

ANCHORAGE SCHOOL DISTRICT
ANCHORAGE, ALASKA

ASD MEMORANDUM #155 (2004-2005)

January 24, 2005

TO: SCHOOL BOARD

FROM: OFFICE OF THE SUPERINTENDENT

SUBJECT: FACILITY CONTRACT MODIFICATION REPORT AND
COMPLETED PROJECTS FOR THE MONTH OF DECEMBER 2004

PERTINENT FACTS:

The monthly Facility Contract Modification Report for the month of December 2004 is attached. There are no exceptions to report this month. There are no completed projects for 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

Contract Modifications ISSUED IN THE MONTH OF DECEMBER 2004

(See attached for detailed reporting of current Contract Modifications)

(Attachment A)

School:	Wendler Middle School Renovation Phase 2	Contract Modification No.: 13
Contractor:	Alcan General, Inc.	Date: November 15, 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 Contract Modification	\$113,277.00		\$69,504.00	\$43,773.00	
Prior Contract Modifications	\$3,060,463.00	\$325,515.00	\$1,521,941.00	\$1,213,007.00	
New Contract Total	\$20,625,740.00				
Remaining Contingency	\$193,719.00				

Change Orders exceed 10%

(Attachment B)

School:	East High School Phase 3	Contract Modification No.: 10
Contractor:	Cornerstone Construction Company	Date: November 4, 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 Contract Modification	\$111,045.00	\$24,130.00	\$56,066.50	\$30,848.50	
Prior Contract Modifications	\$594,492.40	\$119,285.00	\$288,645.50	\$186,561.90	
New Contract Total	\$13,612,610.40				
Remaining Contingency	\$585,170.00				

(Attachment C)

School:	Service High School Renewal Phase 2A	Contract Modification No.: 3
Contractor:	Unit Company	Date: November 8, 2004
Architect:	Architects Alaska Inc.	Contract No.: 4C00313

	<u>Totals</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>
Original Contract	\$10,249,735.00				
Current Contract Modification	\$117,551.55	\$9,832.69	\$117,850.22	(\$10,131.36)	
Prior Contract Modifications	\$145,854.54	\$35,206.53	\$80,757.01	\$29,891.00	
New Contract Total	\$10,513,141.09				
Remaining Contingency	\$761,568.00				

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

(Attachment D)

School: Service High School Renewal Phase 2A Contract Modification No.: 4
 Contractor: Unit Company Date: November 18, 2004
 Architect: Architects Alaska Inc. Contract No.: 4C00313

	<u>Totals</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>
Original Contract	\$10,249,735.00				
Current Contract Modification	\$114,853.64			\$114,853.64	
Prior Contract Modifications	\$263,406.09	\$45,039.22	\$198,607.23	\$19,759.64	
New Contract Total	\$10,627,994.73				
Remaining Contingency	\$646,715.00				

(Attachment E)

School: Dimond High School Demolition Contract Modification No.: 5
 Contractor: Neeser Construction Inc. Date: November 4, 2004
 Architect: USKH, Inc. Contract No.: 4C00321

	<u>Totals</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>
Original Contract	\$6,315,451.00				
Current Contract Modification	\$212,011.84		\$71,225.87	\$140,785.97	
Prior Contract Modifications	\$476,854.89	\$0.00	\$181,091.45	\$295,763.44	
New Contract Total	\$7,004,317.73				
Remaining Contingency	\$68,887.00				

Change Orders exceed 10%

(Attachment F)

School: Girdwood Fire Protection System Contract Modification No.: 1
 Contractor: Accel Fire Systems, Inc. Date: October 26, 2004
 Architect: Contract No.: 4C00329

	<u>Totals</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>
Original Contract	\$222,649.00				
Current Contract Modification	\$35,740.70	\$27,996.08	\$7,744.62		
Prior Contract Modifications	\$0.00				
New Contract Total	\$258,389.70				
Remaining Contingency	\$3,120.00				

Change Orders exceed 10%

(Attachment G)

School: Campbell Elem. Window Replacement Contract Modification No.: 1
 Contractor: Reynolds General Contracting, Inc. Date: November 2, 2004
 Architect: Arctic Slope Consulting Group Contract No.: 4C00343

	<u>Totals</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>
Original Contract	\$143,260.00				
Current Contract Modification	\$39,262.51			\$39,262.51	
Prior Contract Modifications	\$0.00				
New Contract Total	\$182,522.51				
Remaining Contingency	\$5,000.00				

Change Orders exceed 10%

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

(Attachment H)

School: Central Fire Alarm & Security Upgrade Contract Modification No.: 1
Contractor: Goertz Construction, Inc. Date: November 13, 2004
Architect: RSA Engineering, Inc. Contract No.: 4C00345

