

Attending:

Beth Wheat
Ryan Snodgrass
Tracy Harris
Suzanne Downer
John Hosmer
Carolyn Bourgeois
Debbie Pozycki
Keith Pancoast
Tom Risley
Greg O'Hare
Kelly Magill
Matt Hoffman
Larry Payne
Greg Smith
Kurt Johnson (item 1.)
Betsy Kane

Representing:

West Jefferson Hills School District
West Jefferson Hills School District
West Jefferson Hills School District
West Jefferson Hills School District - School Board
West Jefferson Hills School District - School Board
West Jefferson Hills School District - School Board
West Jefferson Hills Construction Committee
West Jefferson Hills Construction Committee
West Jefferson Hills Construction Committee
West Jefferson Hills Construction Committee
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Meeting Location: Thomas Jefferson High School – Cafeteria

Meeting Purpose: Thomas Jefferson High School Project Updates and Discussion.

Items of Discussion per the Agenda:

1. Construction Progress

K. Johnson reviewed the construction progress:

- a. Site – Suitable fill is being made at the Borrow Pit with the use of the Rock Crusher. Fill is being placed in Area D. Site utilities are being installed at the rear of the school so the roadway can continue to the west. The District conference trailer was delivered and other primes have placed their trailers.
- b. Foundations – In A, foundations are being backfilled and the Cast in Place concrete wall will be complete to Area C by the end of the week. In C, column foundations, and wall footings are poured with mat footing to follow next week. Foundations for the CIP wall are complete. In D, footings are being undercut, and the fill operation to raise the level is ongoing.
- c. MEP – UG and LL coordination is complete with contractors working on the ML and UL. On the site, Plumbing Contractor has done work in Areas A and C and will be starting work on the acid piping and Acid Neutralizing Tank. Both Plumber and Electrician are putting sleeves in the walls and the Electrician is working in the main electrical closet, getting underground conduits in, prior to masonry.
- d. Temporary Electric – West Penn Power has not responded to contractor or District calls. *Post Meeting Note: WPP has sent a bill to be paid prior to the work request for running additional line on Old Clairton Road. This payment should initiate the work in the field as the bill indicates the engineering is complete.*
- e. Gas Line –R. Snodgrass said the second draft is being reviewed by the Solicitor. The easement is already cleared. B. Kane advised the Plumbing Contractor not to purchase the material for this line. They will be asked for a credit once the contract is signed with PNG.

2. Schedule Update

K. Johnson said the August Update from the General Contractor showed the completion date being pushed to August 21. This is being reviewed by Turner and is under review by the other Prime Contractors. Some items may move as they are not on the critical path. Nothing has been done to expedite the schedule; it simply shifted to account for the lost time as provided in the contract. B. Kane distributed a listing of all activities whose completion is past June 1. The Auditorium is a challenge as this area requires much coordination of trades. The activities that extend past August 1 are the pool start up and demonstration, punch list and final cleaning. Punchlist and Final Cleaning should occur as each Area is completed, and the schedule does not now reflect that. Some Areas are complete well in advance of June 1, the original completion date.

In response to questions, Kurt said the soils are the basis for all starts. Getting the Borrow Pit and then the rock crusher allowed the schedule to continue and barring weather there should be no issue to getting from the Lower Level to the Upper Level. G. O'Hare asked when foundations were projected to finish and stated

that acceleration could be considered to improve on the completion date provided the contractors are given adequate time. Current schedule indicates late spring for foundation completion, but Kurt noted they are ahead of the baseline schedule now. Financial impacts to the Prime Contractors are attributable to their collective bargaining contracts and winter weather work. These can be quantified and presented to the District when each contractor indicates agreement with the proposed schedule. Turner has asked for this information.

In terms of the school schedule, D. Pozycyki said the Middle School reno was delayed and school started one week later than usual. B. Kane suggested waiting until January 2018 to determine whether a delayed start is necessary. T. Risley added that the work for the District between now and then includes scheduling and curriculum.

3. Budget –

B. Kane reviewed the PCO log. The following were discussed with action noted:

PCO GC 002 – Ring Road at a cost of \$149,324.86. Present for Board vote.

PCO GC 004 – Credit for the Water Vault at a deduct of (\$30,049). Present for Board vote.

