



Crabtree, Rohrbaugh & Associates

WYOMISSING AREA SCHOOL DISTRICT

CONSTRUCTION WALK-THROUGH

OCTOBER 06, 2021

WYOMISSING HILLS EC PHASING PLAN

CONFORMED SET

- PHASE 1.1** JULY 2021 - AUGUST 18, 2021 PARTIAL COMPLETION
- PHASE 1.2** LAST WEEK OF NOVEMBER 2021 SUBSTANTIAL COMPLETION
- PHASE 2.1** JULY 2021 - AUGUST 18, 2021 PARTIAL COMPLETION
- PHASE 2.2** JUNE 2022 - AUGUST 2022 SUBSTANTIAL COMPLETION
- PHASE 3** AUGUST 2021 - FEBRUARY 2022
- PHASE 4** MARCH 2022 - APRIL 2022
- PHASE 5** MAY 2022 - JUNE 2022
- PHASE 6** JUNE 2022 - AUGUST 2022
- PHASE 7** JUNE 2022 - SEPTEMBER 2022

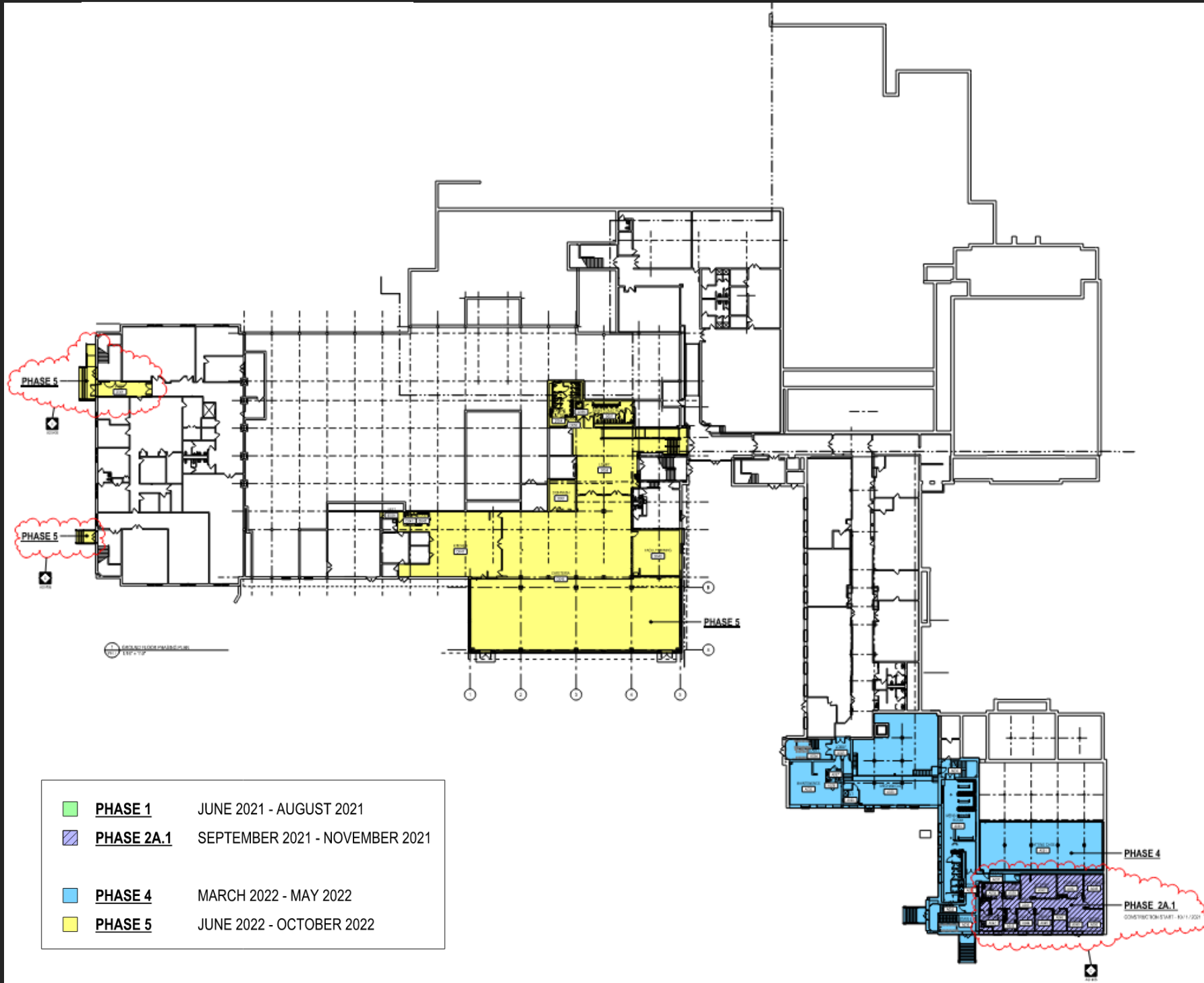
SUBSTANTIAL COMPLETION 443 CALENDAR DAYS AFTER NTP DATE.
FINAL COMPLETION 504 CALENDAR DAYS AFTER NTP DATE.



