

ANCHORAGE SCHOOL DISTRICT  
ANCHORAGE, ALASKA

ASD MEMORANDUM #148 (2004-2005)

January 10, 2005

TO: SCHOOL BOARD

FROM: OFFICE OF THE SUPERINTENDENT

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

PERTINENT FACTS:

The monthly Facility Change Order Report for the month of November 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 NOVEMBER 2004

(See attached for detailed reporting of current Change Orders)

(Attachment A)

School: South Anchorage Area High School Change Order No. 29  
 Contractor: Neeser Construction Date: October 6, 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	\$31,209.10		\$60,775.92	(\$29,566.82)	
Prior Change Orders	\$4,448,046.05	\$137,413.96	\$3,284,605.34	\$1,026,026.75	
New Contract Total	\$50,850,755.15				
Remaining Contingency	\$280,482.00				

(Attachment B)

School: Chugach Optional Renovation/Addition Change Order No.: 1  
 Contractor: Janssen Construction Date: October 21, 2004  
 Architect: Contract No.: 4C00316

	<u>Totals</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>
Original Contract	\$6,278,051.00				
Current Change Order	\$156,486.86	\$8,726.43	\$65,838.80	\$81,921.63	
Prior Change Orders	\$0.00				
New Contract Total	\$6,434,537.86				
Remaining Contingency	\$471,318.00				

(Attachment C)

School: CHS Phase 3 Deferred - Performing Arts Change Order No.: 5  
 Contractor: Consolidated Enterprises, Inc. Date: October 7, 2004  
 Architect: Bezek Durst Seiser Contract No.: 4C00317

	<u>Totals</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>
Original Contract	\$2,878,400.00				
Current Change Order	\$126,196.00	\$52,600.00	\$73,596.00		
Prior Change Orders	\$331,773.00	\$194,424.50	\$122,019.50	\$15,329.00	
New Contract Total	\$3,336,369.00				
Remaining Contingency	\$0.00				

\*Change orders exceed 10%. Project complete.

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

(Attachment D)

School: CHS Phase 3 Deferred - Performing Arts Change Order No.: 6  
Contractor: Consolidated Enterprises, Inc. Date: October 28, 2004  
Architect: Bezek Durst Seiser Contract No.: 4C00317

	<u>Totals</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>
Original Contract	\$2,878,400.00				
Current Change Order	\$117,924.00	\$28,309.00	\$89,615.00		
Prior Change Orders	\$457,969.00	\$247,024.50	\$195,615.50	\$15,329.00	
New Contract Total	\$3,454,293.00				
Remaining Contingency	\$0.00				

\*Change orders exceed 10%. Project complete.

(Attachment E)

School: BHS Temporary Music Rooms Change Order No.: 1  
Contractor: Christensen Builders Date: October 14, 2004  
Architect: Contract No.: 4C00331

	<u>Totals</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>
Original Contract	\$151,554.00				
Current Change Order	\$15,511.00	\$9,106.00	\$1,688.00	\$4,717.00	
Prior Change Orders	\$0.00				
New Contract Total	\$167,065.00				
Remaining Contingency	\$0.00				

\*Change orders exceed 10%. Project complete.

(Attachment F)

School: Airport Heights ES HVAC Upgrades Phase 1 Change Order No.: 2  
Contractor: Christensen Builders Date: October 19, 2004  
Architect: Uni Group Engineers Contract No.: 4C00332

	<u>Totals</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>
Original Contract	\$676,902.00				
Current Change Order	\$45,820.86	\$27,852.74	\$17,968.12		
Prior Change Orders	\$28,639.57	\$3,140.95	\$25,498.62		
New Contract Total	\$751,362.43				
Remaining Contingency	\$0.00				

\* Change orders exceed 10%.

(Attachment G)

School: Romig MS Restroom FA & Security Upgrade Change Order No.: 3  
Contractor: Christensen Builders Date: October 21, 2004  
Architect: Uni Group Engineers Contract No.: 4C00335

	<u>Totals</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>
Original Contract	\$820,000.00				
Current Change Order	\$4,656.62	\$3,467.64	\$1,188.98		
Prior Change Orders	\$49,895.64	\$3,616.06	\$18,211.45	\$28,068.13	
New Contract Total	\$874,552.26				
Remaining Contingency	\$27,448.00				

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

(Attachment H)

School: B3HS Phase 2B - Auditorium

Change Order No.: 1

Contractor: Alaska Mechanical, Inc.

