

ANCHORAGE SCHOOL DISTRICT
ANCHORAGE, ALASKA

ASD MEMORANDUM #186 (2004-2005)

March 7, 2005

TO: SCHOOL BOARD

FROM: OFFICE OF THE SUPERINTENDENT

SUBJECT: FACILITY CONTRACT MODIFICATION REPORT AND
COMPLETED PROJECTS FOR THE MONTH OF JANUARY 2005

PERTINENT FACTS:

The monthly Facility Contract Modification Report for the month of January 2005 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

MONTHLY SUMMARY REPORT TO THE BOARD

Contract Modifications ISSUED IN THE MONTH OF JANUARY 2005

(See attached for detailed reporting of current Contract Modifications)

(Attachment A)

School:	East High School Phase 3	Contract Modification No.: 11			
Contractor:	Cornerstone Construction Co.	Date: December 3, 2004			
Architect:	Winchester Alaska, Inc.	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	\$97,131.00	\$12,167.50	\$43,100.00	\$41,863.50	
Prior Contract Modifications	\$705,537.40	\$143,415.00	\$344,712.00	\$217,410.40	
Total	\$13,709,741.40	\$155,582.50	\$387,812.00	\$259,273.90	\$0.00
Remaining Contingency	\$488,039.00				
% Change	6%	1%	3%	2%	0%

(Attachment B)

School:	Service High School Renewal Phase 2A	Contract Modification No.: 5			
Contractor:	Unit Company	Date: December 14, 2004			
Architect:	Architects Alaska	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	\$74,710.05	\$372.60	\$69,912.18	\$4,425.27	
Prior Contract Modifications	\$378,259.73	\$45,039.22	\$198,607.23	\$134,613.28	
Total	\$10,702,704.78	\$45,411.82	\$268,519.41	\$139,038.55	\$0.00
Remaining Contingency	\$572,004.95				
% Change	4%	0%	3%	1%	0%

(Attachment C)

School:	Polaris K-12 Addition/Renovation	Contract Modification No.: 1			
Contractor:	Unit Company	Date: November 23, 2004			
Architect:	McCool Carlson Green	Contract No.: 4C00324			
	<u>Totals</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>
Original Contract	\$13,543,527.00				
Current Contract Modification	\$105,941.14	\$105,941.14			
Prior Contract Modifications	\$0.00				
Total	\$13,649,468.14	\$105,941.14	\$0.00	\$0.00	\$0.00
Remaining Contingency	\$1,248,411.00				
% Change	1%	1%	0%	0%	0%

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

(Attachment D)

School: Polaris K-12 Addition/Renovation Contract Modification No.: 2
Contractor: Unit Company Date: December 1, 2004
Architect: McCool Carlson Green Contract No.: 4C00324

	<u>Totals</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>
Original Contract	\$13,543,527.00				
Current Contract Modification	\$76,817.74	\$26,663.37	\$11,471.87	\$38,682.50	
Prior Contract Modifications	\$105,941.14	\$105,941.14			
Total	\$13,726,285.88	\$132,604.51	\$11,471.87	\$38,682.50	\$0.00
Remaining Contingency	\$1,171,593.26				
% Change	1%	1%	0%	0%	0%

(Attachment E)

School: Romig Restroom FA & Security Upgrades Contract Modification No.: 4
Contractor: Christensen Builders Date: November 4, 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 Contract Modification	(\$1,000.00)			(\$1,000.00)	
Prior Contract Modifications	\$54,552.26	\$7,083.70	\$19,400.43	\$28,068.13	
Total	\$873,552.26	\$7,083.70	\$19,400.43	\$27,068.13	\$0.00
Remaining Contingency	Complete				
% Change	7%	1%	2%	3%	0%

(Attachment F)

School: Traffic Circulation Improvements Contract Modification No.: 2
Contractor: Construction Unlimited Date: December 15, 2004
Architect: R & M Consultants, Inc. Contract No.: 4C00340

