

Chicora Elementary School Construction Project Update

Construction Report for December 7, 2023 Board Meeting



Aerial view of Area C Foundation progress. Rectangular classrooms on left, Nurse/Admin area is on right.

Updates by Prime Contractor

- **Vendrick Construction (General Contractor)**
 - Site retaining wall is about 90% complete
 - Finishes being installed in Addition
 - Exterior Sills at Addition installed
 - Area C foundations and below grade masonry 50% complete
 - Gym Storage area demolished
- **Lugaila Mechanical (HVAC Contractor)**
 - Rooftop Units for Addition has been started, and will run once Addition is cleaned and no more dust-producing activities are occurring
 - Continuing developing coordination drawings for rest of Project
- **Vrabel Plumbing (Plumbing Contractor)**
 - Continued underground in Area C
 - Completed sprinkler lines and heads in existing Area A and addition.
 - Coordinating with MEP's for future phases
- **Right Electric (Electrical Contractor)**
 - Installed lights in addition
 - Installing data, speaker, and fire cabling & devices
 - Installing conduits for new permanent power feed
 - Installed Area C (admin) underground conduit
- **Northeast Interior (Architectural Casework Contractor)**
 - Casework for addition delivered 12/07
 - Display cases being installed
- **Foodservice Equipment (Breckenridge)**
 - Coordinating structural requirements with GC.
 - Coordinating delivery of trough drains to be installed in new Kitchen

Financial Payment Application Summary as of 11/30/2023

Contractor	Vendrick	Lugaila	Vrabel	Right Electric	Breckenridge Kitchen	Northeast Interior	
Construction Contract	General Construction	HVAC Construction	Plumbing Construction	Electrical Construction	Food Service Construction	Casework	All Contracts
Original Contract Sum	\$14,372,200.00	\$3,631,000.00	\$2,007,400.00	\$3,120,600.00	\$601,500.00	\$839,000.00	\$24,571,700.00
Change orders this period	\$3,023.52	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,023.52
Previous Change Orders	\$37,880.03	\$0.00	\$13,611.00	\$4,868.76	\$0.00	\$0.00	\$56,359.79
Change Order Total	\$40,903.55	\$0.00	\$13,611.00	\$4,868.76	\$0.00	\$0.00	\$59,383.31
Contract Sum to Date	\$14,413,103.55	\$3,631,000.00	\$2,021,011.00	\$3,125,468.76	\$601,500.00	\$839,000.00	\$24,631,083.31
Total Work Completed to date	\$5,801,735.24	\$1,933,593.25	\$1,092,784.00	\$1,505,443.00	\$4,400.00	\$229,630.00	\$10,567,585.49
Total Retention Being Held	\$580,173.62	\$193,359.33	\$109,278.00	\$150,544.30	\$440.00	\$22,963.00	\$1,056,758.25
Total earned net of Retainage	\$5,221,561.62	\$1,740,233.92	\$983,506.00	\$1,354,898.70	\$3,960.00	\$206,667.00	\$9,510,827.24
Work Completed this period	\$412,454.00	\$66,708.25	\$66,960.00	\$169,778.00	\$0.00	\$5,530.00	\$721,430.25
Retention Held This Period	\$41,245.50	\$6,670.83	\$6,696.00	\$16,977.80	\$0.00	\$553.00	\$72,143.13
Balance to Finish including Retainage	\$9,191,541.93	\$1,890,766.08	\$1,037,505.00	\$1,770,570.06	\$597,540.00	\$632,333.00	\$15,120,256.07
Percent Complete	40.25%	53.25%	54.07%	48.17%	0.73%	27.37%	42.90%
Pay Application Amount (net of Retainage)							
April 2023		\$71,302.50	\$138,600.00	\$104,400.00			\$314,302.50
May 2023	\$686,734.19	\$9,022.50	\$0.00	\$0.00			\$695,756.69
June 2023	\$978,242.40	\$457,661.25	\$45,540.00	\$105,784.20			\$1,587,227.85
July 2023	\$781,663.10	\$120,816.00	\$323,928.00	\$151,188.75			\$1,377,595.85
August 2023	\$1,380,607.14	\$901,143.00	\$224,302.00	\$332,932.95	\$3,960.00	\$201,690.00	\$3,044,635.09
September 2023	\$518,094.45	\$54,855.00	\$162,162.00	\$178,947.00			\$914,058.45
October 2023	\$505,011.86	\$65,396.25	\$28,710.00	\$328,845.60		\$4,977.00	\$932,940.71
November 2023	\$371,209.50	\$60,037.42	\$60,264.00	\$152,800.00			\$644,310.92
December 2023							\$0.00
January 2024							\$0.00
June							\$0.00
March 2024							\$0.00
April 2024							\$0.00
May 2024							\$0.00
June 2024							\$0.00
July 2024							\$0.00
August 2024							\$0.00
September 2024							\$0.00
October 2024							\$0.00
November 2024							\$0.00
December 2024							\$0.00
TOTAL	\$5,221,562.64	\$1,740,233.92	\$983,506.00	\$1,354,898.50	\$3,960.00	\$206,667.00	\$9,510,828.06

