Within Scope

D - Change of Scope

MONTHLY SUMMARY REPORT TO THE BOARD

Project: South Anchorage Area High School

Date: June 17, 2004

Contractor Neeser Construction, Inc.

Contract No.: 2C00170

Change Order No.: 27

DESCRIPTION OF CHANGE

<u>RFP Number</u>	<u>Type</u>	<u>Description</u>	<u>Cost</u>
00614	B	Provide oversized electrical floor boxes and trim for gym floor, 2 locations.	\$1,243.34
00618	C	Provide additional parking and caution signs.	\$2,639.63
00619	B	Modify roof air intake to control snow infiltration.	\$7,909.43
00620	B	Provide and install bonded metal soffit to conceal exposed pipes.	\$4,875.92
00621	B	Provide additional interior room signs to comply with Fire Department requirements.	\$5,135.70
00622	B	Install glycol feed tanks in 8 fan rooms.	\$22,000.00
00623	B	Provide heavy duty ventilation grille in gymnasium.	\$1,459.15
00624	B	Provide swing stops and lock backs for gym railing gates. 8 locations.	\$3,575.84
00625	B	Provide shield to protect lights in the auxiliary gym.	\$6,344.44
00627	B	Provide positive exhaust ventilation control for ceramics kiln.	\$5,084.63
00628	B	Relocate sensors to correct building pressurization.	\$9,891.38

TOTAL COST THIS CHANGE ORDER \$70,159.46

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

(Attachment C)

MONTHLY SUMMARY REPORT TO THE BOARD

Project: Wendler Middle School Renovation Phase 2

Date: May 6, 2004

Contractor Alcan General, Inc.

Contract No.: 3C00222

Change Order No.: 10

DESCRIPTION OF CHANGE

<u>RFP Number</u>	<u>Type</u>	<u>Description</u>	<u>Cost</u>
00024	B	Modify music room walls to improve acoustics .	\$39,715.00
00025	A	Remove smoke damage, charred wood/damaged framing, and replace insulation.	\$25,766.00
00026	B	Cost to move Gym doors to meet Code requirements	\$19,949.00
00054	A	Repair leaking library roof	\$4,236.00
00055	B	Install heat trace in storm drain lines causing water to back up due to freezing	\$12,645.00
00057	B	Additional control valves per Siemens Quote 4/6/2004	\$2,261.00
TOTAL COST THIS CHANGE ORDER			<u>\$104,572.00</u>

- A - Hidden Conditions
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MONTHLY SUMMARY REPORT TO THE BOARD

Project: Wendler Middle School Renovation Phase 2

Date: June 3, 2004

Contractor Alcan General, Inc.

Contract No.: 3C00222

Change Order No.: 11

DESCRIPTION OF CHANGE

<u>RFP Number</u>	<u>Type</u>	<u>Description</u>	<u>Cost</u>
00013	B	Modify roof ladder to meet OSHA requirements	\$2,703.00
00053	B	Remove obstructions in frozen rainleader piping and floor cleanouts	\$3,370.00
00056	C	Costs to incorporate infographics security system as requested by ASD	\$127,728.00
00059	C	Paint library walls and trim to match renovations	\$8,154.00
00060	C	Add 80 gallon boiler mates to provide circulating hot water.	\$29,063.00
TOTAL COST THIS CHANGE ORDER			\$171,018.00

- A - Hidden Conditions
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MONTHLY SUMMARY REPORT TO THE BOARD

Project: East High School Phase 3 - Interior Renovations

Date: June 3, 2004

Contractor Cornerstone Construction Co.

Contract No.: 3C00236

Change Order No.: 7

DESCRIPTION OF CHANGE

<u>RFP Number</u>	<u>Type</u>	<u>Description</u>	<u>Cost</u>
00052	B	Lower PA 202A door sill to correct elevation	\$1,172.00
00057	B	Cabinet alternate #5 not accepted; need backing installed before walls finished	\$4,882.00
00067	A	Notch steel floor support angle to go around existing conduit	\$546.00
00074	B	Add access door to unoccupied ceiling space	\$1,022.00
00082	B	Additional floor supports required for HVAC duct penetration in PA207	\$2,507.00
00084	B	Wall changes in Life Skills Classroom to accommodate electrical outlets	\$1,609.00
00085	B	Extend screen walls for added privacy in restroom	\$1,863.00
00089	B	Additional floor supports required for HVAC duct penetration in PA203	\$1,711.00
00090	B	Add floor curbs to Mechanical room PA203	\$2,806.00
00091	B	Change floor-mounted stops & hold-opens to overhead mounted; add closers at catwalk doors	\$9,439.00
00092	B	Modify stair header beam to proper clearance	\$1,221.00
00094	B	Panels PAA & PBA changes required by MOA building department	\$2,092.00
00095	C	Classroom S1 wall framing change & assist with snow removal on track	\$1,464.00
00099	B	Change auditorium wall surface application.	\$29,633.00
00100	B	Change science countertops in Deaf & Hard of Hearing classroom to resin	\$2,209.00
TOTAL COST THIS CHANGE ORDER			\$64,176.00

- A - Hidden Conditions
- B - Corrective Action Required
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PROJECTS COMPLETED
MONTHLY SUMMARY REPORT TO THE BOARD

3C00209 Central Middle School Water Pipe Replacement	\$658,338
3C00220 North Star Elementary School Re-Roof	\$419,620