PCO GC 010 – Additional 200 LF of Rock Toe (rock from Rock crusher) at a cost of \$12,393. Present for Board vote.

PCO GC 011 – Steel Storage charges for Areas A, C, D at a cost of \$115,000. Respond to Nello that they delayed informing their subcontractor so no charges should be paid by the District. M. Hoffman stated that delays caused by Phase 1 would be the basis for some District responsibility.

PCO GC 012 – Credit for Final Cleaning (\$129,568). Wait and watch the schedule to see if District can assume this responsibility within the timeframe allotted.

PCO GC 016 – Athletic Office Relocation – S. Downer indicated this was no longer being considered.

PCO GC-020 – Auditorium Roof Truss Modifications at a cost of \$21,366. Not recommended for Board vote.

PCO GC-021 – Pool Roof Truss Modifications at a cost of \$5,053. Not recommended for Board vote.

PCO GC-022 – Added Railings @ Natatorium Balcony at a cost of \$6,656. Recommended for Approval

PCO GC-023 – Change to Laminated Glass Rail @ HC seating in Auditorium at a cost of \$1,621.

Recommended for Approval.

Post Meeting Note: B. Kane's letter of 9/19/16 refuting District responsibility for steel storage resulted in an offer to bill monthly pending need, and aggressively work to prepare the site for steel erection, thereby reducing the cost of storage. This was presented to the Board at the September 20 work session, with no guarantee that the remaining 18 truckloads would not require storage. In addition, the GC's sub requested agreement to the costs for the pool or auditorium modifications by September 30, or he would provide the truss designs he bid on.

A compromise was provided whereby the District would agree to a maximum storage cost of \$115,000, billed monthly and would pay for the truss modifications provided there would be no storage charges for steel for the remaining areas of the building, B, E, F. The Board agreed to this compromise.

B. Kane reviewed comparisons of the overall project budget as of 9/15 (\$95,085,411), at bid day (\$95,066,653) and as approved by the Board during the pre-bid period (\$101,218,364). She explained the construction contingency for hard costs which allows the hard costs to remain fixed at \$73,040,114 as the contingency is depleted. To date, the soft cost increases have been minor and have bumped the overall budget up about \$18,750. The committee recommended reducing the FFE currently listed at \$8,000,000 and adding the reduction to the soft cost contingency so the overall budget remains the same. B. Kane will move \$250,000 from FFE to soft cost contingency in the next budget report.

OLD BUSINESS: 9/15/16 – No items under Old Business were discussed.

4. R. Snodgrass reported on using an all-terrain vehicle to follow the 'paper street' near the western property line from Pearson Road to Gill Hall Road. Using a satellite image, he explained that the terrain is much steeper than it seemed and he could not complete the route. He estimated a 60% grade. D. Pozycyki asked why the First Responders are making this request now. Emergency response time is now 9-10 minutes and they wanted a shorter route. It is 8800 lineal feet from Waterman Road to the property line, plus additional footage to the building location. Ryan mentioned that there are other options to explore, including a route from Jefferson Elementary to Rt. 51 on land already owned by the district but it is also steep. D. Pozycyki and G. O'Hare asked that this topic be put on hold.

Item on hold

6-16-16: No Update

5. Phase 1 Status –R&B has submitted final paperwork for closeout and final bill to release retention in September.

Item Closed

6. The District has been named a finalist in the \$10,000 grant from the Allegheny County Conservation District. Mr. Geiger will be working on a plan to be submitted for the final round.

4-12-16 Update: None provided. *Post Meeting Note: T. Risley and R. Snodgrass accompanied Tim Schumann of Peters Creek Watershed, John Thatcher, former Allegheny County Conservation District member, Rick Moore, geologist, & Jefferson Hills EAC, and Tom Donohue on a walk from Beam Run up to the school property. They reviewed the areas and projects outlined in the grant and took a look at the options of connecting a trail from the District Property to the Montour Trail.*

5-12-16 Post Meeting Update: *Mr. Giger was notified by ACCD that WJHSD has been awarded a grant of \$5K for the project.*

6-16-16 Update: T. Risley noted that the grant would be directed to decks for observation and suggested that the Facilities Committee help with applying for more grants, and getting the students and teachers involved. The Jefferson Borough Advisory Council and the Pleasant Hills Garden Club should also be approached for assistance. R.Snodgrass could take interested parties to visit the site. Coordination with construction would be required.

