

Volume 7 – September 2020



Fox Chapel High School Site Improvements
Phase 2
Fox Chapel Area School District

Monthly Progress Report



T&W Project 19027



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EXECUTIVE SUMMARY

Site Improvements | Fox Chapel Area HS – Phase 2
Fox Chapel Area School District



September 2020 – Home Stretch

The Electrical Contractor is 100% complete with the placement of site lighting poles and bases. They still need to verify with the District's IT Department if the cameras that were installed are working properly. They are currently working on scheduling a review with the School District.

The exterior wall pack lighting has been received, and the Electrical Contractor is coordinating with the School District to begin the replacement of the existing wall pack light fixtures as soon as possible.

PROGRESS SUMMARY

Site Improvements | Fox Chapel Area HS – Phase 2
Fox Chapel Area School District



Work Planned for this Period

- Complete site camera installation.
- Begin change order work on the installation of the new wall mounted site lighting on the High School and Field House buildings.

Work Accomplished this Period

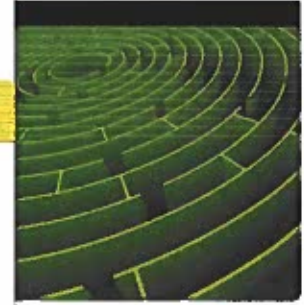
- Completed installation of light poles, bases, and all associated wiring at the Faculty Parking Lots.
- Completed site camera installation.
- The tentative delivery date of the wall packs was pushed back, and they are intended to be installed next period.

Work Planned for Next Period

- Electrical Contractor to verify with the District's IT Department if cameras are operational.
- Begin change order work on the installation of the new wall mounted site lighting on the High School and Field House buildings.

PHASING SUMMARY

Site Improvements | Fox Chapel Area HS – Phase 2
Fox Chapel Area School District

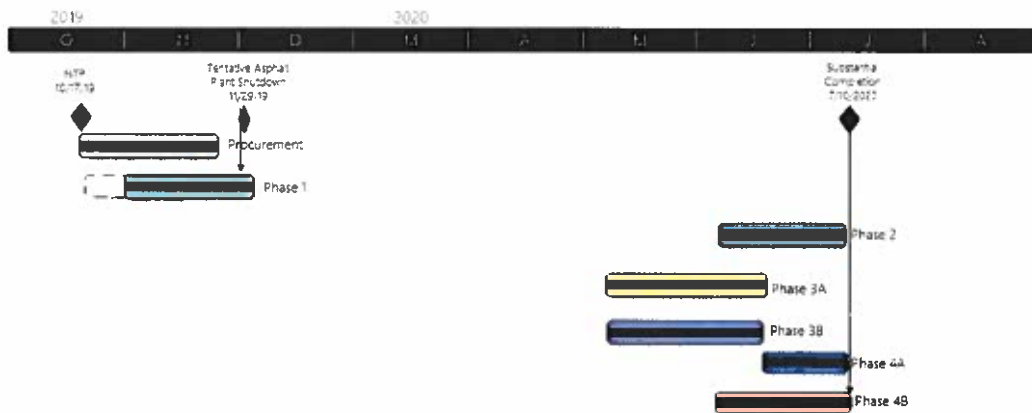


Scheduled Work:
-Installation of Change Order work on installing the wall pack lighting around the High School and Field House buildings.



- Phase 1 - Replacement of Asphalt Pavement
- Phase 2 - Replacement of Asphalt Pavement
- Phase 3A - Replacement of Asphalt Pavement & Removal/Replacement of Existing Lighting
- Phase 3B- Replacement of Asphalt Pavement & Removal/Replacement of Existing Lighting
- Phase 4A - Replacement of Asphalt Pavement & Removal/Replacement of Existing Lighting
- Phase 4B- Replacement of Asphalt Pavement & Removal/Replacement of Existing Lighting