Change Order Summary as of 11/30/2023

Contractor	Contract	PCO/COR/RFCO #	Topic	Status	Resolution	Amount	Approved/Paid	Potential/Pending
Right	EC	COR-EC-002	Bleacher Power	Executed	CO EC-001	\$4,868.76	\$ 4,868.76	\$ -
Right	EC	COR-EC-001	BPI Power	Pending	Pending	\$10,674.67	\$ -	\$ 10,674.67
Vendrick	GC	Credit Letter	Roller Shade VE Credit	Executed	CO GC-001	\$ (6,300.00)	\$ (6,300.00)	\$ -
Vendrick	GC	Additional Scope Letter	Summer 2023 Roofing	Executed	CO GC-002	\$0.00	\$0.00	\$0.00
Vendrick	GC	PCO GC-003	Added Brakemetal Closures	Executed	CO GC-003	\$ 9,084.18	\$ 9,084.18	\$ -
Vendrick	GC	PCO GC-004	Additional Wedge Curbs	Executed	CO GC-004	\$ 679.25	\$ 679.25	\$ -
Vendrick	GC	PCO GC-005	Added bulkhead at 122 & 125 Intersection	Executed	CO GC-005	\$ 975.66	\$ 975.66	\$ -
Vendrick	GC	PCO GC-008	Temporary Glazing for Area A storefronts	Executed	CO GC-006	\$ 2,268.40	\$ 2,268.40	\$ -
Vendrick	GC	PCO GC-002	Relocate Inlet DI-030	Executed	CO GC-007	\$ 3,849.62	\$ 3,849.62	\$ -
Vendrick	GC	PCO GC-011	Reinforce existing inlet to make it traffic-bearing	Executed	CO GC-008	\$ 9,378.00	\$ 9,378.00	\$ -
Vendrick	GC	PCO GC-012	Raise Structure DI-01 8"	Executed	CO GC-009	\$ 450.25	\$ 450.25	\$ -
Vendrick	GC	PCO GC-015	Encase existing too-shallow electrical duct bank in concrete	Executed	CO GC-010	\$ 4,831.00	\$ 4,831.00	\$ -
Vendrick	GC	PCO GC-016	Replace Terracotta Pipe and DI-EX1B	Executed	CO GC-011	\$ 6,678.26	\$ 6,678.26	\$ -
Vendrick	GC	PCO GC-013	Final Cleaning Credit	Executed	CO GC-012	\$ (3,300.00)	\$ (3,300.00)	\$ -
Vendrick	GC	PCO GC-018	Temp pull off parking area	Executed	CO GC-013	\$ 4,140.00	\$ 4,140.00	\$ -
Vendrick	GC	PCO GC-019	Add ACT clg in room A110	Executed	CO GC-014	\$ 445.41	\$ 445.41	\$ -
Vendrick	GC	PCO GC-017	plywood for A/C in windows	Executed	CO GC-015	\$ 754.07	\$ 754.07	\$ -
Vendrick	GC	PCO GC-021	CMU Piers per RFI #53	Executed	CO GC-016	\$ 1,315.00	\$ 1,315.00	\$ -
Vendrick	GC	PCO GC-023	Trade Wall Graphics for Floor Graphics	Approved	CO GC-017	\$ 954.45	\$ 954.45	\$ -
Vendrick	GC	PCO GC-014	Signage Submittal Changes Includes PCO GC-020	Executed	CO GC-018	\$ 791.38	\$ 791.38	\$ -
Vendrick	GC	PCO GC-024	Add Plumbing Chase Access Doors in Area A Addition Also Includes rest of project (PCO GC-025)	Executed	CO GC-019	\$ 1,838.00	\$ 1,838.00	\$ -
Vendrick	GC	PCO GC-020	credit to change cast AL letters to acrylic (amount is included with PCO GC-014 and reflected in CO GC-018)	Obsolete	Obsolete	\$ -	\$ -	\$ -
Vendrick	GC	PCO GC-025	Add Plumbing Chase Access Doors for rest of Project	Obsolete	Obsolete	\$ -	\$ -	\$ -
