

Lower Merion School District



Project Update

Close-Out Phase for

Gladwyne Elementary School (Temp. CR's and Add'ns/Renov's)

Penn Valley Elementary School (Add'ns/Renov's)

Bala Cynwyd Middle Schools (Add'ns/Renov's/Storage Add'n)

Welsh Valley Middle School (Temp. CR's and Add'ns/Renov's)

Construction Phase for

District Administrative Offices (Classroom Conversions)

Penn Valley Elementary School (Modular Classroom Installation)

Facilities Committee Meeting

May 12, 2016

Enrollment Expansion Projects in Close-Out



WVMS Modular Classrooms:

- ✓ Restoration of the site where the modular classrooms were located is progress by Bayer.
- ✓ It appears that the WS contract will be closed out with no request for payment on the potential claim item.

Penn Valley ES Additions and Renovations:

- ✓ Final change order for WCC is being processed.

Gladwyne ES Additions and Renovations:

- ✓ Close-out documentation is being evaluated and final pay applications are pending approval based on that review.

Reynolds is working with GAI and LMSD to finalize receipt of all required close-out documents by LMSD as required.

Welsh Valley MS Project



Additions and Renovations:

Building Additions & Renovations (at WVMS and BCMS):

- ✓ RC and LMSD are reviewing the take-over of select punch list work; there are very few possibilities for this to occur at this time.
- ✓ RC will coordinate final punch list walk-throughs with the contractors upon notification that the punch lists are complete, which are expected to occur in May.
- ✓ Air & water balancing non-conforming items are being handled by LMSD and MBR.
- ✓ Sitework/landscaping punch list items will be completed in the Spring of 2016 at WVMS and BCMS.
- ✓ The contingency exposure is unchanged; negotiations for settlement of final claims and items is under way.
- ✓ MBR has threatened to make claim for delay impacts (from a letter in January 2015), but it is likely that this is being used for leverage to receive favorable treatment in final change order negotiation.

Welsh Valley MS Project



Additions and Renovations:

Issues/Change Orders (cont'd):

- ✓ The table below identifies the change in exposure of construction contingency from the last months:

	WVMS	BCMS
March	\$ 651,961	\$ 22,514
April	\$ 651,961	\$ 22,514
Variance	\$ 0	\$ 0

- ✓ RC is negotiating with Baver, MBR and PB to settle final change orders and claims. Reductions for Baver and MBR are anticipated, with the PB overtime claim under consideration.
- ✓ These figures do not include MBR's projection of added costs due to schedule impacts (\$256k) from January 2015.

Welsh Valley MS Project



Additions and Renovations:

Issues/Change Orders (cont'd):

- ✓ The table below categorizes the status of the contingency exposure:

	WVMS	BCMS
Board Approved Change Orders	\$ 310,560.88	\$ 13,419.03
CO's Issued for Execution	\$ 12,030.58	\$ 3,695.34
Open/Unresolved Change Issues*	\$ 119,865.13	\$ 5,400.03
Potential Claims	\$ 209,504.60	\$ 0.00
Total	\$ 651,961.19	\$ 22,514.40

**One issue for \$79,303 is included for MBR's re-routing of piping at WVMS (under review)*

Welsh Valley MS Project



Additions and Renovations:

Potential Claim Issues:

- ✓ **Unsuitable Soils \$97,356:** A proposal has been submitted and rejected for the removal of unsuitable soils from the site. The soils are “unclassified” and are the responsibility of the contractor to remove. *Update: some soils may have been out of contract and are under review as a potential part of settling these costs.*
- ✓ **Top soil Import \$20,000:** Several issues have created a 700 cy shortfall of top soil. The Contractor has been directed to import the required top soil at no additional cost to LMSD. *Update: the contractor is requesting the material price for the soil alone.*
- ✓ **Variable Frequency Drives \$15,000:** The HVAC Contractor has claimed the construction documents did not identify new VFDs for the Area C Mechanical Room. The Contractor has been directed to provide the drives at no additional cost to LMSD. *No update.*

Welsh Valley MS Project



Additions and Renovations:

Potential Claim Issues:

- ✓ **Unsuitable Soils at Sound Wall \$27,041:** A unit cost of \$85/cy was received at the time of bid for the removal and replacement of unsuitable soils. The revised sound wall foundations identified the removal and replacement of 152 cy of material. *Update: contractor has demonstrated the actual costs for this work and the cause for the claim, which is being further reviewed.*
- ✓ **Unsuitable Soils at the Loading Dock & Site Stairs \$12,369:** A unit cost of \$85/cy was received at the time of bid for the removal and replacement of unsuitable soils. *Update: contractor has demonstrated the actual costs for this work and the cause for the claim, which is being further reviewed.*
- ✓ **Overtime Due to Schedule Delays \$43,604.05:** PBE has submitted a proposal requesting compensation for overtime expended on the project as a result of schedule delays. RC has requested that PBE provide additional documentation to substantiate these costs. *No update.*