Date: October 7, 2004

Architect:

Contract No.: 4C00339

	<u>Totals</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>
Original Contract	\$12,836,456.00				
Current Change Order	\$272,861.00	\$136,430.50	\$136,430.50		
Prior Change Orders	\$0.00				
New Contract Total	\$13,109,317.00				
Remaining Contingency	\$1,010,785.00				

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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:** October 6, 2004**Contractor** Neeser Construction**Contract No.:** 2C00170**Change Order No. 29****DESCRIPTION OF CHANGE**

<u>RFP Number</u>	<u>Type</u>	<u>Description</u>	<u>Cost</u>
625B	B	Add more fire alarm horn/strobes per direction of Fire Marshal.	\$2,523.39
633B	B	Change door hardware on wire mesh security doors from sliders to knobs per Fire Marshal.	\$1,535.74
642	B	Relocate Commons Beam detectors and provide smoke detectors	\$16,974.84
651	B	Construct painted sheet metal enclosure to conceal exposed fire proofing	\$2,368.26
652	B	Add horn strobe devices per Fire Marshall	\$11,918.87
654	B	Enclose exposed structural steel and fire proofing.	\$1,787.48
660	B	Fill gap between sidewalk and hockey rink with concrete	\$3,660.56
661	B	Provide plumbing support for installation of owner-furnished kitchen equipment	\$5,277.00
662	B	Install ladder to read water meter per AWWU requirement	\$2,705.95
663	B	Provide data drop for control station in boiler room	\$2,916.25
664	B	Provide additional parking signs in student parking lot per MOA.	\$3,495.58
666	B	Provide electrical outlet for popcorn popper in concessions stand.	\$1,036.20
667	C	Remove 2 year landscape maintenance from the construction contract.	-\$30,000.00
668	C	Repair of Theater Seats and other minor changes.	\$433.18
669	B	Provide different light fixture for trophy case to resolve space conflict.	\$2,023.68
670	B	Change voltage of lighting coil	\$2,552.12
<b>TOTAL COST THIS CHANGE ORDER</b>			<b>\$31,209.10</b>

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

**Project:** Chugach Optional Renovation/Addition

**Date:** October 21, 2004

**Contractor** Janssen Construction

**Contract No.:** 4C00316

**Change Order No.:** 1

**DESCRIPTION OF CHANGE**

<u>RFP Number</u>	<u>Type</u>	<u>Description</u>	<u>Cost</u>
1	B	Revise rain leader plumbing & Fire Dept. connections per MOA plan review.	\$34,450.99
2	B	Reposition smoke detectors and security sensors.	\$8,099.71
3	B	Revise Circuit Breaker box per ML & P direction for 12th St. street lights.	\$3,610.75
4	C	Add traffic signage to facilitate ASD Student Nutrition delivery vehicle.	\$558.97
5	B	Provide additional signage, Fire Ex. cabs, etc. per MOA FD review.	\$1,232.73
6	B	Reverse swing on bathroom door per MOA Fire Dept. exit/egress requirements.	\$2,101.01
8	C	Provide under counter refrigerator in the Nurses office.	\$2,316.03
9	C	Replace powered kitchen overhead roll up door with (2) 4' wide manual doors.	\$5,793.41
11	A	Abate gypsum ceiling hidden above a lower ceiling.	\$960.00
12	C	Delete Gas Fired HVAC rooftop units and replace with hydronic units.	\$69,343.31
13	B	Add hardware missed during design.	\$5,336.85
14	C	Remove and replace kitchen office door with no window, with one having a half window.	\$1,918.74
15	B	Change fiber optic cable from 62.5 micron to 50 micron to match ASD standard cabling.	\$1,388.34
17	B	Revise location and add additional lighting fixtures due to design oversight.	\$1,331.21
18	B	Relocate, upgrade security keypad, provide for future pad.	\$1,414.03
19	B	Excavate & install 220 lf of Telephone line. ACS does not install onsite.	\$6,873.18
20	A	Abate hidden library ceiling.	\$4,069.00
21	A	Abate 205 s.f. of asbestos floor tile beyond original project estimate.	\$1,138.77
23	A	Abate hidden roofing material not discovered during design.	\$2,558.66

