

Karns City Area Elementary School

Construction Project Update

Construction report for March 10, 2025, board meeting



Exterior Bus Drop Off Area

Updates by prime contractors

- **Vendrick Construction (General Contractor)**
 - Sitework has restarted at bus drop-off area.
 - Punch List work is ongoing.
 - Exterior finishes continue to be being installed.
 - Working from bus drop-off to parking to flagpole.
- **Lugaila Mechanical (HVAC Contractor)**
 - Scheduling Boiler and RTU training for school staff
 - Preparing balancing report.
- **Vrabel Plumbing (Plumbing Contractor)**
 - Work complete. Passed final sprinkler test on Feb 17th.
- **Right Electric (Electrical Contractor)**
 - Installing final terminations and connections
 - Installing lighting and power in basement storerooms.
 - Will install final site lighting and flagpole electric in coordination with GC
- **Northeast Interior (Architectural Casework Contractor)**
 - Working on closeout paperwork and touch-ups
- **Breckenridge Equipment (Foodservice Equipment)**
 - Punchlist & warranty work nearly complete.

Financial Payment Application Summary as of 2/28/2024

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	\$6,439.00	\$0.00	\$2,759.00	\$0.00	\$0.00	\$0.00	\$9,198.00
Previous Change Orders	\$526,080.49	\$3,620.69	\$158,637.44	\$31,196.18	(\$10,472.05)	\$0.00	\$709,062.75
Change Order Total	\$532,519.49	\$3,620.69	\$161,396.44	\$31,196.18	(\$10,472.05)	\$0.00	\$718,260.75
Contract Sum to Date	\$14,904,719.49	\$3,634,620.69	\$2,168,796.44	\$3,151,796.18	\$591,027.95	\$839,000.00	\$25,289,960.75
Total Work Completed to date	\$14,517,266.62	\$3,630,595.69	\$2,168,796.44	\$3,123,195.73	\$591,027.95	\$839,000.00	\$24,869,882.43
Total Retention Being Held	\$725,863.33	\$181,529.78	\$0.00	\$156,159.79	\$3,600.00	\$83,900.00	\$1,151,052.90
Total earned net of Retainage	\$13,791,403.29	\$3,449,065.91	\$2,168,796.44	\$2,967,035.94	\$587,427.95	\$755,100.00	\$23,718,829.53
Work Completed this period*	\$72,073.00	\$9,067.93	\$1,479.00	\$13,802.74	\$0.00	\$0.00	\$96,422.67
Retention Held This Period	\$3,603.65	\$453.39	(\$216,732.00)	\$690.13	\$0.00	\$0.00	(\$211,984.83)
Balance to Finish including Retainage	\$1,113,316.20	\$185,554.78	\$0.00	\$184,760.24	\$3,600.00	\$83,900.00	\$1,571,131.22
Percent Complete	97.40%	99.89%	100.00%	99.09%	100.00%	100.00%	98.34%
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	\$218,211.00	\$13,112.61	\$8,116.20	\$51,525.00	\$1,791,516.38
May 2024	\$805,379.00	\$101,259.98	\$119,331.00	\$245,408.22	\$0.00	\$0.00	\$1,271,378.20
June 2024	\$1,087,171.10	\$186,900.00	\$92,745.00	\$99,842.93			\$1,466,659.03
July 2024	\$646,491.09	\$312,116.33	\$220,850.40	\$323,826.93			\$1,503,284.75
August 2024	\$1,338,269.44	\$71,948.25	\$134,247.60	\$196,467.91	\$161,282.70	\$128,457.00	\$2,030,672.90
September 2024	\$449,260.70	\$78,377.85	\$43,070.44	\$41,987.02	\$47,697.40	\$8,433.00	\$668,826.41
October 2024	\$ 396,556.60	\$ 64,107.95	\$ 14,787.70	\$ 25,538.50	\$ 2,707.20		\$503,697.95
November 2024	\$ 492,615.05	\$ 47,620.43	\$ 8,535.00	\$ 22,735.81	\$ 48,784.25	\$ 37,800.00	\$658,090.54
December 2024	\$ 360,710.18	\$ 28,168.39	\$ 7,449.00	\$ 42,524.23			
January 2025	\$ 238,818.99	\$ 17,784.29	\$ 9,173.30	\$ 42,187.74			\$307,964.32
February 2025	\$68,469.35	\$8,614.54	\$218,211.00	\$13,112.61	\$0.00	\$0.00	\$308,407.50
TOTAL PAID TO DATE	\$13,794,328.80	\$3,449,065.89	\$2,282,963.44	\$2,807,877.10	\$587,427.95	\$492,435.00	\$23,414,098.18

