

Chartiers Valley School District Middle School and High School Building Program



Monthly Report – June 2019



Chartiers Valley School District Middle School and High School Building Program

INTRODUCTION

P.J. Dick Incorporated is pleased to present to the Chartiers Valley Board of School Directors the following Construction Report for the Chartiers Valley Middle School and High School Building Program. The information contained within the Report represents an overview of the project and is published to provide the District with a basic understanding of the current status of the work, an updated budget, current schedule, and any other important issues and/or decisions that require the Construction Team's consideration. P.J. Dick will publish this report on a monthly basis at the beginning of the month, which will typically coincide with the completion of the contractors billing cycle for the previous month and, therefore, contain the most current information possible.

PHASING DATES

PHASE 1

- 1. High School ABATEMENT (Various) – TBD**
- 2. NEW MIDDLE SCHOOL PROJECT**
 - **Phase 1A - Classroom Tower to Occupancy – Substantially Complete**
 - **Phase 1B - Remaining Building to Occupancy – Substantially Complete**
 - **Phase 1C - Gym Alternate – Substantially Complete**
- 3. HIGH SCHOOL PROJECT**
 - **Phase 1A - Auditorium – Done**
 - **Phase 1B - Performing Arts – Substantially Complete.**
 - **Phase 1C - Tech Ed Wing – Substantially Complete.**
 - **Site Utilities to Support Both Projects**

PHASE 2

- 1. HIGH SCHOOL PROJECT**
 - **Phase 2A Learning Community Wing – Substantially Complete**
 - **Phase 2B Food Service Back of House Renovation – Substantially Complete**

PHASE 3

- 1. HIGH SCHOOL PROJECT**
 - **Phase 3A - New Administration (Old Middle School) – Started January 2019 and to be complete by December 13, 2019**
 - **Phase 3B - High School Cafeteria Demolition and Exterior Finishes – Started March 5, 2019 and to be complete by August 2019.**

Chartiers Valley School District

Middle School and High School Building Program

Construction and Phasing Status

Date: 6/5/2019

Substantial Completion Dates					
School / Phase		Start Date	Completion Dates	Schedule Update	Schedule Status / Summary
Middle School				Thru 6-4-19	
Completion Phase 1A	MS Classroom Tower	6/1/2016	8/18/2017	Done	Phase 1A - Punchlist Process Nearing Completion
Completion Phase 1B	Remaining Building	6/1/2016	12/15/2017	Done	Phase 1B - Punchlist Process Nearing Completion
Completion Phase 1C	Gym	6/1/2016	3/5/2018	Done	Phase 1C - Punchlist Process Nearing Completion
High School				Thru 6-4-19	
Phase 1A	Auditorium	6/1/2016	12/16/2016	Done	Complete. Punchlist Complete. AHU's Operational.
Phase 1B	Performing Arts	6/1/2016	5/1/2017	Done	Punchlist nearing completion. IKM to backcheck.
Phase 1C	Tech Ed Addition	6/1/2016	8/1/2017	Done	Punchlist nearing completion. IKM to backcheck.
Phase 2A	HS Learning Tower	6/1/2017	12/21/2018	Done	Substantially Complete. Punchlist Ongoing.
Phase 2B	Food Service Back of House	1/3/2017	6/1/2017	Done	Complete. Punchlist Ongoing.
Phase 3A	New Administration	1/7/2019	12/13/2019	Ongoing	Ryconprovided June 2019 Update. Work progressing per plan.
Phase 3B	Cafeteria Demo / Exterior Finishes	6/10/2019	8/31/2019	Ongoing	Work ongoing per plan.

SCHEDULE - Risk Assessment

Thru 6-4-19
No Risk
Minimal Risk. No modification to critical path necessary.
Moderate Risk. Recovery plan/schedule update necessary
High Risk. Major Recovery Plan Required.