	<u>Totals</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>
Original Contract	\$1,787,565.00				
Current Contract Modification	\$24,640.91	\$6,231.61	\$18,409.30		
Prior Contract Modifications	\$22,916.84		\$6,058.34	\$16,858.50	
Total	\$1,835,122.75	\$6,231.61	\$24,467.64	\$16,858.50	\$0.00
Remaining Contingency	\$66,515.00				
% Change	3%	0%	1%	1%	0%

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

(Attachment G)

School: Traffic Safety Upgrades (BW,CH,PT) Contract Modification No.: 2
Contractor: Central Environmental, Inc. Date: December 15, 2004
Architect: Unwin Scheben Korynta & Huettl, Inc. Contract No.: 4C00341

	<u>Totals</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>
Original Contract	\$1,282,563.00				
Current Contract Modification	\$69,275.71	\$3,810.47	\$18,072.10	\$47,393.14	
Prior Contract Modifications	\$13,270.00	\$16,720.00		(\$3,450.00)	
Total	\$1,365,108.71	\$20,530.47	\$18,072.10	\$43,943.14	\$0.00
Remaining Contingency	\$8,557.00				
% Change	6%	2%	1%	3%	0%

(Attachment H)

School: Gladys Wood Traffic Safety Improvements Contract Modification No.: 1
Contractor: Alaska Construction and Paving, Inc. Date: December 10, 2004
Architect: Unwin Scheben Korynta & Huettl, Inc. Contract No.: 4C00342

	<u>Totals</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>
Original Contract	\$711,845.50				
Current Contract Modification	\$87,376.08	\$2,089.03	\$12,233.61	\$73,053.44	
Prior Contract Modifications	\$0.00				
Total	\$799,221.58	\$2,089.03	\$12,233.61	\$73,053.44	\$0.00
Remaining Contingency	\$79,922.00				
% Change	12%	0%	2%	10%	0%

(Attachment I)

School: Airport Heights Window and Siding Contract Modification No.: 1
Contractor: Christensen Builders Date: November 2, 2004
Architect: Arctic Slope Consulting Group, Inc. Contract No.: 4C00344

	<u>Totals</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>
Original Contract	\$345,700.00				
Current Contract Modification	(\$526.31)		(\$526.31)		
Prior Contract Modifications	\$0.00				
Total	\$345,173.69	\$0.00	(\$526.31)	\$0.00	\$0.00
Remaining Contingency	\$33,243.00				
% Change	0%	0%	0%	0%	0%

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

(Attachment J)

School: Airport Heights Window and Siding Contract Modification No.: 2
Contractor: Christensen Builders Date: November 19, 2004
Architect: Arctic Slope Consulting Group, Inc. Contract No.: 4C00344

	<u>Totals</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>
Original Contract	\$345,700.00				
Current Contract Modification	\$4,299.30			\$4,299.30	
Prior Contract Modifications	(\$526.31)		(\$526.31)		
Total	\$349,472.99	\$0.00	(\$526.31)	\$4,299.30	\$0.00
Remaining Contingency	\$28,943.70				
% Change	1%	0%	0%	1%	0%

(Attachment K)

School: 5 School Lighting Replacement Contract Modification No.: 1
Contractor: Consolidated Contracting & Engineering Date: December 8, 2004
Architect: AMC Engineers Contract No.: 4C00349

	<u>Totals</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>
Original Contract	\$114,411.00				
Current Contract Modification	\$9,180.87	\$1,019.87	\$4,259.09	\$3,901.91	
Prior Contract Modifications	\$0.00				
Total	\$123,591.87	\$1,019.87	\$4,259.09	\$3,901.91	\$0.00
Remaining Contingency	Complete				
% Change	8%	1%	4%	3%	0%

(Attachment L)

School: Campbell ES Restroom Renovation Contract Modification No.: 1
Contractor: Consolidated Contracting & Engineering Date: December 28, 2004
Architect: Arctic Slope Consulting Group, Inc. Contract No.: 4C00359

	<u>Totals</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>
Original Contract	\$220,050.00				
Current Contract Modification	\$57,072.66			\$57,072.66	
Prior Contract Modifications	\$0.00				
Total	\$277,122.66	\$0.00	\$0.00	\$57,072.66	\$0.00
Remaining Contingency	\$0.00				
% Change	26%	0%	0%	26%	0%

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

Project: East High School Phase 3

Date: December 3, 2004

Contractor Cornerstone Construction Co.

