

**Fox Chapel Area School Authority Board  
Business Meeting Minutes  
January 27, 2020**

The meeting of the Fox Chapel Area School Authority Board was held at Fox Chapel Area High School, Staff Development Room, 611 Field Club Road, Pittsburgh, PA 15238 on Monday, January 27, 2020. The meeting was called to order at 7:00 A.M.

**Roll Call**

Members were present as follows: John Casile, Keith Fenton, Richard Ranii and Bob Saunders.

Others present at the meeting were: Dave McCommons, Paul Giuffre, John Hays, Somer Obernauer, Marybeth Dadd, Ron Frank, Dan Macek, Dan Breitreutz and Linda Casile. Other members of the public were present.

**Business Items**

- A. Approval of Minutes  
**On motion by Mr. Ranii and seconded by Mr. Fenton, the Business Meeting minutes from the December 16, 2019, were unanimously approved.**
- B. Approval of December 16, 2019 Disbursements  
**On motion by Mr. Casile and seconded by Mr. Saunders, the disbursements from Fund 31 in the amount of \$76,287.10 and the amount from Fund 33 in the amount of \$228,940.82 were unanimously approved.**
- C. Kerr Elementary School Construction Project/Update  
Mr. Hays stated that the zone boxes passes inspection last Friday. The ramp from the upper parking lot to the building has been installed, the handrails have been field measured and will be installed in approximately 6 to 8 weeks. Parking lot lighting has been installed.  
  
Mr. Breitreutz is in communication with O'Hara Township in regard to the Bond renewal.
- D. High School Resurfacing Project  
Mr. Breitreutz is requesting that Thomas & Williamson provide a new schedule for the High School parking lot.

**Adjournment**

**On motion by Mr. Ranii and seconded by Mr. Casile, it was unanimously resolved to adjourn the meeting at 7:43 a.m.**

Respectfully submitted,

Keith Fenton  
Secretary

**Disbursement Report Fund 31 for the period of 1/28/2020-3/2/2020**

Vendor Name	Budget Unit Title	Account Title	Transaction Amount
314600	SIEMENS INDUSTRY INC.	CP-CONSTRUC-EL-FV	CONSTRUCTION SERVICES
<b>314600 - Total</b>			<b>\$3,955.30</b>
<b>Overall - Total</b>			<b>\$3,955.30</b>

## Disbursement Report (CHECKS) Fund 33 for the period of 1/28/2020-3/2/2020

Vendor Name	Budget Unit Title	Account Title	Transaction Amount
33 THOMAS & WILLIAMSON LLC	CONSTRUCTION FUND		\$540.00
332511 PNC LETTERS OF CREDIT	CF-BUSINESS-MS	DUES & FEES	\$126.22
	<b>33 - Total</b>		<b>\$540.00</b>
334200 MERIT ELECTRICAL GROUP, INC	CF-SITE IMPR-HS	CONSTRUCTION SERVICES	\$6,300.00
	<b>332511 - Total</b>		<b>\$126.22</b>
	<b>334200 - Total</b>		<b>\$6,300.00</b>
334500 BLACKBOARD & CASEWORK DESIGN, INC.	CONST-NEW BLDG-KR	CAP NEW EQUIP	\$5,986.00
	CANZIAN/JOHNSTON & ASSOCIATES LLC	PROFESSIONAL SERVICES	\$5,761.87
	CONSTRUCTION ENGINEERING CONSULTANT	PROFESSIONAL SERVICES	\$2,266.00
	CONTINENTAL CONST. & DEMOLITION	CONSTRUCTION SERVICES	\$61,000.00
	HUDSON CONSTRUCTION, INC	CONSTRUCTION SERVICES	\$109,071.16
	INDIANA TOWNSHIP	DUES & FEES	\$37.40
	MERIT ELECTRICAL GROUP, INC	CONSTRUCTION SERVICES	\$61,921.92
	MORRIS KNOWLES & ASSOCIATES, INC.	PROFESSIONAL SERVICES	\$9,805.00
	MT. LEBANON OFFICE EQUIPMENT	CAP NEW EQUIP	\$6,105.79
	REED ASSOCIATES INC	CONSTRUCTION SERVICES	\$22,939.60
	SIEMENS INDUSTRY INC.	CONSTRUCTION SERVICES	\$7,390.80
	THOMAS & WILLIAMSON LLC	PROFESSIONAL SERVICES	\$3,135.00
	<b>334500 - Total</b>		<b>\$295,400.54</b>
334600 LUGALLA MECHANICAL INC.	CF-CONSTRUC-EL-OH	CONSTRUCTION SERVICES	\$10,000.00
	<b>334600 - Total</b>		<b>\$10,000.00</b>
	<b>Overall - Total</b>		<b>\$312,366.76</b>

