

# ***Chartiers Valley School District Middle School and High School Building Program***



***Monthly Report – April 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: 4/16/2019

School / Phase		Start Date	Substantial Completion Dates	Schedule Update	Schedule Status / Summary
<b>Middle School</b>				<b>Thru 3-31-19</b>	
Completion Phase 1A	MS Classroom Tower	6/1/2016	8/18/2017	Done	Phase 1A - Punchlist Process Nearing Completion
Completion Phase 1B	Remaining Building	6/1/2016	12/15/2017	Done	Phase 1B - Punchlist Process Nearing Completion
Completion Phase 1C	Gym	6/1/2016	3/5/2018	Done	Phase 1C - Punchlist Process Nearing Completion
<b>High School</b>				<b>Thru 3-31-19</b>	
Phase 1A	Auditorium	6/1/2016	12/16/2016	Done	Complete. Punchlist Complete. AHU's Operational.
Phase 1B	Performing Arts	6/1/2016	5/1/2017	Done	Punchlist nearing completion. IKM to backcheck.
Phase 1C	Tech Ed Addition	6/1/2016	8/1/2017	Done	Punchlist nearing completion. IKM to backcheck.
Phase 2A	HS Learning Tower	6/1/2017	12/21/2018	Done	Substantially Complete. Punchlist Ongoing.
Phase 2B	Food Service Back of House	1/3/2017	6/1/2017	Done	Complete. Punchlist Ongoing.
Phase 3A	New Administration	1/7/2019	12/13/2019	Ongoing	Rycon to provide March 2019 Update. Foundations ongoing. Steel anticipated for week of March 18th.
Phase 3B	Cafeteria Demo / Exterior Finishes	6/10/2019	8/31/2019	Ongoing	Work moved up to early March 2019. Demo ongoing.

#### SCHEDULE - Risk Assessment

<b>Thru 3-31-19</b>
No Risk
Minimal Risk. No modification to critical path necessary.
Moderate Risk. Recovery plan/schedule update necessary
High Risk. Major Recovery Plan Required.

<b>HIGH SCHOOL</b>
Phase 1A, 1B, 1C - Punchlist nearing completion.
Phase 2A - Substantially Complete. Phase 3 ongoing.
<b>MIDDLE SCHOOL</b>
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	\$	1,344,582.00
Middle School CO's	\$	846,401.00
Subtotal =	\$	81,763,083.00

Remaining Contingency	\$	1,109,017.00
OCIP	\$	1,641,969.00
Soft Costs	\$	10,124,919.00
Subtotal =	\$	12,875,905.00

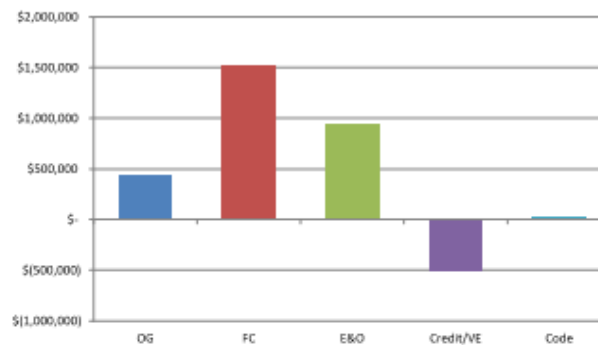
Program Total = \$ 94,638,988.00

#### DOLLAR VALUE TO BE PAID THRU 3-31-19

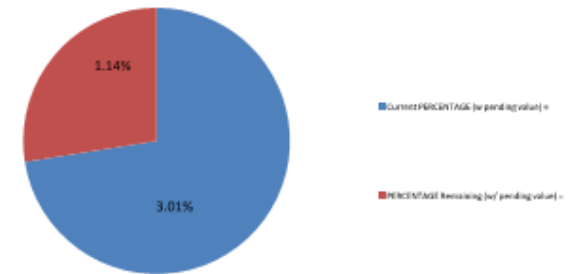
Construction Contracts	\$	75,423,954.53	92.25%
OCIP	\$	1,641,969.00	
Soft Costs	\$	8,780,626.70	thru 2/21/19
Subtotal =	\$	85,846,550.23	90.71%

