

# ***Chartiers Valley School District Middle School and High School Building Program***



***Monthly Report – January 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) – January 2019 thru December 13, 2019
  - Phase 3B - High School Cafeteria Demolition and Exterior Finishes – June 2019 thru August 2019.

# Chartiers Valley School District

## Middle School and High School Building Program

### Construction and Phasing Status

Date: 1/4/2019

Substantial Completion Dates					
School / Phase		Start Date	Completion Dates	Schedule Update	Schedule Status / Summary
Middle School				Thru 12-31-18	
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 12-31-18	
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	Draft Under Review	Prime Contractors Reviewing Draft and Providing Input
Phase 3B	Cafeteria Demo / Exterior Finishes	6/10/2019	8/31/2019	Draft Under Review	Prime Contractors Reviewing Draft and Providing Input

### SCHEDULE - Risk Assessment

<b>Thru 12-31-18</b>
<b>No Risk</b>
<b>Minimal Risk. No modification to critical path necessary.</b>
<b>Moderate Risk. Recovery plan/schedule update necessary</b>
<b>High Risk. Major Recovery Plan Required.</b>

<b>HIGH SCHOOL</b>
Phase 1A, 1B, 1C - Punchlist nearing completion.
Phase 2A - Substantially Complete. Phase 3 to commence.
<b>MIDDLE SCHOOL</b>
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	\$	1,161,986.00
Middle School CO's	\$	793,118.00
Subtotal =	\$	81,527,204.00

Remaining Contingency	\$	1,344,896.00
OCIP	\$	1,641,969.00
Soft Costs	\$	10,124,919.00
Subtotal =	\$	13,111,784.00

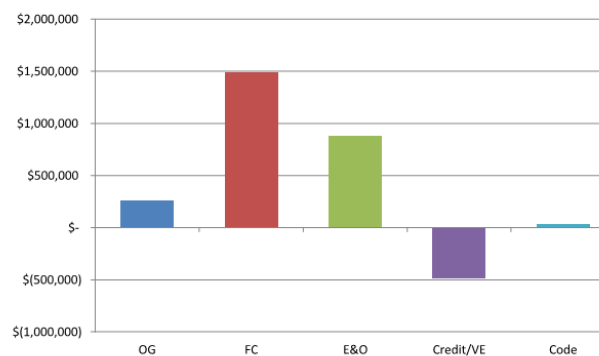
Program Total = \$ 94,638,988.00

### DOLLAR VALUE TO BE PAID THRU 12-31-18

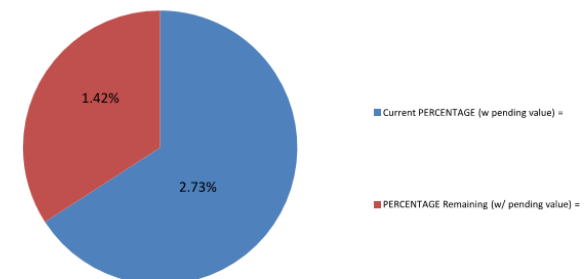
Construction Contracts	\$	73,610,165.68	90.29%
OCIP	\$	1,641,969.00	
Soft Costs	\$	8,460,792.53	thru 11/27/18
Subtotal =	\$	83,712,927.21	88.46%