7. D. Pozycycki brought forth several items that need to be addressed by the committee in the near future.
- A list of items not yet defined (i.e. telecommunications, security etc.) but included in the contract
 - A list of items to be supplied by the District (i.e. furniture, fixtures, equipment) and their timing and cost considerations. Dr. Panza said he and R. Snodgrass have had preliminary discussions, and R. Snodgrass has met with vendors and explained it will be an open bid process with some items coming from the existing school. T. Risley asked if curriculum will drive some discussion and selection and noted the HS principal needs to provide input. J. Hosman noted that while FFE and Technology funds are included as a percentage in the budget shown to the community, things “in the budget” are somewhat discretionary, because existing furniture can be re-used. Dr. Panza said the conversation needs to begin: an order should be placed no later than 1/2018 meaning bids should occur by 9/2017.
Post Meeting Turner Note: As WTW has defined most of these items on the contract drawings and Turner has maintained a list of items pulled as FFE during Value Engineering, they will formalize a list.
5-12-16 Update: B. Kane submitted a list of items included in the contracts (A-11 series), and items located on the drawings (A-12 series) but considered FFE. R. Snodgrass added that an inventory of the existing high school will be done to determine the condition of equipment etc. that could be moved, and items may be added to the list. Tom Risley pointed out again that many conversations have been held about matching furniture with curriculum and teachers and that while Ryan's effort is necessary, so is someone else who is looking at the issue from how the 2018 classrooms should be appointed and generating a list of furniture and equipment from needs/requirements. Then match that up with furniture inventory of current high school Ryan has developed. This should be a Facilities Committee function to move forward with.
 - Conflict of Interest – vendor approaches in community. Bids already awarded are the result of a transparent design process, and the Board, Administration and Construction Committee can no longer influence a decision.
 - Items to be Bid – Where should interested parties be directed? Do all items require bidding?
Advertising?
 - Addition Board Action Required – Clearly define the CCC role moving forward. What involvement does the committee have regarding the old high school demolition, plans for the District Admin, etc.
 - Facility Committee of the Board – When will the Facility Committee become the replacement for the CCC? C. Bourgeois was in attendance and said she would represent the Facility Committee at future meetings.
 - Bathroom Facility Design – What is WJHSD policy and does the new HS design conform? T. Risley said the current issue of gender identity is a Board issue, but an opportunity exists to get direction before construction is complete. He suggested the Solicitor and Architect be consulted and made the recommendation to fund A/E to look at alternative bathroom and locker room facility design and

make recommendations to district. *Post Meeting Note: emails have circulated suggesting the Board establish policy on this issue prior to design changes.*

6-16-16 Update: Items a-f were discussed. R. Snodgrass said he is working with C. Sefcheck on the inventory of the high school and pointed out that the drawings include furniture layout. T. Risley said he continues to recommend that the Administration develop a list of furniture required for the new school in addition to inventorying the current high school. Then match the list to what will be needed for the new school to fulfill the vision discussed at the start of the project. He said he did not want to see all of the existing furniture moved, but wanted staff input on the types of seating and desks best suited to the learning atmosphere. The Facilities Committee recommends that the Facilities Committee take this item over and that the CC should be involved. On behalf of the Facilities Committee, C. Bourgeois agreed.

Item g was addressed with a discussion on policy, plumbing codes, federal and state positions and the difficulty of incorporating unknowns into a building under construction. M. Hoffman questioned whether there is a 'building' solution, as solely providing some gender neutral facilities is not enough. T. Risley stated that a design with all facilities gender neutral would suffice but current county plumbing codes would prohibit changes along those lines. S. Downer asked if the Architect could plan gender neutral facilities, giving WJHSD an idea of what it would take. K. Wilmes said they would need direction on what the intention of policy is, and noted that the example of Pitt's gender neutral dormitory is a case of residential use vs. public use codes. G. O'Hare asked what the state's position is, and M. Hoffman said it is evolving. C. Bourgeois said the Facilities Committee wants to wait for the PSBA to complete a policy statement. G. O'Hare said the potential cost of changes should be investigated, and asked WTW for a rough order of magnitude for design costs. M. Hoffman noted that similar to ADA modifications, changes would be required to be incorporated over time as buildings are renovated and brought to existing codes. All agreed that it will be resolved most likely by a School District policy in the future.

