

Chicora Elementary School

Construction Project Update

Construction Report for March 11, 2024 Board Meeting



Area C walls are nearly up to bearing height for classrooms and administrative area.

Updates by Prime Contractor

- **Vendrick Construction (General Contractor)**
 - Selective demolition continues in west end of Area B
 - CMU walls in the classroom and admin portion of Area A are nearly up to roof bearing height.
 - Some CMU work has commenced in the kitchen/cafeteria area.
- **Lugaila Mechanical (HVAC Contractor)**
 - Duct and pipe rough-ins are underway.
 - Performing miscellaneous patching to allow Area B selective demolition and still maintain temperature controls in occupied portion of Area B
- **Vrabel Plumbing (Plumbing Contractor)**
 - Working with mason in Area C
 - Set grease trap
 - Installing overhead water lines
 - Installing overhead sprinkler lines
- **Right Electric (Electrical Contractor)**
 - Continued selective demolition in Area B
 - Started branch and feeder rough-ins
 - Installed new lighting in library
 - Installed underground feeders for Areas A & B through courtyard to allow relocation of electrical room
- **Northeast Interior (Architectural Casework Contractor)**
 - Field measured for current “Early Area B” phase.
- **Breckenridge Equipment (Foodservice Equipment)**
 - Waiting for masonry to get field dimensions for custom stainless.

Financial Payment Application Summary as of 2/29/2024

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	\$3,003.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,003.00
Previous Change Orders	\$43,532.93	(\$761.92)	\$13,611.00	\$4,868.76	\$0.00	\$0.00	\$61,250.77
Change Order Total	\$46,535.93	(\$761.92)	\$13,611.00	\$4,868.76	\$0.00	\$0.00	\$64,253.77
Contract Sum to Date	\$14,418,735.93	\$3,630,238.08	\$2,021,011.00	\$3,125,468.76	\$601,500.00	\$839,000.00	\$24,635,953.77
Total Work Completed to date	\$6,572,106.31	\$2,024,500.75	\$1,148,511.00	\$1,772,630.75	\$285,908.89	\$295,800.00	\$12,099,457.70
Total Retention Being Held	\$657,210.63	\$202,450.08	\$114,851.00	\$177,263.08	\$28,590.89	\$29,580.00	\$1,209,945.68
Total earned net of Retainage	\$5,914,895.68	\$1,822,050.67	\$1,033,660.00	\$1,595,367.67	\$257,318.00	\$266,220.00	\$10,889,512.02
Work Completed this period	\$232,794.00	\$32,060.00	\$31,260.00	\$129,772.75	\$251,867.89	\$0.00	\$677,754.64
Retention Held This Period	\$23,279.40	\$3,206.00	\$3,126.00	\$12,977.28	\$25,186.79	\$0.00	\$67,775.47
Balance to Finish including Retainage	\$8,503,840.25	\$1,808,187.41	\$987,351.00	\$1,530,101.09	\$344,182.00	\$572,780.00	\$13,746,441.75
Percent Complete	45.58%	55.77%	56.83%	56.72%	47.53%	35.26%	49.11%
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	\$483,818.46	\$52,962.75	\$22,020.00	\$123,673.50	\$26,676.90	\$59,553.00	\$768,704.61
January 2024	\$209,514.60	\$28,854.00	\$28,134.00	\$116,795.47	\$226,681.10		\$609,979.17
February 2024							\$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 PAID TO DATE	\$5,914,895.70	\$1,822,050.67	\$1,033,660.00	\$1,595,367.47	\$257,318.00	\$266,220.00	\$10,889,511.84

Change Order Summary as of 3/08/2024.

Chicora Elementary Master Change Order Log

				3/11/2024					
Contractor	Contract	PCO/COR/RFCO #	Topic	Status	Resolution	Amount	Approved/Paid	Potential/Pending	NOTES
Right	EC	COR-EC-001	BPT Power	Pending	Pending	\$10,674.67	\$ -	\$ 10,674.67	
Right	EC	COR-EC-002	Bleacher Power	Executed	COEC-001	\$4,868.76	\$ 4,868.76	\$ -	
Right	EC	COREC-003	ASI #7 Changes	Executed	COEC-002	\$18,329.44	\$ 18,329.44	\$ -	Original Proposed Cost was \$ 29,463.16
Vendrick	GC	Additional Scope Letter	Summer 2023 Roofing	Executed	CO GC-002	\$0.00	\$0.00	\$0.00	
Vendrick	GC	CCD GC-001	Storage Room Shoring	Pending	Pending				
Vendrick	GC	Credit Letter	Roller Shade VE Credit	Executed	CO GC-001	\$ (6,300.00)	\$ (6,300.00)	\$ -	
Vendrick	GC	PCO GC-002	Relocate Inlet DI-030	Executed	CO GC-007	\$ 3,849.62	\$ 3,849.62	\$ -	
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-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-008	Temporary Glazing for Area A storefronts	Executed	CO GC-006	\$ 2,268.40	\$ 2,268.40	\$ -	
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-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)	
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-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-013	Final Cleaning Credit	Executed	CO GC-012	\$ (3,300.00)	\$ (3,300.00)	\$ -	
Vendrick	GC	PCO GC-014	Signage Submittal Changes Includes PCO GC-020	Executed	CO GC-018	\$ 791.38	\$ 791.38	\$ -	
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-017	plywood for A/C in windows	Executed	CO GC-015	\$ 754.07	\$ 754.07	\$ -	
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-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-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	\$ -	

Change Order Summary as of 3/08/2024 pg2.

