

Chartiers Valley School District Middle School and High School Building Program



Monthly Report – March 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: 3/8/2019

School / Phase	Start Date	Substantial Completion Dates	Schedule Update	Schedule Status / Summary	
Middle School					
<i>Thru 2-28-19</i>					
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					
<i>Thru 2-28-19</i>					
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	Rycon to provide March 2019 Update. Foundations ongoing. Steel anticipated for week of March 18th.
Phase 3B	Cafeteria Demo / Exterior Finishes	6/10/2019	8/31/2019	Ongoing	Work moved up to early March 2019. Demo ongoing.

SCHEDULE - Risk Assessment

<i>Thru 2-28-19</i>
No Risk
Minimal Risk. No modification to critical path necessary.
Moderate Risk. Recovery plan/schedule update necessary
High Risk. Major Recovery Plan Required.

<u>HIGH SCHOOL</u>
Phase 1A, 1B, 1C - Punchlist nearing completion.
Phase 2A - Substantially Complete. Phase 3 ongoing.
<u>MIDDLE SCHOOL</u>
Phase 1A, 1B, 1C Complete - Punchlist Nearing Completion. Close-Out Process has commenced.

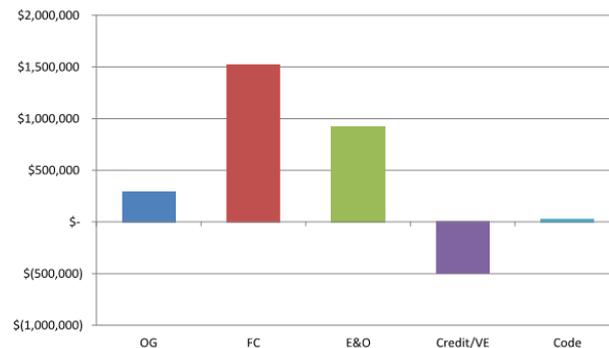
Budget and Financial Status

Construction Contracts	\$ 79,572,100.00
High School CO's	\$ 1,241,190.00
Middle School CO's	\$ 780,818.00
Subtotal =	\$ 81,594,108.00
Remaining Contingency	\$ 1,277,992.00
OCIP	\$ 1,641,969.00
Soft Costs	\$ 10,124,919.00
Subtotal =	\$ 13,044,880.00
Program Total =	\$ 94,638,988.00

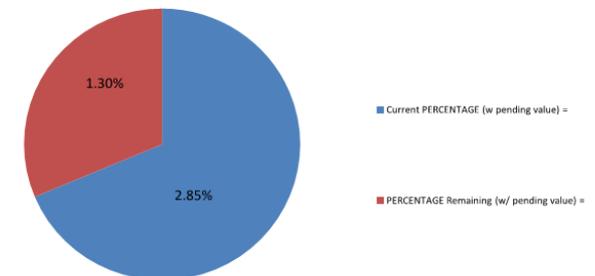
DOLLAR VALUE TO BE PAID THRU 2-28-19

Construction Contracts	\$ 74,877,427.85	91.77%
OCIP	\$ 1,641,969.00	
Soft Costs	\$ 8,780,626.70	90.13% <i>thru 2/21/19</i>
Subtotal =	\$ 85,300,023.55	
Program Balance =	\$ 9,338,964.45	9.87%