* Negative Retention Figures indicate Retention Reduction per Contract at 50% completion of project.

Change Order Summary as of 2/28/2025. pg1

Chicora Elementary Master Change Order Log				2/10/2025					
Contractor	Contract	PCO/COR/RFCO #	Topic	Status	Resolution	Amount Submitted	Approved/Paid	Potential/Pending	Notes
Right	EC	COR-EC-001	BPI Power	Obsolete	Rejected	\$10,674.67	\$	\$	OH-HOLD for installation of RTU's
Right	EC	COR-EC-002	Bleacher Power	Executed	CO EC-001	\$4,868.76	\$ 4,868.76	\$ -	
Right	EC	COR-EC-003	AST #7 Changes	Executed	CO EC-002	\$18,329.44	\$ 18,329.44	\$ -	
Right	EC	COR-EC-003	Contract Extension	Executed	CO EC-003	\$ -	\$ -	\$ -	
Right	EC	COR-EC-004	Cord Reels in the Kitchen	Executed	CO EC-004	\$3,102.99	\$ 3,102.99	\$ -	
Right	EC	COR-EC-005	Add power for motorized shades in Kitchen	Executed	CO EC-005	\$4,894.99	\$ 4,894.99	\$ -	
Right	EC	COR-EC-006	Supply Electric and Connect Lighting for Flagpole	Executed	CO EC-006	\$4,387.76	\$ 4,387.76	\$ -	
Right	EC	N/A	Backcharge for Damaged ACT	Executed	CO EC-007	(\$2,817.42)	(\$2,817.42)	\$ -	
Breckenridge	FSEC	B/C NCASD-001 PCO FSE-003	GC Costs to install Floor Sinks and Grout Walk-in Cooler/Freezer	Pending	Pending	\$ (4,314.00)	\$ -	\$ (4,314.00)	
Breckenridge	FSEC	PCO FSC-004	Cost for District Fire Safety Vendor to decommission existing Ansul System	Executed	CO FSEC-004	\$ (340.00)	\$ (340.00)	\$ -	
Breckenridge	FSEC	PCO FSE-001	HC Kitchen Demo Backcharges	Executed	CO FSEC-001	\$ (3,562.05)	\$ (3,562.05)	\$ -	
Breckenridge	FSEC	PCO FSE-002	GC out of sequence Roof work for Walk-In curbs delivered late	Pending	Pending	\$ (2,596.00)	\$ -	\$ (2,596.00)	
Breckenridge	FSEC	PCO FSE-005	Add for Electric Can opener	Rescinded	Rescinded	\$ -913.00			
Vendrick	GC	Additional Scope Letter CCD GC-005	Summer 2023 Roofing	Executed	CO GC-002	\$0.00	\$0.00	\$ -	
Vendrick	GC	RPCO GC-047R1	Rebuild Courtyard Fascia Support	Executed	CO GC-042	\$ 21,353.00	\$ 21,353.00	\$ -	
Vendrick	GC	Credit Letter PCO GC-001	Roller Shade VE Credit	Executed	CO GC-001	\$ (6,300.00)	\$ (6,300.00)	\$ -	
Vendrick	GC	N/A	Contract extension	Executed	CO GC-057	\$ -	\$ -	\$ -	
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	\$ -	\$ -	Rejected to see if leaching water will actual cause a problem
Vendrick	GC	PCO GC-009b	1/8" Tapered Overlay on Area B Roof	Rejected	Rejected	\$ -191,420.00	\$ -	\$ -	Rejected to see if leaching water will actual cause a problem