Chicora Elementary Master Change Order Log

				3/11/2024					
Contractor	Contract	PCO/COR/RFCO #	Topic	Status	Resolution	Amount	Approved/Paid	Potential/Pending	NOTES
Vendrick	GC	PCO GC-024	Addition	Executed	CO GC-019	\$ 1,838.00	\$ 1,838.00	\$ -	
Vendrick	GC	PCO GC-025	Add Plumbing Chase Access Doors for rest of Project	Obsolete	Obsolete	\$ -	\$ -	\$ -	
Vendrick	GC	PCO GC-026	Relocate Red Maples	Executed	CO GC-020	\$ 348.00	\$ 348.00	\$ -	
Vendrick	GC	PCO GC-027	Upgrade to Epoxy Paint in Corridors for rest of Project	Executed	CO GC-021	\$ 2,655.00	\$ 2,655.00	\$ -	
Vendrick	GC	PCO GC-028	Plaque Dimension Changes	Pending	Under Review	\$ 896.00	\$ -	\$ 896.00	
Vendrick	GC	PCO GC-029	Additional Chain Like Fence	Pending	Under Review	\$ 33,792.00	\$ -	\$ 33,792.00	
Vendrick	GC	PCO GC-030	Extra Piping for Relocated Downspout	Rescinded	Rescinded	\$ 1,351.00	\$ -	\$ -	
Vendrick	GC	PCO GC-031	ASI #7 Changes	Obsolete	Obsolete	\$ (58.80)	\$ -	\$ -	Will likely just be voided
Vendrick	GC	PCO GC-031R	ASI #7 Changes	Executed	CO EC-022	\$ 293.00	\$ 293.00	\$ -	
Vendrick	GC	PCO GC-032	Increase bulkhead sizes to accommodate HVAC and Sprinkler piping	Pending	Under Review	\$ 1,686.00	\$ -	\$ 1,686.00	CRA/Tower/ECS find costs reasonable
Vendrick	GC	PCO GC-033	Furring and Drywall at bare CMU walls and undersills	Replaced	Obsolete	\$ 23,522.00	\$ -	\$ -	Plan is to proceed with these on T&M. NTE total submitted. GC to provide credit for contract patching.
Vendrick	GC	PCO GC-034	Laminate walls and change in-fills to metal studs	Replaced	Obsolete	\$ 13,012.00	\$ -	\$ -	
Vendrick	GC	PCO GC-034R1	Furring, Laminating and in-filling walls in Area B	Pending	CCD GC-002	\$ 28,392.00	\$ -	\$ 28,392.00	CCD NTE shown cost
Vendrick	GC	PCO GC-035	Eliminate Rated Window in Art room	Executed	CO GC-023	\$ (2,158.02)	\$ (2,158.02)	\$ -	
Vendrick	GC	PCO GC-036	Install Brake Metal Closures in Area B windows. (See CO GC-003)	Pending	Under Review	\$ 6,271.00	\$ -	\$ 6,271.00	
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	Under Review	\$ 47,155.92	\$ -	\$ 47,155.92	Cost per contract is a \$40,000.00 add for seam taping & tapered insulation. Cost to keep Garland Roof is \$ 46,000 credit, no extra \$ 40,000 for taper, and CO to HC for \$ 47,155.92. Net savings = \$38,844.08
Lugalia	HC	PCO HC-003	Upcharge for custom Color on Fabric Ducts	Rejected	Rejected	\$ 3,326.40	\$ -	\$ -	Fabric ducts will be white, as specified.
Lugalia	HC	PCO HC-004	Changes as per ASI#7	Executed	CO HC-002	\$ 1,290.13	\$ 1,290.13	\$ -	
Vrabel	PE	CEB PC-001 PCO PC-004	Locker Room Sanitarytie-in	Rejected	Obsolete	\$ 26,884.00	\$ -	\$ -	
Vrabel	PC	PCO PC-004A	Locker Room Sanitarytie-in	Executed	CO PC-006	\$ 18,801.00	\$ 18,801.00	\$ -	
Vrabel	PC	CCD PC-002 PCO PC-005	Area B Storm Line	Pending-NTE	Pending	\$ 37,744.00	\$ -	\$ 37,744.00	
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	Install casing/piping for future concession stand at Athletic Field	Executed	CO PC-002	\$ 8,935.00	\$ 8,935.00	\$ -	
Vrabel	PC	PCO PC-003	Cap Off and Fill existing Septic tank that was supposed to be removed in 1960	Executed	CO PC-003	\$ 4,505.00	\$ 4,505.00	\$ -	
Vrabel	PC	PCO PC-006	Credit for leaving Showers in locker rooms as-is	Executed	CO PC-005	\$ (5,000.00)	\$ (5,000.00)	\$ -	
Vrabel	PC	PCO PC-007	Cost for ASI #7	Executed	CO PC-007	\$ 1,633.00	\$ 1,633.00	\$ -	
						TOTALS	\$ 82,498.32	\$ 160,109.92	



Classroom wall facing new courtyard



Lintels for exterior windows ready for installation



Selective demolition is nearly complete in library



New underground storm and sanitary lines in former office area to be part of new art room



View of Admin/Entry Corridor wall from Cafeteria.



Wall at west end of new courtyard



Grease Interceptor for kitchen being installed



**Aerial view of area C classrooms (above, in shadow) and
admin/nurse/guidance (below) areas**



Aerial view of entry corridor, cafeteria, kitchen and loading dock



Aerial view of areas currently under construction/renovation.



**Classroom side of corridor wall.
Electrical panel will need to be built out and drywalled over**



View of uneven plane between existing plaster and block wall. Lower portion will be framed out and drywalled.



New plumbing chase under construction in restroom for the Emotional Support classroom. Also shows uneven plaster that will be covered over.



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