8-12-16 Update: Not Discussed

19. R. McTiernan informed the committee of the letters received from the Plumber's Union (to the District) and the lawyer for the Plumbing Prime Contractor (to the Solicitor) objecting to the utility sitework (installation of the Storm, Sanitary and Water Line) being included in the General Construction Contractor's scope of work as opposed to the Plumber's. Specs state that if a plumber is required, the GC must utilize one. Another objection was that this violates the Separations Act. The PLA covers jurisdictional disputes, and this is being referred to the Executive Committee meeting, scheduled for Tuesday 5/17, which includes the Building Trades Council representatives, the District representatives and will also be attended by Matt Hoffman/ Tucker Arensburg, and Turner representatives. *Post Meeting Note: The Building Trades Council representatives said they were surprised by the letter, as this should have been handled within the framework of the PLA by the Unions involved. They assured Dr. Panza and M. Hoffman that a letter would be issued rescinding the complaint. M. Hoffman sent a letter to Wheels Mechanical's attorney, Sean Audley, advising him of this position.*

6-16-16 Update: M. Hoffman informed the committee Wheels Mechanical filed a preliminary injunction on the basis that the assignment of work violates the Separations Act. A brief hearing on the complaint was held on 6/15 and the court set a hearing for August 17. The Building Trades Council tried to dissuade Wheels, but the PLA is directed to what trade performs the work, not what contractor. Nello is also a party to this action and the Laborers Union may claim the work. At risk is whether or not a portion of the work has to be transferred from Nello to Wheels. Per M. Hoffman, there is no risk of work stoppage or financial impact to the District since this is between District Contractors.

21. L. Payne explained that since the Phase 1 change order exceeded \$300,000 due to the additional grout costs, PDE requires PlanCon Part I to be submitted. He has a conference call with PDE rep and will clarify if a submittal is required when future change orders reach \$300,000 in aggregate. *Post Meeting Note: All future change orders must be submitted to PDE, since the limit was reached. This approval must be given prior to board vote on a change request that is in excess of \$19,400 including OCIP and Builders Risk Insurance cost.*
22. With the departure of Dr. Panza, Turner requested guidance as to who should be considered the WJHSD Lead Representative and authority for signature. WJHSD Board will need to identify who has authorization to act on School District's behalf. *Post Meeting Note: Beth Wheat, Acting Superintendent*

23. K. Wilmes presented slides and materials boards to establish a direction for the overall interior finish selections for the project. The building areas will be zoned according to the following color palettes:

Scheme 1: General (Entrances, lobbies, main corridors, administrative offices, media, dining, art, tech, music)
Scheme 2A: Academic (lower level)
Scheme 2B: Academic (main level)
Scheme 2C: Academic (upper level)
Scheme 3: Natatorium
Scheme 4: Auditorium
Scheme 5: District Offices (will closely follow Scheme 1, with potential for different accents/identity if desired)

Samples are being gathered from product submittals received from the Prime Contractors so far. For some areas of the building, such as the natatorium and auditorium, samples have not yet been submitted to allow for full development of those palettes. This discussion therefore was primarily focused on Schemes 1 and 2.

Each floor of the academic wings will have a different color to help with wayfinding and identity. The Small Group Instruction rooms will act as the threshold to the academic wings, with accent walls and bulkheads. The recessed entry niches to each classroom will also have the accent paint color. Instructional areas were planned to have one accent wall, the main teaching wall, to create focus and interest at the front of the room. J. Hosmer asked about colors conducive to learning and the committee preferred a gray accent wall in all classrooms uniformly, in lieu of an accent color relating to the scheme of the academic wing.

Doors will be a maple grain with a dark stain, with a complementary dark HM door frame color that will coordinate with the Ground Face Block and resilient wall base throughout the building. Lockers will be a uniform neutral color throughout the building. Carpet tile selections will be linear patterns in the admin/office areas, with non-linear patterns in the media center to coordinate with the radial furniture layouts. Terrazzo will be a 4-color range of off-white to dark gray; floor patterns drawings were published in the Bid Set documents.