Program Balance = \$ 10,926,060.79 11.54%

### 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 12-31-18

	AWARD / CONTRACT VALUES	CHANGE ORDERS	CURRENT ACTUAL	Payment Requests Thru Date:	% Paid
				12/31/2018	
<b>CONSTRUCTION COSTS</b>					
<b>HIGH SCHOOL</b>	\$ 49,911,900	\$ 1,161,986	\$ 51,073,886	\$ 43,408,835	84.99%
Rycon	\$ 33,926,000	\$ 705,843	\$ 34,631,843	\$ 28,640,828	82.70%
Lugailla	\$ 5,723,500	\$ 18,316	\$ 5,741,816	\$ 5,438,261	94.71%
Enders	\$ 2,939,300	\$ 99,148	\$ 3,038,448	\$ 2,747,449	90.42%
Merit	\$ 4,388,000	\$ 306,378	\$ 4,694,378	\$ 4,008,471	85.39%
Automated Logic	\$ 1,311,100	\$ (6,611)	\$ 1,304,489	\$ 1,114,281	85.42%
Phase One	\$ 202,900	\$ 7,680	\$ 210,580	\$ 126,522	60.08%
Horizon	\$ 1,421,100	\$ 31,232	\$ 1,452,332	\$ 1,333,022	91.78%
HS CHANGE ORDERS PENDING		\$ 218,793			
<b>MIDDLE SCHOOL</b>	\$ 29,660,200	\$ 793,118	\$ 30,453,318	\$ 30,201,331	99.17%
Mucci	\$ 22,096,100	\$ 662,706	\$ 22,758,806	\$ 22,689,404	99.70%
R&B Mechanical	\$ 2,950,000	\$ 27,719	\$ 2,977,719	\$ 2,888,387	97.00%
Enders	\$ 1,707,600	\$ 40,709	\$ 1,748,309	\$ 1,704,601	97.50%
Merit	\$ 2,415,300	\$ 61,984	\$ 2,477,284	\$ 2,427,738	98.00%
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%
<b>SUBTOTALS</b>	\$ 81,214,069	\$ 1,955,104	\$ 83,169,173	\$ 75,252,135	90.48%
CONTINGENCY	\$ 3,300,000		\$ 1,344,896		65.88%
<b>SOFT COSTS</b>					
CVSD Soft Cost Budget	\$ 10,124,919		\$ 10,124,919	\$ 8,460,793	83.56%
<b>PROGRAM TOTALS</b>	\$ 94,638,988	\$ 1,955,104	\$ 94,638,988	\$ 83,712,927	88.46%
NOTE: Soft Cost Data from CVSD thru 11-27-18					
		CURRENT TOTAL = \$ 94,638,988			
		BOND FUNDS (TOTAL) = \$ 98,491,003			
		\$ 3,852,015 Projected Available Funds			

<b>SCHEDULE - Risk Assessment</b>	<b>High School - Phase 2A</b>	<b>Middle School</b>
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 November 30, 2018:

- **Mucci – General Contractor:**

- Phase 1A – Substantially Complete. Punchlist process nearly completed. Close-out commencing.
- Phase 1B – Substantially Complete. Punchlist process nearly completed. Close-out commencing.
- Phase 1C – Substantially Complete. Punchlist process nearly completed. Close-out commencing.
- Landscaping nearing completion. Re-seeding to occurred.

- **Merit Electric – Electrical Contractor:**

- Phase 1A – Substantially Complete. Punchlist process nearly completed. Close-out commencing.
- Phase 1B – Substantially Complete. Punchlist process nearly completed. Close-out commencing.
- Phase 1C – Substantially Complete. Punchlist process nearly completed. Close-out commencing.

- **Enders – Plumbing Contractor:**

- Phase 1A – Substantially Complete. Punchlist process nearly completed. Close-out commencing.
- Phase 1B – Substantially Complete. Punchlist process nearly completed. Close-out commencing.
- Phase 1C – Substantially Complete. Punchlist process nearly completed. Close-out commencing.

- **R&B Mechanical – Mechanical Contractor:**

- Phase 1A – Substantially Complete. Punchlist process nearly completed. Close-out commencing.
- Phase 1B – Substantially Complete. Punchlist process nearly completed. Close-out commencing.
- Phase 1C – Substantially Complete. Punchlist process nearly completed. Close-out commencing.
- Mechanical Room - Commissioning of equipment and systems ongoing. Further “winter” commissioning to occur this month and/or next.

