

Chartiers Valley School District Middle School and High School Building Program



Monthly Report – September 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 – Permanent Occupancy**
 - **Phase 1B - Remaining Building to Occupancy – Permanent Occupancy**
 - **Phase 1C - Gym Alternate – Permanent Occupancy**
- 3. HIGH SCHOOL PROJECT**
 - **Phase 1A - Auditorium – Permanent Occupancy**
 - **Phase 1B - Performing Arts – Permanent Occupancy**
 - **Phase 1C - Tech Ed Wing – Permanent Occupancy**
 - **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 anticipated to be complete in October 2019**
 - **Phase 3B - High School Cafeteria Demolition and Exterior Finishes – Substantially Complete.**

Chartiers Valley School District

Middle School and High School Building Program

Construction and Phasing Status

Date: 9/5/2019

School / Phase		Start Date	Substantial Completion Dates	Schedule Update	Schedule Status / Summary
Middle School					
Completion Phase 1A	MS Classroom Tower	6/1/2016	8/18/2017	Done	Permanent Occupancy
Completion Phase 1B	Remaining Building	6/1/2016	12/15/2017	Done	Permanent Occupancy
Completion Phase 1C	Gym	6/1/2016	3/5/2018	Done	Permanent Occupancy
High School					
Phase 1A	Auditorium	6/1/2016	12/16/2016	Done	Permanent Occupancy
Phase 1B	Performing Arts	6/1/2016	5/1/2017	Done	Permanent Occupancy
Phase 1C	Tech Ed Addition	6/1/2016	8/1/2017	Done	Permanent Occupancy
Phase 2A	HS Learning Tower	6/1/2017	12/21/2018	Done	Temporary Occupancy. Punchlist Closeout Ongoing.
Phase 2B	Food Service Back of House	1/3/2017	6/1/2017	Done	Permanent Occupancy
Phase 3A	New Administration	1/7/2019	12/13/2019	Ongoing	Rycon Projecting early October Substantial Completion
Phase 3B	Cafeteria Demo / Exterior Finishes	6/10/2019	8/31/2019	Done	Substantially Complete.

SCHEDULE - Risk Assessment

Thru 7-15-19
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
Permanent Occupancy Received.

Budget and Financial Status

Construction Contracts	\$	79,572,100.00
High School CO's	\$	1,511,161.00
Middle School CO's	\$	846,401.00
Subtotal =	\$	81,929,662.00

Remaining Contingency	\$	942,438.00
OCIP	\$	1,641,969.00
Soft Costs	\$	10,124,919.00
Subtotal =	\$	12,709,326.00

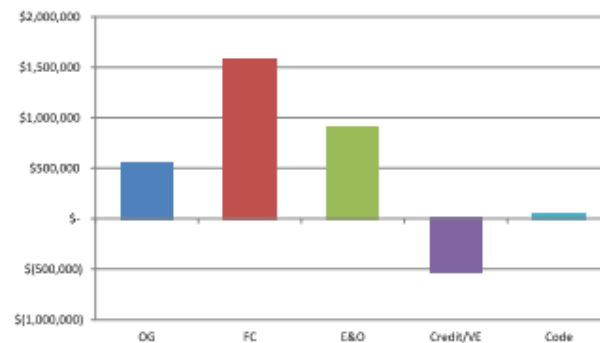
Program Total = \$ 94,638,988.00

DOLLAR VALUE TO BE PAID THRU 8-31-19

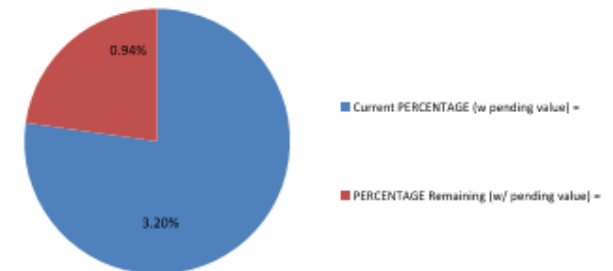
Construction Contracts	\$	78,836,252.06	96.22%
OCIP	\$	1,641,969.00	
Soft Costs	\$	9,020,328.75	thru 5/22/19
Subtotal =	\$	89,498,549.81	94.57%

