

ANCHORAGE SCHOOL DISTRICT
ANCHORAGE, ALASKA

ASD MEMORANDUM #273 (2004-2005)

May 9, 2005

TO: SCHOOL BOARD

FROM: OFFICE OF THE SUPERINTENDENT

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

PERTINENT FACTS:

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

MONTHLY SUMMARY REPORT TO THE BOARD

Contract Modifications ISSUED IN THE MONTH OF MARCH 2005

(See attached for detailed reporting of current Contract Modifications)

(Attachment A)

School:	Service High School Renewal Phase 2A	Contract Modification No.: 7			
Contractor:	Unit Company	Date: February 14, 2005			
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	\$142,370.12	\$5,441.24	\$131,587.71	\$5,341.17	
Prior Contract Modifications	\$594,450.44	\$65,055.69	\$378,330.44	\$151,064.31	
Total	\$10,986,555.56	\$70,496.93	\$509,918.15	\$156,405.48	\$0.00
Remaining Contingency	\$303,849.00				
% Change	7.19%	0.69%	4.97%	1.53%	0.00%

(Attachment B)

School:	Chugach Optional Renovation/Addition	Change Order No.: 2			
Contractor:	Janssen Construction	Date: February 28, 2005			
Architect:	McCool, Carlson, Green	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 Contract Modification	\$42,897.24	\$19,134.74	\$23,762.50		
Prior Contract Modifications	\$156,486.86	\$8,726.43	\$65,838.80	\$81,921.63	
Total	\$6,477,435.10	\$27,861.17	\$89,601.30	\$81,921.63	\$0.00
Remaining Contingency	\$428,421.00				
% Change	3.18%	0.44%	1.43%	1.30%	0.00%

(Attachment C)

School:	Polaris K-12 Addition/Renovation	Contract Modification No.: 3			
Contractor:	Unit Company	Date: February 14, 2005			
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	\$89,467.73		\$85,204.71	\$4,263.02	
Prior Contract Modifications	\$182,758.88	\$132,604.51	\$11,471.87	\$38,682.50	
Total	\$13,815,753.61	\$132,604.51	\$96,676.58	\$42,945.52	\$0.00
Remaining Contingency	\$1,082,126.00				
% Change	2.01%	0.98%	0.71%	0.32%	0.00%

- 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.: 4
Contractor: Unit Company Date: March 15, 2005
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	\$65,932.22		\$66,991.69	(\$1,059.47)	
Prior Contract Modifications	\$272,226.61	\$132,604.51	\$96,676.58	\$42,945.52	
Total	\$13,881,685.83	\$132,604.51	\$163,668.27	\$41,886.05	\$0.00
Remaining Contingency	\$1,016,193.31				
% Change	2.50%	0.98%	1.21%	0.31%	0.00%

(Attachment E)

School: Birchwood ES Misc. Upgrades Change Order No.: 4
Contractor: Wolverine Supply Inc. Date: March 8, 2005
Architect: Arctic Sun Engineering, Inc. Contract No.: 4C00328

	<u>Totals</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>
Original Contract	\$1,631,830.00				
Current Contract Modification	\$16,690.91		\$15,006.17	\$1,684.74	
Prior Contract Modifications	\$160,097.07	\$75,297.48	\$21,563.92	\$63,235.67	
Total	\$1,808,617.98	\$75,297.48	\$36,570.09	\$64,920.41	\$0.00
Remaining Contingency	\$5,000.00				
% Change	10.83%	4.61%	2.24%	3.98%	0.00%
Contract Modifications exceed 10%					

(Attachment F)

School: Airport Heights ES HVAC Upgrades Phase 1 Change Order No.: 3
Contractor: Christensen Builders Date: February 3, 2005
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 Contract Modification	(\$4,000.00)			(\$4,000.00)	
Prior Contract Modifications	\$74,460.43	\$30,993.69	\$43,466.74		
Total	\$747,362.43	\$30,993.69	\$43,466.74	(\$4,000.00)	\$0.00
Remaining Contingency	\$0.00				
% Change	10.41%	4.58%	6.42%	-0.59%	0.00%
*Contract Complete, Contract Modifications exceed 10%					

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

(Attachment G)

School: Bartlett High School Phase 2B - Auditorium Contract Modification No.: 4
Contractor: Alaska Mechanical, Inc. Date: January 26, 2005
Architect: Kumin Associates, Inc. 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 Contract Modification	\$156,014.00	\$116,197.50	\$35,635.50	\$4,181.00	
Prior Contract Modifications	\$371,962.00	\$191,746.00	\$178,403.00	\$1,813.00	
Total	\$13,364,432.00	\$307,943.50	\$214,038.50	\$5,994.00	\$0.00
Remaining Contingency	\$755,670.00				
% Change	4.11%	2.40%	1.67%	0.05%	0.00%