Volume 20 – February 2020



Kerr Elementary School  
Fox Chapel Area School District




# Monthly Progress Report

**Thomas & Williamson**  
Program Management

T&W Project 17015



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## EXECUTIVE SUMMARY

Kerr Elementary School  
Fox Chapel Area School District



### February 2020 – Nearing the end

The General Contractor's subcontractor is nearing completion of the manufacturing of the handrails for the ramp. Once completed, it is planned to have the handrails installed during good weather.

As mentioned in past reports, some items will not be completed until Spring, such as planting trees and seeding the lawn areas. Once the winter weather breaks, these items will be performed immediately.

The punch list and closeout process are proceeding as expected. Over the holiday break, contractors have been supplying the required closeout documents for review by the Architect and Thomas & Williamson prior to final payments being issued.

As part of this report, we have included a pie chart that shows the project contingency broken out into dollar amounts by the cause of the changes. This may be used to assist the Board in making an informed decision on increasing the project budget.

## PROGRESS SUMMARY

Kerr Elementary School  
Fox Chapel Area School District



### **Work Planned for this Period**

- Field measure for handrails.
- Begin installation of handrailing.

### **Work Accomplished this Period**

- Field measured for handrails.
- Manufactured and powder coated handrails.

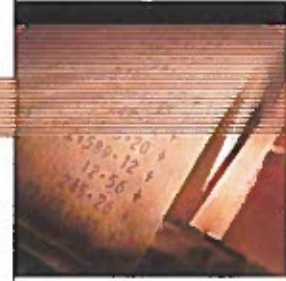
### **Work Planned for Next Period**

- Install handrails.



# BUDGET REPORT

Kerr Elementary School  
Fox Chapel Area School District



## Project Budget Summary

Hard Costs	Original Contract Value	Change Orders Pending		Approved Chg Orders	Current Contract Value
		Ratification	Approval		
<b>Prime Contractors</b>					
General Construction	\$10,044,000.00	\$0.00	\$0.00	\$495,576.33	\$10,539,576.33
Roofing Construction	\$688,380.00	\$0.00	\$0.00	\$2,880.00	\$691,260.00
Food Service Equipment Con	\$260,267.29	\$0.00	\$0.00	\$634.41	\$260,901.70
Casework Construction	\$388,000.00	\$0.00	\$0.00	(\$18,052.00)	\$369,948.00
Fireprotection Construction	\$189,300.00	\$0.00	\$0.00	\$0.00	\$189,300.00
Plumbing Construction	\$834,000.00	\$0.00	\$0.00	\$39,187.40	\$873,187.40
HVAC Construction	\$2,787,800.00	\$0.00	\$0.00	\$37,871.50	\$2,825,671.50
Electrical Construction	\$1,512,217.00	\$0.00	\$0.00	\$42,041.87	\$1,554,258.87
Telephone Data Construction	\$408,000.00	\$0.00	\$9,990.00	\$122,658.63	\$540,648.63
Landscape Construction	\$409,900.00	\$0.00	\$0.00	\$0.00	\$409,900.00
General Construction Demoliti	\$277,000.00	\$0.00	\$160,000.00	\$0.00	\$437,000.00
<b>Summary of Hard Cost</b>	<b>\$17,798,864.29</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$892,788.14</b>	<b>\$18,691,652.43</b>
Basic Contingency	\$880,432.00	\$0.00	\$0.00	(\$892,788.14)	(\$12,356.14)
<b>Summary of Hard Cost Plus Basic Contingency</b>	<b>\$18,679,296.29</b>				