Baseline Summary

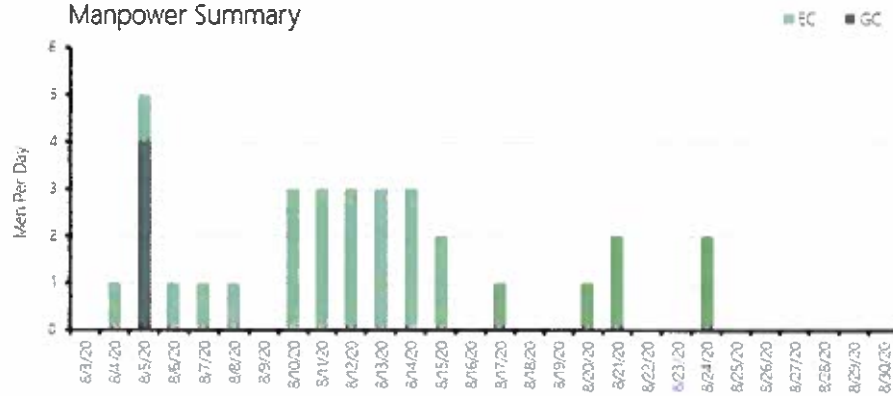


ANALYTICS

Site Improvements | Fox Chapel Area HS
Fox Chapel Area School District

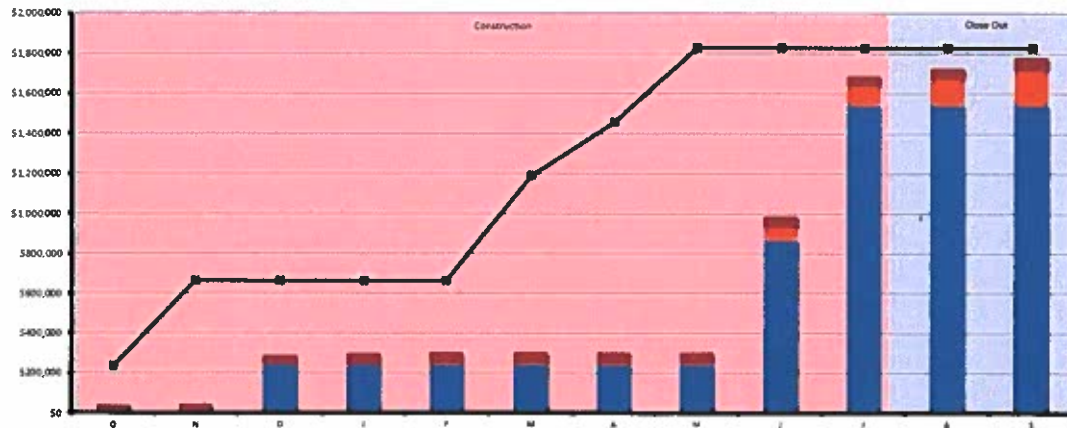


Manpower Summary



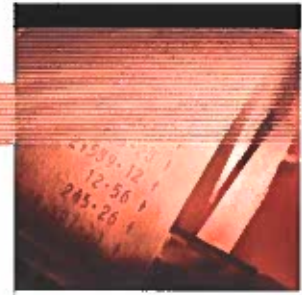
Project Labor for Current Period: 32 Man-Days
 Project Labor for Previous Period: 314 Man-Days
 Grand Total – All Project Labor to Date: 346 Man-Days

Cashflow Forecast and Actual Construction Billing



BUDGET REPORT

Fox Chapel Area HS Site Improvements - Phase 2
Fox Chapel Area School District



Project Budget Summary

Hard Costs	Original Contract Value	Change Orders Pending		Approved Chg Orders	Current Contract Value
		Ratification	Approval		
Prime Contractors					
General Construction	\$1,634,005.88	\$0.00	\$30,888.94	\$0.00	\$1,664,894.82
Electrical Construction	\$211,300.00	\$0.00	\$0.00	\$32,025.00	\$243,325.00
Summary of Hard Cost	\$1,845,305.88	\$0.00	\$30,888.94	\$32,025.00	\$1,908,219.82
Basic Contingency	\$92,265.00	\$0.00	(\$30,888.94)	(\$32,025.00)	\$29,351.06
Summary of Hard Cost Plus Basic Contingency	\$1,937,570.88				