Construction Contracts



	WVMS Mod. CR's	PVES Addition	GLS Addition	WVMS Add'n/Ren.	BCMS Storage
Original Contracts Total	412,774	2,484,140	1,661,987	13,611,749	584,565
Approved Change Orders	55,355	31,251	71,348	310,561	17,114
Pending Change Orders	20,589	(2,746)	0	341,400	5,400
Projected Contract Total (including approved and pending CO's)	488,718	2,512,646	1,733,335	14,263,710	607,079
Percent Change in Original Contracts Due to Approved and Pending CO's	18.4%	1.1%	4.3%	4.8%	3.9%
Original Construction Contingency	45,000	120,000	100,000	775,000	60,000
Approved and Pending CO's	75,944	28,506	71,348	651,961	22,514
Remaining Contingency	(30,944)	91,494	28,652	123,039	37,486
Percent of Contingency Exposed to Approved and Pending CO's	168.8%	23.8%	71.3%	84.1%	37.5%

DAO Classroom Renovations Cost and Schedule



Final Contract Values:

Item/Category	Vendor	Cost	Process
Prime Contracts: Construction	SJ Thomas	\$3,986,661*	ezIQC/KPN
Casework: Create Shop Dwgs.	Reed Assoc.	\$ 1,500	DGS Prog.
Casework: Supply/Install	Reed Assoc.	\$ 338,200	DGS Prog.
Mechanical Controls: Supply/Install	Tri-M	\$ 357,900	COSTARS
Sec. Door Contacts: Supply/Install	I2 Sec. Sol.	\$ 8,567	COSTARS
Construction Contingency	LMSD	\$ 200,000	
Other Soft Costs	Various	\$ 855,933	
Projected Total Costs		\$5,748,761	

The original estimate top range was \$5.5M, accounting for procurement methods and potential limited available labor. This projection is over the estimated cost of \$5.5M by \$248,761 or about 4.5%.

*Final SJ Thomas contract amount total was \$3,339 lower than projected in April's presentation.

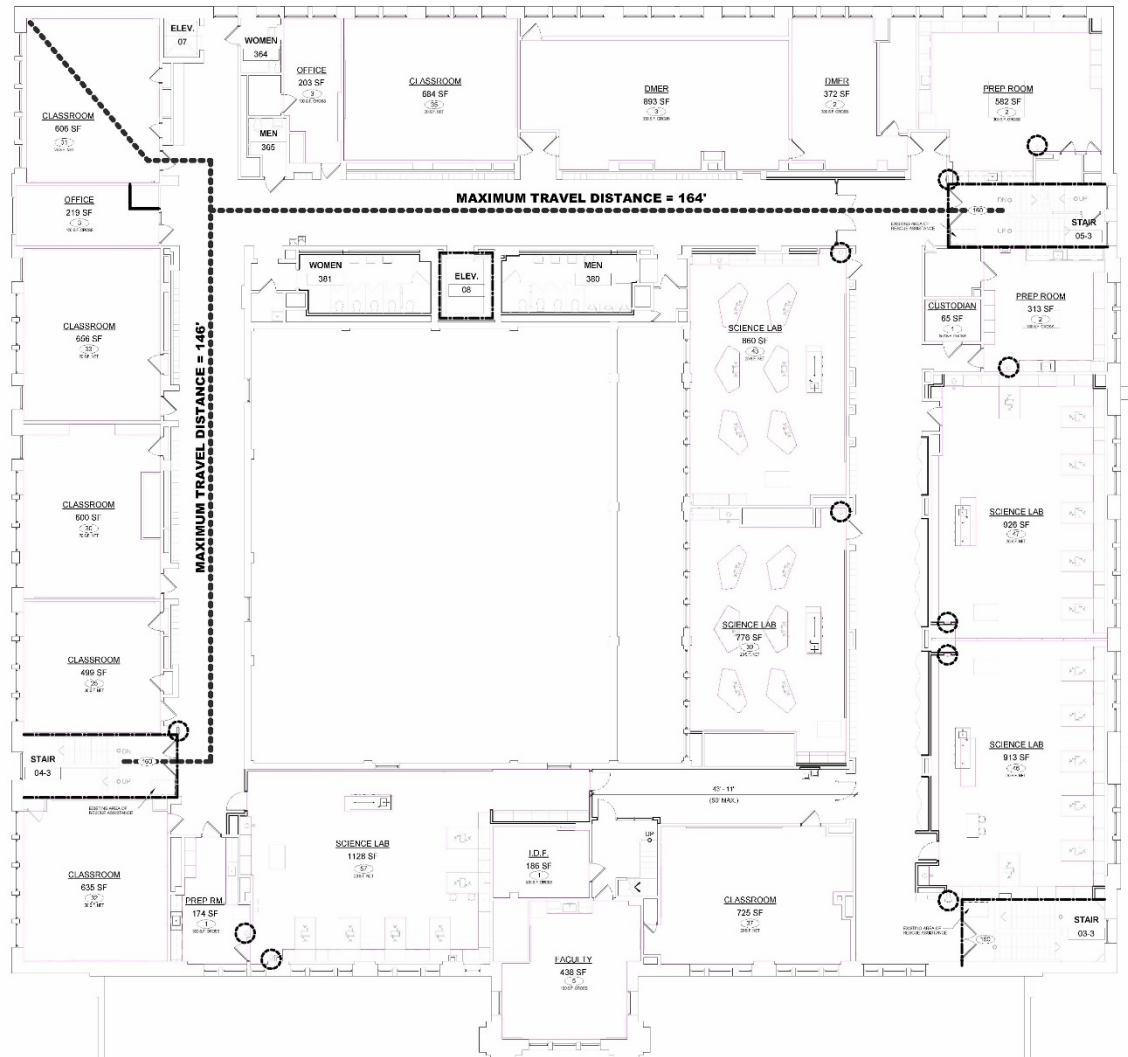
DAO Classroom Renovations Project Highlights