Based on feedback from the group, G+P will proceed with the proposed palettes for Scheme 1: General and Scheme 2: Academic Wings. As the remainder of the samples are received, the remaining color palette schemes will be developed. G+P will make another presentation to the CCC once the remaining palettes are developed. K. Pancoast asked about furniture color. K. Wilmes replied that a consistent color of furniture will allow for flexibility and availability over time.

Action Items:

1. West Jefferson Hills School District: Define CCC role moving forward; Initiate policy on transgender lockers and restrooms
2. Turner Construction: Present CO requests to Board; Obtain PCO's from GC.
3. WTW Architects: Submit PlanCON Part I; Prepare interior samples for presentation/ discussion at October meeting.

Next Meeting:

1. Construction Committee Meeting – October 13, 2016, Time 5:30 PM, Location: TJ High School – Cafeteria

Any authorized persons who take exception to any statement in this report shall notify the Preparer, in writing, within three (3) days from the date of receipt of this report, stating in detail the correction or omission. Otherwise this report shall be considered correct and final.

Prepared by:

Betsy Kane
Turner Construction
September 28, 2016

Attachments: August Update Schedule Activities; Power Point presentation with PCOs and Budget Comparison

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August Update Schedule

GC1050 Start Foundation Excavation / Overexcavation
A4300 Punchlist End Date

Original Date **Current Date**
Apr 1-16 June 13-16
Jun 27-18 Aug 21-18

Activities with Completion Date past June 1, 2018

		Location (Area and Level)	Current Completion Date
GC4570	Fill Pool	A-LL	Aug 07-18
GC4580	Start Up and Demonstration, Pool	A-LL	Aug 21-18
GC 2580	Toilet Accessories	C- LL	Jun 28-18
GC 3060	Polish Terrazzo	C-ML	Jun 21-18
GC3070	Doors/ Hardware	C-ML	Jun 21-18
EC 7060	Security Door, Card Access, Clock	C-ML	Jul 12-18
PC1850	Fixtures	C-UL	Jun 11-18
GC3240	Epoxy Flooring	C-UL	Jun 7-18
GC3200	Casework	C-UL	Jun 14-18
GC3250	VCT Flooring	C-UL	Jun 7-18
HC1640	Test, Adjust, Balance	C-UL	Jun 7-18
GC4670	Visual Display Boards	C-UL	Jun 14-18
GC4680	Signage	C-UL	Jun 14-18
EC7180	Fire Alarm Equipment & Devices	C-UL	Jun 7-18
GC3260	Toilet Partitions	C-UL	Jun 21-18
GC3270	Polish Terrazzo	C-UL	Jul 12-18
GC3280	Doors/ Hardware	C-UL	Jul 12-18
GC3290	Toilet Accessories	C-UL	Jul 5-18
EC7200	Security Door, Card Access, Clock	C-UL	Jul 23-18
GC4170	Bleachers	B-ML	Jun 6-18
EC7760	Security Door, Card Access, Clock	B-ML	Jun 6-18
EC4850	Theatrical Auditorium	E-ML	Jun 15-18
GC4260	Acoustic Panels	E-ML	Jun 13-18
GC4320	Ceiling Tile	E-ML	Jun 20-18
EC4860	Theatrical TV Studio	E-ML	Jun 12-18
FP1190	Fire Protection Finish Trim	E-ML	Jun 20-18
GC4270	Casework	E-ML	Jun 20-18
GC4210	Wood Stage Floor	E-ML	Jun 20-18
GC4250	Millwork	E-ML	Jun-19-18
EC6060	Auditorium Low Voltage Controls Terminations	E-ML	Jun 20-18
HC2100	Test, Adjust, Balance	E-ML	Jun 20-18
GC4290	Cyclorama Curtain	E-ML	Jun 20-18
GC4370	VCT Flooring	E-ML	Jun 27-18
GC4770	Visual Display Boards	E-ML	Jun 27-18
GC4780	Signage	E-ML	Jun 27-18
EC7880	Fire Alarm Equipment & Devices	E-ML	Jun 20-18
EC6070	Auditorium System Configuration, Programming	E-ML	Jul 3-18
GC4280	Theater Seating	E-ML	Jul 11-18