Vendrick	GC	PCO GC-009c	Double Flash Seams on Area b Roof	Rejected	Rejected	\$ -50,373.00	\$ -	\$ -	
Vendrick	GC	PCO GC-009d	remain in place: 10 years left on warranty	Rejected	Rejected	\$ -146,200.00	\$ -	\$ -	
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-010a	Rock at Toe of Athletic Field	Rejected	Rejected	\$ -38,072.00	\$ -	\$ -	Under Structural Engineer review
Vendrick	GC	PCO GC-010b	Rock at Toe of Athletic Field	Rejected	Rejected	\$ -40,086.00	\$ -	\$ -	Coordinating with HVAC Contractor to confirm if existing roof can be saved.
Vendrick	GC	PCO GC-011	Reinforce existing inlet to make it traffic-bearing	Executed	CO GC-008	\$ 9,378.00	\$ 9,378.00	\$ -	T&M Sheets verified by ECS
Vendrick	GC	PCO GC-012	Raise Structure DI-01 8"	Executed	CO GC-009	\$ 450.25	\$ 450.25	\$ -	T&M Sheets verified by ECS
Vendrick	GC	PCO GC-013	Final Cleaning Credit	Executed	CO GC-012	\$ (3,300.00)	\$ (3,300.00)	\$ -	Needs CO Issued
Vendrick	GC	PCO GC-014	Signage Submittal Changes Includes PCO GC-020	Executed	CO GC-018	\$ 791.38	\$ 791.38	\$ -	under Arch Negotiation
Vendrick	GC	PCO GC-015	Encase existing too-shallow electrical duct bank in concrete	Executed	CO GC-010	\$ 4,831.00	\$ 4,831.00	\$ -	T&M Sheets verified by ECS
Vendrick	GC	PCO GC-016	Replace Terracotta Pipe and DI-EX1B	Executed	CO GC-011	\$ 6,678.26	\$ 6,678.26	\$ -	T&M Sheets verified by ECS
Vendrick	GC	PCO GC-017	plywood for A/C in windows	Executed	CO GC-015	\$ 754.07	\$ 754.07	\$ -	AIA paperwork needs done
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	acrylic (amount is included with PCO GC-014)	Obsolete	Obsolete	\$ -	\$ -	\$ -	
Vendrick	GC	PCO GC-021	CMU Piers per RFI #53	Executed	CO GC-016	\$ 1,315.00	\$ 1,315.00	\$ -	AIA paperwork needs done
Vendrick	GC	PCO GC-022R1 CCD GC-001	Storage Room Shoring	Executed	CO GC-030	\$23,839.00	\$ 23,839.00	\$ -	
Vendrick	GC	PCO GC-023	Trade Wall Graphics for Floor Graphics	Executed	CO GC-017	\$ 954.45	\$ 954.45	\$ -	
Vendrick	GC	PCO GC-024	Area A Addition Also Includes rest of project (PCO GC-025)	Executed	CO GC-019	\$ 1,838.00	\$ 1,838.00	\$ -	under development and negotiation
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	Executed	CO GC-034	\$ 896.00	\$ 896.00	\$ -	
Vendrick	GC	PCO GC-029	Additional Chain Link Fence	Executed	CO GC-026	\$ 37,980.00	\$ 37,980.00	\$ -	
Vendrick	GC	PCO GC-030	Extra Piping for Relocated Downspout	Rescinded	Rescinded	\$ -1,351.00	\$ -	\$ -	

Change Order Summary as of 2/28/2025 pg2.

