

ANCHORAGE SCHOOL DISTRICT  
ANCHORAGE, ALASKA

ASD MEMORANDUM #323 (2004-2005)

June 13, 2005

TO: SCHOOL BOARD

FROM: OFFICE OF THE SUPERINTENDENT

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

PERTINENT FACTS:

The monthly Facility Contract Modification Report for the month of April 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 APRIL 2005

(See attached for detailed reporting of current Contract Modifications)

(Attachment A)

School: East High School Phase 3 Contract Modification No.: 13  
 Contractor: Cornerstone Construction Co. Date: March 30, 2005  
 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	\$95,305.00	\$14,816.00	\$76,577.50	\$3,911.50	
Prior Contract Modifications	\$844,488.40	\$155,582.50	\$415,109.00	\$273,796.90	
<b>Total</b>	<b>\$13,846,866.40</b>	<b>\$170,398.50</b>	<b>\$491,686.50</b>	<b>\$277,708.40</b>	<b>\$0.00</b>
Remaining Contingency	\$230,000.00				
% Change	7.28%	1.32%	3.81%	2.15%	0.00%

(Attachment B)

School: Service High School Renewal Phase 2A Contract Modification No.: 8  
 Contractor: Unit Company Date: April 7, 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	\$112,412.65	\$24,689.98	\$76,801.00	\$10,921.67	
Prior Contract Modifications	\$736,820.56	\$70,496.93	\$509,918.15	\$156,405.48	
<b>Total</b>	<b>\$11,098,968.21</b>	<b>\$95,186.91</b>	<b>\$586,719.15</b>	<b>\$167,327.15</b>	<b>\$0.00</b>
Remaining Contingency	\$191,436.00				
% Change	8.29%	0.93%	5.72%	1.63%	0.00%

(Attachment C)

School: Bartlett High School Phase 2B - Auditorium Contract Modification No.: 5  
 Contractor: Alaska Mechanical, Inc. Date: March 21, 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	\$16,309.00	\$8,996.00	\$2,208.00	\$5,105.00	
Prior Contract Modifications	\$527,976.00	\$307,943.50	\$214,038.50	\$5,994.00	
<b>Total</b>	<b>\$13,380,741.00</b>	<b>\$316,939.50</b>	<b>\$216,246.50</b>	<b>\$11,099.00</b>	<b>\$0.00</b>
Remaining Contingency	\$739,361.00				
% Change	4.24%	2.47%	1.68%	0.09%	0.00%

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

(Attachment D)

School: Central Fire Alarm & Security Upgrade Contract Modification No.: 2  
Contractor: Goertz Construction, Inc. Date: March 18, 2005  
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	\$1,028.00	\$1,028.00			
Prior Contract Modifications	\$7,576.00		\$3,496.00	\$4,080.00	
Total	\$198,521.00	\$1,028.00	\$3,496.00	\$4,080.00	\$0.00
Remaining Contingency	\$5,940.00				
% Change	4.53%	0.54%	1.84%	2.15%	0.00%

(Attachment E)

School: Bartlett High School Relocatable Classrooms Contract Modification No.: 1  
Contractor: Alaska Building Structures Date: March 16, 2005  
Architect: McCool Carlson Green Contract No.: 4C00355

	<u>Totals</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>
Original Contract	\$114,260.00				
Current Contract Modification	\$7,796.97	\$532.00	\$6,802.97	\$462.00	
Prior Contract Modifications	\$0.00				
Total	\$122,056.97	\$532.00	\$6,802.97	\$462.00	\$0.00
Remaining Contingency	n/a				
% Change	6.82%	0.47%	5.95%	0.40%	0.00%

\*Contract Completed

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

**Project:** East High School Phase 3

**Date:** March 30, 2005

**Contractor** Cornerstone Construction Co.

**Contract No.:** 3C00236

**Contract Modification No.:** 13

**DESCRIPTION OF CHANGE**

<u>RFP Number</u>	<u>Type</u>	<u>Description</u>	<u>Cost</u>
128	B	Modify existing wall & ceiling substrate to receive Exterior Insulated Finishing System (EIFS) and Direct-Applied Exterior Finish System (DEFS)	\$6,372.00
175	B	Upgrade auditorium return air grilles to a heavy duty gauge.	\$2,137.00
197	B	Provide additional dowel rebar reinforcement to existing concrete wall footings.	\$4,303.00
198	A	Modify existing structural steel roof joist supports to match up to new northeast entry design.	\$9,353.00
202	B	Exterior door flashing & case work modifications.	\$2,090.00
203	B	Required light pole installed; shown on Civil, but not Electrical drawings.	\$3,867.00
204	A	Add grounds to existing transformers to meet current electrical code compliance.	\$3,237.00
205	B, C	Generator combustion air and handrail modifications.	\$7,823.00
206	A	Electrical code compliance issues for oven, light switches and display cases.	\$2,226.00
207	B	Modify fly loft ladder to meet stage curtain clearance requirements.	\$2,103.00
208	B	Revise auditorium wall panel edge detail.	\$15,497.00
209	B	Add new fire alarm flow switch and exit signs.	\$3,809.00
210	B	Add generator room stairs.	\$1,512.00
211	B	Substitute the stage proscenium arch construction to pre-formed architectural foam radius.	\$30,976.00