HIGH SCHOOL
Phase 1A, 1B, 1C, 2A - Punchlist nearing completion.
Phase 3A ongoing per plan.
MIDDLE SCHOOL
Phase 1A, 1B, 1C Complete - Punchlist Nearing Completion. Close-Out Process has commenced.

Budget and Financial Status

Construction Contracts	\$	79,572,100.00
High School CO's	\$	1,407,616.00
Middle School CO's	\$	846,401.00
Subtotal =	\$	81,826,117.00

Remaining Contingency	\$	1,045,983.00
OCIP	\$	1,641,969.00
Soft Costs	\$	10,124,919.00
Subtotal =	\$	12,812,871.00

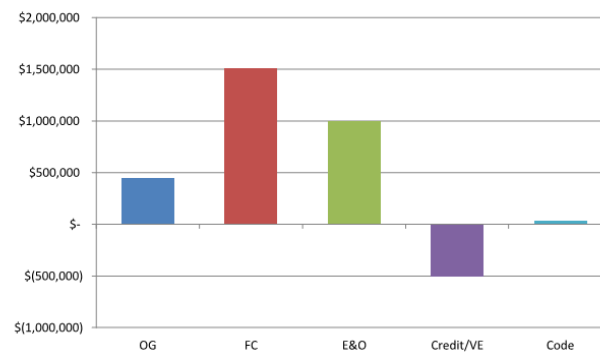
Program Total = \$ 94,638,988.00

DOLLAR VALUE TO BE PAID THRU 4-30-19

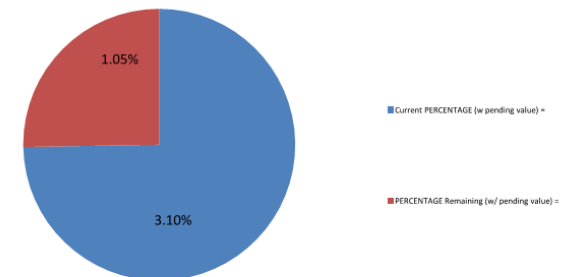
Construction Contracts	\$	76,662,263.61	93.69%
OCIP	\$	1,641,969.00	
Soft Costs	\$	9,020,328.75	92.27%
Subtotal =	\$	87,324,561.36	

Program Balance = \$ 7,314,426.64 7.73%

CVSD Change Order Allocation (w/ Pending / Estimated)



CVSD Construction Contingency Summary (w/ Pending / Estimated)



Chartiers Valley School District Middle School and High School Building Program

EXECUTIVE PROJECT SUMMARY - THRU 5-31-19

	AWARD / CONTRACT VALUES	CHANGE ORDERS	CURRENT ACTUAL	Payment Requests Thru Date:	% Paid
CONSTRUCTION COSTS				5/31/2019	
HIGH SCHOOL	\$ 49,911,900	\$ 1,407,616	\$ 51,319,516	\$ 46,273,952	90.17%
Rycon	\$ 33,926,000	\$ 898,111	\$ 34,824,111	\$ 30,942,597	88.85%
Lugaila	\$ 5,723,500	\$ 26,497	\$ 5,749,997	\$ 5,529,254	96.16%
Enders	\$ 2,939,300	\$ 110,028	\$ 3,049,328	\$ 2,884,720	94.60%
Merit	\$ 4,388,000	\$ 321,738	\$ 4,709,738	\$ 4,165,322	88.44%
Automated Logic	\$ 1,311,100	\$ 265	\$ 1,311,365	\$ 1,192,171	90.91%
Phase One	\$ 202,900	\$ 7,680	\$ 210,580	\$ 210,580	100.00%
Horizon	\$ 1,421,100	\$ 43,297	\$ 1,464,397	\$ 1,349,308	92.14%
HS CHANGE ORDERS PENDING		\$ 212,153			
MIDDLE SCHOOL	\$ 29,660,200	\$ 846,401	\$ 30,506,601	\$ 30,388,312	99.61%
Mucci	\$ 22,096,100	\$ 662,706	\$ 22,758,806	\$ 22,723,806	99.85%
R&B Mechanical	\$ 2,950,000	\$ 93,302	\$ 3,043,302	\$ 2,977,496	97.84%
Enders	\$ 1,707,600	\$ 40,709	\$ 1,748,309	\$ 1,730,826	99.00%
Merit	\$ 2,415,300	\$ 49,684	\$ 2,464,984	\$ 2,464,984	100.00%
Todd Devin	\$ 491,200	\$ -	\$ 491,200	\$ 491,200	100.00%
MS CHANGE ORDERS PENDING		\$ -			
OCIP	\$ 1,641,969		\$ 1,641,969	\$ 1,641,969	100.00%
SUBTOTALS	\$ 81,214,069	\$ 2,254,017	\$ 83,468,086	\$ 78,304,233	93.81%
CONTINGENCY	\$ 3,300,000		\$ 1,045,983		74.73%
SOFT COSTS					
CVSD Soft Cost Budget	\$ 10,124,919		\$ 10,124,919	\$ 9,020,329	89.09%
PROGRAM TOTALS	\$ 94,638,988	\$ 2,254,017	\$ 94,638,988	\$ 87,324,561	92.27%
<p>NOTE: Soft Cost Data from CVSD thru 5-22-19</p> <div style="text-align: right;"> <p>CURRENT TOTAL = \$ 94,638,988</p> <p>BOND FUNDS (TOTAL) = \$ 98,798,225</p> <p>\$ 4,159,237 Projected Available Funds</p> </div>					