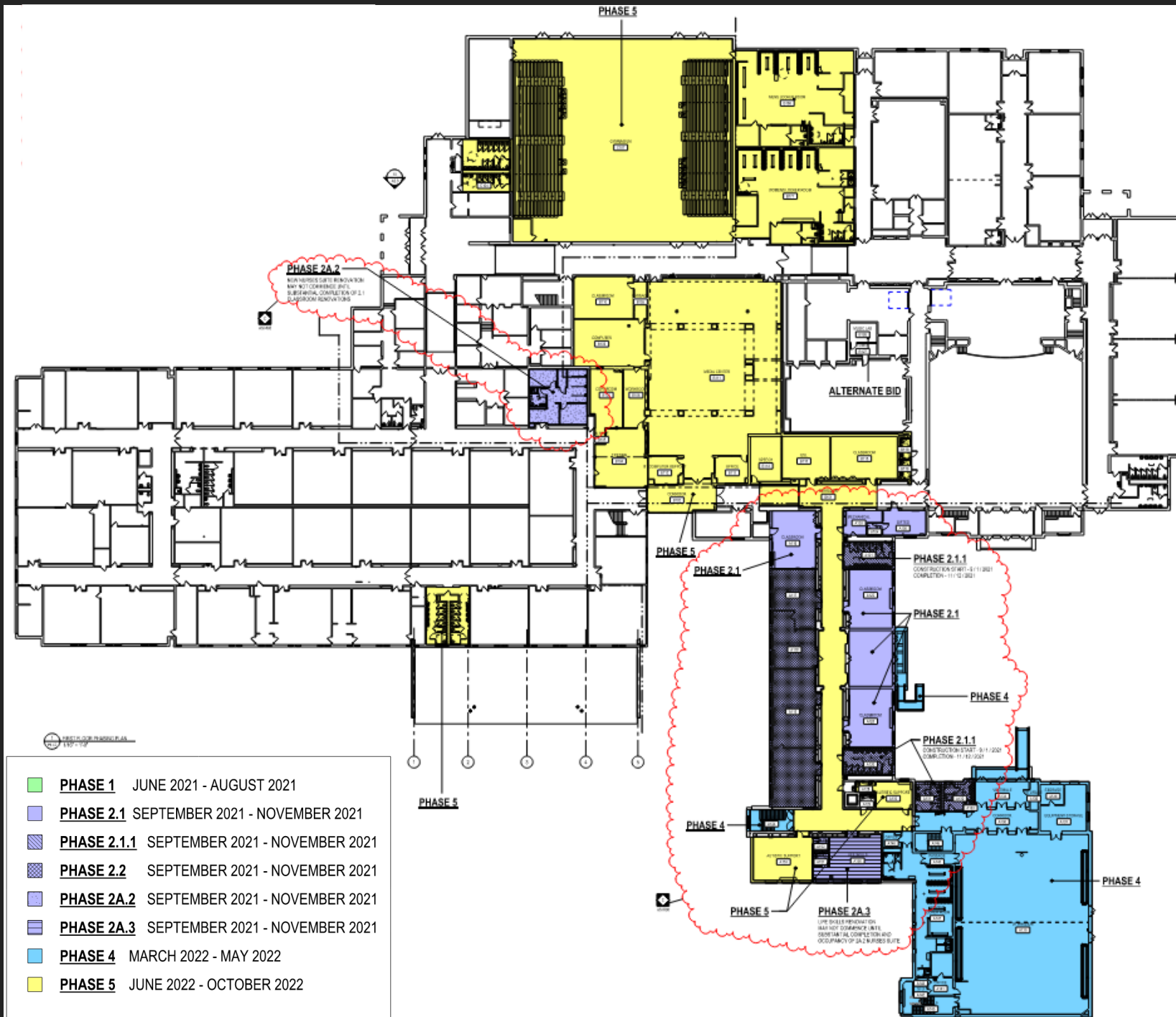
Wyomissing Hills Elementary Center

- **Aug 2021 – Feb 2022:** **New Additions**
- **Mar 2022 – June 2022:** **3rd and 4th Grade Classrooms**
- **Summer 2022:** **Support Spaces (including Admin, Guidance, Music, Cafeteria/Kitchen)**

