

Chicora Elementary School

Construction Project Update

Construction Report for MAY 13, 2024, Board Meeting



**Roof installed over Classroom & Admin area.
Structural steel installed for main entry corridor.
Kitchen and Cafeteria walls nearly complete.**

Updates by Prime Contractor

- **Vendrick Construction (General Contractor)**
 - The classroom and Admin areas are under roof and dry.
 - One week left of CMU masonry.
 - Air barrier has started across Area C
 - Window and roof Blocking is being installed across Area C
 - Metal stud walls in Admin area are nearly complete.
- **Lugaila Mechanical (HVAC Contractor)**
 - Duct and pipe rough-ins started in Classroom & Admin Areas.
 - Piping Rough-Ins have started in Area C
 - Upper Gym Mechanical room Demo has started.
- **Vrabel Plumbing (Plumbing Contractor)**
 - Working with mason in Area C
 - Installing overhead water lines in Admin Area
 - Installing overhead sprinkler lines starting 5/13/2024
- **Right Electric (Electrical Contractor)**
 - Continued branch and feeder rough-ins
 - Pulling branch and feeder wire
 - Coordinating with Mason in Area C
 - Installing rough-in is in Admin Area stud walls.
- **Northeast Interior (Architectural Casework Contractor)**
 - No work this during this period. Will be remobilizing in July.
- **Breckenridge Equipment (Foodservice Equipment)**
 - Have field measured for custom stainless in dishwash area.

Financial Payment Application Summary as of 4/30/2024

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	\$28,404.10	\$0.00	\$62,807.00	\$0.00	\$0.00	\$0.00	\$91,211.10
Previous Change Orders	\$134,204.46	\$528.21	\$33,550.00	\$23,198.20	\$0.00	\$0.00	\$191,480.87
Change Order Total	\$162,608.56	\$528.21	\$96,357.00	\$23,198.20	\$0.00	\$0.00	\$282,691.97
Contract Sum to Date	\$14,534,808.56	\$3,631,528.21	\$2,103,757.00	\$3,143,798.20	\$601,500.00	\$839,000.00	\$24,854,391.97
Total Work Completed to date	\$8,326,944.48	\$2,665,439.88	\$1,441,551.00	\$2,126,004.50	\$363,284.89	\$353,050.00	\$15,276,274.75
Total Retention Being Held	\$416,347.19	\$133,272.00	\$144,155.00	\$212,600.46	\$36,328.49	\$35,305.00	\$978,008.14
Total earned net of Retainage	\$7,910,597.29	\$2,532,167.88	\$1,297,396.00	\$1,913,404.04	\$326,956.40	\$317,745.00	\$14,298,266.61
Work Completed this period*	\$667,129.10	\$389,462.38	\$112,271.00	\$191,412.50	\$9,018.00	\$57,250.00	\$1,426,542.98
Retention Held This Period	(\$349,634.35)	(\$94,325.75)	\$11,227.00	\$19,141.25	\$901.80	\$5,725.00	(\$406,965.05)
Balance to Finish including Retainage	\$6,624,211.27	\$1,099,360.33	\$806,361.00	\$1,230,394.16	\$274,543.60	\$521,255.00	\$10,556,125.36
Percent Complete	57.29%	73.40%	68.52%	67.63%	60.40%	42.08%	61.46%
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	\$474,469.36	\$87,619.50	\$45,243.00	\$40,040.99			\$647,372.85
March 2024	\$504,458.80	\$138,709.58	\$117,449.00	\$105,724.13	\$61,522.20		\$927,863.71
April 2024	\$1,016,763.44	\$483,788.13	\$101,044.00	\$172,271.25	\$8,116.20	\$51,525.00	\$1,833,508.02
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	\$7,910,587.30	\$2,532,167.88	\$1,297,396.00	\$1,913,403.84	\$326,956.40	\$317,745.00	\$14,298,256.42
* Negative Retention Figures indicate Retention Reduction per Contract at 50% completion of project.							

Change Order Summary as of 4/30/2024.