Vendrick	GC	PCO GC-031	ASI #7 Changes	Executed	CO GC-022	\$ 293.00	\$ 293.00	\$ -
Vendrick	GC	PCO GC-032	accommodate HVAC and Sprinkler piping	Executed	CO GC-024	\$ 1,696.00	\$ 1,696.00	\$ -
Vendrick	GE	PCO GC-033	Furring and Drywall at bare CMU walls and under sills	Rejected	Under Review	\$ 23,522.00	\$ -	\$ -
Vendrick	GE	PCO GC-034	Laminate walls and change in-fills to metal studs	Rejected	Under Review	\$ 13,012.00	\$ -	\$ -
Vendrick	GC	PCO GC-034R1 CCD GC-002	walls Combination of PCO's 033 & 034	Executed	CO GC-028	\$ 19,343.10	\$ 19,343.10	\$ -
Vendrick	GC	PCO GC-035	Eliminate F1 Window	Executed	CO GC-023	\$ (2,158.02)	\$ (2,158.02)	\$ -
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-037	Single-Occupant Restroom Privacy Indicators	Executed	CO GC-029	\$ 9,061.00	\$ 9,061.00	\$ -
Vendrick	GE	PCO GC-038	Add Bulletin Board cabinet at Art/Library	Rejected	Rejected	\$ 4,427.00	\$ -	\$ -
Vendrick	GC	PCO GC-039	Mortar Stain Repair Credit	Executed	CO GC-040	\$ (5,350.00)	\$ (5,350.00)	\$ -
Vendrick	GE	PCO GC-040	Changes at Courtyards per ASI #6	Rejected	Rejected	\$ 139,134.00	\$ -	\$ -
Vendrick	GC	PCO GC-040R1	Changes at Courtyards per ASI #6	Executed	CO GC-036	\$ 105,105.00	\$ 105,105.00	\$ -
Vendrick	GC	PCO GC-041	Reconfigure Storefront Framing at Library Clerestory	Executed	CO GC-031	\$ 1,102.00	\$ 1,102.00	\$ -
Vendrick	GC	PCO GC-042	Additional Bulkhead at B105	Executed	CO GC-033	\$ 950.00	\$ 1,102.00	\$ -
Vendrick	GC	PCO GC-043	Asbestos-containing Transite Fascia removal	Executed	CO GC-032	\$ 8,936.00	\$ 8,936.00	\$ -
Vendrick	GE	PCO GC-044	Playground Alterations	Obsolete	Obsolete	\$ 49,857.00	\$ -	\$ -
Vendrick	GC	PCO GC-044R1	Playground Alterations (revised)	Executed	CO GC-039	\$ 45,162.45	\$ 45,162.45	\$ -
Vendrick	GC	PCO GC-045	Grade changes	Executed	CO GC-043	\$ 1,422.00	\$ 1,422.00	\$ -
Vendrick	GC	PCO GC-046	Partition reduction due to urinals in Gang Restrooms instead of all toilets	Executed	CO GC-035	\$ (2,955.00)	\$ (2,955.00)	\$ -
Vendrick	GC	PCO GC-048 CCD GC-003	Area B Interior Connector Joist & Deck removal and reinstallation	Executed	CO GC-061	\$ 15,080.88	\$ 15,080.88	\$ -
Vendrick	GC	PCO GC-049	Remove Retaining Wall, infill louvers with brick	Executed	CO GC-037	\$ 1,218.00	\$ 1,218.00	\$ -
Vendrick	GC	PCO GC-050	Additional Courtyard Selective Demolition	Executed	CO GC-038	\$ 1,431.00	\$ 1,431.00	\$ -
Vendrick	GC	PCO GC-051	Credit to not paint Mechancial Rooms C160, C161, & C162	Executed	CO GC-041 CO GC-044 CCD GC-004	\$ (3,500.00)	\$ (3,500.00)	\$ -
Vendrick	GC	PCO GC-052	Pipe Tunnel abatement and infill	Executed	CO GC-044 CCD GC-004	\$ 17,056.00	\$ 17,056.00	\$ -
Vendrick	GC	PCO GC-053	Unforeseen T&M Drywall work in "Remaining" area B	Executed	CO GC-045	\$ 28,244.00	\$ 28,244.00	\$ -