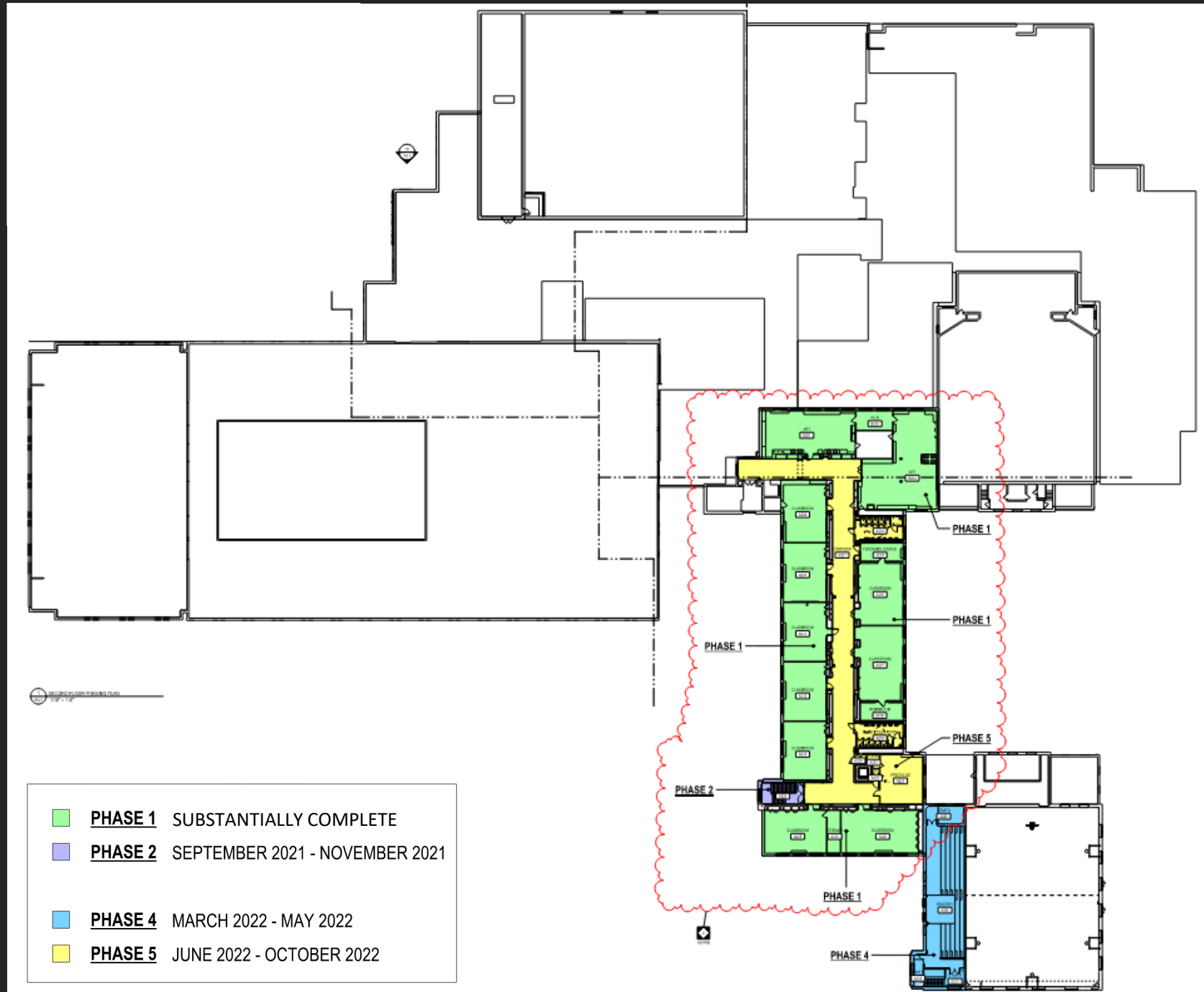
WAHS PHASING PLAN – GROUND FLOOR



WAHS PHASING PLAN – FIRST FLOOR



WAHS PHASING PLAN – SECOND FLOOR



Wyomissing Area Jr/Sr High School

- **Sept 2021 – Feb 2022:** **Classrooms and Transportation Offices**
- **Mar 2022 – May 2022:** **Auxiliary Gym**
- **Summer 2022:** **Support Spaces (including Cafeteria, Media Center, Gym/Locker Rooms, DAO Entrances)**

WYOMISSING HILLS EC CHANGE ORDER LOG

PROJECT NAME: WYOMISSING HILLS ELEMENTARY CENTER - ADDITIONS & RENOVATIONS

CRA JOB NO: 3416

CONSTRUCTION ADMINISTRATOR: Keith Karper

CURRENT PCO LOG DATE: 10/5/2021

ORIGINAL CONSTRUCTION COST:	General	\$5,630,550.00
	HVAC*	\$718,755.00
	Plumbing*	\$1,017,400.00
	Electrical*	\$956,250.00
	TOTAL	\$8,322,955.00

*MEP is combined bids; costs from schedule of values

	CHANGE ORDERS FULLY PROCESSED (DISTRICT/BOARD APPROVED)
	CHANGE ORDERS APPROVED BY OWNER/IN PROCESS (READY FOR DISTRICT/BOARD)
	CHANGE ORDERS UNDER REVIEW (PENDING APPROVAL)
	OWNER AND CRA DISCUSSION ITEM

Contractor P.C.O. #	CRA P.C.O.#	DESCRIPTION	Submitted Price	Final Price	CRA C.O. #
GENERAL CONTRACTOR					
1	1	Per RFI GC-6 response, remove existing underground oil storage tank and investigate soil for contamination; backfill if no contamination is detected; proceed T&M, NTE originally submitted cost	\$62,410.79		