(Attachment H)

School: Turnagain ES Restroom Remodel Contract Modification No.: 4
Contractor: F & F Construction Date: February 7, 2005
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	(\$12,136.90)			(\$12,136.90)	
Prior Contract Modifications	\$37,633.27	\$15,854.50	\$11,886.00	\$9,892.77	
Total	\$225,496.37	\$15,854.50	\$11,886.00	(\$2,244.13)	\$0.00
Remaining Contingency	\$20,046.80				
% Change	12.75%	7.93%	5.94%	-1.12%	0.00%
Contract Modifications exceed 10%					

- 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: February 14, 2005

Contractor Unit Company

Contract No.: 4C00313

Contract Modification No.: 7

DESCRIPTION OF CHANGE

<u>RFP Number</u>	<u>Type</u>	<u>Description</u>	<u>Cost</u>
9	C	In Family Education change to double ovens.	\$2,936.34
89	A	Fix existing holes in soffit.	\$5,441.24
103	C	Delete Reception casework.	-\$9,214.80
119	B	Add Metal Wall Framing and GWB along Grid 32 due to locker changes.	\$15,558.77
121	B	Move Phonic Ear location, 34 classrooms.	\$2,081.90
133	B	RFI 92 Increase wall width for rain leader.	\$355.10
135	B	Change projector mounting from plywood to metal ceiling panels.	\$9,506.37
139	C	Modifications to existing ADA Door openers.	\$2,352.58
140	B	Revise wall section at Corridor G142, coordinates windows with CT wainscot.	\$3,229.75
144	B	Add Exterior Horn Strobes, Add intercom and data.	\$9,253.58
145	B	Relocate electrical meter; G-hall.	\$2,411.25
147	B	Add duplex outlets for power at each phonic ear location (34 classrooms).	\$2,081.90
149	B	Change casework due to conflict with fin tube in science classrooms in G-hall.	\$6,689.43
150	C	Add rough in for smartboards in 5 classrooms.	\$5,340.35
154	B	RFI 113 Window sill detail change due to existing jamb conflicting with new soffit.	\$1,773.55
158	B	RFI 117 Add Mechanical Chase in 5 locations.	\$4,919.87
159	B	Increase Transformer size for Emergency Preparedness.	\$5,421.33
161	C	Change location of ceiling mounted projectors, add j-box for transformer for interface.	\$8,318.23
164	B	Add curb wall at south entrance and regrade drainage away from entrance.	\$4,893.44
168	B	RFI 11 Moved wall over, rain leader must be moved to be in wall.	\$826.26
169	B	Roof change, valley moved due to structure.	\$1,078.54
170	B	RFI 138 Change telecom backbone thru H hall to plenum rated cable.	\$4,405.22
172	B	Resolve electrical panel conflict with Structure.	\$5,476.79
173	C	Delete Phonic ear in science classrooms.	-\$4,865.00

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: February 14, 2005

Contractor Unit Company

Contract No.: 4C00313

Contract Modification No.: 7

DESCRIPTION OF CHANGE

<u>RFP Number</u>	<u>Type</u>	<u>Description</u>	<u>Cost</u>
175	B	Provide Power for Dishwasher in Family Ed, 6 kitchen teaching areas.	\$872.00
176	B	Change speakers from ceiling mounted to wall mounted for Phonic Ear, all classrooms.	\$6,911.87
177	B	Additional RAP at paths to Relos.	\$2,250.69
178	B	Add lights to Display cases.	\$2,126.63
179	B	At existing concrete wall transition add metal framing and GWB.	\$2,542.16
181	C	Add Plexi-glass viewing window at Corridor end of H-hall.	\$473.47
184	B	Add Relief Air Opening at Counselor Office per Bulletin 54.	\$364.49
185	B	Provide Ceramic Tile wainscot at Corridor where existing concrete changes to GWB.	\$3,985.39
195	B	Metal Wall panel battens change from mill finish to anodized finish.	\$11,171.21
196	B	Locker Changes, add end panels due to ceramic tile wainscot change.	\$21,400.22

TOTAL COST THIS CHANGE ORDER \$142,370.12

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

Project: Chugach Optional Renovation/Addition

Date: February 28, 2005

Contractor Janssen Construction

Contract No.: 4C00316

Change Order No.: 2

DESCRIPTION OF CHANGE

<u>RFP Number</u>	<u>Type</u>	<u>Description</u>	<u>Cost</u>
22	A	Additional concrete cutting costs due to thicker existing slabs.	\$1,607.52
25	C	Remove and replace existing gym lighting fixtures.	\$16,760.89
26	B	Provide foundation support for CMU wall.	\$1,524.70
29	A	Remove existing concrete form ties to install new structural steel.	\$766.33
36	B	Add new Foundation.	\$2,427.54
38	B	Misc. Structural Steel drawing corrections per MOA review.	\$9,437.72
41	B	Misc. Structural Steel Corrections.	\$1,974.13
43	B	Provide support around deck penetrations.	\$3,559.07
44	B	Add reinforcement in mechanical housekeeping pads.	\$681.27
45	B	Fabricate spacer plate to facilitate installation of a C channel to existing beam at 3 locations.	\$1,661.27
46	B	Revise mechanical room curb to add reinforcing.	\$1,554.64
51	B	Revise wall from 4" to 8" to cover diagonal brace and add sound insulation.	\$942.16
TOTAL COST THIS CHANGE ORDER			\$42,897.24