Chicora Elementary Master Change Order Log										5/13/2024					
Contractor	Contract	PCO/COR/RFCO #	Topic	Origin	Date Submitted	Status	Resolution	Amount	Approved/Paid	Potential/Pending					
Right	EC	COR-EC-002	Bleacher Power	ASI-002	6/2/2023	Executed	CO EC-001	\$4,868.76	\$ 4,868.76	\$ -					
Right	EC	COR-EC-003	ASI #7 Changes			Executed	CO EC-002	\$18,329.44	\$ 18,329.44	\$ -					
Right	EC	COR-EC-001	BPI Power	ASI-001	6/2/2023	Pending	Pending	\$10,674.67	\$ -	\$ 10,674.67					
Vendrick	GC	PCO GC-001	Credit Letter												
Vendrick	GC	Additional Scope	Roller Shade VE Credit	RFI-010	5/23/2023	Executed	CO GC-001	\$ (6,300.00)	\$ (6,300.00)	\$ -					
Vendrick	GC		Letter	GC Letter	6/7/2023	Executed	CO GC-002	\$0.00	\$0.00	\$0.00					
Vendrick	GC	PCO GC-003	Added Brakemetal Closures	RFI-051	8/8/2023	Executed	CO GC-003	\$ 9,084.18	\$ 9,084.18	\$ -					
Vendrick	GC	PCO GC-004	Additional Wedge Curbs	Contractor Proposal	7/27/2023	Executed	CO GC-004	\$ 679.25	\$ 679.25	\$ -					
Vendrick	GC	PCO GC-005	Added bulkhead at 122 & 125 Intersection	Unforeseen	7/27/2023	Executed	CO GC-005	\$ 975.66	\$ 975.66	\$ -					
Vendrick	GC	PCO GC-008	Temporary Glazing for Area A storefronts	Unforeseen	8/7/2023	Executed	CO GC-006	\$ 2,268.40	\$ 2,268.40	\$ -					
Vendrick	GC	PCO GC-002	Relocate Inlet DI-030	Unforeseen	8/7/2023	Executed	CO GC-007	\$ 3,849.62	\$ 3,849.62	\$ -					
Vendrick	GC	PCO GC-011	Reinforce existing inlet to make it traffic-bearing	Local Code	8/17/2023	Executed	CO GC-008	\$ 9,378.00	\$ 9,378.00	\$ -					
Vendrick	GC	PCO GC-012	Raise Structure DI-01 8'	Unforeseen	8/16/2023	Executed	CO GC-009	\$ 450.25	\$ 450.25	\$ -					
Vendrick	GC	PCO GC-015	Encase existing too-shallow electrical duct bank in concrete	Unforeseen	8/25/2023	Executed	CO GC-010	\$ 4,831.00	\$ 4,831.00	\$ -					
Vendrick	GC	PCO GC-016	Replace Terracotta Pipe and DI-EX18	Unforeseen	8/25/2023	Executed	CO GC-011	\$ 6,678.26	\$ 6,678.26	\$ -					
Vendrick	GC	PCO GC-013	Final Cleaning Credit	GC Offer	8/17/2023	Executed	CO GC-012	\$ (3,300.00)	\$ (3,300.00)	\$ -					
Vendrick	GC	PCO GC-018	Temp pull off parking area	Owner Request	9/18/2023	Executed	CO GC-013	\$ 4,140.00	\$ 4,140.00	\$ -					
Vendrick	GC	PCO GC-019	Add ACT clg in room A110	Unforeseen	9/20/2023	Executed	CO GC-014	\$ 445.41	\$ 445.41	\$ -					
Vendrick	GC	PCO GC-017	plywood for A/C in windows	Owner Request	9/1/2023	Executed	CO GC-015	\$ 754.07	\$ 754.07	\$ -					
Vendrick	GC	PCO GC-021	CMU Piers per RFI #53	Omission	8/18/2023	Executed	CO GC-016	\$ 1,315.00	\$ 1,315.00	\$ -					
Vendrick	GC	PCO GC-023	Trade Wall Graphics for Floor	Omission	8/18/2023	Executed	CO GC-017	\$ 954.45	\$ 954.45	\$ -					
Vendrick	GC	PCO GC-014	Signage Submittal Changes	Arch Request	8/17/2023	Executed	CO GC-018	\$ 791.38	\$ 791.38	\$ -					
Vendrick	GC	PCO GC-024	Includes PCO GC-020												
Vendrick	GC	PCO GC-026	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-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-031	ASI #7 Changes			Executed	CO GC-022	\$ -	\$ -	\$ -					
Vendrick	GC	PCO GC-035	Eliminate F1 Window			Executed	CO GC-023	\$ (2,158.02)	\$ (2,158.02)	\$ -					
Vendrick	GC	PCO GC-032	Increase bulkhead sizes to accommodate HVAC and Sprinkler piping			Executed	CO GC-024	\$ 1,696.00	\$ 1,696.00	\$ -					