2	2	Install temporary stone access road to control mud & erosion, due to modified site phasing required	\$3,935.89	\$3,935.89	
		Provide various site improvement revisions per ASI #2			
		Revise Toilet Room D111 walls to 6" CMU and delete saw-cutting, excavation & support footings			
HVAC CONTRACTOR					
1	1	Add five temporary A/C units for kindergarten classrooms due to disruption of chilled water loop from demo at new art room	\$2,881.00	\$2,881.00	
2	2	Drain and store existing glycol in mechanical system, add valves and reinstall glycol	\$8,306.00	\$8,306.00	
PLUMBING CONTRACTOR					
1	1	Add water and sanitary piping to the five Kindergarten S-3 sinks, per ASI #3	\$12,991.00	\$12,991.00	1
2	2	Add thermostatic mixing valves and grease interceptor flow control fitting, per ASI #2	\$3,442.00	\$3,442.00	
ELECTRICAL CONTRACTOR					
2	1	Add emergency lighting to ground floor and add flagpole lights, per ASI #2	\$26,414.00	\$26,414.00	

DATE PCO RECEIVED	PROCESSING STATUS	REASON FOR CHANGE ORDER			
	CURRENT STATUS OF PCO	OWNER	UNFORESEEN	OMISSION / VALUE ADDED	ERROR
9/14/2021	Awaiting Final Costs			\$0.00	
9/16/2021	In Process			\$3,935.89	
	Awaiting Proposal				
	Awaiting Proposal				
9/7/2021	In Process			\$2,881.00	
9/11/2021	In Process		\$8,306.00		
7/27/2021	Fully Executed			\$12,991.00	
9/20/2021	In Process			\$3,442.00	
9/21/2021	In Process			\$26,414.00	