- **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 December 31, 2018:

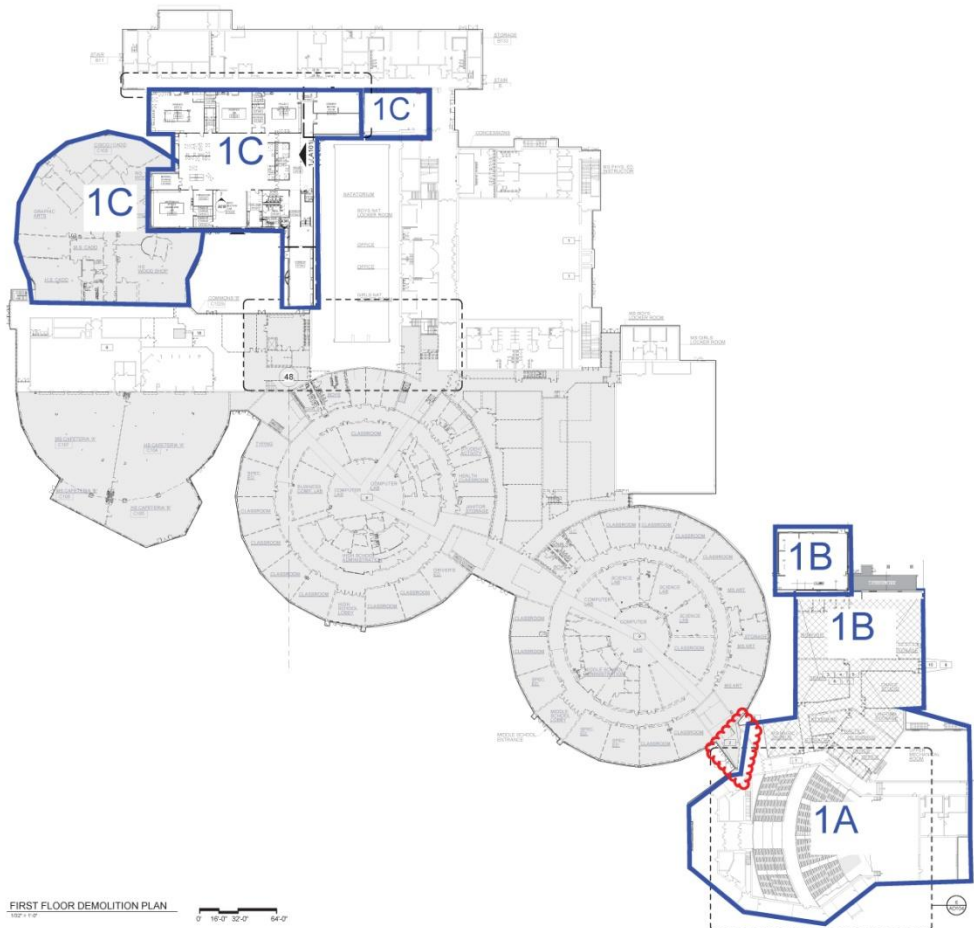
- **Rycon – General Contractor**
  - Phase 1A, 1B, 1C - Substantially complete. Punchlist work nearing completion.
  - Phase 2A – Substantially complete. Punchlist work ongoing.
  - Phase 2B – Substantially complete. Punchlist work nearing completion.
  - Phase 3A – Demolition to commence late January or early February.
- **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 – Coordinate with GC for electrical disconnects.
- **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 – Coordinate with GC for plumbing and fire protection disconnects.
- **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 – Coordinate with GC for mechanical disconnects.
- **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 through Phase 2.
- **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 ongoing.
- **Phase One Development – Asbestos Abatement Contractor** – Anticipated to start Phase 3A on January 7<sup>th</sup>.

**Building Envelope Status** – QA / QC inspections for exterior shell construction have commenced.



## 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 NOTE

- [illegible]

DEMOLITION KEY PLAN

Diagram illustrating the removal of a portion of a concrete slab and the subsequent repair process:

- EXISTING CONCRETE SLAB TO BE REMOVED
- EXISTING REINFORCING TO BE REMOVED FROM FLOOR TO STRUCTURE ABOVE. REMOVE ALL CORROSION-DAMAGED STEEL OR ATTACHED TO MEMBERS.
- REMOVE THE SURVEY OF THE EXISTING SLAB IN THE DESIGN. INCLUDING FLOOR SLAB, RAFTERS AND STEEL, WALLS, INTERIOR PARTITION, STRUCTURE, ROOFING, AND MECHANICAL.