SCHEDULE - Risk Assessment	High School - Phase 3A	Middle School
No Risk	X	X
Minimal Risk. No modification to critical path necessary.		
Moderate Risk. Recovery plan/schedule update necessary		
High Risk. Major Recovery Plan Required.		

Middle School

Current Contractor and Job Progress Status

Middle School Construction – Current construction progress and job status thru May 31, 2019:

- **Mucci – General Contractor:**
 - Phase 1A – Substantially Complete. Punchlist process nearly completed. Close-out nearing completion.
 - Phase 1B – Substantially Complete. Punchlist process nearly completed. Close-out nearing completion.
 - Phase 1C – Substantially Complete. Punchlist process nearly completed. Close-out nearing completion.
- **Merit Electric – Electrical Contractor:**
 - Phase 1A – Close-out this month.
 - Phase 1B – Close-out this month.
 - Phase 1C – Close-out this month.
- **Enders – Plumbing Contractor:**
 - Phase 1A – Substantially Complete. Punchlist process nearly completed. Close-out nearing completion.
 - Phase 1B – Substantially Complete. Punchlist process nearly completed. Close-out nearing completion.
 - Phase 1C – Substantially Complete. Punchlist process nearly completed. Close-out nearing completion.
- **R&B Mechanical – Mechanical Contractor:**
 - Phase 1A – Substantially Complete. Punchlist process nearly completed. Close-out nearing completion.
 - Phase 1B – Substantially Complete. Punchlist process nearly completed. Close-out nearing completion.
 - Phase 1C – Substantially Complete. Punchlist process nearly completed. Close-out nearing completion.
 - Mechanical Room - Commissioning of equipment and systems nearly complete.
 - **Gym RTU Replacement Unit is to ship mid-July 2019. Unit to be installed by early August 2019.**
- **Todd Devin – Food Service Contractor** – Kitchen – Closed-Out.

Building Envelope Status – Scope of work for the Middle School is completed.