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

Project: Polaris K-12 Addition/Renovation

Date: February 14, 2005

Contractor Unit Company

Contract No.: 4C00324

Contract Modification No.: 3

DESCRIPTION OF CHANGE

<u>RFP Number</u>	<u>Type</u>	<u>Description</u>	<u>Cost</u>
6	B	Install 1" insulation on the 6" domestic cold water and fire service line.	\$11,280.39
19	B	Mechanical revision required by MOA permit.	\$19,307.32
23	B	Provide additional deformed bar anchors for foundations.	\$3,690.00
27	B	Modify wall in rooms 160, 161, 234 and 235 to enclose plumbing.	\$1,362.58
30	C	Credit to delete 2 chemical storage cabinets.	-\$1,222.33
38	B	Add additional electrical outlets to room 173.	\$439.63
42	B	Misc. electrical revisions in rooms 136, 173, 219 and 222.	\$940.78
43	B	Misc. Architectural revisions in rooms 147, 158, 160, 161, 231, 232, 234 and 235.	\$6,860.71
44	B	Reroute HVAC duct in corridor 220.	\$1,862.07
45	B	Install 20 additional smoke detectors in HVAC system.	\$18,385.98
46	C	Credit to revise fire alarm annunciator.	-\$368.00
48	B	Revise clerestory sill/soffit to cover plumbing work.	\$11,882.61
51	B	Install chase in SW corner in room 223 to enclose roof drain.	\$929.95
52	B	Revise shelving in room 154.	\$2,243.01
54	B	Revise soffit in room 239.	\$1,516.05
55	B	Misc. HVAC control modifications.	\$1,051.17
56	B	Lighting/CO2 control modifications.	\$1,143.66
57	B	Revise corridor wall in room 223.	\$690.00
58	B	Add cabinet above Kitchen hood.	\$496.02
59	C	Add 2 windows in room 177.	\$1,500.00
61	C	Credit for using MC cable.	-\$8,400.00
62	C	Credit to eliminate deflection joints in gym wall framing.	-\$2,205.26
64	C	Credit to delete soap dispensers in rooms 142, 144, 167, 169, 229 and 230.	-\$221.48
65	C	Install new Markerboards instead of reusing existing.	\$11,752.88
66	C	Install 8 additional isolation valves for hydronic heating and domestic water.	\$3,427.21
69	B	Provide power to new fume hoods in science classrooms.	\$1,122.78

TOTAL COST THIS CHANGE ORDER	\$89,467.73
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A - Hidden Conditions
 B - Corrective Action Required
 C - Owner Requested Changes Within Scope
 D - Change of Scope

Project: Polaris K-12 Addition/Renovation**Date:** March 15, 2005**Contractor** Unit Company**Contract No.:** 4C00324**Contract Modification No.:** 4**DESCRIPTION OF CHANGE**

<u>RFP Number</u>	<u>Type</u>	<u>Description</u>	<u>Cost</u>
8	B	Revise ceiling height in room 239.	\$289.67
28	C	Modify existing fire protection system as required by Fire Marshall.	\$1,440.53
47	B	Modify fin tube radiation heating throughout the school.	\$30,926.00
53	B	Revise water line as required for MOA permit.	\$3,660.36
60	B	Add wall to install lockers in commons 164 and revise ceiling height in room 144.	\$2,386.63
63	B	Revise door swing on doors 146A and 150.	\$474.53
67	B	Revise gas shutoff pushbuttons in science classrooms 145 and 147.	\$1,413.12
70	B	Revise lab stations to meet ADA requirements in science rooms.	\$1,390.79
71	B	Install 2 corner guards in bathroom 230.	\$293.75
73	B	Revise south stairway baseplate.	\$474.53
74	B	Provide DDC monitoring of photocell.	\$941.77
75	B	Revise metal stud wall to enclose structural steel in rooms 222, 154, 101, and 173.	\$15,356.21
76	B	Revise east wall in room 140 to accommodate clearances.	\$359.07
77	B	Modify wall for feminine napkin vendors in restrooms 142, 167, and 169.	\$334.35
78	B	Revise 3 showers per ADA requirements in nurses office, and boys and girls locker room.	\$3,446.82
79	B	Install pipe chase to enclose roof drain in room 241.	\$354.09
80	B	Modify TV bracket location in rooms 145 and 149.	\$423.89
81	B	Install GWB to cover exposed CMU in lobby.	\$436.01
83	B	Provide additional sheetrock/batt insulation along gridline A2 to improve acoustics.	\$4,030.10
99	C	Credit to leave unmatching trim divider in bathrooms 142, 144, 167, 169, 229, and 230.	-\$2,500.00
TOTAL COST THIS CHANGE ORDER			\$65,932.22