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 2-28-19

	AWARD / CONTRACT VALUES	CHANGE ORDERS	CURRENT ACTUAL	Payment Requests Thru Date:	% Paid
				2/28/2019	
CONSTRUCTION COSTS					
HIGH SCHOOL	\$ 49,911,900	\$ 1,241,190	\$ 51,153,090	\$ 44,570,804	87.13%
Rycon	\$ 33,926,000	\$ 761,867	\$ 34,687,867	\$ 29,463,501	84.94%
Lugailla	\$ 5,723,500	\$ 18,316	\$ 5,741,816	\$ 5,458,596	95.07%
Enders	\$ 2,939,300	\$ 110,028	\$ 3,049,328	\$ 2,818,807	92.44%
Merit	\$ 4,388,000	\$ 318,678	\$ 4,706,678	\$ 4,093,340	86.97%
Automated Logic	\$ 1,311,100	\$ (6,611)	\$ 1,304,489	\$ 1,188,134	91.08%
Phase One	\$ 202,900	\$ 7,680	\$ 210,580	\$ 210,580	100.00%
Horizon	\$ 1,421,100	\$ 31,232	\$ 1,452,332	\$ 1,337,846	92.12%
HS CHANGE ORDERS PENDING		\$ 244,376			
MIDDLE SCHOOL	\$ 29,660,200	\$ 780,818	\$ 30,441,018	\$ 30,306,623	99.56%
Mucci	\$ 22,096,100	\$ 662,706	\$ 22,758,806	\$ 22,723,806	99.85%
R&B Mechanical	\$ 2,950,000	\$ 27,719	\$ 2,977,719	\$ 2,933,053	98.50%
Enders	\$ 1,707,600	\$ 40,709	\$ 1,748,309	\$ 1,730,826	99.00%
Merit	\$ 2,415,300	\$ 49,684	\$ 2,464,984	\$ 2,427,738	98.49%
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	\$ 2,022,008	\$ 83,236,077	\$ 76,519,397	91.93%
CONTINGENCY	\$ 3,300,000		\$ 1,277,992		68.68%
SOFT COSTS					
CVSD Soft Cost Budget	\$ 10,124,919		\$ 10,124,919	\$ 8,780,627	86.72%
PROGRAM TOTALS	\$ 94,638,988	\$ 2,022,008	\$ 94,638,988	\$ 85,300,024	90.13%
NOTE: Soft Cost Data from CVSD thru 2-21-19					
				CURRENT TOTAL = \$ 94,638,988	
				BOND FUNDS (TOTAL) = \$ 98,491,003	
				\$ 3,852,015	Projected Available Funds

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 February 28, 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.
 - Landscaping nearing completion. Re-seeding to occurred.

- **Merit Electric – Electrical 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.

- **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 ongoing. Further “winter” commissioning to complete this month.

- **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 February 28, 2018:

- **Rycon – General Contractor**
 - Phase 1A, 1B, 1C - Substantially complete. Punchlist work nearing completion.
 - Phase 2A – Substantially complete. Punchlist work ongoing.
 - Phase 2B – Substantially complete. Punchlist work nearing completion.
 - Phase 3A – Demolition nearing completion.
 - Phase 3A – Foundations have commenced. Structural Steel anticipated in mid-March.
 - Phase 3B (Cafeteria demo) – Demolition activities have commenced.

- **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 disconnects are complete.

- **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 and fire protection disconnects are complete.

- **Lugaila Mechanical – Mechanical Contractor**
 - Phase 1A, 1B, 1C - Substantially complete. Punchlist work nearing completion.
 - Phase 2A – Substantially complete. Punchlist work ongoing.
 - Phase 2B – Mechanical balancing is done for the completed phases.
 - Phase 3A – Mechanical disconnects are complete.

- **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 – No work until new structure built.

- **Phase One Development – Asbestos Abatement Contractor** – Scope of work completed on January 28th. Close-Out process ongoing.

Building Envelope Status – QA / QC inspections will commence after demolition when new structure commences.

Project Financial Status



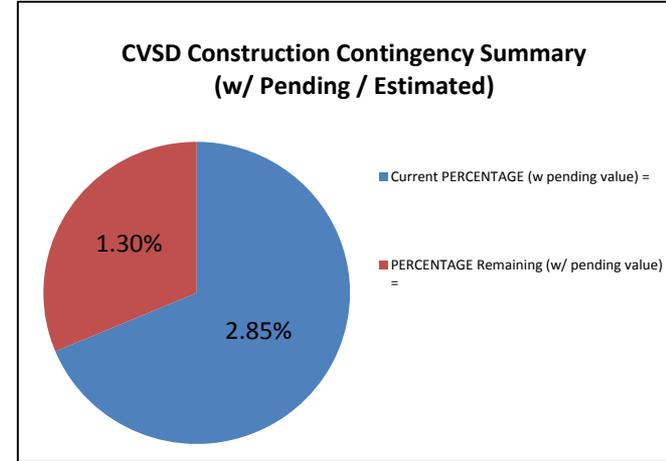
The following is the Construction Cost Summary of approved, pending, and estimated change order requests:
Chartiers Valley School District Building and Renovation Program
Construction Executive Summary
 P.J. Dick Incorporated