NOT FOR CONSTRUCTION

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

### KEY PLAN

[illegible]

### Revisions

Issue Date - 02/26/2016

### Chartiers Valley High School Renovation And Addition

Charlens Valley

50 Thoma Run Road Bridgeville

First Floor  
Demolition Plan -  
Overall

22% Construction Documents

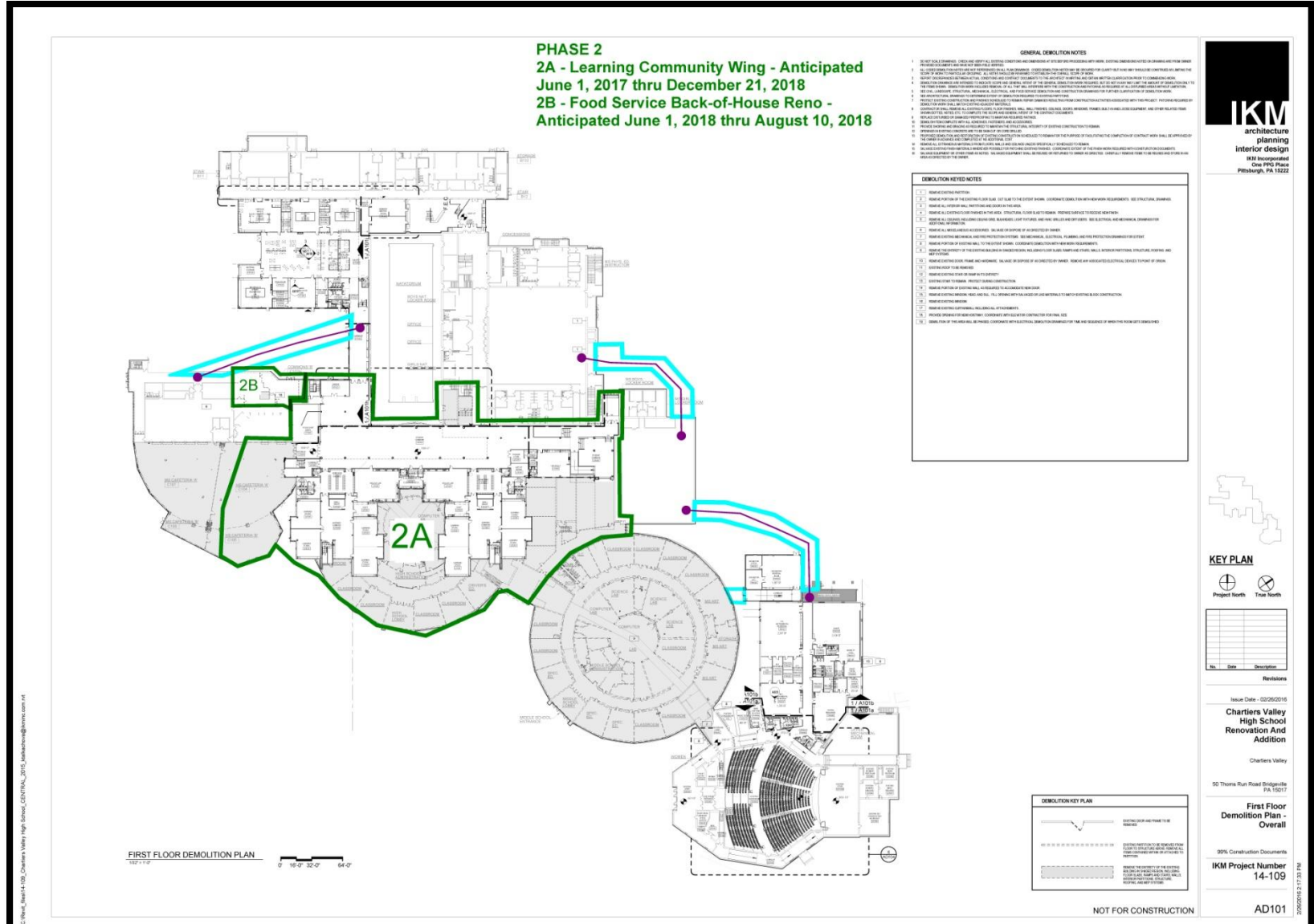
KM Project Number  
14-109

AD101

# Current Contractor and Job Progress Status

## HIGH SCHOOL PROJECT - PHASING

- PHASE 2 – Substantially Complete