High School

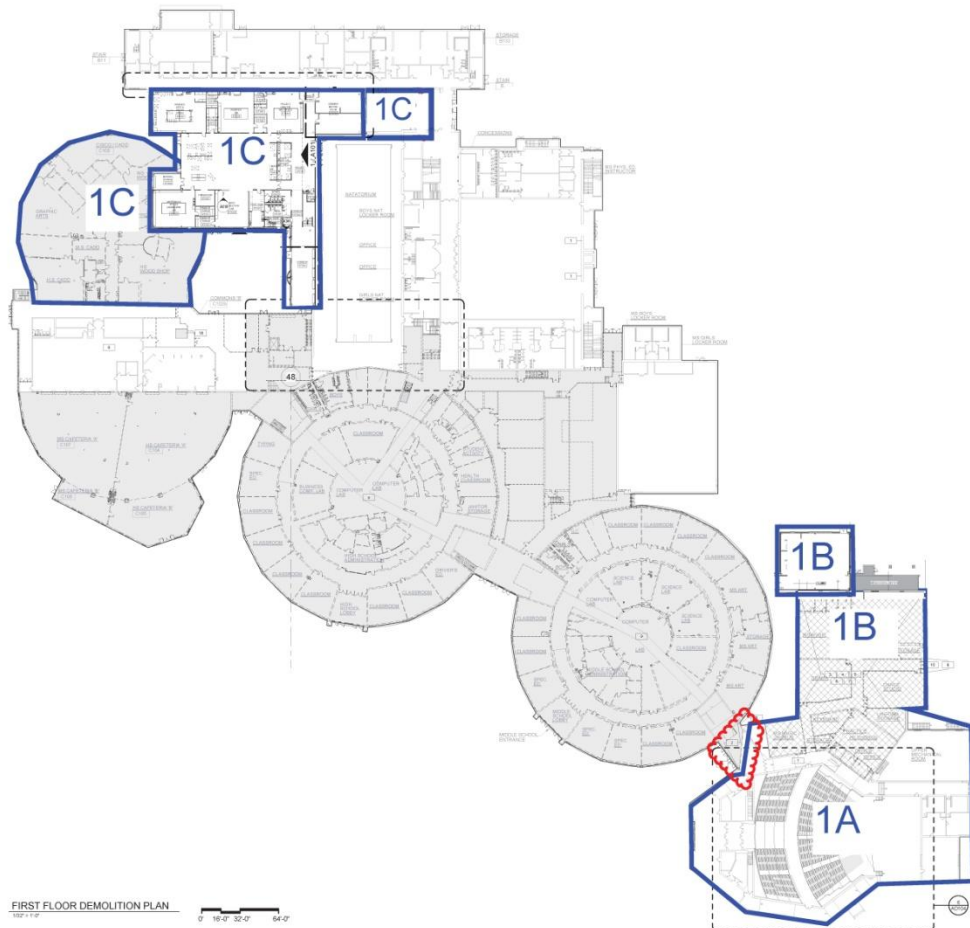
Current Contractor and Job Progress Status

High School Construction – Current construction progress and job status thru May 31, 2018:

- **Rycon – General Contractor**
 - Phase 1A, 1B, 1C - Substantially complete. Punchlist work nearly complete.
 - Phase 2A – Substantially complete. Punchlist work ongoing and nearing completion.
 - Phase 2B – Substantially complete. Punchlist work nearly complete.
 - Phase 3A – Exterior framing and insulation system nearly complete. Interior metal stud framing nearly complete. Drywall to commence this month.
 - Phase 3A - Roofing nearly complete. Metal coping to commence later this month.
 - Phase 3A – Site storm and sanitary sewer systems piping complete north of the utility tunnel. Summer site work to commence June 10th.
 - Phase 3B (Cafeteria demo) – Demolition completed. Exterior wall system and cement panels complete. Rain garden detention pond excavation anticipated to commence later this summer.
 - **Merit Electric – Electrical Contractor**
 - Phase 1A, 1B, 1C - Substantially complete. Punchlist work nearing completion.
 - Phase 2A – Substantially complete. Punchlist work ongoing.
 - Phase 2B – Substantially complete. Punchlist work ongoing.
 - Phase 3A – Electrical wall and ceiling rough-in ongoing where available.
 - **Enders – Plumbing Contractor**
 - Phase 1A, 1B, 1C - Substantially complete. Punchlist work nearing completion.
 - Phase 2A – Substantially complete. Punchlist work ongoing.
 - Phase 2B – Substantially complete. Punchlist work ongoing.
 - Phase 3A – Plumbing wall and ceiling rough-in completed.
 - **Lugaila Mechanical – Mechanical Contractor**
 - Phase 1A, 1B, 1C - Substantially complete. Punchlist work nearing completion.
 - Phase 2A – Substantially complete. Punchlist work ongoing. Commissioning ongoing.
 - Phase 3A – Mechanical overhead rough-in to commence this month.
 - **Automated Logic – Automatic Temperature Controls Contractor** – Continue all necessary monitoring and automated control of the new equipment. Working with Commissioning Agent for commissioning of the completed areas. They also continue to work with the school district on maintaining active monitoring and the control of the existing systems that remain functional.
 - **Horizon Informational – Technology Contractor** – Continues necessary technology work to support the phasing plan and daily activities of the school.
 - Phase 2A - Substantially complete. Punchlist work nearing completion.
 - Phase 3A – Rough-in to commence this month.
 - **Phase One Development – Asbestos Abatement Contractor** – Scope of work completed on January 28th. Contract is closed-out.
- Building Envelope Status** – QA / QC inspections ongoing. BPA to issue reports.