A - Hidden Conditions

B - Corrective Action Required

C - Owner Requested Changes Within Scope

D - Change of Scope

**Project:** Chugach Optional Renovation/Addition

**Date:** October 21, 2004

**Contractor** Janssen Construction

**Contract No.:** 4C00316

**Change Order No.:** 1

**DESCRIPTION OF CHANGE**

<u>RFP Number</u>	<u>Type</u>	<u>Description</u>	<u>Cost</u>
32	C	Provide power to ASD office trailer.	\$1,991.17

**TOTAL COST THIS CHANGE ORDER** \$156,486.86

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

**Project:** CHS Phase 3 Deferred - Performing Arts**Date:** October 7, 2004**Contractor** Consolidated Enterprises, Inc.**Contract No.:** 4C00317**Change Order No.:** 5**DESCRIPTION OF CHANGE**

<u>RFP Number</u>	<u>Type</u>	<u>Description</u>	<u>Cost</u>
9	B	Provide and install structural steel wall headers per Bulletin # 5 and sketches SKS 8, 9 & 10.	\$15,000.00
43	B	Modify the casework at the north wall in room 106 to accommodate the baseboard.	\$2,485.00
47	A	Cost for additional cuts in topping slab to mimic the cracks in the existing gym floor.	\$1,890.00
58	B	Provide framing, insulation and vapor barrier around the high walls along grids 2 and 8.	\$1,901.00
61	B	Install tie wire horizontally at 16" oc on cold side of wall to support installation in gym.	\$9,279.00
68	B	Install 4x6 angle and epoxied bolts of the tube steel braces in rooms 106 and 137.	\$9,000.00
71	B	Install 16 gauge box header with 1/2" bent plate and epoxied bolts over doors 115-1 and 115-2.	\$8,585.00
77	A	Fix the broken sewer line discovered during the connection of new lines to the existing lines.	\$25,100.00
79	A	Infill a variety of holes in the existing masonry walls with new masonry.	\$7,516.00
89	B	Raise the elevation of the existing area drain 16" to allow for a more gently slope to the drain.	\$4,685.00
91	A	Furr out the existing masonry wall in the north east end of storage room #133.	\$1,320.00
92	A	Install grout along the foundation at grid B to provide full bearing for the new metal stud wall.	\$3,738.00
94	B	Install electrical receptacle within tackboard.	\$386.00
97	A	Relocate the existing roof drain downspout and add a new scupper at 36" above grade at room 143.	\$2,963.00
98	B	Additional control joints in the EIFS to meet Manufacturer's requirement.	\$782.00
99	A	Installation of 4x4x1/4" angle iron and bolts for existing roof deck support in rooms 105 and 143.	\$2,375.00
101	B	Furnish and install 6" wall brackets for all wall mounted projection screens.	\$1,287.00

A - Hidden Conditions

B - Corrective Action Required

C - Owner Requested Changes Within Scope

D - Change of Scope

**Project:** CHS Phase 3 Deferred - Performing Arts

**Date:** October 7, 2004

**Contractor** Consolidated Enterprises, Inc.

**Contract No.:** 4C00317

**Change Order No.:** 5

**DESCRIPTION OF CHANGE**

<u>RFP Number</u>	<u>Type</u>	<u>Description</u>	<u>Cost</u>
102	B	Construction of wing walls at door 107-2 to house the magnetic door hold opens.	\$4,327.00
104	A	Relocate the existing roof drain downspout and add a new scupper at 36" above grade at room 105.	\$2,963.00
110	B	Relocate clocks and call buttons located in rooms 137 and 150 to a non-rated wall	\$1,550.00
111	B	Add bent plate and clips to existing structure in order to satisfy MOA structural review comments.	\$7,513.00
112	B	Install 6" metal stud wall framing at the exterior wall along Grid B in lieu of 3 5/8" framing.	\$5,141.00
113	A	Install insulation and vapor barrier at the upper exterior walls in rooms 102, 106, 140 and 141.	\$4,735.00
114	B	Install tie wires on the back side of the north wall of room 110 to support the batt insulation.	\$1,675.00
<b>TOTAL COST THIS CHANGE ORDER</b>			<b>\$126,196.00</b>

