

Chartiers Valley School District Middle School and High School Building Program



Monthly Report – August 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: 8/8/2019

School / Phase	Start Date	Substantial Completion Dates	Schedule Update	Schedule Status / Summary	
Middle School					
			<i>Thru 7-15-19</i>		
Completion Phase 1A	MS Classroom Tower	6/1/2016	8/18/2017	Done	Phase 1A - Punchlist Completed (99.99%)
Completion Phase 1B	Remaining Building	6/1/2016	12/15/2017	Done	Phase 1B - Punchlist Completed (99.99%)
Completion Phase 1C	Gym	6/1/2016	3/5/2018	Done	Phase 1C - Punchlist Completed (99.99%)
High School					
			<i>Thru 7-15-19</i>		
Phase 1A	Auditorium	6/1/2016	12/16/2016	Done	Complete
Phase 1B	Performing Arts	6/1/2016	5/1/2017	Done	Complete
Phase 1C	Tech Ed Addition	6/1/2016	8/1/2017	Done	Complete
Phase 2A	HS Learning Tower	6/1/2017	12/21/2018	Done	Substantially Complete. Punchlist Closeout Ongoing.
Phase 2B	Food Service Back of House	1/3/2017	6/1/2017	Done	Complete
Phase 3A	New Administration	1/7/2019	12/13/2019	Ongoing	Rycon provided July 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

<i>Thru 7-15-19</i>
No Risk
Minimal Risk. No modification to critical path necessary.
Moderate Risk. Recovery plan/schedule update necessary
High Risk. Major Recovery Plan Required.

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	\$	1,448,543.00
Middle School CO's	\$	846,401.00
Subtotal =	\$	81,867,044.00

Remaining Contingency	\$	1,005,056.00
OCIP	\$	1,641,969.00
Soft Costs	\$	10,124,919.00
Subtotal =	\$	12,771,944.00

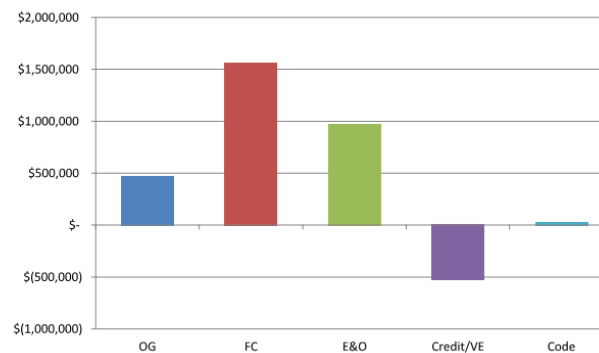
Program Total = \$ 94,638,988.00

DOLLAR VALUE TO BE PAID THRU 7-31-19

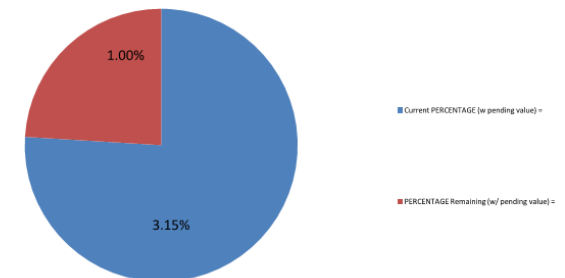
Construction Contracts	\$	78,356,305.44	95.71%
OCIP	\$	1,641,969.00	
Soft Costs	\$	9,020,328.75	thru 5/22/19
Subtotal =	\$	89,018,603.19	94.06%

