

EXECUTIVE SUMMARY

Change Order #1

Parkway Middle School

Scope: *Roof Replacement Buildings 22 & 24*

Project Number:
P.001617

Project Budget Summary

Original:	\$1,620,000
Current Approved:	\$1,620,000
Current Request:	\$ -0-
Proposed New:	\$1,620,000

Change Order Summary

Current Request:	\$27,210
Schedule Change:	20 days

Change Order Analysis

Consultant Error	0.00%
Consultant Omission	3.83%
Owner Directed	0.00%
Discovered Condition	0.00%

Construction Schedule Summary

Planned Start:	October 13, 2014
Actual Start:	March 20, 2015
Planned Completion:	June 29, 2015
Actual Completion:	TBD

Project Overview:

This project consists of Roof Replacement on Buildings 22 and 24.

Financial Overview:

ORIGINAL BASE CONTRACT:	\$710,643
PREVIOUSLY APPROVED CO'S:	\$0/0 Days
CURRENT CO REQUEST:	\$27,210/20 Days
PENDING CO'S:	NONE
FORECASTED COST TO COMPLETE:	\$737,853

Status of Work:

This project is being delivered through the CSMP method. The CSMP delivery method is a unit price contract based on actual work performed, not a lump sum or not to exceed amount. The SBBC Building Department issued a permit to the Contractor on February 10, 2015. The Contractor is currently in preconstruction activities working to procure materials. The re-roofing of Buildings 22 and 24 is scheduled to start on March 20, 2015. This item is seeking approval by the Board prior to implementation of the change order.

Key Issues:

Existing painted aluminum gutters are 4"x6" with 4"x4" aluminum downspouts. During the initial scope review and review of the existing roof components, the existing gutter and downspout system were found to be in satisfactory condition and it was recommended that they remain in place. As a result, no cost for gutters or downspouts were included in the Contractor's approved scope of work or price. As this project is being delivered through the CSMP contract, detailed design calculation of roof system drainage had traditionally not been conducted until after receiving the CSMP Contractor's proposal. During the design phase, drainage calculations developed by the project engineer determined that the existing gutter system was undersized, resulting in a need to increase the gutter to 6"x6." This change order adds properly sized new stainless steel gutters and downspouts in accordance with the District's Design & Material Standards and Building Code requirements.

Action Plan:

In projects moving forward, the design criteria package will include both an assessment of the condition and capacity of gutter and downspout systems as an integral part of a complete roof renovation project.