Vendrick	GC	PCO GC-006	VCT Flooring Change to LVT	Rejected	Rejected	\$ 6,590.02	\$ -	\$ -
Vendrick	GC	PCO GC-007	Additional Roof Frames	Rejected	Rejected	\$ 5,582.89	\$ -	\$ -
Vendrick	GC	PCO GC-009a	1/4" Tapered Overlay on Area B Roof	Rejected	Rejected	\$ 238,400.00	\$ -	\$ -
Vendrick	GC	PCO GC-009b	1/8" Tapered Overlay on Area B Roof	Rejected	Rejected	\$ 191,420.00	\$ -	\$ -
Vendrick	GC	PCO GC-010a	Rock at Toe of Athletic Field	Rejected	Rejected	\$ 38,072.00	\$ -	\$ -
Vendrick	GC	PCO GC-010b	Rock at Toe of Athletic Field	Rejected	Rejected	\$ 40,086.00	\$ -	\$ -
Vendrick	GC	PCO GC-009c	Double-Flash Seams on Area b Roof	Pending	Under Review	\$ 50,373.00	\$ -	\$ 50,373.00
Vendrick	GC	PCO GC-009d	Credit for Area B Library roof to remain in place; 10 years left on warranty	Pending	Under Review	\$ (46,200.00)	\$ -	\$ (46,200.00)
Lugalia	HC	PCO HC-001	Delete Roof Vents not required as per rebid requirements	Executed	CO HC-001	\$ (761.92)	\$ (761.92)	\$ -
Lugalia	HC	PCO HC-002	Patch roof at deleted HVAC locations and flash in new HVAC equipment at Garland Roof area	Pending		\$ -	\$ -	\$ -
Vrabel	PC	PCO-PC-001	Raise Existing Manhole to new Grade	Executed	CO PC-001	\$ 4,676.00	\$ 4,676.00	\$ -
Vrabel	PC	PCO-PC-002	stand at Athletic Field	Executed	CO PC-002	\$ 8,935.00	\$ 8,935.00	\$ -
Vrabel	PC	PCO-PC-003	supposed to be removed in 1960	Pending	Pending	\$ 4,505.00	\$ -	\$ 4,505.00
TOTALS							\$ 51,682.01	\$ 14,847.67



North Side of Area A Classroom Addition with scaffolding removed.



Northwest corner of Area A Addition with sills installed and scaffolding removed



Curved Bulkhead delineating the new Learning Commons area.



Area A Addition classroom ready for windows, casework, and flooring.



Area A Addition Restroom wall tile installed.



Gym Storage rooms removed, shoring posts all installed from existing footer to support existing brick above. This area will be a main service corridor extending from loading dock into building.



Area C Foundations in place. Classrooms closest to existing building, administrative/office area in foreground.



Foundations begun for classroom/administrative addition.



South end of site. Foreground area will have new cafeteria and kitchen beside the gym. Parental drop-off loop where site is being built up to the left and where the bulldozers are parked in this image..



Athletic field final grading well underway. Underdrains being installed at toe of slope to the north side. Busses lined up at temporary student entrance.

construction
ECKLES
services, inc.



Success Through Management
www.ecklesgroup.com

201 South Main Street
Suite 103
Zelienople, PA 16063
724-473-0485