HIGH SCHOOL PROJECT - PHASING

PHASE 1
1A - Auditorium - Anticipated June 1, 2016 to December 16, 2016
1B - Performing Arts - Anticipated June 1, 2016 to May 1, 2017
1C - Tech Ed Wing - Anticipated June 1, 2016 to August 1, 2017



DEMOLITION KEYED NOTATION

- [illegible]

DEMOLITION KEY PLAN

REMOVE DOOR AND FRAME TO BE REMOVED

REMOVE MATERIAL TO BE REMOVED FROM STRUCTURE ABOVE TOPICAL AREA (INCLUDES WEIGHT OF ATTACHMENT)

REMOVE THE INTEGRITY OF THE EXISTING WALL (INCLUDES FINISHED DESIGN, INCLUDING FLOOR SLAB, RAFTERS AND STAIRS, WALL ATTACHMENT, PARTIAL STRUCTURE, REINFORCED AND NEW SYSTEMS)

NOT FOR CONSTRUCTION

IKM
architecture
planning
interior design
IKM Incorporated
One PPG Place
Pittsburgh, PA 15222

KEY PLAN

[illegible]

Decisions

Issue Date - 03/26/2016

**Chartiers Valley
High School
Renovation And
Addition**

Charlens Valley

50 Thoma Run Road Bridgeville

First Floor
Demolition Plan -
Overall

22% Construction Documents

14-109

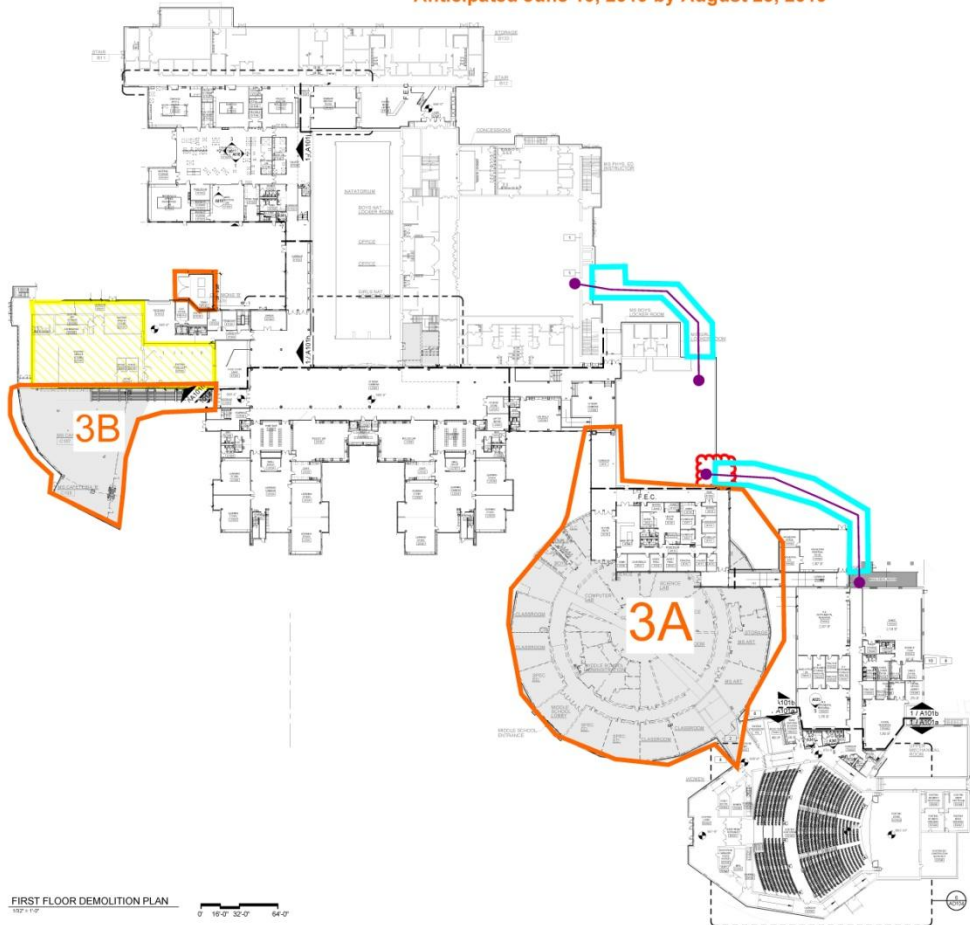
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HIGH SCHOOL PROJECT - PHASING

8

HIGH SCHOOL PROJECT - PHASING

PHASE 3
3A - New Administration - Anticipated January 7, 2019 thru December 13, 2019
