

Final Change Order**Project Overview:**

This project consists of the renovation of seven (7) existing restrooms for compliance with the American with Disability Act (ADA). FISH #'s 102A, 106, 163D, 205A, 155, & 156.

Financial Overview:

ORIGINAL BASE CONTRACT:	\$179,980
PREVIOUSLY APPROVED CO'S:	\$5,319/ 74
Days	
CURRENT CO REQUEST:	\$7,243/ 2 Days
PENDING CO'S:	NONE
FORECASTED COST AT COMPLETION:	\$192,542

Status of Work:

The entire Scope of Work of the project, including all Change Order Work has been completed and SBBC has taken Beneficial Occupancy of the Project. No additional Change Order Request is anticipated at this time.

Description of Change:

Contractor furnished labor to install relays on damper motors, furnished by others, that were not previously shown on Contract Documents. Installation of new conduits, wires and supports was also included.

Key Issues:

The major issues attributable to this change order was the lack of accurate as-built drawings documenting the current site conditions. The as-built drawings provided to the consultant, did not indicate two separate fire alarm systems of differing operating voltages (i.e. 24 Volts and 120 Volts).

Solution /Action Plan:

Implement a process to ensure the as-built conditions are recorded for all new permitted projects. Project Manager will review and verify the as-built records are properly updated to the permanent records, in compliance with the Contract requirements and will perform proper due diligence during the initial design phase of project, including site visits to investigate existing conditions.

Nob Hill Elementary School

Scope: ADA Restroom Renovations

Project Number:

2671 P.000463

Project Budget Summary

Original:	\$376,577
Current Approved:	\$376,577
Current Request:	\$0
Proposed New:	\$N/A

Change Order Summary

Current Request:	\$7,243
Schedule Change:	2 days

Change Order Analysis

Consultant Error	0.36%
Consultant Omission	1.67%
Owner Directed	0.45%
Direct Owner Purchase	
& Tax Savings	0%
Discovered Condition	4.50%

Construction Schedule Summary

Planned Start:	April 3, 2013
Actual Start:	April 3, 2013
Planned Completion:	December 31, 2013
Actual Completion:	August 18, 2014