WYOMISSING HILLS EC CHANGE ORDER LOG

PROJECT NAME: WYOMISSING HILLS ELEMENTARY CENTER - ADDITIONS & RENOVATIONS

CRA JOB NO: 3416

CONSTRUCTION ADMINISTRATOR: Keith Karper

CURRENT PCO LOG DATE: 10/5/2021

ORIGINAL CONSTRUCTION COST:

General	\$5,630,550.00
HVAC*	\$718,755.00
Plumbing*	\$1,017,400.00
Electrical*	\$956,250.00
TOTAL	\$8,322,955.00

*MEP is combined bids; costs from schedule of values

CHANGE ORDERS FULLY PROCESSED

(DISTRICT/BOARD APPROVED)

CHANGE ORDERS APPROVED BY OWNER/IN PROCESS

(READY FOR DISTRICT/BOARD)

CHANGE ORDERS UNDER REVIEW

(PENDING APPROVAL)

OWNER AND CRA DISCUSSION ITEM

Contractor P.C.O. #						CRA P.C.O.#	DESCRIPTION	Submitted Price	Final Price	CRA C.O. #
CONTRACT						CONTRACTOR	ORIGINAL CONTRACT AMOUNTS	CO's ACCEPTED	ADJUSTED CONTRACT VALUE	
General						Perotto Builders	\$5,630,550.00	\$0.00	\$5,630,550.00	
HVAC						North Bay Mech.	\$718,755.00	\$11,187.00	\$729,942.00	
Plumbing						Jay R Reynolds, Inc.	\$1,017,400.00	\$16,433.00	\$1,033,833.00	
Electrical						Hirneisen Electric	\$956,250.00	\$26,414.00	\$982,664.00	
TOTAL							\$8,322,955.00	\$54,034.00	\$8,376,989.00	

DATE PCO RECEIVED	PROCESSING STATUS	REASON FOR CHANGE ORDER			
	CURRENT STATUS OF PCO	OWNER	UNFORESEEN	OMISSION /VALUE ADDED	ERROR
		\$0.00	\$8,306.00	\$45,728.00	\$0.00

\$ 450,000.00 Original Contingency (Post-Bid Estimate)

\$ 395,966.00 Remaining Contingency

Karl Environmental Group: 2 ACM windows located at conference room at the Wyomissing Hills EC—

Asbestos Field labor, supplies, & disposal:

\$ 1,500.00

Initial asbestos notification:

No charge - notification in already

WAHS CHANGE ORDER LOG

PROJECT NAME: WYOMISSING AREA Jr/Sr HIGH SCHOOL - ADDITIONS & RENOVATIONS

CRA JOB NO: 3418

CONSTRUCTION ADMINISTRATOR: Keith Karper

CURRENT PCO LOG DATE: 10/5/2021

ORIGINAL CONSTRUCTION COST:	General	\$5,630,550.00
	HVAC*	\$873,922.00
	Plumbing*	\$595,200.00
	Electrical*	\$912,600.00
*MEP is combined bids; costs from schedule of values	TOTAL	\$8,012,272.00

	CHANGE ORDERS FULLY PROCESSED (DISTRICT/BOARD APPROVED)
	CHANGE ORDERS APPROVED BY OWNER/IN PROCESS (READY FOR DISTRICT/BOARD)
	CHANGE ORDERS UNDER REVIEW (PENDING APPROVAL)
	OWNER AND CRA DISCUSSION ITEM