Program Balance = \$ 5,620,384.81 5.94%

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 7-31-19

	AWARD / CONTRACT VALUES	CHANGE ORDERS	CURRENT ACTUAL	Payment Requests Thru Date:	% Paid
				7/31/2019	
CONSTRUCTION COSTS					
HIGH SCHOOL	\$ 49,911,900	\$ 1,448,543	\$ 51,360,443	\$ 47,902,188	93.27%
Rycon	\$ 33,926,000	\$ 931,597	\$ 34,857,597	\$ 32,331,049	92.75%
Lugaila	\$ 5,723,500	\$ 26,497	\$ 5,749,997	\$ 5,610,565	97.58%
Enders	\$ 2,939,300	\$ 110,028	\$ 3,049,328	\$ 2,922,579	95.84%
Merit	\$ 4,388,000	\$ 329,179	\$ 4,717,179	\$ 4,255,163	90.21%
Automated Logic	\$ 1,311,100	\$ 265	\$ 1,311,365	\$ 1,219,043	92.96%
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		\$ 212,171			
MIDDLE SCHOOL	\$ 29,660,200	\$ 846,401	\$ 30,506,601	\$ 30,454,118	99.83%
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	\$ 1,730,826	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	\$ 2,294,944	\$ 83,509,013	\$ 79,998,274	95.80%
CONTINGENCY	\$ 3,300,000		\$ 1,005,056		75.97%
SOFT COSTS					
CVSD Soft Cost Budget	\$ 10,124,919		\$ 10,124,919	\$ 9,020,329	89.09%
PROGRAM TOTALS	\$ 94,638,988	\$ 2,294,944	\$ 94,638,988	\$ 89,018,603	94.06%
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					

<i>SCHEDULE - Risk Assessment</i>	<i>High School - Phase 3A</i>	<i>Middle School</i>
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 July 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 – Closed-out.
 - Phase 1B – Closed-out.
 - Phase 1C – Closed-out.

- **Enders – Plumbing Contractor:**
 - Phase 1A – Substantially Complete. Close-out nearing completion.
 - Phase 1B – Substantially Complete. Close-out nearing completion.
 - Phase 1C – Substantially Complete. Close-out nearing completion.

- **R&B Mechanical – Mechanical Contractor:**
 - Phase 1A – Substantially Complete. Close-out nearing completion.
 - Phase 1B – Substantially Complete. Close-out nearing completion.
 - Phase 1C – Substantially Complete. Close-out nearing completion.
 - 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 July 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 – Drywall and drywall finishing nearly complete. Painting ongoing. Ceramic tile ongoing. Ceiling grid and tile to commence this month.
 - Phase 3A - Roofing completed. Metal coping to commence later this month.
 - Phase 3A – Site storm and sanitary sewer systems piping complete. Paving operations have commenced. Curbs and Sidewalks nearing completion.
 - Phase 3B (Cafeteria demo) – Rain garden detention pond excavated and soil to be installed this month.

 - **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 completed. Light fixture installation is to commence this month.

 - **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. 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 to commence 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 nearing completion.