	<u>Totals</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>
Original Contract	\$189,917.00				
Current Contract Modification	\$7,576.00		\$3,496.00	\$4,080.00	
Prior Contract Modifications	\$0.00				
New Contract Total	\$197,493.00				
Remaining Contingency	\$11,416.00				

(Attachment I)

School: 3 School Standby Generator Upgrade Contract Modification No.: 1
Contractor: Goertz Construction, Inc. Date: November 2, 2004
Architect: Hay Zietlow & Associates, LLC Contract No.: 4C00347

	<u>Totals</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>
Original Contract	\$448,719.00				
Current Contract Modification	\$16,499.00		\$16,499.00		
Prior Contract Modifications	\$0.00				
New Contract Total	\$465,218.00				
Remaining Contingency	\$28,373.00				

(Attachment J)

School: Turnagain ES Restroom Remodel Contract Modification No.: 2
Contractor: F & F Construction Date: November 16, 2004
Architect: Architects Alaska Contract No.: 4C00353

	<u>Totals</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>
Original Contract	\$200,000.00				
Current Contract Modification	\$4,627.90		\$1,854.00	\$2,773.90	
Prior Contract Modifications	\$29,995.87	\$13,892.00	\$8,985.00	\$7,118.87	
New Contract Total	\$234,623.77				
Remaining Contingency	\$11,372.00				

Change Orders exceed 10%

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

Project: Wendler Middle School Renovation Phase 2

Date: November 15, 2004

Contractor Alcan General, Inc.

Contract No.: 3C00222

Contract Modification No.: 13

DESCRIPTION OF CHANGE

<u>RFP Number</u>	<u>Type</u>	<u>Description</u>	<u>Cost</u>
58	B	Cover sound panels in library	\$15,584.00
63	C	Paint music practice hallway	\$10,551.00
69	B	Cap water main per AWWU request on Northern Lights	\$46,448.00
72	B	Remove flagpole @ west end of school	\$3,808.00
73	B	Remove water from fuel tank	\$3,664.00
74	C	Add locking door & page over ride	\$2,091.00
75	C	Add whiteboard to family consumer science room	\$6,164.00
76	C	Connect 8 relocatables electrical systems	\$18,123.00
77	C	Add storage cabinet to Art room	\$3,697.00
78	C	Add hardware to doors CC04-1 & CC004-2	\$716.00
79	C	Add additional hardware to doors and locks	\$2,431.00

TOTAL COST THIS CHANGE ORDER \$113,277.00

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

Project: East High School Phase 3

Date: November 4, 2004

Contractor Cornerstone Construction Company

Contract No.: 3C00236

Contract Modification No.: 10

DESCRIPTION OF CHANGE

<u>RFP Number</u>	<u>Type</u>	<u>Description</u>	<u>Cost</u>
93	B	Revise dressing room lighting	\$9,187.00
108	C	Revise exterior windows in NW3, NW5 and NW6	\$10,738.00
111	A	Remove electrical hidden behind furred out wall by vault	\$1,071.00
116	B	Revise structural steel for north canopy	\$9,253.00
117	A	Provide additional structural support for door and window wall cut-outs.	\$12,433.00
119	B	Revise north entry heating equipment	\$10,865.00
124	C	Add additional north courtyard concrete	\$1,753.00
133	B	Change power source for egress lights from normal to stand-by generator	\$9,985.00
140	C	Revise equipment rack layout in communications closet TR1	\$9,129.00
144	A	Revise EIFS foam layout to align with door jamb, NW entry	\$2,784.00
148	C	Provide additional electrical for operation of student store	\$2,690.00
153	B,C	Additional sheet rock to close in mechanical chase	\$3,279.00
156	C	Insulate existing rain leader and roof drain bowls	\$2,248.00
167	B	Remove entry grate at NW entry and infill grate hole with concrete	\$1,642.00
169	C	Repaint drama room ceiling	\$2,651.00
170	B	Add two catwalk shielding panels	\$2,415.00
171	B	Replace certain fire alarm equipment and speakers that were demolished	\$7,338.00
172	B	Install magnetic type door closer	\$2,208.00
173	A	Demo out existing underground panel feeders that are in the way - re-feed panel	\$7,842.00
174	B	Provide step-down structural footings not shown	\$1,534.00

TOTAL COST THIS CHANGE ORDER	\$111,045.00
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- A - Hidden Conditions
- B - Corrective Action Required
- C - Owner Requested Changes Within Scope
- D - Change of Scope