Thru: March 7, 2019

Project	Original Contract	Executed / Approved CO's	Current Contract	*Pending / Estimated	Potential Value
New Middle School Project	\$ 29,660,200	\$ 780,818	\$ 30,441,018	\$ -	\$ 30,441,018
High School Project (Note 1)	\$ 49,911,900	\$ 1,241,190	\$ 51,153,090	\$ 244,376	\$ 51,397,466
TOTAL (PRIME CONTRACTORS) =	\$ 79,572,100	\$ 2,022,008	\$ 81,594,108	\$ 244,376	\$ 81,838,484

	Orig Contract	CO's	Final
GRAND TOTAL	\$ 79,572,100	\$ 2,022,008	\$ 81,594,108

PERCENTAGE (approved/executed) =	2.54%	\$ 2,022,008
Current PERCENTAGE (w pending value) =	2.85%	\$ 2,266,384
Previous PERCENTAGE (w pending value) 3-5-19 =	2.82%	\$ 2,248,084
Construction Contingency Value =	4.15%	\$ 3,300,000
PERCENTAGE Remaining (w/ pending value) =	1.30%	\$ 1,033,616



Note 1: Includes Technology Scope of Work Prime Contractor and/or Changes

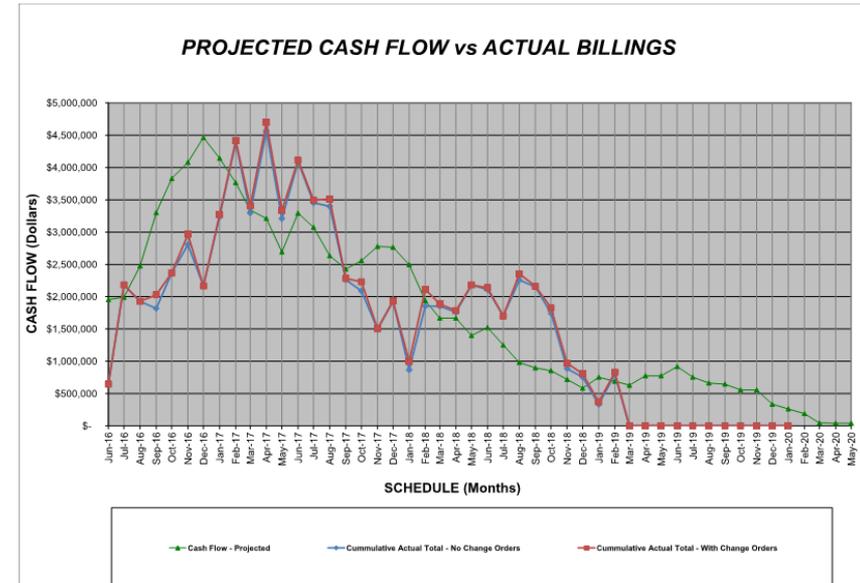
HIGH SCHOOL - Thru 2-28-19

Prime Contractor Billing Status - High School	Invoiced Percentage	Payment - Duration - WIP Analysis
Contract Value to date (w approved CO's) = \$ 51,153,090.00	91%	Project Duration = 44 Completed Months = 34 Months Completed (%) = 77% Total Completed/Stored to date = 91% *Estimated WIP = 91%
Total Completed/Stored to date = \$ 46,662,848.63		
Total Retention Withheld = \$ 2,092,043.84		
Total Paid Less Retainage = \$ 44,570,804.79		
Balance to be Paid (inc. CO's) = \$ 6,582,285.21	87.13%	

MIDDLE SCHOOL - Thru 2-28-19

Prime Contractor Billing Status - Middle School	Invoiced Percentage	Payment - Duration - WIP Analysis
Contract Value to date (w approved CO's) = \$ 30,453,318.00	100.00%	Project Duration = 20 Completed Months = 20 Months Completed (%) = 100% Total Completed/Stored to date = 100% *Estimated WIP = 100%
Total Completed/Stored to date = \$ 30,453,318.00		
Total Retention Withheld = \$ 146,694.55		
Total Paid Less Retainage = \$ 30,306,623.45		
Balance to be Paid (inc. CO's) = \$ 146,694.55	99.52%	

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



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.