3B - High School Cafeteria Demolition and Exterior Finish - Anticipated June 10, 2019 by August 23, 2019

[illegible][illegible]

Project North True North

[illegible]

Revised: _____

Issue Date - 02/25/2

Chartiers Valley
High School
Renovation And
Addition

Charlens Va

50 Thoma Run Road Bridge

First Floor
Demolition Plan

99% Construction Document

IKM Project Number
14-10

NOT FOR CONSTRUCTION

AD10

Project Financial Status

The following is the Construction Cost Summary of approved, pending, and estimated change order requests:



Chartiers Valley School District Building and Renovation Program

Construction Executive Summary

P.J. Dick Incorporated

Thru: June 5, 2019

Project	Original Contract	Executed / Approved CO's	Current Contract	*Pending / Estimated	Potential Value
New Middle School Project	\$ 29,660,200	\$ 846,401	\$ 30,506,601	\$ -	\$ 30,506,601
High School Project (Note 1)	\$ 49,911,900	\$ 1,407,616	\$ 51,319,516	\$ 212,153	\$ 51,531,669
TOTAL (PRIME CONTRACTORS) =	\$ 79,572,100	\$ 2,254,017	\$ 81,826,117	\$ 212,153	\$ 82,038,270

	Orig Contract	CO's	Final
GRAND TOTAL	\$ 79,572,100	\$ 2,254,017	\$ 81,826,117

PERCENTAGE (approved/executed) = 2.83% \$ 2,254,017

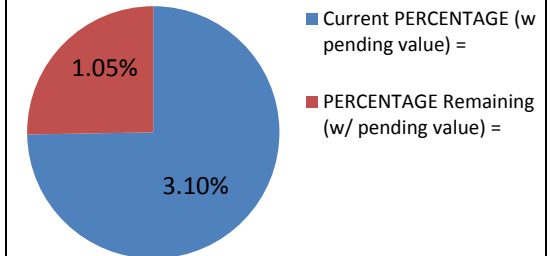
Current PERCENTAGE (w pending value) = 3.10% \$ 2,466,170