GC4400	Pour Terrazzo	E-ML	Jul 4-18
GC4440	Doors/Hardware	E-ML	Jul 11-18
GC4530	Theater Curtain	E-ML	Jun 27-18
EC6180	TV Studio Low-Voltage Controls Terminations	E-ML	Jun 27-18
EC6190	TC Studio System Configuration, Programming	E-ML	Jul 4-18
EC6080	LED Houselights Addressing and Testing	E-ML	Jul 5-18
GC4410	Polish Terrazzo	E-ML	Jul 25-18
EC6200	Vacancy Sensors Testing	E-ML	Jul 5-18
EC6090	Fixtures Assembly, Installation, Focus, Program	E-ML	Jul 19-18
EC6210	Fixtures Assembly, Installation, Focus, Program	E-ML	Jul 10-18
EC5820	Aisle Lighting	E-ML	Jul 20-18
EC6220	TV Studio Lighting & System Console Training	E-ML	Jul 11-18
GC4380	Carpet	E-ML	Jul 25-18
EC7900	Security Door, Card Access, Clock	E-ML	Jul 25-18
EC6100	Auditorium Lighting, System & Console Training	E-ML	Jul 23-18
HC2180	Test, Adjust, Balance	E-UL	Jun 13-18
EC6030	Fire Alarm Equipment & Devices	E-UL	Jun 14-18
GC3910	Ceiling Tile	F	Jun 12-18
GC3940	Epoxy Flooring	F	Jun 19-18
FP 1230	Fire Protection Finish Trim	F	Jun 12-18
EC5190	A/V System	F	Jun 12-18
GC3950	VCT Flooring	F	Jun 26-18
FGC3960	Casework	F	Jun 26-18
HC2330	Test, Adjust, Balance	F	Jun 19-18
GC4790	Visual Display Boards	F	Jun 19-18
GC4800	Signage	F	Jun 19-18
EC8020	Fire Alarm Equipment & Devices	F	Jun 19-18
PC2720	Fixtures	F	Jun 25-18
GC3970	Toilet Partitions	F	Jul 02-18
GC3990	Carpet	F	Jul 10-18
GC4000	Doors/Hardware	F	Jul 24-18
GC3980	Toilet Accessories	F	Jul 16-18
GC4010	Roller Shades	F	Jul 17-18
EC8040	Security Door, Card Access, Clock	F	Jul 31-18
A4310	Fire Alarm Testing		Jun 28-18
A4330	Elevator Inspection		Jul 05-18
A4290	Final Cleaning		Aug 15-18
A4300	Punchlist		Aug 21-18