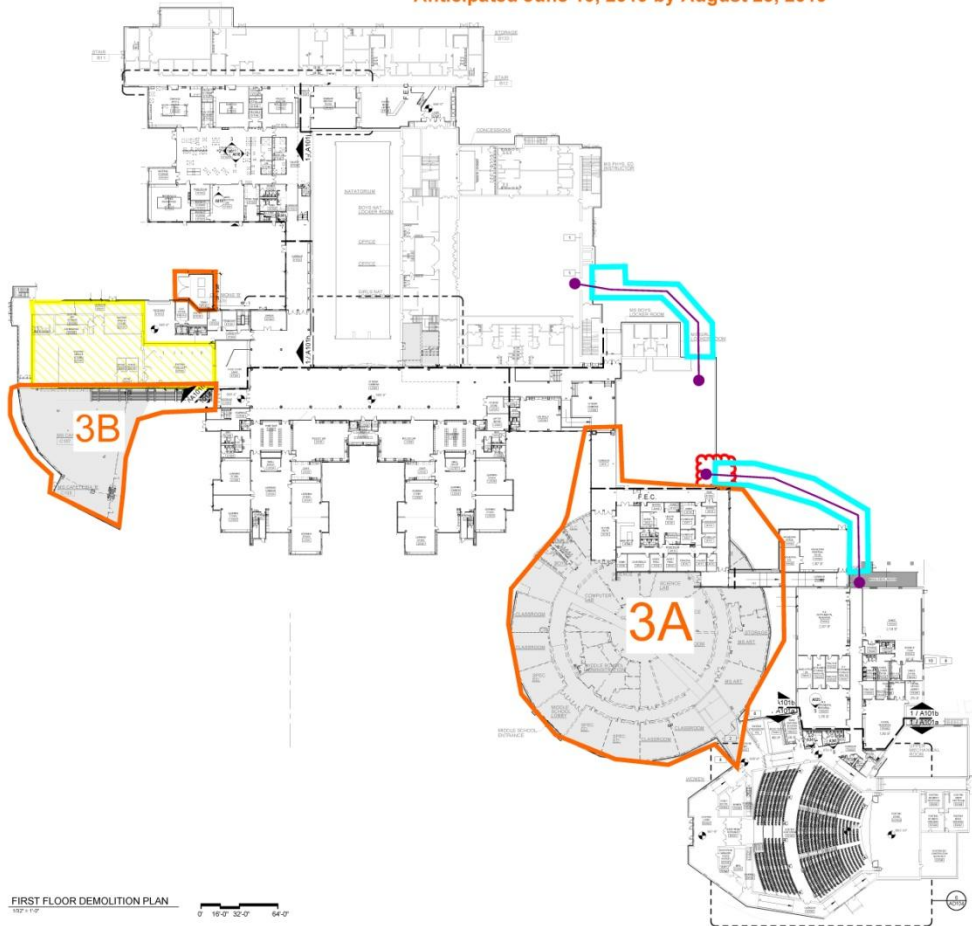
 - **Phase One Development – Asbestos Abatement Contractor** – Scope of work completed on January 28th. Contract is closed-out.
- Building Envelope Status** – QA / QC inspections ongoing. BPA to issue reports.

Current Contractor and Job Progress Status

HIGH SCHOOL PROJECT - PHASING

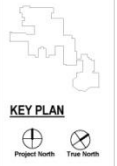
- PHASE 3

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
 1/12/19 0' 19'-0" 32'-0" 64'-0"

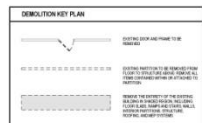
- GENERAL DEMOLITION NOTES**
1. DEMOLITION SHALL BE ACCORDING TO THE DEMOLITION PLAN AND THE DEMOLITION SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES.
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- DEMOLITION KEY NOTES**
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No.	Date	Description

Issue Date - 02/26/2019
Charters Valley High School Renovation And Addition
 Charters Valley
 50 Thoma Run Road Bridgeville PA 15017
First Floor Demolition Plan - Overall

95% Construction Documents
IKM Project Number 14-109



NOT FOR CONSTRUCTION

AD101

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Project Financial Status

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



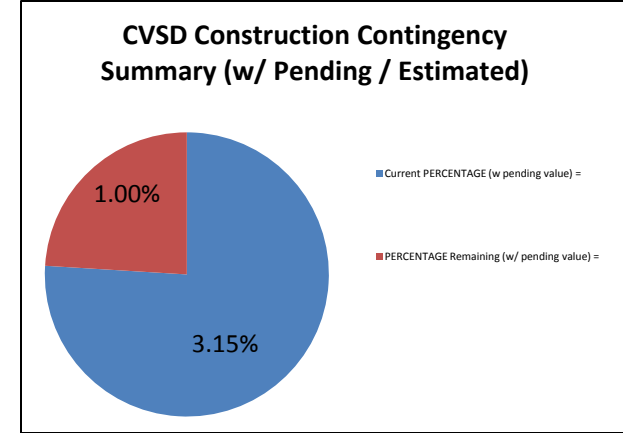
Chartiers Valley School District Building and Renovation Program Construction Executive Summary P.J. Dick Incorporated

