

V-B

**State College Area School District
Office of Physical Plant
Ed Poprik, Director**

To: Board of School Directors

From: Ed Poprik

RE: **Change Orders, High School Project**

Date: July 25, 2016

Recommend that the Board of School Directors approve the following Change Orders for the High School Project:

General Contractor CO #24, in an amount not to exceed \$5,900.00

General Contractor CO #25, in an amount not to exceed \$1,000.00

General Contractor CO #26, in an amount not to exceed \$1,700.00

Site Contractor CO #07, as a credit of at least \$4,500.00

Background-

GC-24: This change is for updated quantities of unsuitable soil remediation. The contractor replaces these soils at the direction of the geo-technical engineer, quantities are verified, and cost is based on approved unit costs. This is for work performed since change order GC-22 and exposure has been reduced in the change order log.

GC-25: This change is to add floor diffusers in the Data Room at North. The Data Room has a very large cooling load due to the multiple technology racks and servers. The cooling in this room is delivered by a dedicated system through a series of diffusers that are to be coordinated with the rack locations. This change reconciles the final rack layout with the diffuser layout.

High School Project Change Orders, July 25, 2016

GC-26: This change is to add hat channel in the South auditorium/large group instruction room. During the asbestos removal at the existing South Auditorium, which will be converted to a large group instruction room, it was discovered that the existing metal lathe would not support new drywall. The hat channel will support the drywall.

SC-07: This change is a credit associated with the rainwater harvesting credit. The Board has already accepted a credit of \$152,300.00 from the plumbing contractor to delete the rainwater harvesting system. This credit is for an associated reduction in excavation by the site contractor

A log of change orders for the High School project is attached.

CHANGE ORDER LOG FOR HIGH SCHOOL: SUMMARY PAGE

	Original Contract	APPROVED					Total approved	Current Contract	PENDING	EXPOSURE
		CODING REGULATORY	DOCUMENT	OWNER	UNFORESEEN					
SUMMARY OF CHANGES										
TOTAL SP15 CHANGES	\$1,609,700	\$0	-\$5,000	-\$11,426	\$266,898	\$250,472	\$1,860,172	\$0	\$0	
TOTAL GENERAL CHANGES	\$72,180,800	\$64,602	\$0	-\$1,037,939	\$115,687	-\$857,650	\$71,323,150	\$8,600	\$77,000	
TOTAL SITE CHANGES	\$9,719,000	\$0	-\$7,200	-\$129,172	\$48,755	-\$87,617	\$9,631,383	-\$4,500	\$97,000	
TOTAL KITCHEN EQUIP. CHANGES	\$2,288,000	\$0	\$0	\$0	\$0	\$0	\$2,288,000	\$0	\$0	
TOTAL PLUMBING CHANGES	\$6,915,800	\$218,605	\$0	-\$216,700	-\$1,181	\$724	\$6,916,524	\$0	\$94,300	
TOTAL FIRE PROTECT. CHANGES	\$1,714,100	\$0	\$0	\$0	\$0	\$0	\$1,714,100	\$1,400	\$30,000	
TOTAL MECHANICAL CHANGES	\$13,363,000	\$25,000	\$0	\$0	\$0	\$25,000	\$13,388,000	\$0	\$54,500	
TOTAL ELECTRICAL CHANGES	\$14,321,500	\$115,705	\$0	-\$469,980	\$0	-\$354,275	\$13,967,225	\$0	\$39,500	
SUBTOTALS	\$122,111,900	\$423,912	-\$12,200	-\$1,865,217	\$430,159	-\$1,023,346	\$121,088,554	\$5,500	\$392,300	

ORIGINAL CONTRACTS	\$122,111,900		
APPROVED CHANGES	<u>-\$1,023,346</u>		
CURRENT CONTRACT AMT.	\$121,088,554	Current Above Orig. Bid	-0.84%
ORIGINAL CHANGE CONTINGENCY	\$3,320,067		
APPROVED CHANGES	<u>-\$1,023,346</u>		
CONTINGENCY REMAINING	\$4,343,413		
Projected Soft costs	\$19,072,675		
Grants	\$3,935,393		
Total "Potential" Project cost to date	\$137,249,182		

SP15 Contract

		APPROVED				PENDING	EXPOSURE
		CODING					
		REGULATORY	DOCUMENT	OWNER	UNFORESEEN		
SP15 CONTRACT							
SP15-01	Duct bank crossing at Westerly				\$39,000.00		
SP15-02	Overexcavation at retaining wall				\$2,044.00		
SP15-03	Rain leader tie in				\$4,540.00		
SP15-04	Remove shale at test area				\$867.00		
SP15-05	Pinnacle rock at overexcavation				\$5,093.00		
SP15-06	Fence changes			\$968.00			
SP15-07	Added concrete at track			\$1,018.00			
SP15-08	Repair broken roof drain				\$1,250.00		
SP15-09	Extension request				\$0.00		
SP15-10	North lot scope reduction			-\$4,000.00			
SP15-11	Soft soils				\$214,104.00		
SP15-12	ADA access to Tennis Courts			-\$2,912.00			
SP15-13	Gas Line scope change		-\$5,000.00				
SP15-14	Fine grading in storm basins			-\$6,500.00			
	SUBTOTALS		-\$5,000.00	-\$11,426.00	\$266,898.00	\$0.00	