Program Balance = \$ 5,140,438.19 5.43%

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 8-31-19

	AWARD / CONTRACT VALUES	CHANGE ORDERS	CURRENT ACTUAL	Payment Requests Thru Date:	% Paid
				8/31/2019	
CONSTRUCTION COSTS					
HIGH SCHOOL	\$ 49,911,900	\$ 1,511,161	\$ 51,423,061	\$ 48,364,651	94.05%
Rycon	\$ 33,926,000	\$ 981,894	\$ 34,907,894	\$ 32,696,648	93.67%
Lugaila	\$ 5,723,500	\$ 26,497	\$ 5,749,997	\$ 5,627,696	97.87%
Enders	\$ 2,939,300	\$ 110,028	\$ 3,049,328	\$ 2,941,223	96.45%
Merit	\$ 4,388,000	\$ 329,179	\$ 4,717,179	\$ 4,316,253	91.50%
Automated Logic	\$ 1,311,100	\$ 12,586	\$ 1,323,686	\$ 1,219,043	92.09%
Phase One	\$ 202,900	\$ 7,680	\$ 210,580	\$ 210,580	100.00%
Horizon	\$ 1,421,100	\$ 43,297	\$ 1,464,397	\$ 1,353,209	92.41%
HS CHANGE ORDERS PENDING		\$ 191,026			
MIDDLE SCHOOL	\$ 29,660,200	\$ 846,401	\$ 30,506,601	\$ 30,471,601	99.89%
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	\$ 3,043,302	100.00%
Enders	\$ 1,707,600	\$ 40,709	\$ 1,748,309	\$ 1,748,309	100.00%
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	\$ 2,357,562	\$ 83,571,631	\$ 80,478,221	96.30%
CONTINGENCY	\$ 3,300,000		\$ 942,438		77.23%
SOFT COSTS					
CVSD Soft Cost Budget	\$ 10,124,919		\$ 10,124,919	\$ 9,020,329	89.09%
PROGRAM TOTALS	\$ 94,638,988	\$ 2,357,562	\$ 94,638,988	\$ 89,498,550	94.57%
NOTE: Soft Cost Data from CVSD thru 5-22-19					
			CURRENT TOTAL = \$ 94,638,988		
			BOND FUNDS (TOTAL) = \$ 98,798,225		
			\$ 4,159,237	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 August 31, 2019:

- **Mucci – General Contractor:**
 - Phase 1A, 1B, 1C – Permanent Occupancy Received. Close-out nearing completion.
- **Merit Electric – Electrical Contractor:**
 - Phase 1A – Closed-out.
 - Phase 1B – Closed-out.
 - Phase 1C – Closed-out.
- **Enders – Plumbing Contractor:**
 - Phase 1A – Closed-out.
 - Phase 1B – Closed-out.
 - Phase 1C – Closed-out.
- **R&B Mechanical – Mechanical Contractor:**
 - Phase 1A – Closed-out.
 - Phase 1B – Closed-out.
 - Phase 1C – Closed-out.
 - Mechanical Room - Commissioning of equipment and systems nearly complete.
 - **Gym RTU Replacement Unit installed.**
- **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