Contract No.: 3C00236

Contract Modification No.: 11

DESCRIPTION OF CHANGE

<u>RFP Number</u>	<u>Type</u>	<u>Description</u>	<u>Cost</u>
101	B	Relocate existing generator transfer switch	\$5,337.00
104	A, B	Landscaping, carpentry and wall repairs to existing facilities	\$2,622.00
106	A	Structural and fire code wall separation NW6	\$8,408.00
114	A	Concealed hazmat wall demolition, south corridor	\$1,808.00
125	C	Power and gas valves for new ovens in NW6, NE1 and NE2a	\$3,595.00
139	B	Concrete reinforcement at entry stair, west area 3	\$1,535.00
143	B	Reconstruct NE-S1 ceiling drop grid	\$2,711.00
154	C	Delete two (2) garbage disposals in rooms NW6 and NE1	-\$403.00
157	C	Miscellaneous mechanical upgrades	\$6,554.00
160	B	Construct range hood enclosures	\$9,550.00
161	C	Wall reinforcement for owner furnished/owner installed wall hung storage casework	\$2,034.00
165	C	Kitchen range timer/controls in NW6, NE1 and NE2a	\$7,062.00
177	B, C	Miscellaneous existing electrical device modifications	\$1,626.00
178	B, C	Modify/repair casework units to meet existing conditions	\$1,271.00
180	B	Extend 30 minute strand lighting UPS to a 90 minute UPS	\$2,996.00
182	A, C	Install owner furnished wall mounted tuba brackets, modify marker board	\$1,281.00
183	C	Insulate existing below grade concrete foundation	\$5,822.00
184	B	Music suites strobe code upgrade	\$8,464.00
185	B, C	Bathroom accessories and janitor room upgrade	\$3,847.00
186	C	Maintain power, telecom, data, security, fire alarm, during elect power room upgrades	\$7,390.00
187	B, C	Modifications for existing building casework and electrical upgrades	\$2,570.00
188	C	Owner furnished/Owner installed, new wardrobe casework	\$1,579.00
189	C	Miscellaneous painting revision for ceiling finishes	\$2,933.00
190	B	Cable load break elbow, code upgrade	\$3,077.00
191	B	Secure drama/stage H2 and H2a floors to concrete floors	\$3,462.00
TOTAL COST THIS CHANGE ORDER			\$97,131.00

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: December 14, 2004

Contractor Unit Company

Contract No.: 4C00313

Contract Modification No.: 5

DESCRIPTION OF CHANGE

<u>RFP Number</u>	<u>Type</u>	<u>Description</u>	<u>Cost</u>
1	B	Structural revisions from MOA permit review.	\$1,485.46
90	B	Metal Deck Connection change	\$3,007.54
97	A	C111 Replace Elec Panel Cover	\$372.60
98	C	Life skills rooms, add power for ranges	\$1,915.84
99	B	Bul 33 Revise Strut Detail	\$11,108.80
102	B	Sawcut Stoop at H exit	\$1,007.78
106	B	Existing Phone & Intercom Trouble	\$1,003.85
109	B	Move Sound Racks	\$19,749.47
115	B	Add guy wire to pole	\$1,679.89
120	B	CC 39 Metal Panel Flashing Detail	\$535.32
123	B	Eliminate rebar couplers weld to plate	\$14,474.62
124	B	Overspan Joist Layout	\$400.76
125	B	Emergency Lights in storage rooms	\$3,464.13
130	C	Move existing cabinets	\$2,509.43
131	B	RFI 90 Cutting Existing Column at G	\$1,793.29
132	B	RFI 91 Bent Plate at Grid LL	\$4,366.34
137	B	RFI 88 - WT 8 X 22.5 on Grid 28 Penthouse	\$5,834.93
TOTAL COST THIS CHANGE ORDER			\$74,710.05