**Summary of Prime Contractors' Applications for Payment**

Application No: 19  
 Application Date: 02/26/20  
 Period From: 01/01/20  
 Period To: 01/31/20  
 Project Nos: 17015

Prime Contractor	A Original Contract Sum	B Net Changes to the Work	C Contract Sum to Date	D Work in Place to Date	E Stored Materials (Not in Place)	F Total Completed and Stored to Date	G Retainage Amount	H Previous Payments	I Current Payment (F - H)	J Balance to Finish (C - F)
Hudson	10,044,000.00	479,040.93	10,523,040.93	10,487,984.13	-	10,487,984.13	32,802.90	10,346,220.07	106,071.16	87,746.70
R A M E, Inc	898,380.00	2,880.00	891,260.00	891,260.00	-	891,260.00	-	891,260.00	-	-
Great Lakes	260,267.29	634.41	260,901.70	260,901.70	-	260,901.70	6,522.54	254,379.18	-	6,522.54
Reed	388,000.00	(18,052.00)	369,948.00	369,948.00	-	369,948.00	-	347,011.22	22,936.78	-
Interstate Fire	189,300.00	0.00	189,300.00	189,300.00	-	189,300.00	9,485.00	179,835.00	-	9,465.00
Shuply	834,000.00	24,152.07	858,152.07	855,952.07	-	855,952.07	42,797.60	813,154.47	-	44,997.60
Lugata	2,787,600.00	37,871.50	2,825,671.50	2,825,671.50	-	2,825,671.50	30,000.00	2,795,671.50	-	30,000.00
Ment	1,512,217.00	44,671.51	1,556,888.51	1,529,771.28	-	1,529,771.28	76,488.58	1,453,282.72	-	103,605.79
Ment	408,000.00	122,658.63	530,658.63	518,323.63	-	518,323.63	25,918.18	430,465.52	61,921.93	38,251.18
Palombo	409,900.00	0.00	409,900.00	138,909.50	-	138,909.50	13,699.95	123,218.55	-	286,681.45
Continental	277,000.00	189,000.00	437,000.00	437,000.00	-	437,000.00	-	218,000.00	221,000.00	-
<b>TOTALS</b>	<b>17,796,844.29</b>	<b>853,697.65</b>	<b>18,652,721.34</b>	<b>18,365,021.81</b>	<b>0.00</b>	<b>18,365,021.81</b>	<b>257,573.74</b>	<b>17,650,518.20</b>	<b>414,929.87</b>	<b>947,373.27</b>