Vendrick	GC	PCO GC-054	Cost to install Walk-In Cooler Roof Curbs out of sequence	Executed	CO GC-049	\$ 2,596.00	\$ 2,596.00	\$ -
Vendrick	GC	PCO GC-055	Gym Acoustial Panel Demolition	Executed	CO GC-046	\$ 1,908.00	\$ 1,908.00	\$ -
Vendrick	GC	PCO GC-056	Corrective work at DI #29	Executed	CO GC-047	\$ 5,238.00	\$ 5,238.00	\$ -
Vendrick	GC	PCO GC-057	Changes necessary to meet Existing Gym Floor Elevation	Executed	CO GC-048	\$ 1,698.00	\$ 1,698.00	\$ -
Vendrick	GE	PCO GC-058R1	Planter modifications at Back Entrance	Obsolete	Obsolete	\$ 10,924.00	\$ -	\$ -
Vendrick	GC	PCO GC-058R1	Planter modifications at Back Entrance Revised	Executed	CO GC-055	\$ 10,314.00	\$ 10,314.00	\$ -
Vendrick	GC	PCO GC-059	Out of sequence work in Connector	Executed	CO GC-062	\$ 12,817.00	\$ 10,306.00	\$ -
Vendrick	GC	PCO GC-060	Cost for Breckenridge floor work as per CRA interpretation	Executed	CO GC-050	\$ 4,314.00	\$ 4,314.00	\$ -
Vendrick	GC	PCO GC-061	Attitonal Paving at Kittaning St.	Executed	CO GC-059	\$ 1,886.00	\$ 1,886.00	\$ -
Vendrick	GC	PCO GC-062	Change Block soundproofing from foam to sand	Executed	CO GC-058	\$ (439.40)	\$ (439.40)	\$ -
Vendrick	GC	PCO GC-063	Reduce Paint Scope in C156 & C159	Executed	CO GC-051	\$ (1,800.00)	\$ (1,800.00)	\$ -
Vendrick	GC	PCO GC-064	High Early Strength Concrete Mix at Loading Dock	Executed	CO GC-052	\$ 3,155.00	\$ 3,155.00	\$ -
Vendrick	GC	PCO GC-065	Generator and Roadway Stone	Executed	CO GC-053	\$ 13,375.00	\$ 13,375.00	\$ -
Vendrick	GC	PCO GC-066	Kitchen Fire Extinguisher	Executed	CO GC-054	\$ 368.00	\$ 368.00	\$ -
Vendrick	GC	PCO GC-067	Vertical Rod Hardware sets-17	Rejected	Rejected	\$ 31,270.00	\$ -	\$ -
Vendrick	GC	PCO GC-067R1	Vertical Rod Hardware sets-10	Executed	CO GC-064	\$ 24,016.00	\$ 24,016.00	\$ -
Vendrick	GC	PCO GC-068	Wedge Curb Striping	Executed	CO GC-056	\$ 1,325.00	\$ 1,325.00	\$ -
Vendrick	GC	PCO GC-069	ACT Replacement	Executed	CO GC-063	\$ 3,991.35	\$ 3,991.35	\$ -
Vendrick	GC	PCO GC-070	Butler Floor 2nd Shift Differential	Executed	CO GC-060	\$ 4,372.00	\$ 4,372.00	\$ -
Vendrick	GC	PCO GC-071	Loading Dock Soffit Framing	Rejected	Rejected	\$ 2,888.00	\$ -	\$ -
Vendrick	GC	PCO GC-072	Add 30' Flagpole ASI #014	Executed	CO GC-065	\$ 13,998.00	\$ 13,998.00	\$ -
Vendrick	GC	PCO GC-073	Change Gym Floor Finish to Water-Based	Executed	CO GC-066	\$ 833.00	\$ 833.00	\$ -
Vendrick	GC	PCO GC-074	Laminate walls in B136 and B137	Executed	CO GC-067	\$ 2,029.00	\$ 2,029.00	\$ -

Change Order Summary as of 2/28/2025 pg3.



Replacement Library wall graphics have been installed



Student Entrance (bus drop-off side): Stone is being placed for entry and stairs. Rough grading is taking place for bus parking and sidewalks.



Bus Drop off area showing ADA ramp and Entrance to Area B



Remaining light pole bases are stored for install when sitework permits

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