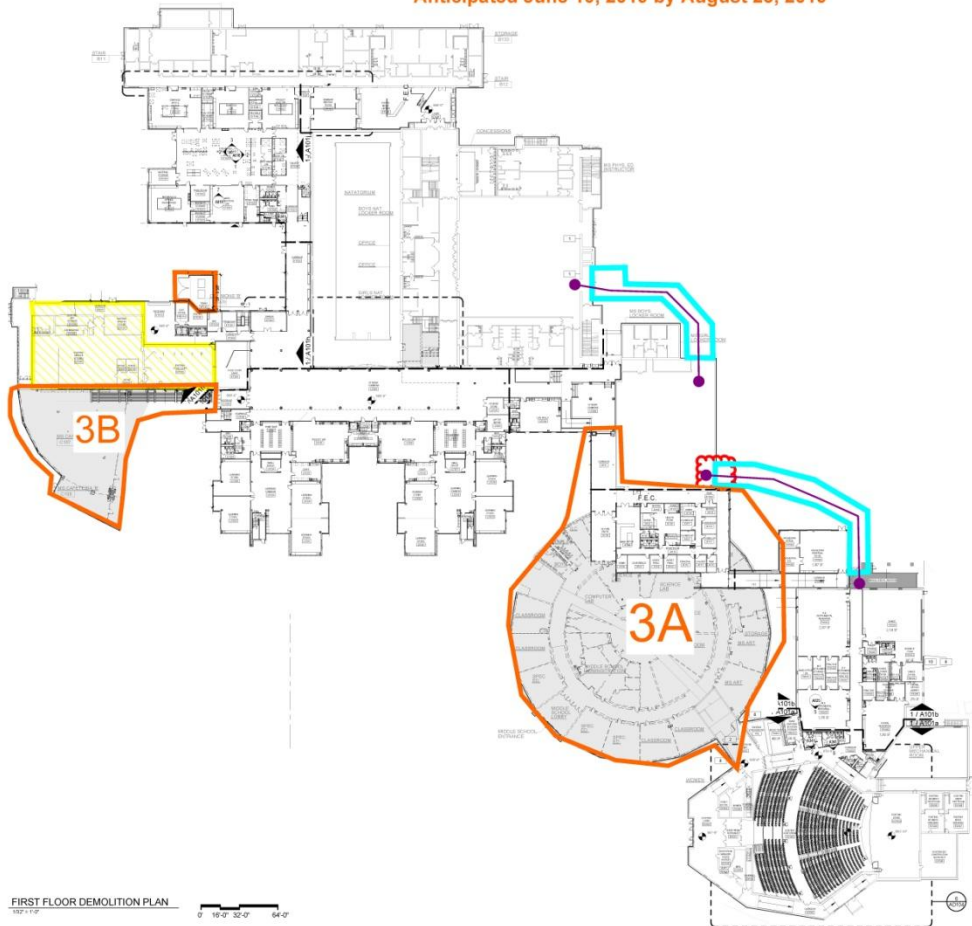


# Current Contractor and Job Progress Status

## HIGH SCHOOL PROJECT - PHASING

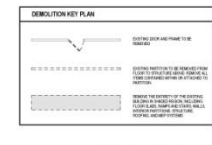
### • PHASE 3

**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**



FIRST FLOOR DEMOLITION PLAN  
 10/11/18

- GENERAL DEMOLITION NOTES**
1. ALL EXISTING STRUCTURES SHALL BE DEMOLISHED IN ACCORDANCE WITH THE DEMOLITION PLAN AND THE DEMOLITION SPECIFICATIONS.
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  20. DEMOLITION KEY NOTES