<b>Soft Costs</b>	<b>Budget</b>	<b>Budget Adj Amts</b>	<b>Less Expended</b>	<b>Remaining Budget</b>
<b>Design Fees</b>				
Architect Fee	\$1,034,640.00	\$0.00	\$1,088,313.64	(\$53,673.64)
Previous Architect's Fee	\$0.00	\$0.00	\$65,347.93	(\$65,347.93)
<b>Total Design Fees</b>	<b>\$1,034,640.00</b>	<b>\$0.00</b>	<b>\$1,153,661.57</b>	<b>(\$119,021.57)</b>
<b>Movable Fixtures &amp; Equipment</b>				
Movable Fixtures & Equipment	\$528,259.00	(\$7,332.55)	\$549,436.93	(\$28,510.48)
<b>Total Movable Fixtures &amp; Equipment</b>	<b>\$528,259.00</b>	<b>(\$7,332.55)</b>	<b>\$549,436.93</b>	<b>(\$28,510.48)</b>
<b>Construction Related Cost</b>				
Asbestos Abatement Designer	\$3,380.00	\$14,225.00	\$17,605.00	\$0.00
Asbestos Abatement Monitoring	\$12,000.00	(\$12,000.00)	\$0.00	\$0.00
Misc. Non-asbestos Air Monitoring	\$0.00	\$0.00	\$0.00	\$0.00
Wetland Delineation Report	\$2,850.00	(\$2,850.00)	\$0.00	\$0.00
Geotechnical Report/Borings and Sub-su	\$9,878.00	(\$214.50)	\$9,663.50	\$0.00
Land Survey	\$16,365.00	\$2,850.00	\$19,215.00	\$0.00
Building Survey and Testing	\$0.00	\$0.00	\$0.00	\$0.00
Construction Manager Fee	\$512,008.00	\$10,348.92	\$536,001.92	(\$13,645.00)
Permits, Fees, & Utilities	\$56,910.00	\$101,400.95	\$158,310.95	\$0.00
Construction Testing	\$28,246.00	\$87,081.71	\$115,327.71	\$0.00
Advertising	\$6,500.00	(\$1,039.99)	\$5,460.01	\$0.00
Attorney Fees	\$5,707.00	\$12,828.75	\$22,473.25	(\$3,937.50)
Blueprinting	\$5,000.00	(\$3,487.13)	\$1,512.87	\$0.00
Moving and Rentals	\$0.00	\$95,244.20	\$95,244.20	\$0.00
Code Review	\$6,500.00	\$382.16	\$6,882.16	\$0.00
Traffic Engineer	\$31,400.00	\$8,648.00	\$40,048.00	\$0.00
Sanitary Sewer Tap-in Fee	\$39,600.00	(\$39,600.00)	\$0.00	\$0.00
<b>Total Construction Related Cost</b>	<b>\$736,344.00</b>	<b>\$273,818.07</b>	<b>\$1,027,744.57</b>	<b>(\$17,582.50)</b>
<b>Financing Cost</b>				
Total Financing Cost	\$408,839.00	\$0.00	\$318,031.45	\$90,807.55
<b>Total Financing Cost</b>	<b>\$408,839.00</b>	<b>\$0.00</b>	<b>\$318,031.45</b>	<b>\$90,807.55</b>
<b>Summary Soft Cost</b>	<b>\$2,708,082.00</b>	<b>\$266,485.52</b>	<b>\$3,048,874.52</b>	<b>(\$74,307.00)</b>
Additional Soft Cost Contingency	\$158,667.00	(\$158,667.00)	\$0.00	\$0.00
<b>Summary of Soft Cost + Contingency</b>	<b>\$2,866,749.00</b>	<b>\$107,818.52</b>	<b>\$3,048,874.52</b>	<b>(\$74,307.00)</b>

Total Project Value (Hard + Soft Cost) : \$21,546,045.29



## Change Orders

### Pending Board Approval

The Administration recommends approval of the following change orders to the construction contracts for the following school projects.

The complete change order document is attached to the Official Minutes.

#### Continental Construction & Demolition LLC

<b>Number</b>	<b>Description</b>	<b>Amount</b>
<b>GCD-001</b>	Unforeseen Asbestos Abatement in Basement Area A	<b>\$9,100.00</b>
<b>GCD-002</b>	Unforeseen Asbestos Abatement in Basement Area B	<b>\$9,100.00</b>
<b>GCD-003</b>	Unforeseen Asbestos Abatement in Basement Area C	<b>\$9,100.00</b>
<b>GCD-004</b>	Unforeseen Asbestos Abatement in Basement Area D	<b>\$9,100.00</b>
<b>GCD-005</b>	Unforeseen Asbestos Abatement in Ground Floor Area A	<b>\$9,100.00</b>
<b>GCD-006</b>	Unforeseen Asbestos Abatement in Ground Floor Area B	<b>\$9,100.00</b>
<b>GCD-007</b>	Unforeseen Asbestos Abatement in Ground Floor Area C	<b>\$9,100.00</b>
<b>GCD-008</b>	Unforeseen Asbestos Abatement in Ground Floor Area D	<b>\$9,100.00</b>
<b>GCD-009</b>	Unforeseen Asbestos Abatement in First Floor Area A	<b>\$9,100.00</b>
<b>GCD-010</b>	Unforeseen Asbestos Abatement in First Floor Area B	<b>\$9,100.00</b>
<b>GCD-011</b>	Unforeseen Asbestos Abatement in First Floor Area C	<b>\$9,100.00</b>
<b>GCD-012</b>	Unforeseen Asbestos Abatement in First Floor Area D	<b>\$9,100.00</b>
<b>GCD-013</b>	Unforeseen Asbestos Abatement in Second Floor Area A	<b>\$9,100.00</b>
<b>GCD-014</b>	Unforeseen Asbestos Abatement in Second Floor Area B	<b>\$9,100.00</b>
<b>GCD-015</b>	Unforeseen Asbestos Abatement in Second Floor Area C	<b>\$9,100.00</b>
<b>GCD-016</b>	Unforeseen Asbestos Abatement in Second Floor Area D	<b>\$9,100.00</b>
<b>GCD-017</b>	Unforeseen Asbestos Abatement in Pipe Tunnel A	<b>\$9,100.00</b>
<b>GCD-018</b>	Unforeseen Asbestos Abatement in Pipe Tunnel B	<b>\$5,300.00</b>