Program Balance = \$ 8,792,437.77 9.29%

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 3-31-19

	AWARD / CONTRACT VALUES	CHANGE ORDERS	CURRENT ACTUAL	Payment Requests	
				Thru Date:	% Paid
				3/31/2019	
<b>CONSTRUCTION COSTS</b>					
<b>HIGH SCHOOL</b>	\$ 49,911,900	\$ 1,344,582	\$ 51,256,482	\$ 45,072,889	87.94%
Rycon	\$ 33,926,000	\$ 835,077	\$ 34,761,077	\$ 29,897,594	86.01%
Lugaila	\$ 5,723,500	\$ 26,497	\$ 5,749,997	\$ 5,458,596	94.93%
Enders	\$ 2,939,300	\$ 110,028	\$ 3,049,328	\$ 2,818,807	92.44%
Merit	\$ 4,388,000	\$ 321,738	\$ 4,709,738	\$ 4,149,870	88.11%
Automated Logic	\$ 1,311,100	\$ 265	\$ 1,311,365	\$ 1,188,134	90.60%
Phase One	\$ 202,900	\$ 7,680	\$ 210,580	\$ 210,580	100.00%
Horizon	\$ 1,421,100	\$ 43,297	\$ 1,464,397	\$ 1,349,308	92.14%
HS CHANGE ORDERS PENDING		\$ 208,869			
<b>MIDDLE SCHOOL</b>	\$ 29,660,200	\$ 846,401	\$ 30,506,601	\$ 30,351,066	99.49%
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	\$ 2,977,496	97.84%
Enders	\$ 1,707,600	\$ 40,709	\$ 1,748,309	\$ 1,730,826	99.00%
Merit	\$ 2,415,300	\$ 49,684	\$ 2,464,984	\$ 2,427,738	98.49%
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%
<b>SUBTOTALS</b>	\$ 81,214,069	\$ 2,190,983	\$ 83,405,052	\$ 77,065,924	92.40%
CONTINGENCY	\$ 3,300,000		\$ 1,109,017		72.72%
<b>SOFT COSTS</b>					
CVSD Soft Cost Budget	\$ 10,124,919		\$ 10,124,919	\$ 8,780,627	86.72%
<b>PROGRAM TOTALS</b>	\$ 94,638,988	\$ 2,190,983	\$ 94,638,988	\$ 85,846,550	90.71%
NOTE: Soft Cost Data from CVSD thru 2-21-19					
<div> <div>CURRENT TOTAL = \$ 94,638,988</div> <div>BOND FUNDS (TOTAL) = \$ 98,491,003</div> <div> <div>\$ 3,852,015</div> <div>Projected Available Funds</div> </div> </div>					

SCHEDULE - Risk Assessment	High School - Phase 3A Middle School	
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 March 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.
  - Landscaping nearing completion. Re-seeding to occurred.
- **Merit Electric – Electrical 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.
- **Enders – Plumbing 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.
- **R&B Mechanical – Mechanical 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.
  - Mechanical Room - Commissioning of equipment and systems ongoing. Further “winter” commissioning to complete this month.
  - **Gym RTU Replacement Unit Ordered.**
- **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 March 31, 2018:

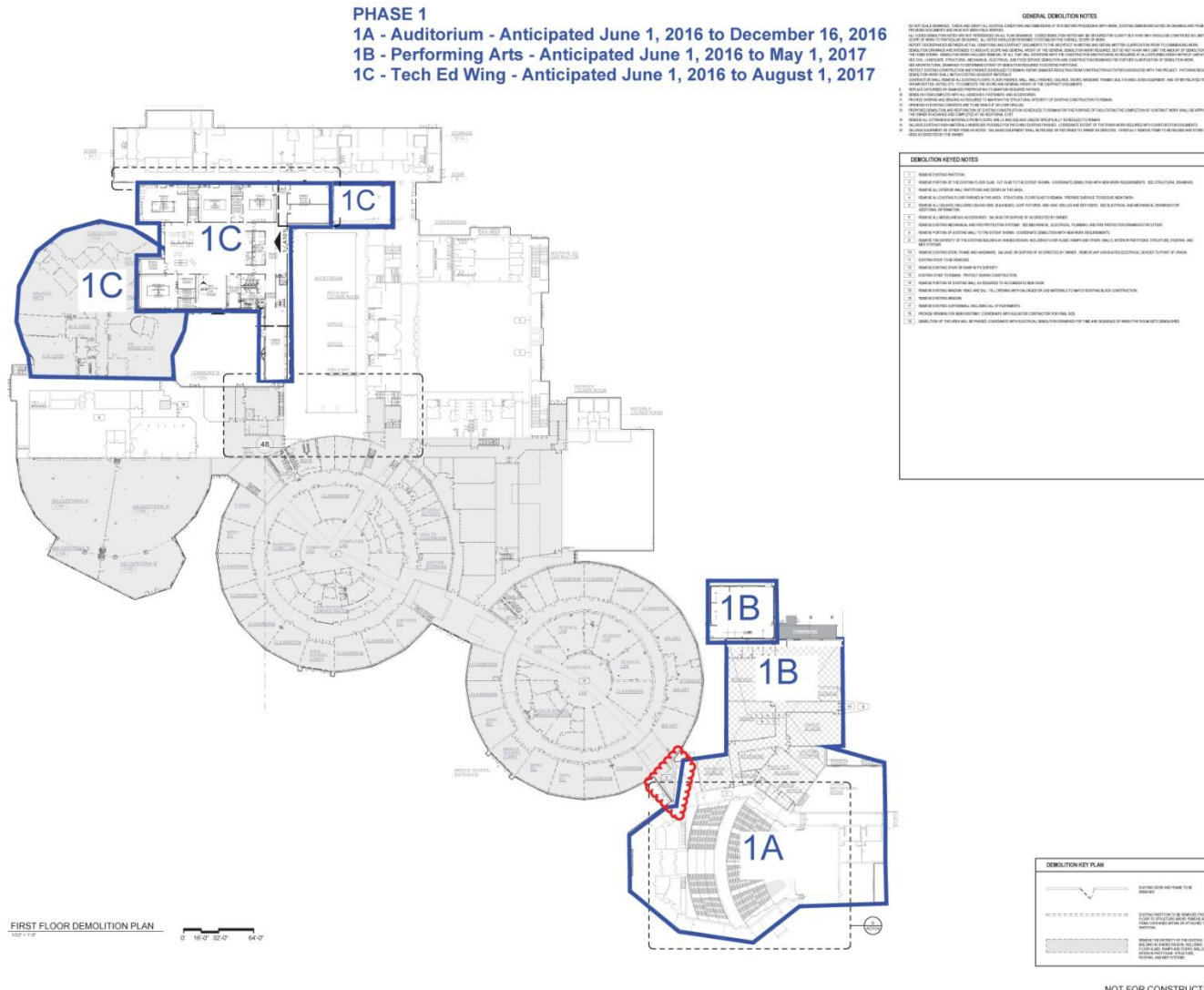
- **Rycon – General Contractor**
  - Phase 1A, 1B, 1C - Substantially complete. Punchlist work nearing completion.
  - Phase 2A – Substantially complete. Punchlist work ongoing.
  - Phase 2B – Substantially complete. Punchlist work nearing completion.
  - Phase 3A – Demolition 85% completed.
  - Phase 3A – Structural Steel nearly completed.
  - Phase 3A – Site storm and sanitary sewer piping ongoing.
  - Phase 3B (Cafeteria demo) – Demolition and debris removal nearly complete. Rain garden detention pond excavation anticipated to commence within a 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 underground rough-in has commenced.
- **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 underground rough-in has commenced.
- **Lugaila Mechanical – Mechanical Contractor**
  - Phase 1A, 1B, 1C - Substantially complete. Punchlist work nearing completion.
  - Phase 2A – Substantially complete. Punchlist work ongoing.
  - Phase 2B – Mechanical balancing is done for the completed phases.
  - Phase 3A – Mechanical overhead rough-in to commence this month.
- **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 active monitoring and the control of the existing systems that remain functional.
- **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 – No work until new structure built.
- **Phase One Development – Asbestos Abatement Contractor** – Scope of work completed on January 28th. Close-Out process ongoing.

**Building Envelope Status** – QA / QC inspections will commence after demolition when new structure commences.



## HIGH SCHOOL PROJECT - PHASING

- **PHASE 1 – Substantially Complete**



## HIGH SCHOOL PROJECT - PHASING

[illegible]