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

Project: Polaris K-12 Addition/Renovation

Date: November 23, 2004

Contractor Unit Company

Contract No.: 4C00324

Contract Modification No.: 1

DESCRIPTION OF CHANGE

<u>RFP Number</u>	<u>Type</u>	<u>Description</u>	<u>Cost</u>
2	A	Overexcavate un-suitable material and replace with classified type II.	\$105,941.14

TOTAL COST THIS CHANGE ORDER \$105,941.14

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

Project: Polaris K-12 Addition/Renovation

Date: December 1, 2004

Contractor Unit Company

Contract No.: 4C00324

Contract Modification No.: 2

DESCRIPTION OF CHANGE

<u>RFP Number</u>	<u>Type</u>	<u>Description</u>	<u>Cost</u>
3	C	Deliver and set up ASD office trailer	\$5,840.85
4	B	Install additional shut off line on main water line.	\$1,262.56
5	A	Overexcavate un-suitable material and replace with classified type II in three site utility lines	\$26,663.37
9	B	Extend concrete footing for wing walls.	\$306.67
12	B	Revise storm drain pipe size	\$208.57
13	B	Install protective metal jacket around exposed piping in room 13	\$210.04
15	B	Structural revisions required by MOA permit	\$2,014.70
16	B	Architectural revisions required by MOA permit	\$622.83
17	B	Additional exit signs and emergency signs required by MOA permit	\$3,856.76
21	B	Revise column and pedestal at grids A2/8	\$1,038.87
22	B	Modify sewer connection at manhole	\$1,204.55
26	B	Modify sink in MPR 133	\$272.08
31	B	Revise location of FSA panel	\$474.24
36	C	Upgrade acoustical panels throughout school	\$32,841.65
TOTAL COST THIS CHANGE ORDER			\$76,817.74

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

Project: Romig Restroom FA & Security Upgrades

Date: November 4, 2004

Contractor Christensen Builders

Contract No.: 4C00335

Contract Modification No.: 4

DESCRIPTION OF CHANGE

<u>RFP Number</u>	<u>Type</u>	<u>Description</u>	<u>Cost</u>
21	C	\$1,000.00 consideration for minor damage to bathroom stall panels.	-\$1,000.00

TOTAL COST THIS CHANGE ORDER (\$1,000.00)

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

Project: Traffic Circulation Improvements

Date: December 15, 2004

Contractor Construction Unlimited

Contract No.: 4C00340

Contract Modification No.: 2

DESCRIPTION OF CHANGE

<u>RFP Number</u>	<u>Type</u>	<u>Description</u>	<u>Cost</u>
18	A/B	Relocate light pole and replace J-boxes at Romig	\$12,463.22
19	B	Relocate J-Box at Willow Crest	\$1,823.21
20	B	Upgrade electrical and rewire circuitry for parking lot lighting	\$10,354.48
TOTAL COST THIS CHANGE ORDER			<u>\$24,640.91</u>

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

Project: Traffic Safety Upgrades (BW,CH,PT)

Date: December 15, 2004

Contractor Central Environmental, Inc.

Contract No.: 4C00341

Contract Modification No.: 2

DESCRIPTION OF CHANGE

<u>RFP Number</u>	<u>Type</u>	<u>Description</u>	<u>Cost</u>
11	C	Time and material charges for removal of unusable soil	\$47,393.14
12	B	Relocate signal boxes away from sidewalk at Chinook Elementary	\$14,704.47
13	A	Remove blockage from existing conduit at Birchwood Elementary	\$2,675.84
14	B	Stripe the Chinook parking lot	\$2,233.00
15	A/B	Develop electrical as-builts to facilitate light pole installation at Ptarmigan	\$2,269.26
TOTAL COST THIS CHANGE ORDER			<u>\$69,275.71</u>

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

Project: Gladys Wood Traffic Safety Improvements

Date: December 10, 2004

Contractor Alaska Construction and Paving, Inc.