## Change Orders

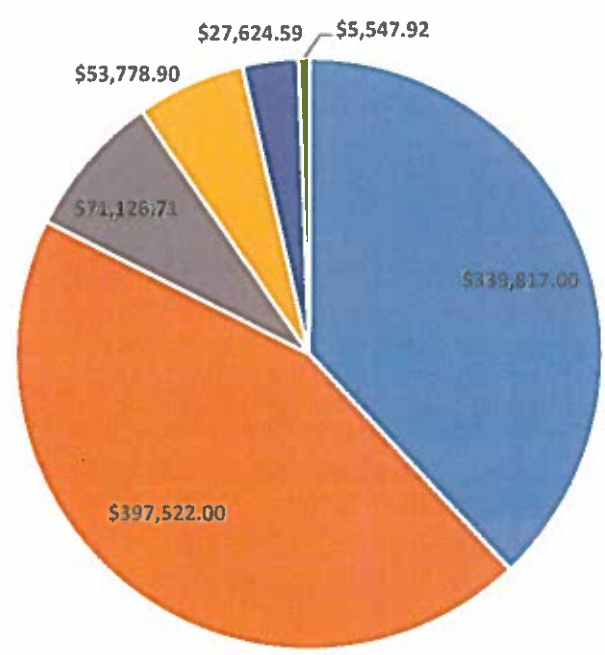
**Merit Electrical Group, Inc.**

<b>Number</b>	<b>Description</b>	<b>Amount</b>
<b>TDC-016</b>	Additional 6A UTP plenum cabling to: kitchen, telecom rm 101, music, WAP's gym plus (2) doors in gym, Room 211, workroom 213, POTS line at reception desk, & TV RM 233 & 235. Exchange upload patch panels w/ data jacks for the proposed patch panels to use for new data cabling. Provide (2) category six patch cords for ea new cable installed. Provide and install all jacks and faceplates.	<b>\$9,990.00</b>



## Change Order Cause Summary

Change Order Cause Summary



- Owner Requested \$339,817.00
- Unforeseen Conditions \$397,522.00
- Code Official Request \$71,126.71
- Issues Between Contractors \$53,778.90
- Design Omissions \$27,624.59
- Design Errors \$5,547.92



## Project Contingency Spending

The charts below illustrate the impact of the change order spending on the Project Contingency. The Project Contingency was established at \$880,432.00 within the total Project Budget of \$21,546,045.29. Upon receipt of bids and the placement of contracts, T&W apportioned the available Project Contingency to the individual prime contracts on the following pages. The amount shown above the highest blue "Projected" bar is calculated by dividing the original value of the contract by the total original value of all contracts and by multiplying the Project Contingency by that percentage. That amount (for each contract) is then allocated in uniform increments in order to form a Baseline to measure the solvency of the Project Contingency by comparing the Actual Change Orders placed (red bars) versus the Baseline.