APPROVED CHANGES \$250,472.00

ORIGINAL CONTRACT **\$1,609,700.00**
 CURRENT CONTRACT AMT. **\$1,860,172.00**

PENDING CHANGES and EXPOSURE \$0.00

"POTENTIAL" TOTAL **\$1,860,172.00** SP15 PRIME

General Contract

		APPROVED				PENDING	EXPOSURE
		CODING					
		REGULATORY	DOCUMENT	OWNER	UNFORESEEN		
GENERAL PRIME CONTRACT							
GC-01	Metal Panel Manufacturer substitution				-\$130,000.00		
GC-02	Roof adherence and coping system				-\$100,000.00		
GC-03	new roof in lieu of restoration				-\$116,000.00		
GC-04	shop fabricated roof edge				-\$44,000.00		
GC-05	stone veneer substitution - SouthA				-\$69,550.00		
GC-06	stone veneer substitution - SouthB					failed	
GC-07	stone veneer substitution - North				-\$71,051.00		
GC-08	Brick substitution - North				-\$7,500.00		
GC-09	ceramic tile substitutions				-\$198,670.00		
GC-10	additional tile substitution				-\$28,000.00		
GC-11	flooring substitution - fitness center				-\$55,000.00		
GC-12	flooring substitution - stairs				-\$19,000.00		
GC-13	Concrete reduction in amphitheater				-\$13,000.00		
GC-14	ceiling tile substitution - commons				-\$96,000.00		
GC-15	ceiling tile substitution - hall				-\$104,000.00		
GC-16	ceiling tile substitution - media center					failed	
GC-17	Response to Add. 9, code comments	\$61,439.28					
GC-18	unsuitable soils- unit cost				\$0.00		
GC-19	Elevator Door Fire Rating	\$3,163.15					
GC-20	RFI 069 South IT Room wall finish				\$1,268.02		
GC-21	unsuitable soils - part 1				\$96,725.51		
GC-22	unsuitable soils - part 2				\$17,693.83		
GC-23	North Building Phasing			\$13,831.60			
GC-24	unsuitable soils part 3					\$5,900.00	
GC-25	rfi 133 - additional floor diffusers					\$1,000.00	
GC-26	auditorium hat channel					\$1,700.00	
	CR10 - code changes part 1						\$10,000.00
	CR11 - code changes part 2						\$3,000.00
	CR13						?
	unsuitable soils - remaining						\$55,000.00
	mep chase floors						\$7,000.00
	rfi-156 chase wall in lab A127						\$2,000.00
	SUBTOTALS	\$64,602.43	\$0.00	-\$1,037,939.40	\$115,687.36	\$8,600.00	\$77,000.00

APPROVED CHANGES	(\$857,649.61)	
ORIGINAL CONTRACT	<u>\$72,180,800.00</u>	
CURRENT CONTRACT AMT.	<u>\$71,323,150.39</u>	
PENDING CHANGES	<u>\$8,600.00</u>	
"POTENTIAL" TOTAL	<u>\$71,331,750.39</u>	GENERAL PRIME

Site Contract

		APPROVED				PENDING	EXPOSURE	
CODING		REGULATORY	DOCUMENT	OWNER	UNFORESEEN			
SITE PRIME CONTRACT								
SC-01	curb substitution				-89,839.00			
SC-02	paving reduction				-44,133.00			
SC-03	lower south access road				4,800.00			
SC-04	Manhole change (MH13a)					4,491.15		
SC-05	Storm pipe reconfiguration			-7,200.00				
SC-06	rock removal					44,263.70		
SC-07	rain water harvester credit						-4,500.00	
	remaining rock removal (2016)						30,000.00	
	house traps						35,000.00	
	O'Bryan Lane water line conflict						10,000.00	
	sanitary conflict						18,000.00	
	overexcavation at track retaining wall						4,000.00	
	SUBTOTALS		\$0.00	-\$7,200.00	-\$129,172.00	\$48,754.85	-\$4,500.00	\$97,000.00

APPROVED CHANGES	(87,617.15)	
ORIGINAL CONTRACT	<u>\$9,719,000.00</u>	
CURRENT CONTRACT AMT.	<u>\$9,631,382.85</u>	
PENDING CHANGES	<u>(\$4,500.00)</u>	
"POTENTIAL" TOTAL	<u>\$9,626,882.85</u>	SITE PRIME