Vendrick	GC	PCO GC-009E	Add Taper to Garland Roof Area			Executed	CO GC-025	\$ 43,586.55	\$ 43,586.55	\$ -					
Vendrick	GC	PCO GC-029	Additional Chain Like Fence			Executed	CO GC-026	\$ 37,980.00	\$ 37,980.00	\$ -					
Vendrick	GC	PCO GC-036	Brakemetal Trim at Library and Art Room Windows			Executed	CO GC-027	\$ 6,271.00	\$ 6,271.00	\$ -					
Vendrick	GC	PCO GC-034R1	Furring and Drywall and Laminating walls												
Vendrick	GC	PCO GC-034R1	Combination of PCO's 033 & 034			Executed	CO GC-028	\$ 19,343.10	\$ 19,343.10	\$ -					
Vendrick	GC	CCD GC-002	credit to change cast AL letters to acrylic (amount is included with PCO GC-014 and reflected in CO GC-010)												
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-010)	Owner Request	9/26/2023	Obsolete	Obsolete	\$ -	\$ -	\$ -					
Vendrick	GC	PCO GC-025	Add Plumbing Chase Access Doors for rest of Project			Obsolete	Obsolete	\$ -	\$ -	\$ -					
Vendrick	GC	PCO GC-022R1	Storage Room Shoring												
Vendrick	GC	CCD GC-001	WCT Flooring Change to LVT	Memorandum #2	7/31/2023	Pending	Pending	\$23,839.00	\$ -	\$ 23,839.00					
Vendrick	GC	PCO GC-006	Additional Roof Frames	Contractor request	8/7/2023	Rejected	Rejected	\$ -5,592.02	\$ -	\$ -					
Vendrick	GC	PCO GC-007	1/4" Tapered Overlay on Area B-Roof			Rejected	Rejected	\$ -5,582.89	\$ -	\$ -					
Vendrick	GC	PCO GC-009a	1/8" Tapered Overlay on Area B-Roof	Unforeseen	8/17/2023	Rejected	Rejected	\$ -238,408.00	\$ -	\$ -					
Vendrick	GC	PCO GC-009b	Double Flash Seams on Area B-Roof	Unforeseen	8/17/2023	Rejected	Rejected	\$ -191,420.00	\$ -	\$ -					
Vendrick	GC	PCO GC-009c	Double Flash Seams on Area B-Roof	Unforeseen	8/17/2023	Rejected	Rejected	\$ -50,373.00	\$ -	\$ -					
Vendrick	GC	PCO GC-009d	Credit for Area B Library roof to remain in place												
Vendrick	GC	PCO GC-009d	10 years left on warranty	Unforeseen	8/17/2023	Rejected	Rejected	\$ (46,200.00)	\$ -	\$ -					
Vendrick	GC	PCO GC-010a	Rock at Toe of Athletic Field	Unforeseen	8/17/2023	Rejected	Rejected	\$ -38,072.00	\$ -	\$ -					
Vendrick	GC	PCO GC-010b	Rock at Toe of Athletic Field	Unforeseen	8/17/2023	Rejected	Rejected	\$ -40,086.00	\$ -	\$ -					
Vendrick	GC	PCO GC-009e	Extra Piping for Relocated Downspout			Rescinded	Rescinded	\$ -1,351.00	\$ -	\$ -					
Vendrick	GC	PCO GC-028	Plaque Dimension Changes			Pending	Under Review	\$ 896.00	\$ -	\$ 896.00					
Vendrick	GC	PCO GC-033	Furring and Drywall at bare CMU walls and under sills			Rejected	Under Review	\$ -23,522.00	\$ -	\$ -					
Vendrick	GC	PCO GC-034	Laminate walls and change inlets to metal studs			Rejected	Under Review	\$ -13,012.00	\$ -	\$ -					
Vendrick	GC	PCO GC-037	Single-Occupant Restroom Privacy Indicators			Executed	CO GC-029	\$ 9,061.00	\$ 9,061.00	\$ -					
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-004	Changes as per ASI #7			Executed	CO HC-002	\$ 1,290.13	\$ 1,290.13	\$ -					
Lugalia	HC	PCO HC-002	Patch roof at deleted HVAC locations and flash in new HVAC equipment at Garland Roof area			Rejected	Rejected	\$ -47,155.92	\$ -	\$ -					
Lugalia	HC	PCO HC-003	Upcharge for custom Color-on-Fabric Ducts			Rejected	Rejected	\$ -3,326.40	\$ -	\$ -					