Previous PERCENTAGE (w pending value) 5-9-19 = 3.03% \$ 2,412,830

Construction Contingency Value = 4.15% \$ 3,300,000

PERCENTAGE Remaining (w/ pending value) = 1.05% \$ 833,830

CVSD Construction Contingency Summary (w/ Pending / Estimated)



HIGH SCHOOL - Thru 5-31-19

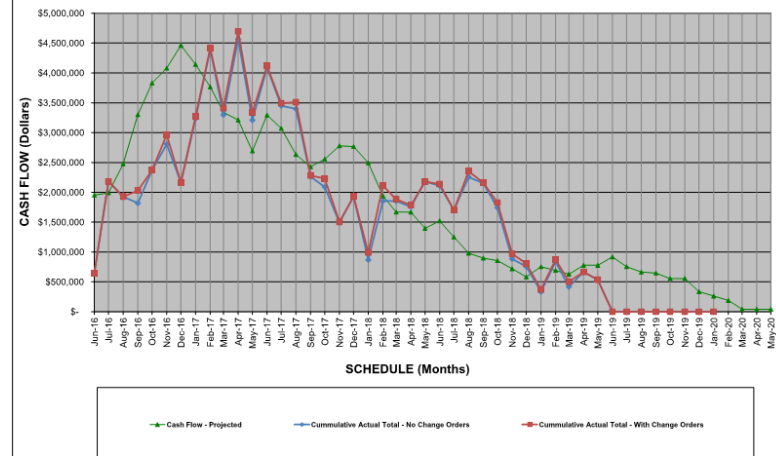
Prime Contractor Billing Status - High School	Invoiced Percentage	Payment - Duration - WIP Analysis
Contract Value to date (w approved CO's) = \$ 51,319,516.00	94%	Project Duration = 44 Completed Months = 37 Months Completed (%) = 84% Total Completed/Stored to date = 94% *Estimated WIP = 94%
Total Completed/Stored to date = \$ 48,439,822.87		
Total Retention Withheld = \$ 2,165,870.54		
Total Paid Less Retainage = \$ 46,273,952.33	90.17%	
Balance to be Paid (inc. CO's) = \$ 5,045,563.67		

MIDDLE SCHOOL - Thru 5-31-19

Prime Contractor Billing Status - Middle School	Invoiced Percentage	Payment - Duration - WIP Analysis
Contract Value to date (w approved CO's) = \$ 30,506,601.00	99.79%	Project Duration = 20 Completed Months = 20 Months Completed (%) = 100% Total Completed/Stored to date = 100% *Estimated WIP = 100%
Total Completed/Stored to date = \$ 30,441,018.00		
Total Retention Withheld = \$ 52,706.33		
Total Paid Less Retainage = \$ 30,388,311.67	99.61%	
Balance to be Paid (inc. CO's) = \$ 118,289.33		

*Footnote - The Estimated WIP is +/- 3%

PROJECTED CASH FLOW vs ACTUAL BILLINGS



Project Change Order Status (Continued)

- The following is a summary of current issues that may and/or are resulting in change orders to the **MIDDLE SCHOOL PROJECT**. The costs for each issue either have been submitted, have yet to be submitted and are being calculated by the Prime Contractor, are being evaluated by the Construction Team, or are identified as a cost issue at this point which may or may not end up as a change. Upon receipt of accurate pricing, change order requests, change order approvals, and/or new issues, PJD will update the below lists appropriately.

- **MIDDLE SCHOOL**
- **Mucci Construction**
 - **Executed Change Orders**
 1. Change Order #01 thru #19 approved.
 - **Pending Change Orders / Cost Issues**
 1. None.

- **Enders Plumbing and Heating**
 - **Executed Change Orders**
 1. Change Order #01 thru #03 approved.
 - **Pending Change Orders / Cost Issues**
 1. Pending – Provide secondary pressure relieving device for domestic water service into the building.

