

**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: August 8, 2016

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

General Contractor CO #27, in the amount of \$8,790.08
Plumbing Contractor CO #05, in an amount not to exceed \$65,500.00
Electrical Contractor CO #05, in an amount not to exceed \$39,000.00

Background-

GC-27: 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-24 and exposure has been reduced in the change order log.

PC-05: This change was discussed at the July 25 Board meeting. The compressor and air delivery system bid for the CTC area is undersized. This change increases the size of the compressor and all related delivery infrastructure.

EC-05: This change is to add a transformer, panel, and switch for the modular classrooms at South. This late issue emerged as the units were being set and power extended from the existing building. Due to the extent of power required and necessary delivery method, additional work, materials, and labor are needed. (This is not yet shown on the change log).

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	\$528	-\$1,037,939	\$123,215	-\$849,595	\$71,331,205	\$8,790	\$72,000
TOTAL SITE CHANGES	\$9,719,000	\$0	-\$7,200	-\$133,672	\$48,755	-\$92,117	\$9,626,883	\$0	\$132,000
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	\$65,500	\$28,800
TOTAL FIRE PROTECT. CHANGES	\$1,714,100	\$1,400	\$0	\$0	\$0	\$1,400	\$1,715,500	\$0	\$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	\$425,312	-\$11,672	-\$1,869,717	\$437,687	-\$1,018,391	\$121,093,509	\$74,290	\$356,800

ORIGINAL CONTRACTS	\$122,111,900	
APPROVED CHANGES	<u>-\$1,018,391</u>	
CURRENT CONTRACT AMT.	\$121,093,509	Current Above Orig. Bid

-0.83%

ORIGINAL CHANGE CONTINGENCY	\$3,320,067
APPROVED CHANGES	<u>-\$1,018,391</u>
CONTINGENCY REMAINING	\$4,338,458

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						\$5,894.76
GC-25	rfi 133 - additional floor diffusers		\$527.55				
GC-26	auditorium hat channel						\$1,632.60
GC-27	unsuitable soils - part 4						\$8,790.08
	CR10 - code changes part 1						\$10,000.00
	CR11 - code changes part 2						\$3,000.00
	CR13						?
	unsuitable soils - remaining						\$50,000.00
	mep chase floors						\$7,000.00
	rfi-156 chase wall in lab A127						\$2,000.00
	RFI 110 - stair stringers						\$37,000.00
	SUBTOTALS	\$64,602.43	\$527.55	-\$1,037,939.40	\$123,214.72	\$8,790.08	\$109,000.00

APPROVED CHANGES	(\$849,594.70)
ORIGINAL CONTRACT	<u>\$72,180,800.00</u>
CURRENT CONTRACT AMT.	<u>\$71,331,205.30</u>
PENDING CHANGES	<u>\$8,790.08</u>
"POTENTIAL" TOTAL	<u>\$71,339,995.38</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
	power						\$35,000.00
	SUBTOTALS	\$0.00	-\$7,200.00	-\$133,672.00	\$48,754.85	\$0.00	\$132,000.00

APPROVED CHANGES	(\$92,117.15)	
ORIGINAL CONTRACT	<u>\$9,719,000.00</u>	
CURRENT CONTRACT AMT.	<u>\$9,626,882.85</u>	
PENDING CHANGES	<u><u>\$0.00</u></u>	
"POTENTIAL" TOTAL	<u><u>\$9,626,882.85</u></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

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				\$0.00	\$30,000.00

APPROVED CHANGES \$1,400.00

ORIGINAL CONTRACT \$1,714,100.00

CURRENT CONTRACT AMT. \$1,715,500.00

PENDING CHANGES \$0.00

"POTENTIAL" TOTAL **\$1,715,500.00** FIRE PROTECTION 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				-\$1,181.00		
PC-05	CR11 - code changes part 2					\$65,500.00	
	CR10 - code changes part 1						\$19,500.00
	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	\$65,500.00	\$28,800.00

APPROVED CHANGES	\$724.00	
ORIGINAL CONTRACT	<u>\$6,915,800.00</u>	
CURRENT CONTRACT AMT.	\$6,916,524.00	
PENDING CHANGES	\$65,500.00	
"POTENTIAL" TOTAL	\$6,982,024.00	PLUMBING 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