**IKM**  
 architecture  
 planning  
 interior design  
 902 Incorporated  
 One PPD Place  
 Pittsburgh, PA 15222

**KEY PLAN**

Project North True North

No.	Date	Description
1	10/11/18	First Floor Demolition Plan - Overall

Revisions

Issue Date: 10/11/2018  
**Charters Valley High School Renovation and Addition**  
 Charters Valley  
 90 Thoma Run Road Bridgeville PA 15017  
**First Floor Demolition Plan - Overall**  
 99% Construction Documents  
**IKM Project Number 14-109**  
 AD101

NOT FOR CONSTRUCTION

# 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: January 3, 2019

Project	Original Contract	Executed / Approved CO's	Current Contract	*Pending / Estimated	Potential Value
New Middle School Project	\$ 29,660,200	\$ 793,118	\$ 30,453,318	\$ -	\$ 30,453,318
High School Project (Note 1)	\$ 49,911,900	\$ 1,161,986	\$ 51,073,886	\$ 218,793	\$ 51,292,679
<b>TOTAL (PRIME CONTRACTORS) =</b>	<b>\$ 79,572,100</b>	<b>\$ 1,955,104</b>	<b>\$ 81,527,204</b>	<b>\$ 218,793</b>	<b>\$ 81,745,997</b>

	Orig Contract	CO's	Final
<b>GRAND TOTAL</b>	<b>\$ 79,572,100</b>	<b>\$ 1,955,104</b>	<b>\$ 81,527,204</b>

PERCENTAGE (approved/executed) =	2.46%	\$ 1,955,104
Current PERCENTAGE (w pending value) =	2.73%	\$ 2,173,897
Previous PERCENTAGE (w pending value) 10-3-18 =	2.74%	\$ 2,176,758
Construction Contingency Value =	4.15%	\$ 3,300,000
PERCENTAGE Remaining (w/ pending value) =	1.42%	\$ 1,126,103

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

#### HIGH SCHOOL - Thru 12-31-18

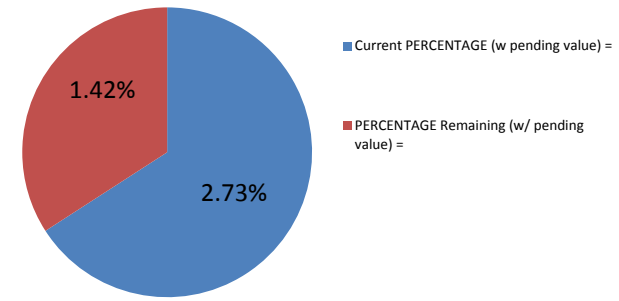
Prime Contractor Billing Status - High School		Invoiced Percentage	Payment - Duration - WIP Analysis	
Contract Value to date (w approved CO's) = \$ 51,073,886.00		89%	Project Duration = 44	
Total Completed/Stored to date = \$ 45,585,200.86			Completed Months = 32	
Total Retention Withheld = \$ 2,176,366.22		84.99%	Months Completed (%) = 73%	
Total Paid Less Retainage = \$ 43,408,834.64			Total Completed/Stored to date = 89%	
Balance to be Paid (inc. CO's) = \$ 7,665,051.36			*Estimated WIP = 90%	

