

**Benton Area School District**  
**Biomass Project Reconciliation**

CONTRACTOR	CHANGE ORDER	DESCRIPTION	AMOUNT	DATE EXECUTED
Richard E. Angelo, Inc. RR #4, Box 4810 Hazelton, PA 18201		<b>General Construction Contract</b>	\$ 633,600.00	
Richard E. Angelo, Inc.	G-1	Modify the Notice to Proceed Date from June 20 to July 21, 2008; July 21, 2008; Modify the Substantial Completion date from October 31 to December 1, 2008; and Modify the Final Completion date from November 21 to December 22, 2008: NO COST.	\$ -	
	G-2	Backfill materials to replace existing unsuitable fill.	\$ 1,488.00	1/14/2009
	G-3	Under-pin wall revisions, as per Design revisions. <b>Note: The maintenance building did not have a footer.</b>	8,919.00	1/14/2009
	G-4	Boiler pit revisions as per Design changes. <b>Note: The pit area that the shaker belt was in located was not shown on the prints.</b>	22,260.00	1/14/2009
	G-5	Fabricate and install two (2) each lintels. <b>Note: Lintels were not shown on the prints.</b>	2,275.00	1/28/2009
	G-6	Fabricate and install five (5) each roof frames as per revised drawings S.1.1 dated September 8, 2008. <b>Note: Installer would not warrant the installation and tie in of the old building due to prints.</b>	1,725.00	1/28/2009
	G-7	Modify two (2) existing handrails due to conflict with siding	740.95	1/28/2009
	G-8	Winter masonry - <b>Due to schedule change.</b>	2,900.00	2/16/2009
	G-9	Man door changes; exterior window and interior window changes; roof drains-crickets-scuppers.	-	3/9/2009
	G-10	Winterized masonry from January 11, 2009 to February 13, 2009 <b>Note: Due to schedule change.</b>	632.00	3/13/2009
	G-11	Boiler slab foundations. <b>Note: Slab was not designed for the weight of the boiler.</b>	4,024.00	03/25/009
	G-12	Costs incurred to install masonry prior to slab placement.	599.00	4/27/2009
	G-13	Provide wood blocking for roof curbs.	1,058.00	5/28/2009
	G-14	Additional Paving: McHenry Avenue & install two (2) inlet boxes with frame and grate. Stone front area @ dock. Pave front area @ dock <b>Note: The district replaced Borough paving that was tore up and also needed proper drainage. The stone was not on the bid.</b>	30,910.00	10/20/2009
		Additional Costs - Extension of Completion date from November 21, 2008 to May 29, 2009. Includes Supervision, Project Management, Project Van, Remobilize 1 lift, Certified Payrolls & Administrative Costs, and Miscellaneous Materials, postage, copies, toner, etc. Above costs are 27 additional weeks. - <b>Due to schedule change.</b>	\$ 25,603.00	1/19/2010
			<b>\$ 103,133.95</b>	

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Richard E. Angelo, Inc.		<b>General Construction Contract - Continued</b>	<b>\$ 633,600.00</b>	
		Additional Costs - Extension of Completion date from May 30, 2009 to July 5, 2009. Supervision, Project Mgt., Project Van and mileage for 5 additional weeks.	\$ 3,832.00	1/19/2010
	<b>Note:</b>	Interest charged from 5/30/09 through 11/30/2009 <b>Payment delayed due to possible litigation. Advised by counsel to hold payment.</b>	\$ 2,564.00	1/19/2010
		Negotiated by school to decrease above additional charges.	\$ (2,393.00)	1/19/2010
<b>Total Change Orders</b>			<b>\$ 107,136.95</b>	
<b>Contract &amp; Change Orders</b>			<b>\$ 740,736.95</b>	

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<b>CONTRACTOR</b>	<b>CHANGE ORDER</b>	<b>DESCRIPTION</b>	<b>AMOUNT</b>	<b>DATE EXECUTED</b>
Rado Enterprise, Inc.	None	<b>Biomass Fired Boiler Contract</b>	<b>\$ 510,000.00</b>	