Borrow Pit on Top of Ridge



Scale of Field



View from West Ridge





West Wall of Building, Area A



East Wall Area C



North Wall,
Areas A & C



West Wall Area C

WEST JEFFERSON HILLS SCHOOL DISTRICT Thomas Jefferson High School			Change Order Type Codes:					
			1. Owner Request		7. Backcharge			
			2. Architect / Consultant Request		8. Design Omission			
			3. CM Request		9. Value Engineering & Credits			
POTENTIAL CHANGE ORDER LOG			4. Contractor Request		10. Code/Agency Having Jurisdiction			
(CONSTRUCTION CONTINGENCY)			5. Unforeseen Field Condition					
			6. Safety					
PCO #	WTW Modification #	Description	Proposed Amount	Potential Exposure	Type Code	Date Proposal Requested	Date Contractor Proposal	Status/Comments
BP-1: GENERAL CONSTRUCTION (Nello Construction)								
002	Mod # 3	Eliminate retaining wall; Ring Road to connect Main and Admin Parking	\$131,674	\$131,674	1	6/20/16	8/5/2016	For Board vote. See also ElectricPCO 001.
004		Credit for Water Vault installation by Golden Triangle	(\$30,049.32)	(\$30,168)	1	5/5/16	Rev.9/14/2016	For Board vote
005	Mod # 4	Alternate site for inert backfill material (Borrow Pit) - CCD #1	\$161,173	\$150,000	5			Cost to Date per Pay Application
006		Additional work required in soft spots as directed by GMI site inspector	\$128,117	\$75,000	5			Cost to Date per Pay Application
007		Additional stone and undercut in foundations, directed by GMI site inspector	\$25,470	\$50,000	5			Cost to Date per Pay Application
008	Mod # 5	Structural Drawing Clarifications; pool surge tank; rotunda; elevator pit			2	6/13/16	8/4/16	Approved, 8/23/16 Board meeting
009	Mod # 6	Permanent Retention Basin Embankment Modifications	\$280,945	\$280,945	5	7/18/16	8/29/16	Under Review
010	RFI 187	Additional200 LF Rock Toe at Main Entry Road, directed by GMI in RFI #187.	\$46,307	\$46,307	5	7/18/16	8/29/16	Under Review
011		Steel Storage due to 4 month delay (phase 1 and soil remediation)	\$115,000	\$175,000	4			Needed for 38 of 56 truckloads at this time
012		Credit for final cleaning by District	(\$129,568)	(\$129,568)	4			Awaiting Decision
013	Mod #8	Server Room Change		\$1,000	2	9/6/16		Awaiting pricing
014		Credit for Soil vs. Stone Backfill on Utility Lines under pavement		(\$5,000)	4			Awaiting pricing.
015		Different manufacturer - HDMU block		\$5,000	1			Awaiting WTW research
016		Athletic Office relocation		\$2,000	1			Pending request for pricing
017		Athletic Equipment Changes		\$30,000	1			Pending request for pricing
018	Mod #8	Reduce block partition heights @ select locations		(\$20,000)	4	9/6/16		Awaiting pricing
019		Rock Crusher Rental or import of rock	\$50,000	\$100,000	4			Approval not to exceed \$50,000
020		Modifications to Auditorium roof trusses to accommodate HVAC ducts	\$21,366	\$21,366	4		9/8/16	Under Review
021		Modifications to Pool roof trusses to accommodate fabric HVAC duct	\$5,053	\$5,053	4		9/8/16	Under Review; Recommended ?
022		Addition of 4 railings at glass railing of pool spectator balcony	\$6,656	\$6,656	10		9/8/16	Under Review
023	RFI 195	Change tempered glass & SS rail to laminated glass without SS	\$1,621	\$1,621	2		9/8/16	Under Review; Recommended ?
		Total	\$813,765	\$896,887				
BP-4: HVAC CONSTRUCTION (Ruthrauff Sauer)								
004		Cost for modifications to accommodate Gym roof truss		\$34,000	4			VOID
002		Cost for modifications to accommodate Pool roof truss		\$12,500	4			VOID, See lesser cost alternative by GC
003		Per RFI HC-021, Add epoxy coating to exhaust fans EF-2 and EF-3	\$554		8			Authorized by Act. Supt and Dir. Of Fac.
		Total	\$554	\$0				
BP-5: ELECTRICAL CONSTRUCTION (Kirby Electric)								
001	Mod # 3	Add conduit, lighting to Ring Road to connect Main and Admin Parking	\$20,233	\$20,233	1	6/20/16	7/20/2016	For Board vote. Add to GC-002
003		Revise Chiller Feeds to Main Switchgear			10		8/5/2016	Approved, 8/23/16 Board meeting
		Total	\$20,233	\$20,233				

New High School Project including DAO	TODAY 9/15/16	BID DAY	APPROVED
<i>General Construction</i>	44,209,000	44,209,000	47,671,112
<i>Food Service</i>	\$769,862	\$769,862	\$813,333
<i>Plumbing</i>	\$3,646,500	\$3,646,500	\$3,632,291
<i>Fire Protection</i>	\$971,300	\$971,300	\$962,324
<i>HVAC</i>	\$8,600,000	\$8,600,000	\$10,840,457
<i>Electrical</i>	\$9,176,054	\$9,176,054	\$8,825,524
<i>Sub Total</i>	\$67,372,716	\$67,372,716	\$72,745,041
<i>Change Orders Approved</i>	\$48,252		
<i>CCD T&M</i>	\$314,760		
Phase 2 Total	\$67,735,728		
<i>Phase 1 - Site Stabilization</i>	\$1,625,035	\$1,625,035	\$1,625,035
<i>Change Order - grout, verification, credit for holes not bored</i>	\$359,773		
Phase 1 Total	\$1,984,808	\$68,997,751	
<i>Construction Contingency Remaining</i>	\$3,449,578	\$4,172,363	\$4,494,702
TOTAL CONSTRUCTION COSTS including Contingency	\$73,170,114	\$73,170,114	\$78,864,778