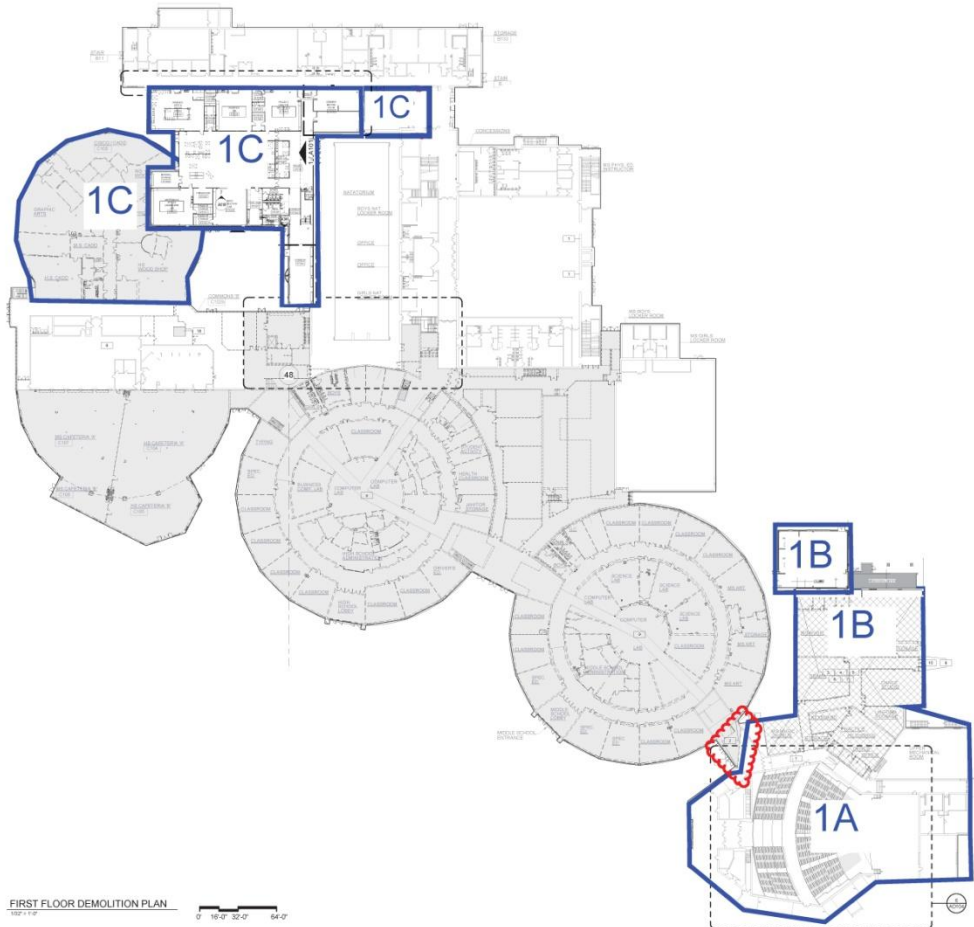
High School Construction – Current construction progress and job status thru August 31, 2018:

- **Rycon – General Contractor**
 - Phase 1A, 1B, 1C - Permanent Occupancy.
 - Phase 2A – Substantially complete. Punchlist work nearly complete.
 - Phase 2B – Substantially complete. Punchlist work nearly complete.
 - Phase 3A – Corridors completed for temporary use and temporary occupancy for school.
 - Phase 3A –Painting nearly complete. Ceramic tile completed. Ceiling grid and tile nearly complete. Finish flooring to commence this month.
 - Phase 3A - Roofing completed. Metal coping ongoing.
 - Phase 3A – Paving operations commenced. Balance of the paving to be completed later this month. Curbs and Sidewalks completed.
 - Phase 3B (Cafeteria demo) – Rain garden detention pond excavated and soil is installed.
- **Merit Electric – Electrical Contractor**
 - Phase 1A, 1B, 1C - Permanent Occupancy.
 - Phase 2A – Substantially complete. Punchlist work nearly complete.
 - Phase 2B – Substantially complete. Punchlist work nearly complete.
 - Phase 3A – Fire Alarm completed and tested with township for use of corridors for school.
 - Phase 3A – Light fixture and device installation ongoing.
- **Enders – Plumbing Contractor**
 - Phase 1A, 1B, 1C - Permanent Occupancy.
 - Phase 2A – Substantially complete. Punchlist work nearly complete.
 - Phase 2B – Substantially complete. Punchlist work nearly complete.
 - Phase 3A – Plumbing wall and ceiling rough-in completed. Plumbing fixtures to commence after finishes as areas become available.
- **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 completed. Grilles, registers, and diffusers being installed as ceilings get installed.
- **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 and monitoring the new system.
- **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 complete. Devices being installed as areas become available.
- **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 NOTE

- [illegible]

DEMOLITION KEY PLAN



EXISTING DOOR AND FRAME TO BE REMOVED



EXISTING PARTITIONS TO BE REMOVED FROM FLOOR TO STRUCTURE ABOVE. REMOVE ALL OTHER CHANGES WITHIN STRUCTURE TO REMAIN



REMOVE THE INTEGRITY OF THE EXISTING DIVISION IN SHEDD REGION, INCLUDING FLOOR SLAB, RAFTERS AND CEILING, WALLS, EXISTING PARTITIONS, STAIRS, LIFT, ROOFING, AND RAMP SYSTEMS

