

V-C

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

To: Board of School Directors
From: Ed Poprik
RE: **Elementary Project Change Orders**
Date: December 3, 2018

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

Corl Street project:

General Contractor CO #28, in an amount not to exceed \$25,000.00
Electrical Contractor CO #17, in an amount not to exceed \$7,500.00

Background-

Corl Street project:

GC-28: NTE \$15,000.00 – Unforeseen Conditions

The newly set concrete has not dried to the extent necessary to accept floor tile. Based on the time left to open the school, the project team does not believe that the concrete will dry quickly enough to allow for floor tile installation. There is a product that can be applied to seal the concrete, and at the same time leaving it suitable for floor tile installation.

The change, as recommended, would fund the application of the product to the classroom floors only, leaving the hallways as concrete for the months of January through June. The plan would then be to monitor the hallway floors in hopes that the concrete would dry sufficiently by summer. As reported previously, the all-purpose room floor will be concrete until the summer, at which point it will receive a hard wood floor.

Elementary School Project Change Orders, December 3, 2018

Other options would be to treat all of the floors, which would generate a cost of around \$45,000.00; or to not treat the floors at all and leave as unfinished concrete.

EC-17: NTE \$7,500.00 – Unforeseen Conditions

Due to weather delays throughout the course of this Phase of the project impacting general progress, electrical work above ceilings is far enough behind schedule that it is threatening the timely completion of Phase 1. The electrical contractor is seeking compensation for overtime to be worked during the month of December. The project team believes that this request is warranted.

Based on the current schedule, the contractor would work the 14 staff members currently assigned to the project 8 hours overtime each week for the next 2 weeks. The project "owns" the hours spent on this work, the change would be the difference to complete the work on overtime. The premium for the overtime would total an amount less than \$7,500.00.

Attached: Elementary Change Order Logs

CHANGE ORDER LOG FOR CORL STREET ELEMENTARY: SUMMARY PAGE

	Original Contract	APPROVED				Total approved	Current Contract	PENDING	EXPOSURE
		CODING REGULATORY	DOCUMENT	OWNER	UNFORESEEN				
SUMMARY OF CHANGES									
TOTAL PHASING CHANGES	\$153,972	\$5,648	\$16,924		\$281	\$22,853	\$176,825	\$0	
TOTAL GENERAL CHANGES	\$9,619,000	\$0	\$57,749	\$1,991	\$41,767	\$101,508	\$9,720,508	\$25,000	\$184,050
TOTAL KITCHEN EQUIP. CHANGES	\$235,000					\$0	\$235,000		\$0
TOTAL PLUMBING CHANGES	\$1,050,000	\$0	\$3,733	-\$1,406	\$4,584	\$6,911	\$1,056,911	\$0	\$49,500
TOTAL MECHANICAL CHANGES	\$1,735,000	\$0	\$0	-\$992	\$0	-\$992	\$1,734,008	\$0	-\$3,700
TOTAL ELECTRICAL CHANGES	\$1,939,000	\$0	\$28,284	\$14,249	\$0	\$42,533	\$1,981,533	\$7,500	\$29,500
SUBTOTALS	\$14,731,972	\$5,648	\$106,690	\$13,842	\$46,632	\$172,813	\$14,904,785	\$32,500	\$259,350

ORIGINAL CONTRACTS	\$14,731,972		
APPROVED CHANGES	\$172,813		
CURRENT CONTRACT AMT.	\$14,904,785	Current Above Orig. Bid	1.17%
ORIGINAL CHANGE CONTINGENCY	\$701,089		
APPROVED CHANGES	\$172,813		
CONTINGENCY REMAINING	\$528,276		
Projected Soft costs	\$4,108,681		
Grants	\$0		
Total "Potential" Project cost to date	\$18,840,653		

Corl Street

Phasing projects

		APPROVED				PENDING	EXPOSURE
		CODING					
		REGULATORY	DOCUMENT	OWNER	UNFORESEEN		
Modular Site Preparation							
GC-01	add stone and piers		\$2,046.00				
EC-01	convert electric to overhead	\$4,709.56					
EC-02	add heat trace		\$14,878.09				
EC-03	add tamper proof alarm covers	\$938.89					
AC-01	added mastic removal				\$280.57		
	SUBTOTALS	\$5,648.45	\$16,924.09	\$0.00	\$280.57		

APPROVED CHANGES	\$22,853.11	
ORIGINAL CONTRACTS	\$153,972.00	
CURRENT CONTRACT AMT.	<u>\$176,825.11</u>	
PENDING CHANGES	<u>\$0.00</u>	
"POTENTIAL" TOTAL	<u>\$176,825.11</u>	PHASING PRIMES