Contract No.: 4C00342

Contract Modification No.: 1

DESCRIPTION OF CHANGE

<u>RFP Number</u>	<u>Type</u>	<u>Description</u>	<u>Cost</u>
1	C	Relocate existing sign	\$6,704.57
4	C	Modifications to storm drains and manholes	-\$1,600.00
5	A	Reconstruct manhole in west parking lot to achieve proper drainage	\$2,089.03
6	B	Reconstruct the fire lane	\$610.67
7	C	Provide a temporary pedestrian fence during registration	\$1,250.00
8	C	Provide a pedestrian fence during voting	\$950.00
9	B	Provide fiber optics to the relocatables	\$2,876.70
10	C	Landscape items not included in unit pricing	\$18,250.00
11	B	Change relocatable fiber optic cable from single mode to multi mode	\$9,914.04
12	C	Provide pavers to construct walkway from relos to school sidewalk	\$4,460.00
13	C	Additional parking lot striping	\$1,506.97
14	B	Repair broken window	-\$1,167.80
15	C	Unit pricing reconciliation	\$41,531.90

TOTAL COST THIS CHANGE ORDER \$87,376.08

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

Project: Airport Heights Window and Siding

Date: November 2, 2004

Contractor Christensen Builders

Contract No.: 4C00344

Contract Modification No.: 1

DESCRIPTION OF CHANGE

<u>RFP Number</u>	<u>Type</u>	<u>Description</u>	<u>Cost</u>
2	B	Credit for non-removal of fascia on roof	-\$526.31

TOTAL COST THIS CHANGE ORDER (\$526.31)

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

Project: Airport Heights Window and Siding

Date: November 19, 2004

Contractor Christensen Builders

Contract No.: 4C00344

Contract Modification No.: 2

DESCRIPTION OF CHANGE

<u>RFP Number</u>	<u>Type</u>	<u>Description</u>	<u>Cost</u>
3	C	Replace lighting and prime and paint concrete foundation	\$4,299.30
TOTAL COST THIS CHANGE ORDER			\$4,299.30

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

Project: 5 School Lighting Replacement

Date: December 8, 2004

Contractor Consolidated Contracting & Engineering

Contract No.: 4C00349

Contract Modification No.: 1

DESCRIPTION OF CHANGE

<u>RFP Number</u>	<u>Type</u>	<u>Description</u>	<u>Cost</u>
00001	C	Revised Lighting Control for Campbell	2704.06
00002	C	Revised Lighting Control for Aquarian	1197.85
00003	B	Additional wooden support to hang light fixtures from in the MPR at Klatt.	1539.27
00004	A	Access 6 hidden J-boxes from previous Klatt MPR Lighting installation.	437.55
00005	B	Provide and install 16 wire guards for occupancy sensors and exit lights.	1651
00006	B	Multi-site: Provide 5 relays & connect to mechanically held contactor circuits for proper operation.	1068.82
00007	A	Find and fix the problem in an emergency lighting circuit with a floating voltage.	582.32

TOTAL COST THIS CHANGE ORDER \$9,180.87

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

Project: Campbell ES Restroom Renovation

Date: December 28, 2004

Contractor Consolidated Contracting & Engineering

Contract No.: 4C00359

Contract Modification No.: 1

DESCRIPTION OF CHANGE

<u>RFP Number</u>	<u>Type</u>	<u>Description</u>	<u>Cost</u>
20	C	T&M charges required to complete the project on a cost plus basis	\$57,072.66
TOTAL COST THIS CHANGE ORDER			<u>\$57,072.66</u>

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

PROJECTS COMPLETED
for the month of January 2004

3C00232 Huffman ES Sewage Holding Tanks	\$298,000
4C00318 Mears MS DDC Upgrade	\$323,952
4C00335 Romig MS Restroom	\$873,552
4C00349 5 School Lighting Replacement	\$123,592