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 Thomas Run Road Bridgeville
PA 15007

First Floor
Demolition Plan -
Overall

Overall

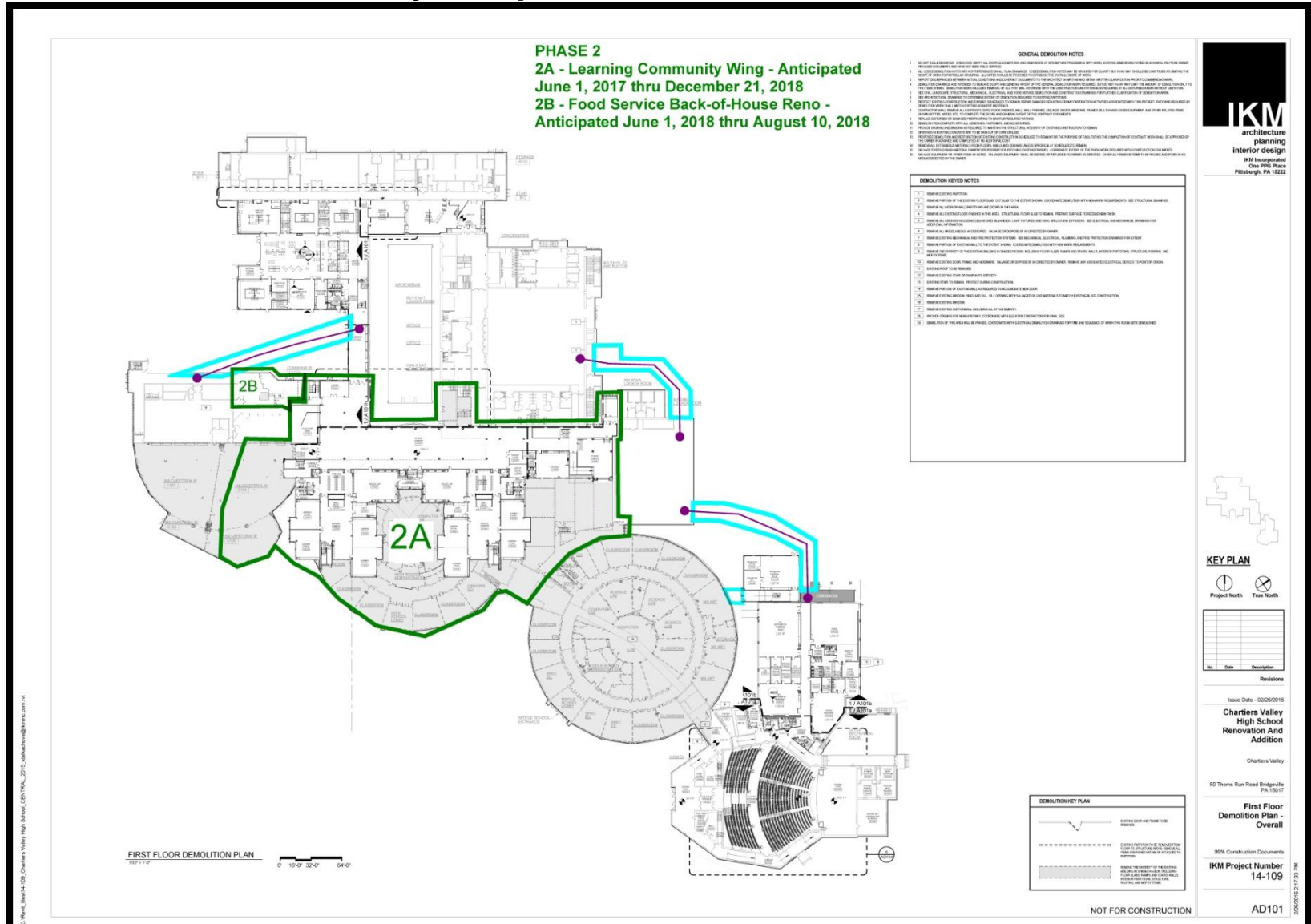
29% Construction Documents

14-109

Current Contractor and Job Progress Status

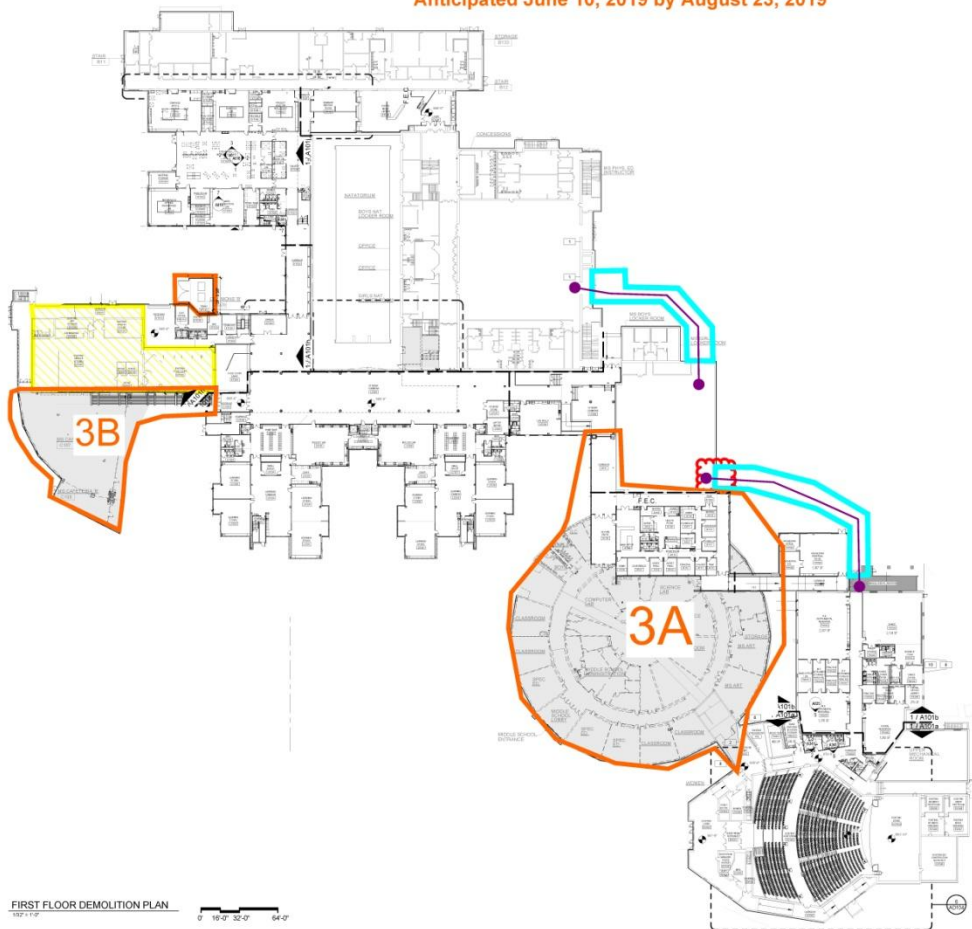
HIGH SCHOOL PROJECT - PHASING

- PHASE 2 – Substantially Complete



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



GENERAL DEMOLITION NOTES

- [illegible]

DEMOLITION KEYED NOTE:

- [illegible]

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

KEY PLAN

[illegible]

Decision

Date: 02/25/20

ISSUE DATE: 02/25/20

**Chartiers Valley
High School**

High School Renovation And

Addition

00000000

Charles Vail