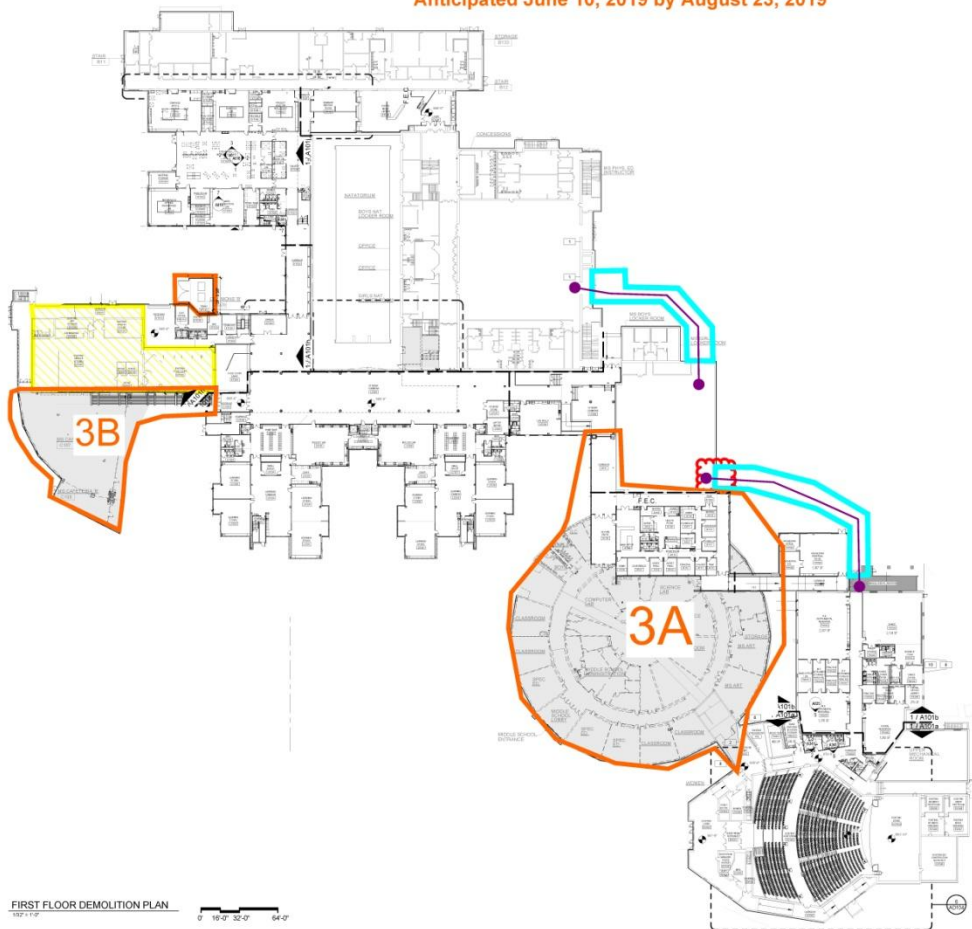
NOT FOR CONSTRUCTION

AD101



## HIGH SCHOOL PROJECT - PHASING

**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**



GENERAL DEMOLITION NOTES

- [illegible]

## DEMOLITION KEYED NOTE:

- [illegible]

DEMOLITION KEY IS AN

EXISTING DECK AND FRAMING TO BE REMOVED

NOT FOR CONSTRUCTION

**IKM**  
architecture  
planning  
interior design  
IKM Incorporated  
One PPG Place  
Pittsburgh, PA 15222

### KEY PLAN

[illegible]

### Decisions

Issue Date : 02/26/2016

### Chartiers Valley High School Renovation And Addition

Charters Valley

50 Thom's Run Road Bridgeville

First Floor  
Demolition Plan -  
Overall

99% Construction Documents

IKM Project Number  
14-109

AD101

# 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: April 16, 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	\$ 1,344,582	\$ 51,256,482	\$ 208,869	\$ 51,465,351
<b>TOTAL (PRIME CONTRACTORS) =</b>	<b>\$ 79,572,100</b>	<b>\$ 2,190,983</b>	<b>\$ 81,763,083</b>	<b>\$ 208,869</b>	<b>\$ 81,971,952</b>

	Orig Contract	CO's	Final
<b>GRAND TOTAL</b>	<b>\$ 79,572,100</b>	<b>\$ 2,190,983</b>	<b>\$ 81,763,083</b>

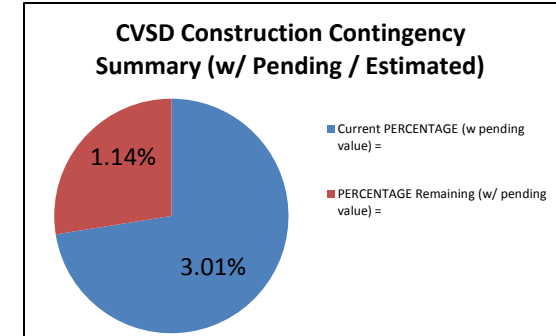
PERCENTAGE (approved/executed) = 2.75% \$ 2,190,983