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

Project: CHS Phase 3 Deferred - Performing ArtsDate: **October 28, 2004**Contractor Consolidated Enterprises, Inc.Contract No.: **4C00317**Change Order No.: **6****DESCRIPTION OF CHANGE**

<u>RFP Number</u>	<u>Type</u>	<u>Description</u>	<u>Cost</u>
54	B	Provide wall framing reinforcement above the large duct penetration at Grid 2 and B.5.	\$962.00
56	A	Provide paint (P1) over Polymix Multi Spec coating above lockers at south wall of corridor 188.	\$2,932.00
60	B	Provide 6" metal studs, R19 insulation with vapor retarder at the exterior wall of Band 111.	\$5,419.00
62	B	Install J trim along the bottom of wall type V8 where the gypsum board overhangs the masonry.	\$1,147.00
63	B	Change the inner layer of 5/8" gypsum wallboard to 5/8" fire treated plywood in hall 107.	\$4,890.00
64	A	Credit for the deletion of the floor drain in fan room D203.	-\$1,052.00
66	A	Remove and replace a portion of the existing concrete slab on grad under the demo'd precast panels.	\$3,000.00
69	B	Add angle bracing between the existing joists where the new framed walls run parallel to the joists	\$29,766.00
72	B	Install a new wall with insulation and vapor barrier in room 128 along Grid 8 from B to C.25.	\$8,400.00
73	A	Grout cells in the existing CMU wall to accept rebar dowels.	\$2,030.00
74	B	Supply and install a hollow metal frame and glazing at opening	\$2,631.00
80	A	Additional demo at vestibules 107 and 142 to allow installation of the new joists.	\$2,673.00
82	B	Replace the W10x33 door headers at Grid G with welded plates for reinforcing.	\$19,190.00
83	A	Revise the exterior wall at Grid 1 from Grids B.9 to E.1 including adding a 6" metal stud wall.	\$15,323.00
86	A	Install a continuous 1/8" x 6" backer plate to connect the roof decking where section was removed.	\$3,066.00
87	B	Relocate the TV junction boxes and conduit in rooms 102 and 104 that have already been roughed in.	\$1,352.00
95	B	Installation of Class 1 fire-rated expandable foam in the roof deck flutes, where required by MOA.	\$6,091.00
96	B	Revisions to windows 102-W1 and 104-W1, windows are to be flush with exterior face of EIFS.	\$776.00

A - Hidden Conditions

B - Corrective Action Required

C - Owner Requested Changes Within Scope

D - Change of Scope

**Project:** CHS Phase 3 Deferred - Performing Arts

**Date:** October 28, 2004

**Contractor** Consolidated Enterprises, Inc.

**Contract No.:** 4C00317

**Change Order No.:** 6

**DESCRIPTION OF CHANGE**

<u>RFP Number</u>	<u>Type</u>	<u>Description</u>	<u>Cost</u>
103	B	Install 2" thick duct liner sound insulation at the penetrations in rooms 111, 114, 126 and 128.	\$8,654.00
115	A/B	Subcontractor Hazardous Materials Insurance costs from RFPs #14 & #36.	\$674.00
<b>TOTAL COST THIS CHANGE ORDER</b>			<u>\$117,924.00</u>

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

**Project:** BHS Temporary Music Rooms**Date:** October 14, 2004**Contractor** Christensen Builders**Contract No.:** 4C00331**Change Order No.:** 1**DESCRIPTION OF CHANGE**