**Benton Area School District**  
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CONTRACTOR	CHANGE ORDER	DESCRIPTION	AMOUNT	DATE EXECUTED
Rado Enterprise, Inc. 20 Industrial Drive Bloomsburg, PA 17815		HVAC Contract	\$ 651,600.00	
Rado Enterprise, Inc.	H-1	Modify the Notice to Proceed Date from June 20 to July 21, 2008; July 21, 2008; Modify the Substantial Completion date from October 31 to December 1, 2008; and Modify the Final Completion date from November 21 to December 22, 2008: NO COST.	\$ -	
	H-2	Increase coil size, per engineer.	\$ 355.00	11/19/2008
	H-3	Insulate new duct in maintenance building.	411.00	11/19/2008
	H-4	Insulate valves in manholes.	1,214.00	1/19/2009
	H-4	Delete Change Order	(1,214.00)	
	H-5	Furnish and install balance valve, (Elem.) as per Engineer. <b>Note: Needed to balance system pressure because of long distance between Bio Plant and Elementary School.</b>	2,405.00	5/14/2009
	H-6	Furnish and install storage emergency switch as per Engineer. <b>Note: Not included in bid - recommended by Engineer.</b>	1,897.00	6/30/2009
	H-7	Replace boiler press relief valves. <b>Note: Relief valves were under sized for the system.</b>	2,814.00	11/10/2009
	H-8	Additional control for four (4) unit heaters. <b>Note: Unit heater was not controlled by our energy management system. Needed for pre season heating before Biomass Boiler start-up.</b>	6,881.00	11/11/2009
	H-9	Modifications to control valves and manual valves. <b>Note: All manual primary valves were automated for safety &amp; efficiency.</b>	5,639.00	12/7/2009
<b>Total Change Orders</b>			<b>\$ 20,402.00</b>	
<b>Contract &amp; Change Orders</b>			<b>672,002.00</b>	
<b>Court Order</b>		Legal Settlement - Rado Enterprises, Inc. No. 2010-CV-423	35,000.00	
	<b>Note:</b>	<b>School was advised by counsel that our culpability should only be about 10%. Mediation was entered under this pretense. The school had a culpability because of ownership of the project, not because of any wrong doing on the schools' part.</b>		
<b>Total Payments Rado</b>			<b>707,002.00</b>	

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CONTRACTOR	CHANGE ORDER	DESCRIPTION	AMOUNT	DATE EXECUTED
Albarell Electric, Inc. 901 W. Lehigh Street P. O. Box 799 Bethlehem, PA 18016		<b>Electrical Contract</b>	\$ 157,368.00	
Albarell Electric, Inc.	E-1	Modify the Notice to Proceed Date from June 20 to July 21, 2008; July 21, 2008; Modify the Substantial Completion date from October 31 to December 1, 2008; and Modify the Final Completion date from November 21 to December 22, 2008: NO COST.	\$ -	
	E-2	Electrical modifications, per Drawings E1.1, E2.2, E3.1 and Revision #1 dated 9/9/08.  <b>Note: Lighting was added to the exterior of the old building. Additional automation wiring to motors on bio boiler for safety &amp; efficiency.</b>	4,488.26	12/9/2008
	E-3	Replace emergency remote heads over exterior doors and install weather proof, in-use GFCI covers on exterior receptacles, as per local code.	465.52	
	E-4	Electrical motor added for EF1.	577.00	8/31/2009
		Additional Job meetings: 1/14/09, 1/28/09, 2/11/09, 3/11/09, 4/8/09, 4/22/09, 5/6/09. Additional Monday coordination meetings: 4/14/09, 4/20/09, 4/27/09, 5/5/09, 5/11/09 and 5/18/09.	4,537.36	8/31/2009
<b>Total Change Orders</b>			\$ 10,068.14	
<b>Contract &amp; Change Orders</b>			<b>167,436.14</b>	

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CONTRACTOR	CHANGE ORDER	DESCRIPTION	AMOUNT	DATE EXECUTED
Antz Energy Systems, Inc. 325 E. Washington Street Shenandoah, PA 17976		<b>Plumbing Contract</b>	\$ 41,166.00	
Antz Energy Systems, Inc.	P-1	Modify the Notice to Proceed Date from June 20 to July 21, 2008; July 21, 2008; Modify the Substantial Completion date from October 31 to December 1, 2008; and Modify the Final Completion date from November 21 to December 22, 2008: NO COST.	\$ -	
	P-2	Delete hand sink/utility sink from building and Revision #1 dated 9/9/08.	(1,023.00)	11/29/2008
	P-3	Installation of additional roof drain piping and insulation in existing building.	3,640.88	
	<b>Note:</b>	<b>Roof drain pipe was added to tie in to new drain lines.</b>		
<b>Total Change Orders</b>			\$ 2,617.88	
<b>Contract &amp; Change Orders</b>			<b>43,783.88</b>	