Current PERCENTAGE (w pending value) = 3.01% \$ 2,399,852

Previous PERCENTAGE (w pending value) 3-19-19 = 2.93% \$ 2,335,903

Construction Contingency Value = 4.15% \$ 3,300,000

PERCENTAGE Remaining (w/ pending value) = 1.14% \$ 900,148



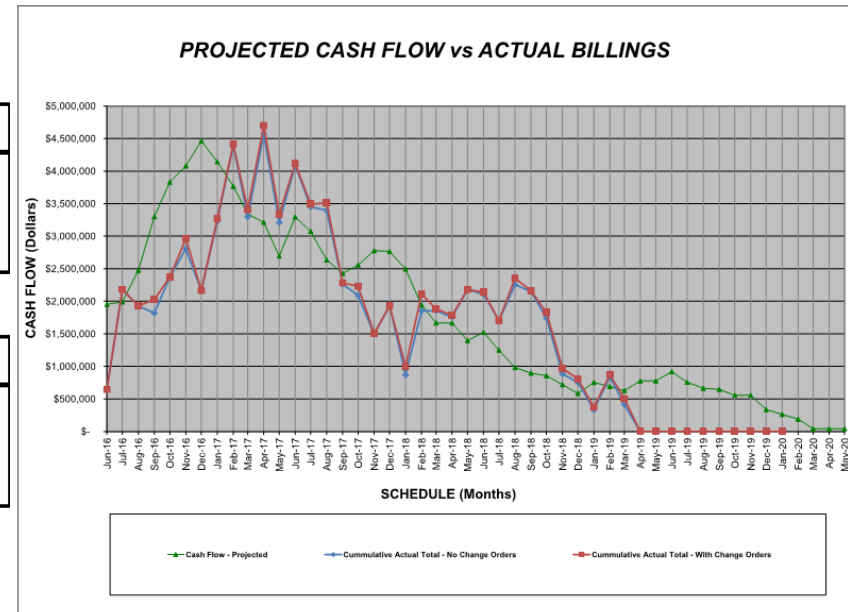
#### HIGH SCHOOL - Thru 3-31-19

Prime Contractor Billing Status - High School	Invoiced Percentage	Payment - Duration - WIP Analysis
Contract Value to date (w approved CO's) = \$ 51,256,482.00	92%	Project Duration = 44 Completed Months = 35 Months Completed (%) = 80% Total Completed/Stored to date = 92% *Estimated WIP = 91%
Total Completed/Stored to date = \$ 47,181,674.04		
Total Retention Withheld = \$ 2,108,785.11		
Total Paid Less Retainage = \$ 45,072,888.93	87.94%	
<b>Balance to be Paid (inc. CO's) = \$ 6,183,593.07</b>		

#### MIDDLE SCHOOL - Thru 3-31-19

Prime Contractor Billing Status - Middle School	Invoiced Percentage	Payment - Duration - WIP Analysis
Contract Value to date (w approved CO's) = \$ 30,453,318.00	100.00%	Project Duration = 20 Completed Months = 20 Months Completed (%) = 100% Total Completed/Stored to date = 100% *Estimated WIP = 100%
Total Completed/Stored to date = \$ 30,453,318.00		
Total Retention Withheld = \$ 102,252.01		
Total Paid Less Retainage = \$ 30,351,065.99	99.66%	
<b>Balance to be Paid (inc. CO's) = \$ 102,252.01</b>		

\*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. Change Order #04 for Gym RTU replacement unit 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 #037 approved.
  - **Pending Change Orders / Cost Issues**
    1. Proposed Rycon CO #38 – Site storm system modifications, tunnel demo for fireproofing code item, and rain garden detention pond design modifications.
    2. Cost Issues – Utility tunnel lid items, added metal panel, existing aux gym wall finish, auditorium concession entrance steel condition, and added drains/scuppers for existing kitchen roof.
- **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 #010 approved.
  - **Pending Change Orders / Cost Issues**
    1. Currently none pending.
- **Automated Logic**
  - **Executed Change Orders**
    1. Change Order #001 thru #004 approved.
  - **Pending Change Orders / Cost Issues**
    1. Currently none pending.
- **Horizon Information Services**
  - **Executed Change Orders**
    1. Change Orders #001 and #002 approved.
  - **Pending Change Orders / Cost Issues**
    1. Proposed Horizon CO #03 – Added security cameras.



## **Project Photos – High School – Phase 3B Old Cafeteria**





## ***Project Photos – High School – Phase 3A***





## ***Project Photos – High School – Phase 3A***