Thru: August 7, 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	\$ 1,448,543	\$ 51,360,443	\$ 212,171	\$ 51,572,614
TOTAL (PRIME CONTRACTORS) =	\$ 79,572,100	\$ 2,294,944	\$ 81,867,044	\$ 212,171	\$ 82,079,215

	Orig Contract	CO's	Final
GRAND TOTAL	\$ 79,572,100	\$ 2,294,944	\$ 81,867,044

PERCENTAGE (approved/executed) =	2.88%	\$ 2,294,944
Current PERCENTAGE (w pending value) =	3.15%	\$ 2,507,115
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) =	1.00%	\$ 792,885



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

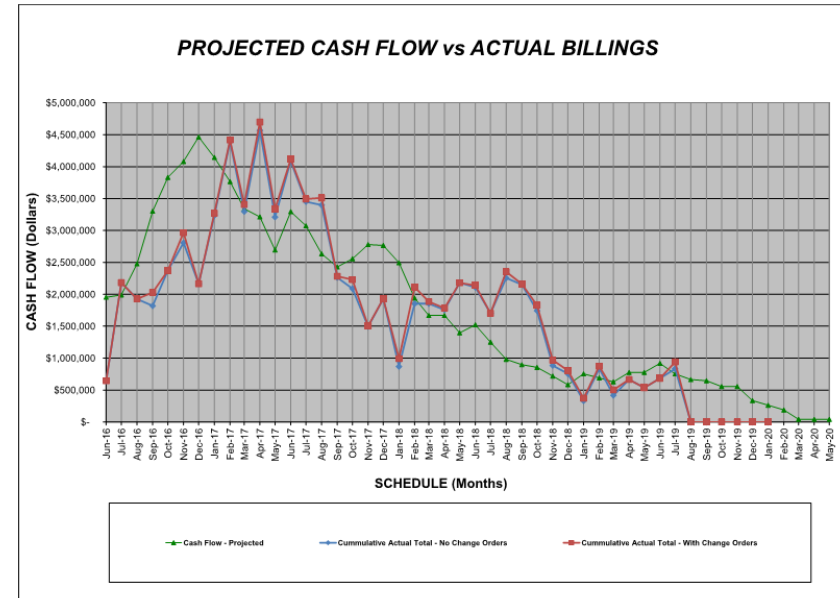
HIGH SCHOOL - Thru 7-31-19

Prime Contractor Billing Status - High School	Invoiced Percentage	Payment - Duration - WIP Analysis
Contract Value to date (w approved CO's) = \$ 51,360,443.00	98%	Project Duration = 44 Completed Months = 39 Months Completed (%) = 89%
Total Completed/Stored to date = \$ 50,150,312.88		
Total Retention Withheld = \$ 2,248,125.34	93.27%	Total Completed/Stored to date = 98% *Estimated WIP = 97%
Total Paid Less Retainage = \$ 47,902,187.54		
Balance to be Paid (inc. CO's) = \$ 3,458,255.46		

MIDDLE SCHOOL - Thru 7-31-19

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 Completed Months = 20 Months Completed (%) = 100%
Total Completed/Stored to date = \$ 30,506,601.00		
Total Retention Withheld = \$ 52,483.09	99.83%	Total Completed/Stored to date = 100% *Estimated WIP = 100%
Total Paid Less Retainage = \$ 30,454,117.91		
Balance to be Paid (inc. CO's) = \$ 52,483.09		

*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 #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 #039 approved.
 - **Pending Change Orders / Cost Issues**
 1. Proposed Change Order #040 – Repair asphalt in front of Middle School entrance and add full depth paving on main drive by rain garden.
 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. 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 #002 approved.
 - **Pending Change Orders / Cost Issues**
 1. Proposed Change Order #003 – Add for the utility metering monitoring over the district’s network.
- **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 3B



Project Photos – High School – Phase 3A Admin Building



Project Photos – High School – Phase 3 Site