Kitchen Equipment Contract

		APPROVED				PENDING	EXPOSURE
		CODING					
		REGULATORY	DOCUMENT	OWNER	UNFORESEEN		
KITCHEN EQUIPMENT PRIME CONTRACT							
KC-01							
	SUBTOTALS						

APPROVED CHANGES	\$0.00	
ORIGINAL CONTRACT	<u>\$2,288,000.00</u>	
CURRENT CONTRACT AMT.	\$2,288,000.00	
PENDING CHANGES	\$0.00	
"POTENTIAL" TOTAL	\$2,288,000.00	KITCHEN EQUIP. PRIME

Plumbing Contract

		APPROVED				PENDING	EXPOSURE
		CODING					
		REGULATORY	DOCUMENT	OWNER	UNFORESEEN		
PLUMBING PRIME CONTRACT							
PC-01	VE-delete rainwater harvesting				-\$152,300.00		
PC-02	change in drain piping				-\$64,400.00		
PC-03	Addendum 9 code changes	\$218,605.00					
PC-04	Delete courtyard manhole						
	CR10 - code changes part 1						\$19,500.00
	CR11 - code changes part 2						\$65,500.00
	RFI 082 - vent line demo at North						\$500.00
	CR13 - lab piping						\$8,800.00
	SUBTOTALS	\$218,605.00	\$0.00	-\$216,700.00	-\$1,181.00	\$0.00	\$94,300.00

APPROVED CHANGES \$724.00

ORIGINAL CONTRACT **\$6,915,800.00**

CURRENT CONTRACT AMT. **\$6,916,524.00**

PENDING CHANGES \$0.00

"POTENTIAL" TOTAL **\$6,916,524.00** PLUMBING PRIME

Fire Protection Contract

		APPROVED				PENDING	EXPOSURE
		CODING					
		REGULATORY	DOCUMENT	OWNER	UNFORESEEN		
FIRE PROTECTION PRIME CONTRACT							
FP-01	CR-10					\$1,400.00	
	RFI-90 - Unit F changes						\$8,000.00
	RFI-119 - data center expansion						\$13,000.00
	missing heads at loading dock						\$8,000.00
	CR-12r2						\$1,000.00
	SUBTOTALS					\$1,400.00	\$30,000.00

APPROVED CHANGES	\$0.00
ORIGINAL CONTRACT	<u>\$1,714,100.00</u>
CURRENT CONTRACT AMT.	\$1,714,100.00
PENDING CHANGES	\$1,400.00
"POTENTIAL" TOTAL	\$1,715,500.00 FIRE PROTECTION PRIME

Mechanical Contract

		APPROVED				PENDING	EXPOSURE
		CODING					
		REGULATORY	DOCUMENT	OWNER	UNFORESEEN		
MECHANICAL PRIME CONTRACT							
MC-01	Addendum 9 - code changes	\$25,000.00					
	RFI 8, 12, 13 - Elec Baseboards						\$2,500.00
	RFI 016 - new DW fan						\$2,500.00
	RFI 030 - Lab Exhaust controls						\$35,000.00
	CR10 - code changes part 1						\$15,500.00
	CR11 - code changes part 2						\$500.00
	CR13						?
	rfi-133 -diffuser credit						-\$1,500.00
	add copper at demolition cut-line						?
	SUBTOTALS	\$25,000.00			\$0.00	\$0.00	\$54,500.00

APPROVED CHANGES	\$25,000.00	
ORIGINAL CONTRACT	<u>\$13,363,000.00</u>	
CURRENT CONTRACT AMT.	\$13,388,000.00	
PENDING CHANGES	\$0.00	
"POTENTIAL" TOTAL	\$13,388,000.00	MECHANICAL PRIME

Electrical Contract

		APPROVED				PENDING	EXPOSURE
		CODING					
		REGULATORY	DOCUMENT	OWNER	UNFORESEEN		
ELECTRICAL PRIME CONTRACT							
EC-01	aluminum conductors in lieu of copper				-\$135,000.00		
EC-02	fixture substitutions				-\$210,000.00		
EC-03	Addendum 9 - code changes	\$115,705.00					
EC-04	substitute control system				-\$124,980.00		
	CR 10 - Code review Part 1						\$2,000.00
	CR 11 - Code review Part 2						\$1,500.00
	CR13						?
	floor box changes						\$6,000.00
	generator gas delivery issue						\$20,000.00
	rfi-155 electrical starters						\$10,000.00
	SUBTOTALS	\$115,705.00	\$0.00		-\$469,980.00	\$0.00	\$39,500.00

APPROVED CHANGES	(354,275.00)	
ORIGINAL CONTRACT	<u>\$14,321,500.00</u>	
CURRENT CONTRACT AMT.	<u>\$13,967,225.00</u>	
PENDING CHANGES	\$0.00	
"POTENTIAL" TOTAL	\$13,967,225.00	ELECTRICAL PRIME