Change Order Summary as of 4/30/2024 pg2.

Wabel	PC	PCO-PC-001	Raise Existing Manhole to new Grade	Omission	6/19/2023	Executed	CO PC-001	\$ 4,676.00	\$ 4,676.00	\$ -
Wabel	PC	PCO-PC-002	Install casing/piping for future concession stand at Athletic Field	Owner Request	8/21/2023	Executed	CO PC-002	\$ 8,935.00	\$ 8,935.00	\$ -
Wabel	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	\$ -
Wabel	PC	PCO-PC-007	Cost for ASI #7			Executed	CO PC-004	\$ 1,633.00	\$ 1,633.00	\$ -
Wabel	PC	PCO-PC-006	Credit for leaving Showers in locker rooms as-is			Executed	CO PC-005	\$ (5,000.00)	\$ (5,000.00)	\$ -
Wabel	PC	PCO-PC-004A	Locker Room Sanitary tie-in			Executed	CO PC-006	\$ 18,801.00	\$ 18,801.00	\$ -
Wabel	PC	PCO-PC-009	Relocate Waterline and Sprinkler Lines			Executed	CO PC-007	\$ 16,232.00	\$ 16,232.00	\$ -
Wabel	PC	PCO-PC-004	Locker Room Sanitary tie-in			Rejected	Obsolete	\$ -26,884.00	\$ -	\$ -
Wabel	PC	CCD PC-002	Area B Storm Line			Executed	CO PC-008	\$ 26,659.00	\$ 26,659.00	\$ -
Wabel	PC	PCO-PC-008	Classroom Subsidence & Roof Drain piping repair			Executed	CO PC-009	\$ 18,220.00	\$ 18,220.00	\$ -
Wabel	PC	PCO-PC-010	Replace Art Room Sinks			Executed	CO PC-010	\$ 1,696.00	\$ 1,696.00	\$ -
TOTALS								\$ 254,500.77	\$ 254,500.77	\$ 35,409.67



Classroom side of Art Storage Room



Entrance to Art Storage Room.



Typical Casework layout installed in Area B



Accent Wall in Area B. Wallmold is being installed and wired.



Suide Wall Casework in Area B STEM Classroom



Stud Walls in place in Administrative Offices



Mechanical Rough-Ins in classroom/admin area corridor



Area C Learning Commons window



New Roof being installed above Library



Air Barrier and brick ties in place, brick veneer staged for installaiton on south wall of cafeteria



Area C Classroom windows overlooking new courtyard.



**South wall of Cafeteria looking into Serving Area and Kitchen.
Dish Return is on right.
Corridor to Loading Dock is on left**



Lawn cover along Bus Loop looking down toward Faculty Parking



Drone image of Cafeteria, Kitchen and Loading Dock.



Topsoil being spread 5/09/2024 on playfield



Playground area is being cleaned up.



Aerial view of all three building wings with Gym & Cafeteria in background



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