**TOTAL COST THIS CHANGE ORDER** \$95,305.00

- 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:** April 7, 2005

**Contractor** Unit Company

**Contract No.:** 4C00313

**Contract Modification No.:** 8

**DESCRIPTION OF CHANGE**

<u>RFP Number</u>	<u>Type</u>	<u>Description</u>	<u>Cost</u>
52	B	Construct Soffit to cover electrical conduit	2,702.19
59	B	Provide ADA stair and ramped sidewalk at entrance	20,862.94
165	A	Level existing floor	24,689.98
180	B	Revise size of columns at Grid 32	7,075.76
183	B	Per Building Code replace stair handrails	13,865.42
190	B	Revise Soffit at Large Group Area	553.67
191	B	Structural Conflict at Coiling Door	933.03
193	B	Install insulation behind beams at exterior walls	6,424.43
194	B	Revise toilet partitions for ADA	1,657.80
198	B	Provide access door to mechanical chase	1,613.26
199	B	Additional insulation at existing concrete wall intersection with corridor to H hall	812.50
204	B	Modify plumbing venting at science stations	20,300.00
211	C	Add Ceramic Tile Wainscot at Columns	10,921.67

**TOTAL COST THIS CHANGE ORDER** \$112,412.65

- 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: March 21, 2005

Contractor Alaska Mechanical, Inc.

Contract No.: 4C00339

Contract Modification No.: 5

**DESCRIPTION OF CHANGE**

<u>RFP Number</u>	<u>Type</u>	<u>Description</u>	<u>Cost</u>
16	C	Install a conduit on the exterior of the building and to relocate the existing APD Antenna.	\$1,387.00
19	A	Costs for the exploratory excavation in the area where the buried asbestos was encountered.	\$2,549.00
20	B	Demolition of two areas of existing CMU and installation of a structural angle in each opening.	\$3,432.00
21	B	Credit for change in conduit routing for the exterior lighting circuits.	-\$2,449.00
25	A	Add new pipe supports to the existing piping in the Boiler room in order to complete new work.	\$329.00
27	A	Change out pressure regulator and filters on existing air compressors.	\$927.00
28	B	Time and materials costs for cutting and rethreading the anchor bolts along grid line 43.8.	\$356.00
32	B	Provide one additional color for the cabinet and unit heaters.	\$293.00
33	B	Provide and install additional lighting in room S135N and emergency lighting in room S203.	\$1,310.00
39	B	Credit for the abatement and removal of vinyl tile under the communication rack at TC1.	-\$734.00
41	A	Provide materials and labor needed to add a curb along the face of the existing footing in Rm S110.	\$5,191.00
44	C	Revise the level one vinyl tile floor pattern.	\$3,718.00

<b>TOTAL COST THIS CHANGE ORDER</b>	<b>\$16,309.00</b>
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A - Hidden Conditions  
 B - Corrective Action Required  
 C - Owner Requested Changes Within Scope  
 D - Change of Scope

(Attachment D)

**Project:** Central Fire Alarm & Security Upgrade

**Date:** March 18, 2005

**Contractor** Goertz Construction, Inc.

**Contract No.:** 4C00345

**Contract Modification No.:** 2

**DESCRIPTION OF CHANGE**

<u>RFP Number</u>	<u>Type</u>	<u>Description</u>	<u>Cost</u>
6	C	Substantial Competition time extension due to ASD administrative delay	\$0.00
7	A	Install 10MB hub to support security system, Horn/Strobe, & investigate voltage problem	\$1,028.00

**TOTAL COST THIS CHANGE ORDER** \$1,028.00

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

**Project:** Bartlett High School Relocatable Classrooms

**Date:** March 16, 2005

**Contractor** Alaska Building Structures

**Contract No.:** 4C00355

**Contract Modification No.:** 1

**DESCRIPTION OF CHANGE**

<u>RFP Number</u>	<u>Type</u>	<u>Description</u>	<u>Cost</u>
1		Add junction box, transformer, relays and wall mounted thermostat for baseboard heaters	\$462.00
2		Add 6 wireray (gutter) to relocate communications cabinet	\$400.00
3		Exterior photocell additions	\$132.00
4		1/2" underlayment installed throughout the building	\$1,904.78
5		Per MOA requirement - 2 ea 2" x 2" studs at each joint for support	\$898.19
6		Project delay due to electrical issues	\$4,000.00

**TOTAL COST THIS CHANGE ORDER** \$7,796.97

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

PROJECTS COMPLETED  
for the month of April 2005

There are no completed projects for the month of April.