#### MIDDLE SCHOOL - Thru 12-31-18

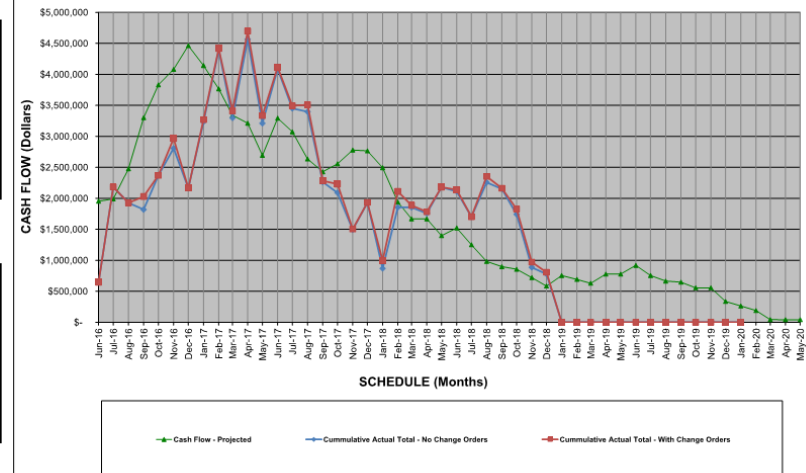
Prime Contractor Billing Status - Middle School		Invoiced Percentage	Payment - Duration - WIP Analysis	
Contract Value to date (w approved CO's) = \$ 30,453,318.00		99.85%	Project Duration = 20	
Total Completed/Stored to date = \$ 30,408,957.00			Completed Months = 20	
Total Retention Withheld = \$ 207,626.06		99.17%	Months Completed (%) = 100%	
Total Paid Less Retainage = \$ 30,201,330.94			Total Completed/Stored to date = 100%	
Balance to be Paid (inc. CO's) = \$ 251,987.06			*Estimated WIP = 100%	