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CONTRACTOR	CHANGE ORDER	DESCRIPTION	AMOUNT	DATE EXECUTED
E I Associates 2001 N. Front Street Harrisburg, PA 17102		<b>Architectural Contract</b>	<b>\$ 98,000.00</b>	10/16/2007
E I Associates		Architectural Personnel Time	\$ 10,315.50	12/31/2007
		Engineering Consultant - Mechanical/Plumbing/Electrical	1,303.13	12/31/2007
		Architectural Personnel Time	8,554.75	1/31/2008
		Engineering Consultant - Structural	7,375.00	1/31/2008
		Base Mapping/Survey	5,625.00	1/31/2008
		20 Sets of Progress Specifications	416.00	1/31/2008
		Architectural Personnel Time	11,457.65	2/29/2008
		Engineering Consultant - Mechanical/Plumbing/Electrical	13,614.37	2/29/2008
		Architectural Personnel Time	15,177.60	3/31/2008
		Mileage	106.05	3/31/2008
		Engineering Consultant - Mechanical/Plumbing/Electrical	9,435.50	3/31/2008
		Mechanical/Electrical/Plumbing Engineering	11,076.50	4/30/2008
		Structural Engineers	2,000.00	4/30/2008
		Project review for LEED compliance.	1,162.50	4/30/2008
		25 Sets of Drawings, Specifications, Addenda No 1, 2, 3, 4, and 5 CDS (Bid Documents)	4,059.25	4/30/2008
		8 Sets of Drawings, Specifications, Addenda No. 1 & 2, 8 Sets of Addenda No. 3, and 8 Sets of Addenda No. 4.	1,248.40	7/18/2008
		Architectural Personnel Time	5,321.34	7/31/2008
		Mileage	151.50	7/31/2008
		Engineering Consultants - Geotechnical - Test Boring	4,124.75	7/31/2008
		Architectural Designers - 68 Hrs., Field Representative 33 Hrs., Administrative 3 Hrs. and Shop Drawing 14 Hrs.	10,596.24	9/30/2008
		Mileage - 1 Employee	58.50	9/30/2008
		Mileage - 2 Employees	161.46	10/31/2008
		Project Architects - 4 Hrs., Field Representative 31 Hrs., Administrative 5 Hrs., Shop Drawings 11 Hrs., Specifications 15 Hrs.	7,082.49	10/31/2008
		Mileage - 1 Employee	93.60	11/30/2008
		Project Architects 3 Hrs., Field Representative 50 Hrs., Administrative 9 Hrs., Shop Drawing 7.5 Hrs and Specifications 12 Hrs.	8,903.65	11/30/2008
		Project Architects 13 Hrs., Field Representative 30 Hrs., Administrative 10 Hrs., Specifications 6 Hrs. and Mileage - 1 Employee	6,991.11	12/31/2008
		Project Architects 7 Hrs., Field Representative 35 Hrs., Administrative 15 Hrs., Reproduction 3 Hrs., Specifications 1 Hr., Mileage - 1 Employee and Postage/Shipping	6,657.39	1/31/2009
		Redesign of Firewall Foundation	2,500.00	2/27/2009

**Benton Area School District  
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CONTRACTOR	CHANGE ORDER	DESCRIPTION	AMOUNT	DATE EXECUTED
El Associates		<b>Continued</b>		
		Field Representative 23 Hrs., Administrative - 9 Hrs., Mileage - 1 Employee and Postage/Shipping	3,377.75	02/29/09
		Project Architect 7 Hrs., Field Representative 36 Hrs., Administrative 18 Hrs. and Mileage - 1 Employee	6,734.05	3/31/2009
		Project Architect - 3 Hrs., Field Representative 31 Hrs., Administrative 6 Hrs., and Mileage - 1 Employee	4,674.01	4/30/2009
		Engineering Consultants - Mechanical/Plumbing/Electrical 378.5 Hrs. - 08/25/08 - 04/26/09	18,485.63	5/31/2009
		Project Architect 14 Hrs., Field Representative 25 Hrs., Administrative/Construction 14 Hrs., Accounting 1 Hr., Owners' Representative - 2 Hrs., Mileage - 1 Employee and Engineering Consultant	8,078.78	5/31/2009
<b>Total Architectural</b>			<b>\$ 196,919.45</b>	

**Note: AIE Contract - Article 12 Other Conditions Or Services**  
**Any services required beyond the original scope will be invoiced at an hourly rate based upon the current rate schedule, plus reimbursable expenses. See Attached. (This language which was approved by counsel resulted in double the Architectural costs.**