A - Hidden Conditions

B - Corrective Action Required

C - Owner Requested Changes Within Scope

D - Change of Scope

Project: Birchwood ES Misc. Upgrades

Date: March 8, 2005

Contractor Wolverine Supply Inc.

Contract No.: 4C00328

Change Order No.: 4

DESCRIPTION OF CHANGE

<u>RFP Number</u>	<u>Type</u>	<u>Description</u>	<u>Cost</u>
18	B	Corrective modification - mechanical AHU 4, 5, 6 access.	\$1,684.74
29	A	Patch holes and paint wall in library where shelves were relocated.	\$524.11
30	A	Install zone valves and associated controls to all entry heaters per the information bulletin.	\$1,726.38
31	A	Install linoleum flooring and paint in storage room that use to have a air handler in office area.	\$1,690.69
32	A	Install ceiling grid and tile in janitor's closet by office.	\$244.58
33	A	Repair electrical devices damaged by janitorial staff.	\$1,181.94
34	A	Replaced undersized battery box - F/A.	\$2,025.54
35	A	Install new exit sign.	\$790.52
36	A	Upgrade software for fire alarm.	\$1,575.42
37	A	Sheetrock repair in mechanical room and around roof access, and install classroom door stops.	\$722.90
38	A	Move conduits for duct work in various locations around school.	\$2,096.20
39	A	Additional wiring for new Siemens controls.	\$2,427.89
TOTAL COST THIS CHANGE ORDER			\$16,690.91

- 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: February 3, 2005

Contractor Christensen Builders

Contract No.: 4C00332

Change Order No.: 3

DESCRIPTION OF CHANGE

<u>RFP Number</u>	<u>Type</u>	<u>Description</u>	<u>Cost</u>
20	C	Lost Keys.	-\$4,000.00

TOTAL COST THIS CHANGE ORDER (\$4,000.00)

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

Project: Bartlett High School Phase 2B - Auditorium**Date:** January 26, 2005**Contractor** Alaska Mechanical, Inc.**Contract No.:** 4C00339**Contract Modification No.:** 4**DESCRIPTION OF CHANGE**

<u>RFP Number</u>	<u>Type</u>	<u>Description</u>	<u>Cost</u>
9	A	Extra costs associated with the removal of the 10" roof slab discovered on grid line HH.	\$14,985.00
12	A	Selectively demolish and dispose of the exterior CMU wall on gridline KK.	\$25,866.00
14	B	Install emergency and exit lighting for the orchestra pit.	\$3,619.00
17	A	Time and materials costs for removal of the asbestos fireproofing contaminated dirt along line 36.	\$36,407.00
18	B	Provide 4 additional type SC luminaries in Theater.	\$2,934.00
23	A/B	Remove the remainder of the asbestos containing fireproofing in the demolition/remodel area.	\$55,611.00
24	A	Extra cost of removal of the slab in room S110, the slab is thicker than the as-builts show.	\$11,134.00
26	C	Relocate the fire alarm annunciator panel and pull station at the West main entrance doors.	\$1,649.00
29	C	Furnish and install a while-in-use, rainproof power outlet for use by the ASD summer RV program.	\$2,532.00
30	B	Additional power that is required for a Signal Processor "SP" located in the Dimmer Room S201.	\$1,277.00
TOTAL COST THIS CHANGE ORDER			\$156,014.00

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

Project: Turnagain ES Restroom Remodel

Date: February 7, 2005

Contractor F & F Construction

Contract No.: 4C00353

Contract Modification No.: 4

DESCRIPTION OF CHANGE

<u>RFP Number</u>	<u>Type</u>	<u>Description</u>	<u>Cost</u>
17	C	Deduct maintenance related work from contract.	-\$12,136.90

TOTAL COST THIS CHANGE ORDER (\$12,136.90)

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

PROJECTS COMPLETED
for the month of March 2005

3C00226 - Ursa Major Windows	\$103,159
4C00317 - Chugiak High School Phase 3	\$3,576,077
4C00329 - Girdwood Fire Protection System	\$258,390
4C00338 - Stellar New Science Room & Renovations	\$816,057
4C00343 - Campbell ES Window Replacement	\$182,522
4C00344 - Airport Heights Window & Siding	\$349,472
4C00359 - Campbell ES Restrooms	\$277,123