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

### CVSD Construction Contingency Summary (w/ Pending / Estimated)



### PROJECTED CASH FLOW vs ACTUAL BILLINGS



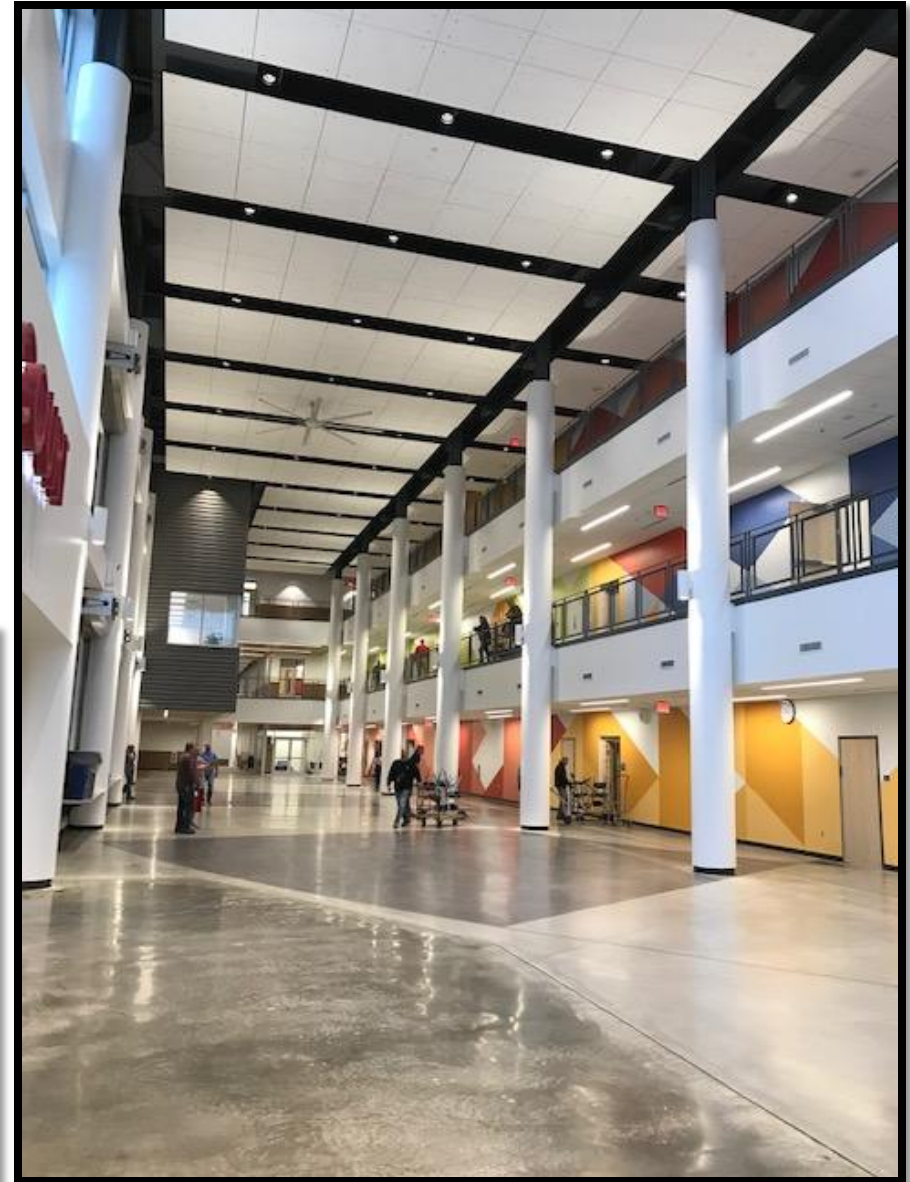
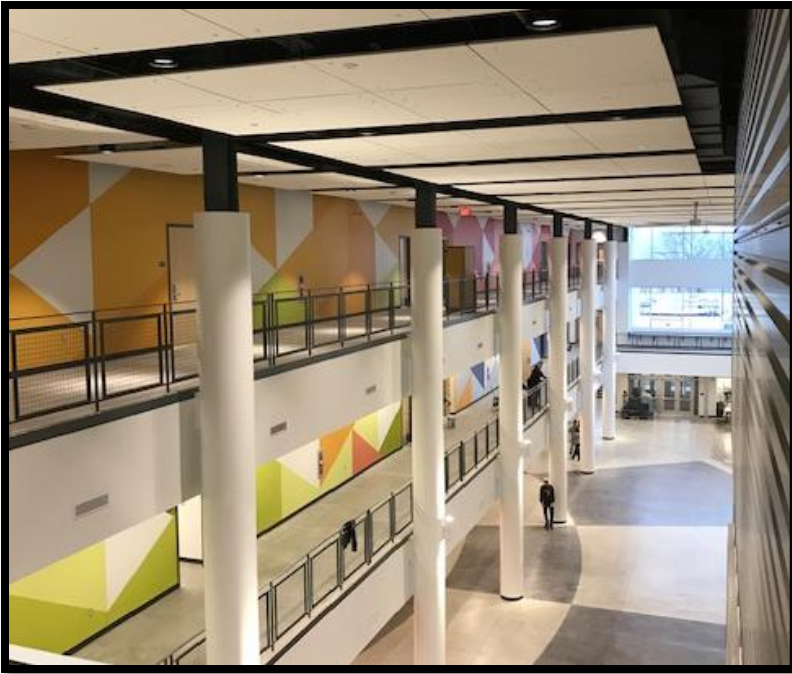
## **Project Change Order Status (Continued)**

- 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. None.
  
- **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 #030 approved.
  - **Pending Change Orders / Cost Issues**
    1. Proposed Change Order #031 – Fire rated shaft wall bulkheads and added pool bleacher egress stairs at north end of pool.
    2. Cost Issue - Lean Fill for foundation bearing elevations - Phase 3.
    3. Cost Issues – Existing sanitary manhole access lid in new bathroom, various interior framing and drywall changes, door fire rating item at Doors 1202C/D, and site storm existing conditions.
- **Enders Plumbing**
  - **Executed Change Orders**
    1. Change Order #001 thru #006 approved.
  - **Pending Change Orders / Cost Issues**
    1. Proposed Change Order #007 – Permanent water line relocation to aux gym, added roof drains on pool roof, and delete twelve science sinks not required.
- **Lugaila Mechanical**
  - **Executed Change Orders**
    1. Change Order #001 thru #003 approved.
  - **Pending Change Orders / Cost Issues**
    1. Anticipated CO – Duct modification on 4<sup>th</sup> floor due to ceiling conflict issue.
- **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. Currently none pending.

## **Project Photos – High School – Phase 2A Learning Tower**





## **Project Photos – High School – Phase 2A Learning Tower**