Project: Service High School Renewal Phase 2A

Date: November 8, 2004

Contractor Unit Company

Contract No.: 4C00313

Contract Modification No.: 3

DESCRIPTION OF CHANGE

<u>RFP Number</u>	<u>Type</u>	<u>Description</u>	<u>Cost</u>
12	C	Delete connecting 4 relos -Population dropped from 1700 during design to 1500 during construction	-\$8,365.97
17	B	Changes to bus signs.	\$259.93
18	C	Credit. Art room moved to different room	-\$1,211.69
28	B	Magnetic Door Hold Open	\$2,260.10
31	B	Reconnect Fiber for Tech Ed	\$182.29
37	B	Emergency Lights to Admin Area	\$26,657.47
51	C	Repair Relo Telecom Mast, new roof boot	\$1,664.20
53	B	C111 Additional Electrical	\$364.59
60	C	Move Relo Stairs	\$878.68
63	B	RFI 52, change breakers to match electrical load	\$793.32
64	A	Bul 15 Window Sill detail, due to existing concrete spalling	\$2,455.45
65	A	Bul 16 Repair of Spalling Concrete (at existing building)	\$579.47
66	B	Control System Changes	\$990.31
67	B	4" of rock at courtyard, lower manholes	\$5,191.56
68	B	Change Elevation of Manholes	\$896.37
70	B	RFI 51, Change appliances due to ADA requirements	\$674.28
79	B	Fire dept required sprinkler in temp corridor	\$1,167.41
83	B	Rim Thumb Knob Cylinder, change to conform to ASD standard exit device hardware	\$2,452.54
85	B	Add door to mech chase	\$2,307.06
87	B	Light Switch for G18, entrance moved, need to move light switch	\$1,054.05
88	A	RFI 70- Weld Edge Angle - due to existing structural interference	\$6,797.77
91	B	Add door to existing com. closet at Relo 17	\$1,056.14
93	B	Repair existing fire alarm panel	\$1,942.58
95	B	At H hall temporary doors add security door contacts	\$1,012.29
100	B	Revise Rail Sleeve Detail	\$3,957.34
101	B	Revise ceilings to acoustical tile from gwb	\$11,444.94
104	B	Replace defective existing gas regulator	\$381.60
110	B	RFI 080 Change metal Deck Connection	\$1,917.59
113	B	Revise Hardware G200, 202, 136A	\$1,550.00
114	C	Reconnect Fiber	\$454.62

A - Hidden Conditions

B - Corrective Action Required

C - Owner Requested Changes Within Scope

D - Change of Scope

Project: Service High School Renewal Phase 2A

Date: November 8, 2004

Contractor Unit Company

Contract No.: 4C00313

Contract Modification No.: 3

DESCRIPTION OF CHANGE

<u>RFP Number</u>	<u>Type</u>	<u>Description</u>	<u>Cost</u>
117	C	Changes to Bus Access not necessary	-\$3,551.20
127	B	RFI 77 Opening in Metal Deck, Add W10 x12	\$1,067.96
128	B	Cricket Existing Roof for drainage	\$48,268.50
TOTAL COST THIS CHANGE ORDER			\$117,551.55

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

Project: Service High School Renewal Phase 2A

Date: November 18, 2004

Contractor Unit Company

Contract No.: 4C00313

Contract Modification No.: 4

DESCRIPTION OF CHANGE

<u>RFP Number</u>	<u>Type</u>	<u>Description</u>	<u>Cost</u>
116	C	Add ceramic wainscot for durability	\$114,853.64

TOTAL COST THIS CHANGE ORDER \$114,853.64

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

Project: Dimond High School Demolition

Date: November 4, 2004

Contractor Neeser Construction Inc.

Contract No.: 4C00321

Contract Modification No.: 5

DESCRIPTION OF CHANGE

<u>RFP Number</u>	<u>Type</u>	<u>Description</u>	<u>Cost</u>
19	C	Add structural changes to stadium seating	\$79,179.01
22	B	Relocate Light pole	\$3,546.53
32	B	Install culvert/fill ditch	\$9,510.68
35	B	Change curb elevation & install concrete valley	\$9,326.87
36	B	Add extra elevation ring to storm & sewer manholes	\$500.35
37	C	Purchase and installation of 4 new tennis nets	\$4,482.03
38	B	Level the bike path	\$7,682.56
39	C	To add "Pool Parking Only" signs	\$7,911.16
40	B	Change out pull stations and PVC conduit to the street traffic signal lights	\$8,626.89
41	B	Install divider fence between tennis courts	\$6,949.21
42	C	Install fire alarms in 8 relocatables	\$49,213.77
43	B	Re-grade sidewalk to match existing roadway	\$9,209.72
44	B	Fix drainage problems in Student Parking Lot	\$8,955.94
46	B	Add grass in areas not noted in plans	\$6,917.12

TOTAL COST THIS CHANGE ORDER \$212,011.84

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

Project: Girdwood Fire Protection System

Date: October 26, 2004

Contractor Accel Fire Systems, Inc.