SOFT COSTS	TODAY 9/15/16	BID DAY	APPROVED
ARCHITECT FEES			
<i>Architect Fees (5.71% of Total Construction Cost)</i>	\$4,292,109	\$4,292,109	\$4,495,756
<i>Food Service Consultant</i>	in above	in above	in above
<i>Civil Engineering</i>	in above	in above	in above
<i>Acoustic Consultant</i>	\$15,360	\$15,360	\$15,360
<i>Geotechnical Consultant site services</i>	\$195,088	\$201,238	\$201,238
<i>Architectural Reimbursable Expenses</i>	\$110,000	\$110,000	\$110,000
<i>Renderings, Video</i>	\$0	\$0	\$0
<i>Design for Ring Road</i>	\$14,130	\$0	\$0
CONSTRUCTION MANAGEMENT FEES			
<i>CM Fee, including Phase 1</i>	\$1,998,174	\$1,998,174	\$1,998,174
CONSULTANTS			
<i>Testing Consultant (Soils) - investigative</i>	\$66,976	\$66,976	\$66,976
<i>Testing Consultant (Soils) - Phase 2</i>	\$114,000	\$114,000	
<i>Additional Borings (Borrow Pit)</i>	\$5,910		
<i>Testing Consultant (Environmental)</i>	\$52,800	\$52,800	\$52,800
<i>Additional Testing, Environmental Consultant</i>	\$23,850	\$23,850	\$23,850
<i>Testing Consultant (Steel and Concrete)</i>	\$95,430	\$95,430	\$175,000
<i>Commissioning Agent (\$1.50 / SF)</i>	\$413,394	\$413,394	\$413,394
<i>HVAC Testing Adjusting and Balancing Consultant</i>	in above	in above	in above
LEGAL FEES			
<i>Solicitor</i>	\$100,000	\$100,000	\$100,000

	TODAY 9/15/16	BID DAY	APPROVED
SITE COSTS			
Site Surveys	\$40,000	\$40,000	\$40,000
Soil Borings	\$15,000	\$15,000	\$15,000
Traffic Survey, HOP permit applications	\$29,000	\$29,000	\$29,000
PERMITS and CODE REVIEWS			
Building Permit	\$48,963	\$51,767	\$51,767
Land Development (paid to borough, county, state)	\$51,350	\$48,744	\$48,744
Grading Permit Phase 1	\$76,410	\$76,410	\$76,410
L & I Fees / Plan Reviews (incl Elec and ADA) + Code Compliance	\$135,219	\$135,219	\$135,219
HOP	\$1,060	\$1,060	
ADVERTISING FOR BIDS, ACT 34 HEARING			
Advertising For Bids	\$1,796	\$5,000	\$5,000
Miscellaneous (Asset management fees)			
INSURANCE			
OCIP Owner Insurance Costs (2.14% Willis rate)	\$1,419,200	\$1,419,200	\$1,650,090
Phase 1	\$34,834	\$34,834	\$34,834
Builder's Risk Insurance	\$87,362	\$87,362	\$155,362
Phase 1	\$2,107	\$2,107	\$2,107
Additional OCIP and BRI for change orders	\$8,270		
UTILITY FEES AND RELOCATIONS			
Utility tap in fees-sewer,water,electric	\$24,607	\$24,607	\$14,607
West Penn Power, Dorso (utility relocations)	\$50,000	\$50,000	\$50,000
MISCELLANEOUS			
Owner's Moving / Relocation Costs (\$1.50/SF on exiting building)	\$327,000	\$327,000	\$327,000
Owner's FFE (Fixtures, Furniture, & Equipment 6-9% of construction budget)	\$8,000,000	\$8,000,000	\$8,000,000
Computers, Smartboards, Networks (Budget)(2% of construction budget)	\$1,500,000	\$1,500,000	\$1,500,000
Soft Costs Contingency (~0.25%)	\$50,000	\$50,000	\$50,000
Financing Costs (PLANCON D)	\$1,415,158	\$1,415,158	\$1,415,158
SUBTOTAL SOFT COSTS	\$20,814,557	\$20,795,799	\$21,252,846
Monies already expended for Land Purchase	\$1,100,740	\$1,100,740	\$1,100,740
TOTAL ESTIMATED FINAL COST	\$95,085,411	\$95,066,653	\$101,218,364