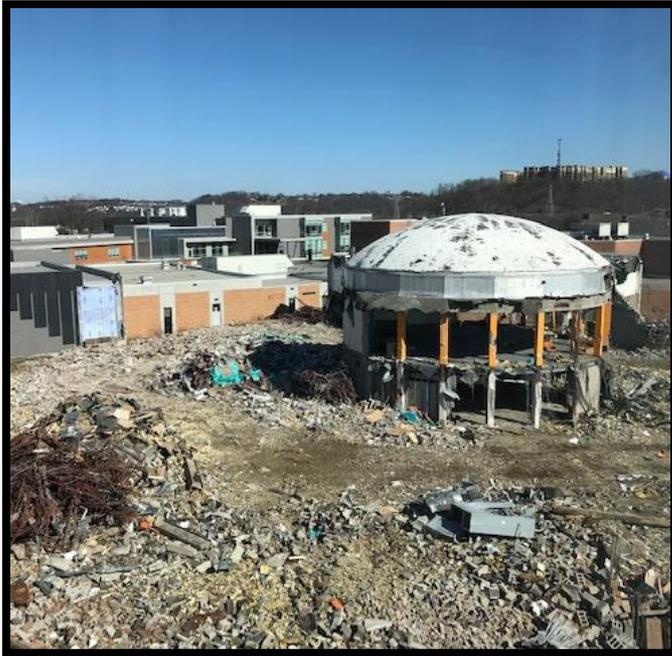
- **R & B Mechanical**
 - **Executed Change Orders**
 1. Change Order #01 and #03 approved.
 - **Pending Change Orders / Cost Issues**
 1. None.

- **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 #033 approved.
 - **Pending Change Orders / Cost Issues**
 1. Proposed Rycon CO #34 – Damaged pool door replacement, stair handrail modifications, install cylinder cores.
 2. Proposed Rycon CO #35 – Added CMU work due to field conditions, door in-fill work, upgraded adhesive for floor moisture mitigation.
 3. Proposed Rycon CO #36 – Added carpet in KT1319 and KT 1320 and added intumescent paint on structural steel.
 4. Proposed Rycon CO #37 – Door Entry Fire Rating Issue (Doors 1202C/D).
 5. Cost Issue - Lean Fill for foundation bearing elevations - Phase 3.
 6. Cost Issues – Site storm existing conditions, utility tunnel lid items, added metal panel, existing aux gym wall finish, auditorium concession entrance steel condition, tunnel demo for fireproofing, and detention pond design modifications.
- **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 #003 approved.
 - **Pending Change Orders / Cost Issues**
 1. Proposed Lugaila CO #04 – Modify ductwork, added condensate piping, seal opening in existing RTU, and relocate ductwork from elevator shaft.
- **Merit Electric Group**
 - **Executed Change Orders**
 1. Change Order #001 thru #009 approved.
 - **Pending Change Orders / Cost Issues**
 1. Currently none pending.
- **Automated Logic**
 - **Executed Change Orders**
 1. Change Order #001 thru #003 approved.
 - **Pending Change Orders / Cost Issues**
 1. Currently none pending.
- **Horizon Information Services**
 - **Executed Change Orders**
 1. Change Orders #001 and #002 approved.
 - **Pending Change Orders / Cost Issues**
 1. Proposed Horizon CO #03 – Added security cameras.

Project Photos – High School – Phase 3A



Project Photos – High School – Phase 3A



Project Photos – High School – Phase 3B (Cafeteria Demo)