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Journal of Internal Medicine 255: 103–110

50 Thoms Run Road Bridgeville
PA 15013

1993

First Floc Demolition Plan

Demolition Plan
Over

Overall

99% Construction Document

IKM Project Number

14-105

14-102

AD10

AD10

NOT FOR CONSTRUCTION

AD101

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: September 3, 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	\$ 1,511,161	\$ 51,423,061	\$ 191,026	\$ 51,614,087
TOTAL (PRIME CONTRACTORS) =	\$ 79,572,100	\$ 2,357,562	\$ 81,929,662	\$ 191,026	\$ 82,120,688

	Orig Contract	CO's	Final
GRAND TOTAL	\$ 79,572,100	\$ 2,357,562	\$ 81,929,662

PERCENTAGE (approved/executed) = 2.96% \$ 2,357,562

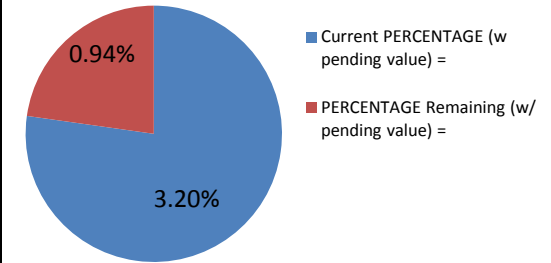
Current PERCENTAGE (w pending value) = 3.20% \$ 2,548,588