Contract No.: 4C00329

Contract Modification No.: 1

DESCRIPTION OF CHANGE

<u>RFP Number</u>	<u>Type</u>	<u>Description</u>	<u>Cost</u>
1	B	Providing additional sprinkler head guards in Gym #135 and #136.	\$482.95
2	B	Painting of the sprinkler piping in the building service areas.	\$3,077.75
3	A	Installation of a dry pipe system to the hidden interstitial cold area above stage.	\$6,338.68
4	A	Replacing a 2-LCD Annunciator in the fire alarm panel	\$572.00
5	A	Please provide a cost to add dry pipe system in library entrance canopy	\$5,092.20
6	A	Please provide a cost to run sprinkler piping above ceilings in bathrooms	\$3,639.11
7	A	Please provide a cost to add additional sprinkler heads in the ceiling area above the kitchen.	\$3,855.03
8	A	Please provide a cost for additional labor required to install pipe hangers in joists above spline	\$3,212.53
9	B	Please provide a cost to move sprinkler piping so it does not block the view of art work in corridor	\$4,183.92
10	A	Please provide a cost to install 12 dry heads in ceilings of classrooms #6 & #8 due to hidden int.	\$5,286.53
TOTAL COST THIS CHANGE ORDER			\$35,740.70

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

(Attachment G)

Project: Campbell Elem. Window Replacement

Date: November 2, 2004

Contractor Reynolds General Contracting, Inc.

Contract No.: 4C00343

Contract Modification No.: 1

DESCRIPTION OF CHANGE

<u>RFP Number</u>	<u>Type</u>	<u>Description</u>	<u>Cost</u>
1	C	Additional windows in the library, credit for work deleted.	\$39,262.51

TOTAL COST THIS CHANGE ORDER \$39,262.51

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

Project: Central Fire Alarm & Security Upgrade

Date: November 13, 2004

Contractor Goertz Construction, Inc.

Contract No.: 4C00345

Contract Modification No.: 1

DESCRIPTION OF CHANGE

<u>RFP Number</u>	<u>Type</u>	<u>Description</u>	<u>Cost</u>
1	C	Contractor to pay for all MOA construction permit fees.	\$1,475.00
2	B	Install heavy duty power supply for the fire alarm.	\$835.00
3	B	Changing location of horn strobes in Aux Gym.	\$2,133.00
4	C	Provide additional fire alarm devices in Gym and Home Ec.	\$2,605.00
5	B	Install (1) additional fire alarm horn/strobe in book storage room	\$528.00

TOTAL COST THIS CHANGE ORDER \$7,576.00

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

Project: Central Fire Alarm & Security Upgrade

Date: November 2, 2004

Contractor Goertz Construction, Inc.

Contract No.: 4C00347

Contract Modification No.: 1

DESCRIPTION OF CHANGE

<u>RFP Number</u>	<u>Type</u>	<u>Description</u>	<u>Cost</u>
1	B	3 MOA required shunt trips to be installed as Generator Disconnects.	\$3,220.00
3	B	Remove Fire Alarm Devices in Girdwood Generator Building From FACP Prior To Its Demolition.	\$1,228.00
5	B	Electrical Work for Temp Gen Mob, Demob, Conntect, and Disconnect	\$9,331.00
6	C	2 day tanks not required in consideration of patching pavement not shown on drawings at Girdwood	\$0.00
7	C	Extend substantial & final completion dates by 8 weeks for long lead time of 175kW Gen Set	\$0.00
8	C	Substitution approval of dry sleeve engine in consideration for extended 5 year warranty on Gen Set	\$0.00
11	B	Install 3 bollards to protect ATS at Benny Benson located next to the fire lane.	\$2,720.00
TOTAL COST THIS CHANGE ORDER			\$16,499.00

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

Project: Central Fire Alarm & Security Upgrade

Date: November 16, 2004

Contractor Goertz Construction, Inc.

Contract No.: 4C00353

Contract Modification No.: 2

DESCRIPTION OF CHANGE

<u>RFP Number</u>	<u>Type</u>	<u>Description</u>	<u>Cost</u>
13	B	Additional tile around bathroom doors and north vestibule wall.	\$1,854.00
14	C	Additional work for collapsed roof drain required.	\$2,773.90
TOTAL COST THIS CHANGE ORDER			\$4,627.90

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

PROJECTS COMPLETED
for the month of December 2004

2C00177 Denali Elementary School Replacement	\$11,335,641
4C00302 DW Cisco Network Deployment	\$1,803,074
4C00320 O'Malley Elementary School Roof	\$562,861
4C00327 Gladys Wood Elementary School Roof	\$640,941
4C00337 Tudor Elementary School Lighting	\$313,182