Construction Schedule and Highlights:

- ✓ Work began on May 2, 2016 as planned (demolition, layout).
- ✓ The building permit is expected from LMT at any time; LMT has agreed to allow demolition and layout to occur prior to receipt of the permit.
- ✓ Casework (long lead item) shop drawings are approved with ongoing coordination occurring.
- ✓ HVAC equipment has been approved to ensure timely delivery.
- ✓ Contractors are providing information required to get badges as needed to get the work completed in time.
- ✓ Current Cost Issues: Add concrete barrier at propane tank location.
- ✓ On Monday, May 16, contractors will have access to Downs Gymnasium for work at the ceiling (rough-in for 3rd Floor Science Labs).

DAO Classroom Renovations 3rd Floor Plan Science Room Locations



Penn Wynne ES Modular Classrooms



Current Schedule – Land Development and Procurement:

- ✓ Grading Permit will be provided following the approval of tree protection by the LMT arborist (about June 22-24).
- ✓ Building Permit will be submitted in May.
- ✓ The updated pricing, including the township's direction to move the units and the increase in the volume of the storm water basin due to low percolation of water has been submitted; about \$100,000 was previously allocated to cover any cost changes. We are currently expecting to use more than \$100,000 due to the extent of the added costs related to low percolation, changes to the parking area, and LMT requirements for foundations under decks, ramps and stairs.
- ✓ Last month, \$130K was allocated to cover *added parking (10 spaces)* prior to final costs coming in. We are now recommending carrying \$170,000 for the added parking in total (this would have created a \$1.27M project) plus \$130,000 for added costs/contingency.

Penn Wynne ES Modular Classrooms



Previous Anticipated Costs:

Item/Category	Vendor	Cost
Installation/Removal/Parking*	Mobilease	\$ 645,283
Lease	Mobilease	\$ 164,904
Original Construction Contingency	LMSD	\$ 100,000
Other Soft Costs	Various	\$ 319,813
Total Project Costs with \$130K Parking*		\$ 1,230,000

Added Costs Item/Category	Vendor	Cost
Basin Added Costs	Unforeseen	\$ 73,686
Expected Changes (Move Mods, etc.)	Contingency	\$ 91,048
LMT Prescribed Changes	LMT/Code	\$ 32,768
Parking Adds (Past \$130k)	LMT/Parking	\$ 39,919
Added Project Costs		\$ 236,883

Penn Wynne ES Modular Classrooms



Current Anticipated Costs:

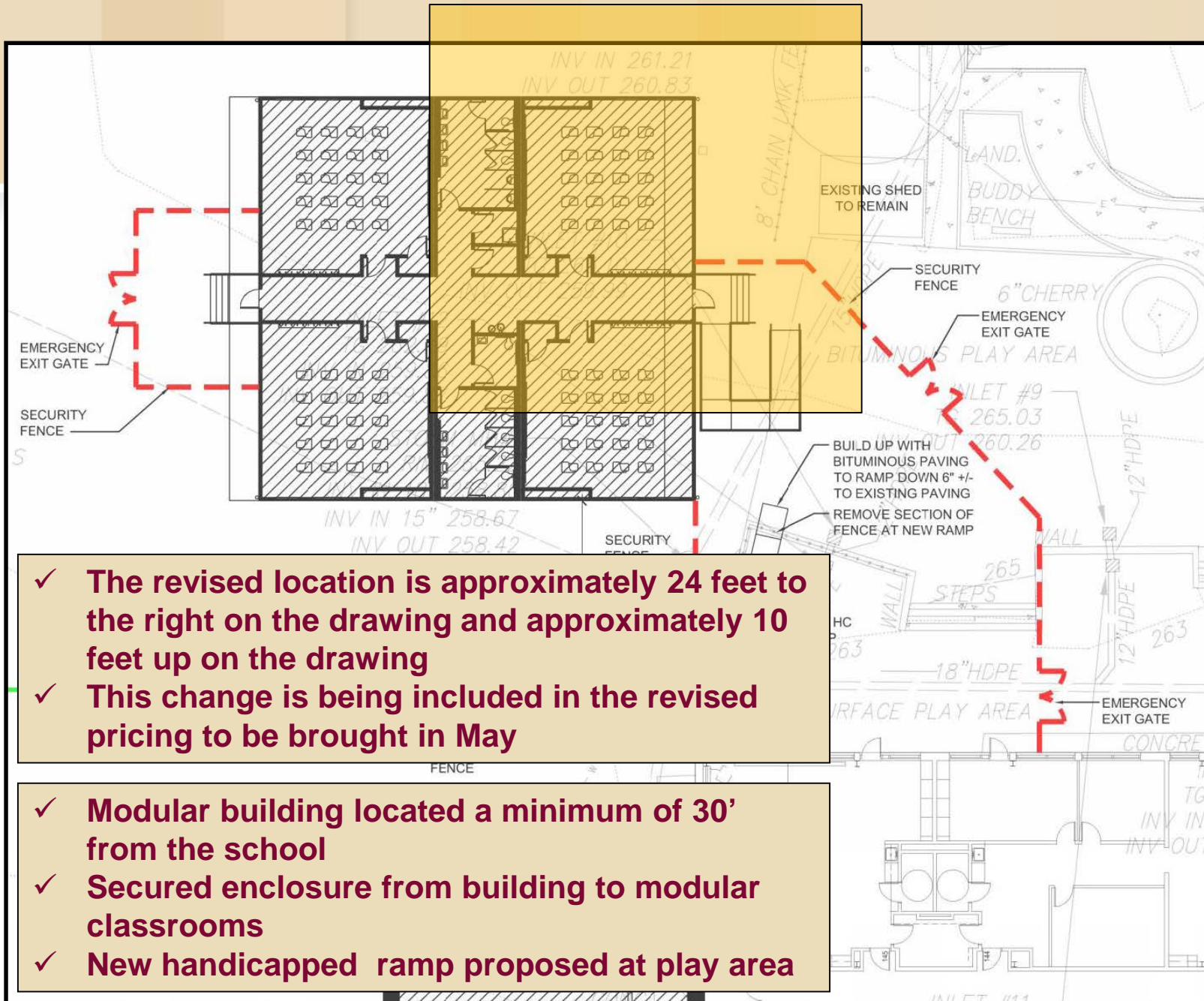
Item/Category	Vendor	Cost
Installation/Removal	Mobilease	\$ 645,283
Lease	Mobilease	\$ 164,904
Use Original Contingency	LMSD/Committed	\$ 100,000
Use Additional Contingency	LMSD/Committed	\$ 136,883
Contingency Remaining (See Note)	LMSD/Uncommitted	\$ 33,117
Other Soft Costs	Various	\$ 319,813
Total Project Costs		\$ 1,400,000

Note: The Contingency Remaining is not adequate to provide sod at disturbed areas (approximately 2,000 yards). If seeded and fenced, the areas should be available for recess in the Fall of 2017; if sodded and fenced, the areas should be available for recess in the Spring of 2017.

Construction Contracts



	PWES Mod. CR's	CR Renov's - DAO
Original Contracts Total	810,187	4,692,828
Approved Change Orders	0	0
Pending Change Orders	236,883	10,000
Projected Contract Total (including approved and pending CO's)	1,047,070	4,702,828
Percent Change in Original Contracts Due to Approved and Pending CO's	29.2%	0.2 %
Original Construction Contingency	270,000	200,000
Approved and Pending CO's	236,883	10,000
Remaining Contingency	33,117	190,000
Percent of Contingency Exposed to Approved and Pending CO's	87.7%	5.0%



- ✓ The revised location is approximately 24 feet to the right on the drawing and approximately 10 feet up on the drawing
- ✓ This change is being included in the revised pricing to be brought in May

- ✓ Modular building located a minimum of 30' from the school
- ✓ Secured enclosure from building to modular classrooms
- ✓ New handicapped ramp proposed at play area