Previous PERCENTAGE (w pending value) 7-3-19 = 3.15% \$ 2,507,241

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

PERCENTAGE Remaining (w/ pending value) = 0.94% \$ 751,412

CVSD Construction Contingency Summary (w/ Pending / Estimated)



HIGH SCHOOL - Thru 8-31-19

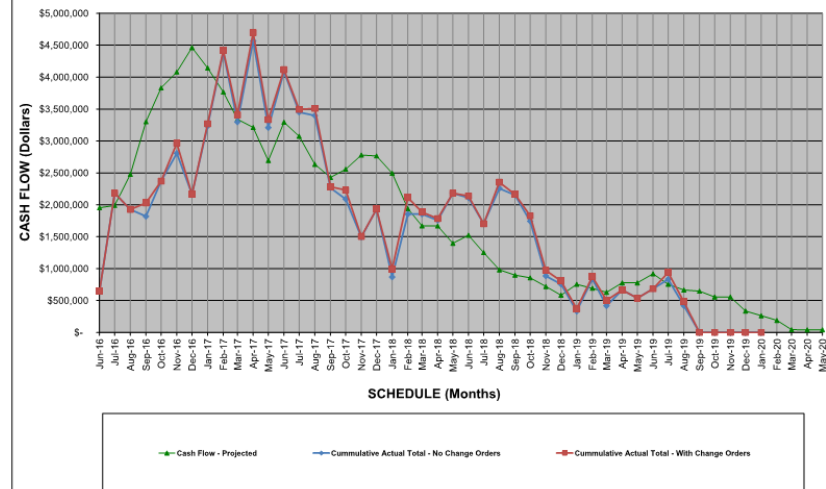
Prime Contractor Billing Status - High School	Invoiced Percentage	Payment - Duration - WIP Analysis
Contract Value to date (w approved CO's) = \$ 51,360,443.00	99%	Project Duration = 44
Total Completed/Stored to date = \$ 50,633,512.70		Completed Months = 40
Total Retention Withheld = \$ 2,268,861.63		Months Completed (%) = 91%
Total Paid Less Retainage = \$ 48,364,651.07	94.17%	Total Completed/Stored to date = 99%
Balance to be Paid (inc. CO's) = \$ 2,995,791.93		*Estimated WIP = 98%

MIDDLE SCHOOL - Thru 8-31-19

Prime Contractor Billing Status - Middle School		Invoiced Percentage	Payment - Duration - WIP Analysis	
Contract Value to date (w approved CO's) = \$ 30,506,601.00		100.00%	Project Duration = 20	
Total Completed/Stored to date = \$ 30,506,601.00			Completed Months = 20	
Total Retention Withheld = \$ 35,000.00			Months Completed (%) = 100%	
Total Paid Less Retainage = \$ 30,471,601.00			Total Completed/Stored to date = 100%	
Balance to be Paid (inc. CO's) = \$ 35,000.00			*Estimated WIP = 100%	

*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. None.

- **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 #040 approved.
 - **Pending Change Orders / Cost Issues**
 1. Proposed Change Order #041 – Dumpster enclosure credit, modify temp corridors into Phase 2A, reverse panic hardware, repair/modify existing wall condition at kitchen, paint CMU in pool area.
 2. Cost Issues – Utility tunnel lid items, added metal panel, existing aux gym wall finish, auditorium concession entrance steel condition, added drains/scuppers for existing kitchen roof, various adds and deducts for Phase 3A.
- **Enders Plumbing**
 - **Executed Change Orders**
 1. Change Order #001 thru #007 approved.
 - **Pending Change Orders / Cost Issues**
 1. None.
- **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 #003 approved.
 - **Pending Change Orders / Cost Issues**
 1. Proposed Change Order #004 – Add for the outside airflow measuring station for MS gym replacement RTU.
- **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 Admin Building



Project Photos – High School – Phase 3A