Total Contracts - Boiler, General Construction, HVAC, Electrical, and Plumbing	\$ 1,993,734.00
Architectural Contract	98,000.00
<b>Total Contracts</b>	<b>\$ 2,091,734.00</b>
General Construction Contract Change Orders	\$ 107,136.95
Boiler Change Orders	-
HVAC Change Orders	20,402.00
HVAC Legal Settlement	35,000.00
Electrical Change Orders	10,068.14
Plumbing Change Orders	2,617.88
Additional Time - Architectural	98,919.45
<b>Total Change Orders</b>	<b>\$ 274,144.42</b>
<b>Total Contracts &amp; Architectural Services</b>	<b>\$ 2,365,878.42</b>

**NOTE: See attached Page 14 of AIE Contract.**

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CONTRACTOR	CHANGE ORDER	DESCRIPTION	AMOUNT	DATE EXECUTED
Liberty Environmental, Inc.		Air Plan Approval	\$ 11,110.86	
A H Emissions Testing	<b>Note:</b>	Stack Testing - 4/2010 <b>Stack test failed.</b>	\$ 5,650.00	
Blue Mountain Environ. Mgt.	<b>Note:</b>	Stack Testing 1/19/11 - Second Test <b>Needed due first test failing.</b>	\$ 6,995.80	
Commonwealth of PA - Clean Air		Air Compliance Plan Approval Permit	\$ 300.00	3/31/2010
		Air Plan Approval Extension	300.00	9/16/2010
		Air Plan Approval Extension	300.00	2/18/2011
	<b>Note:</b>	<b>Additional Air Plan Approval Extensions were needed due to the 4/2010 Stack Test failure.</b>		
	<b>Note:</b>	Air Plan - State Only Operating Permit <b>Permanent Permit for Biomass Boiler.</b>	750.00	6/3/2011
		Air Plan - Approval Extension	300.00	7/1/2011
	<b>Note:</b>	<b>Permanent Permit will not be approved until sometime in October 2011.</b>		
	<b>Note:</b>	<b>Revisions to the cyclone separator resulted in the capture of particulates which had caused the test failures.</b>		
<b>Total Air Plan Permits</b>			<b>\$ 25,706.66</b>	

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	CHANGE ORDER	DESCRIPTION	AMOUNT	DATE EXECUTED
Benton Borough		Biomass Building Permit	\$ 4,816.00	7/25/2011
Tri County COG		Biomass Building Permit & Inspections	\$ 1,004.00	7/22/2008
<b>Total Building Permits</b>			<b>\$ 5,820.00</b>	

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LEGAL COSTS	CHANGE ORDER	DESCRIPTION	AMOUNT	DATE EXECUTED
Kegel Kelin Almy & Grimm LLP	Note:	Legal Services - 6/30/09 through 3/21/2011 Legal Services were incurred as a result of Rado's litigation. The litigation was incurred because the footprint of the building did not match the footprint of the boiler specified by EI Associates.	\$ 71,712.26	

Total Contracts & Architectural Services	\$ 2,365,878.42
Total Air Permitting Fees & Services	25,706.66
Total Building Permits	5,820.00
Total Legal Services	<u>71,712.86</u>
<b>Total Costs</b>	<b>\$ 2,469,117.94</b>

Original Building Updating:	Siding & Labor	\$ 32,537.37
	Windows & Labor	2,550.00
	Doors & Labor	<u>3,000.00</u>
<b>Total Original Building Updating</b>		<b>\$ 38,087.37</b>

Additional Maintenance Storage Area	45' x 54' @ \$160.00/Sq. Ft.	\$ 120,960.00
Additional Paving	McHenry Avenue - See G-14 Change Order	\$ 30,910.00
	Benton Borough - Share of Paving - Received 11/16/09	<u>(13,827.50)</u>
		\$ 17,082.50

**Total of Additional Costs - Not Project Costs** \$ 176,129.87

**Total Costs Less Building Updating, Storage & Paving** \$ 2,292,988.07

General Obligation Note of 2008 - (LOAN)	\$ 900,000.00
PEDA Grants (2) - Each \$350,000.00	<u>700,000.00</u>
<b>Total Monies Toward Project</b>	<b>\$ 1,600,000.00</b>

**Total Funds Over Funds Received** **\$ 692,988.07**

**NOTE:** To be proactive in avoiding problems experienced with this project, the Board of Directors will approve a Clerk of The Works Job Description requiring the hiring of a Clerk of The Works for all construction projects over \$50,000.00.