Summary of Prime Contractors' Applications for Payment

Application No: 5
Application Date: 08/31/20
Period From: 08/01/20
Period To: 08/31/20
Project Nos: 19027

	A	B	C	D	E	F	H	I	J	K
Prime Contractors	Original Contract Sum	Net Changes in the Work	Contract Sum to Date	Work in Place to Date	Stored Materials (Not in D or I)	Total Completed and Stored to Date	Retainage Amount	Previous Payments	Current Payment (F-H-I)	Balance to Finish (C - F)
Shields Asphalt Paving	1,834,005.88	0.00	1,834,005.88	1,824,205.88	-	1,824,205.88	81,210.29	1,542,995.59	(0.00)	91,010.29
Merrit Electrical Group, Inc	211,300.00	32,025.00	243,325.00	181,250.00	-	181,250.00	9,062.50	125,934.69	46,252.81	71,137.50
TOTALS	1,845,305.88	32,025.00	1,877,330.88	1,805,455.88	0.00	1,805,455.88	90,272.79	1,668,930.28	46,252.81	162,147.79



Soft Costs	Budget	Budget Adj Amts	Less Expended	Remaining Budget
Construction Related Cost				
Design Fee	\$42,479.00	\$0.00	\$42,479.00	\$0.00
Total Construction Related Cost	\$42,479.00	\$0.00	\$42,479.00	\$0.00
Construction Related Cost				
Construction Testing	\$3,179.00	\$0.00	\$0.00	\$3,179.00
Permits and Approval Fees	\$2,415.00	\$0.00	\$857.31	\$1,557.69
Attorney Fees	\$0.00	\$250.00	\$112.50	\$137.50
Advertising	\$1,250.00	\$0.00	\$0.00	\$1,250.00
Construction Manager Fee	\$30,603.00	\$0.00	\$24,480.00	\$6,123.00
Geotech Report/Borings/Sub-surface Ex	\$5,427.00	\$0.00	\$0.00	\$5,427.00
Land Survey	\$3,439.00	\$0.00	\$0.00	\$3,439.00
Blueprinting	\$1,250.00	(\$250.00)	\$0.00	\$1,000.00
Code Review	\$1,255.00	\$0.00	\$0.00	\$1,255.00
Video Camera Inspection of Storm Lines	\$2,870.00	\$0.00	\$0.00	\$2,870.00
Total Construction Related Cost	\$51,688.00	\$0.00	\$25,449.81	\$26,238.19
Summary Soft Cost	\$94,167.00	\$0.00	\$67,928.81	\$26,238.19
Soft Cost Contingency	\$7,203.00	\$0.00	\$0.00	\$7,203.00
Summary of Soft Cost + Contingency	\$101,370.00	\$0.00	\$67,928.81	\$33,441.19

Total Project Value (Hard + Soft Cost) : \$2,038,940.88



Change Orders

Pending Board Ratification

The Administration has approved the issue 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.

Number	Description	Amount
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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.

Shields Asphalt Paving

Number	Description	Amount
GC-001	Requested by School District, to mill and replace existing stone that was temporarily installed during sidewalk replacement project Phase 1 with asphalt paving. Paving was approx.. 711 sq. yds.	\$39,488.94
GC-002	Per the School District, provide a credit for the balance of the replacement of the existing site signage and swing gate that was part of the original contract documents. Following the review with the Contractor and Owner, it was determined that the existing site signage and the swing gate were in good condition and it was not necessary to replace during the project.	(\$8,600.00)



Project Contingency Spending

The charts below illustrate the impact of the change order spending on the Project Contingency. The Project Contingency was established at \$92,2650.00 within the total Project Budget of \$2,038,940.88. 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.