Contractor P.C.O. #	CRA P.C.O.#	DESCRIPTION	Submitted Price	Final Price	CRA C.O. #
GENERAL CONTRACTOR					
1	1	Remove existing window in Stair 7 and provide temporary opening for use by all trades	\$3,179.15	\$3,179.15	1
2	2	Provide additional markerboards in Classrooms A212 & A213 per response to RFI 005	\$2,874.97	\$2,874.97	1
4	3	Provide extended leg wall angle at ceiling in lieu of bulkheads due to window installation in later phase	(\$2,380.00)		
5	4	Revise corridor ceiling from plaster to fire rated ACT and revise ceiling tiles in cafeteria & other corridors to match texture of fire rated ACT, per RFI 010 response	(\$1,290.00)	(\$1,293.00)	
6	5	Add sound batt insulation above toilet rooms B118 & B119 as requested by the Owner	\$311.71	\$311.71	
7	6	Expedite shipment of 16 hollow metal door frames to maintain Phase 2 schedule	\$3,650.91	\$3,650.91	
8	7	Add stained finish to six existing wood classroom floors and add 6" base at two art rooms	\$8,156.74	\$8,156.74	
9	8	Add marker boards in A209, A210, A211 & A212 and add tackboards in A209, A212 & A213	\$6,694.57	\$6,694.57	
HVAC CONTRACTOR					
1	1	Cost to revise Trane unit piping due to manufacturer error (Owner to obtain credit from Trane)	\$5,133.00	\$5,133.00	1
2	2	Rehang existing piping not secured to structure at 400 level, as discovered upon ceiling demolition	\$2,309.00	\$2,309.00	1
PLUMBING CONTRACTOR					
ELECTRICAL CONTRACTOR					
2	1	Provide fire rated bonnets over light fixtures in corridor ceiling per response to RFI GC-010	\$6,218.00	\$6,218.00	1
1	2	Relocate electrical panels K & K2 per ASI #1 regarding required code revisions	\$7,005.00	\$7,005.00	1

	PROCESSING STATUS	REASON FOR CHANGE ORDER			
DATE PCO RECEIVED	CURRENT STATUS OF PCO	OWNER	UNFORESEEN	OMISSION /VALUE ADDED	ERROR
7/21/2021	Fully Executed			\$3,179.15	
7/21/2021	Fully Executed			\$2,874.97	
8/11/2021	Awaiting Revised Proposal			\$0.00	
8/11/2021 & 9/20/2021	In Process		(\$1,293.00)		
8/30/2021	In Process	\$311.71			
8/31/2021	In Process			\$3,650.91	
9/9/2021	In Process			\$8,156.74	
9/10/2021	In Process			\$6,694.57	
9/14/2021	In Process				\$5,133.00
9/14/2021	In Process		\$2,309.00		
8/11/2021	In Process		\$6,218.00		
8/17/2021	In Process			\$7,005.00	

WAHS CHANGE ORDER LOG

PROJECT NAME: WYOMISSING AREA Jr/Sr HIGH SCHOOL - ADDITIONS & RENOVATIONS

CRA JOB NO: 3418

CONSTRUCTION ADMINISTRATOR: Keith Karper

CURRENT PCO LOG DATE: 10/5/2021

ORIGINAL CONSTRUCTION COST:		General	\$5,630,550.00
		HVAC*	\$873,922.00
		Plumbing*	\$595,200.00
		Electrical*	\$912,600.00
		TOTAL	\$8,012,272.00

*MEP is combined bids; costs from schedule of values

	CHANGE ORDERS FULLY PROCESSED (DISTRICT/BOARD APPROVED)
	CHANGE ORDERS APPROVED BY OWNER/IN PROCESS (READY FOR DISTRICT/BOARD)
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Contractor P.C.O. #	CRA P.C.O.#	DESCRIPTION	Submitted Price	Final Price	CRA C.O. #
		Relocate ground & neutral wiring in existing panels L2N & L2S to correct panel busing, per response to RFI EC-002			

CONTRACT	CONTRACTOR	ORIGINAL CONTRACT AMOUNTS	CO's ACCEPTED	ADJUSTED CONTRACT VALUE	
General	Uhrig	\$5,630,550.00	\$8,723.74	\$5,639,273.74	
HVAC	North Bay Mech.	\$718,755.00	\$7,442.00	\$726,197.00	
Plumbing	Jay R Reynolds, Inc.	\$595,200.00	\$0.00	\$595,200.00	
Electrical	Hirnsen Electric	\$912,600.00	\$13,223.00	\$925,823.00	
TOTAL		\$7,857,105.00	\$29,388.74	\$7,886,493.74	

DATE PCO RECEIVED	PROCESSING STATUS	REASON FOR CHANGE ORDER			
	CURRENT STATUS OF PCO	OWNER	UNFORESEEN	OMISSION /VALUE ADDED	ERROR
	Awaiting Proposal				

\$311.71	\$7,234.00	\$31,561.34	\$5,133.00
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\$ 400,000.00 Original Contingency (Post-Bid Estimate)
\$ 370,611.26 Remaining Contingency



Providing a client oriented
approach to architecture

Questions/Discussions



Crabtree, Rohrbaugh & Associates
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