<u>RFP Number</u>	<u>Type</u>	<u>Description</u>	<u>Cost</u>
1	C	Remove, move and reinstall the existing band lockers into the temporary band room area.	\$4,329.00
2	A	Costs associated with existing electrical deficiencies discovered during the project.	\$6,195.00
3	B	Infill existing holes with GWB on both sides of wall, plans showed infill on one side only.	\$643.00
6	A	Install insulation to the 30 x 30 relief air duct 5 feet back from the exterior wall.	\$278.00
7	B	Move conduit and re-pull wire on the north and east walls of C101 in order to mount the curtain.	\$338.00
8	A	Furnish and install 1/2" aluminum diamond plate to room C102 exit to meet ADA specifications.	\$520.00
9	A	Install a switch in order to operate the existing lights in the music office.	\$289.00
10	C	Modify and install a relocated set of double doors in the band room storage area for storage.	\$388.00
11	A	Furnish and install 3/16" aluminum diamond plate to room W102 exit to meet ADA specifications.	\$454.00
12	A	Label existing electrical panels WS & PMS.	\$195.00
13	A	Remove double doors at room W102, remove wall panels and shelving and fix exhaust ports in C102.	\$247.00
14	A	Modify existing doors C101-1 and C102-1 for new exit devices and paint doors to match.	\$928.00
15	B	Pipe and install a three-way control valve for FA-19.	\$707.00
<b>TOTAL COST THIS CHANGE ORDER</b>			<b>\$15,511.00</b>

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

**Project:** Airport Heights ES HVAC Upgrades Phase 1**Date:** October 19, 2004**Contractor** Christensen Builders**Contract No.:** 4C00332**Change Order No.:** 2**DESCRIPTION OF CHANGE**

<u>RFP Number</u>	<u>Type</u>	<u>Description</u>	<u>Cost</u>
6	A	Demolition of EF-11 and Associated Ductwork	\$2,348.69
7	A	Relocate existing 3/4" rigid conduit in roof penetration for weather station.	\$491.07
9	A	The replacement of the existing failed 7 supply/return air diffusers.	\$896.87
10	A	Extending the east wall to the bottom of the roof deck for Room 101A.	\$793.19
11	B	Provide a proposal for piping identification per section 15075 presented to you in the answer on RFP	\$6,604.81
12	B	Move the ceiling light fixture and two conduits in the way of the new roof hatch installation	\$1,566.91
14	B	Move existing wall outlets in library above new baseboard heat.	\$3,443.60
15	B	Boiler automatic make-up water system as identified in attached Information Bulletin #1.	\$1,881.97
16	B	Ceiling elevation changed due to new duct work	\$318.16
17	B	Labor to fill existing hydronic system with ASD supplied glycol.	\$2,542.57
18	B	Removal of dialectic unions in the MPR and IMC mechanical rooms.	\$1,610.10
19	A	Replacement of obsolete fire alarm panel.	\$23,322.92
<b>TOTAL COST THIS CHANGE ORDER</b>			<b>\$45,820.86</b>

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

(Attachment G)

**Project:** Romig MS Restroom FA & Security Upgrade

**Date:** October 21, 2004

**Contractor** Christensen Builders

**Contract No.:** 4C00335

**Change Order No.:** 3

**DESCRIPTION OF CHANGE**

<u>RFP Number</u>	<u>Type</u>	<u>Description</u>	<u>Cost</u>
19	B	Change Napco power supply from specified to a more secure heavy duty power supply.	\$1,188.98
20	A	For scoping drain with a camera and installation of main drain cleanout.	\$3,467.64
<b>TOTAL COST THIS CHANGE ORDER</b>			<b>\$4,656.62</b>

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

(Attachment H)

**Project:** B3HS Phase 2B - Auditorium

**Date:** October 7, 2004

**Contractor** Alaska Mechanical, Inc.

**Contract No.:** 4C00339

**Change Order No.:** 1

**DESCRIPTION OF CHANGE**

<u>RFP Number</u>	<u>Type</u>	<u>Description</u>	<u>Cost</u>
15	A/B	Additional quantities of asbestos discovered during demolition and required by new wall placement.	\$272,861.00
<b>TOTAL COST THIS CHANGE ORDER</b>			<u>\$272,861.00</u>

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

PROJECTS COMPLETED  
for the month of NOVEMBER 2004

4C00326 College Gate & SAVE Fire Alarm Upgrade	\$186,830
4C00333 Mt. Vire Roof Upgrade	\$261,385