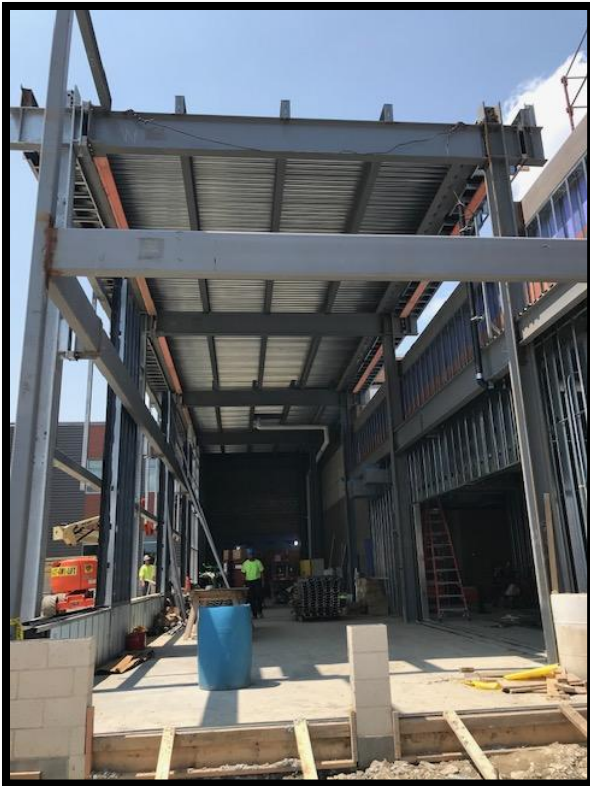
- **R & B Mechanical**
 - **Executed Change Orders**
 1. Change Order #01 and #04 approved.
 - **Pending Change Orders / Cost Issues**
 1. None.

- **Merit Electrical Group**
 - **Executed Change Orders**
 1. Change Order #01 thru #06 approved.
 - **Pending Change Orders / Cost Issues**
 1. None.

Project Change Order Status (Continued)

- The following is a summary of current issues that may and/or are resulting in change orders to the **HIGH SCHOOL PROJECT**. The costs for each issue either have been submitted, have yet to be submitted and are being calculated by the Prime Contractor, are being evaluated by the Construction Team, or are identified as a cost issue at this point which may or may not end up as a change. Upon receipt of accurate pricing, change order requests, change order approvals, and/or new issues, PJD will update the below lists appropriately.
- **HIGH SCHOOL**
- **Rycon Construction**
 - **Executed Change Orders**
 1. Change Order #001 thru #038 approved.
 - **Pending Change Orders / Cost Issues**
 1. Proposed Change Order #039 - Added intumescent paint on the Stair LC 1242 landings steel beams per code inspectors' walkthroughs and an added site fire hydrant.
 2. Cost Issues – Utility tunnel lid items, added metal panel, existing aux gym wall finish, auditorium concession entrance steel condition, and added drains/scuppers for existing kitchen roof.
- **Enders Plumbing**
 - **Executed Change Orders**
 1. Change Order #001 thru #007 approved.
 - **Pending Change Orders / Cost Issues**
 1. Pending – Provide secondary pressure relieving device for water service into the building.
- **Lugaila Mechanical**
 - **Executed Change Orders**
 1. Change Order #001 thru #004 approved.
 - **Pending Change Orders / Cost Issues**
 1. Currently none pending.
- **Merit Electric Group**
 - **Executed Change Orders**
 1. Change Order #001 thru #012 approved.
 - **Pending Change Orders / Cost Issues**
 1. Currently none pending.
- **Automated Logic**
 - **Executed Change Orders**
 1. Change Order #001 thru #004 approved.
 - **Pending Change Orders / Cost Issues**
 1. Currently none pending.
- **Horizon Information Services**
 - **Executed Change Orders**
 1. Change Orders #001 and #003 approved.
 - **Pending Change Orders / Cost Issues**
 1. Currently none pending.

Project Photos – High School – Phase 3A



Project Photos – High School – Phase 3A

