

EXECUTIVE SUMMARY

Final Acceptance/Release of Retainage

Riverside Elementary School

Scope: Additions and Alterations to HVAC

Project Number:

3031-99-06

Project Budget Summary

Original:	\$2,338,000
Current Approved:	\$2,527,201
Current Request:	0
Proposed New:	\$2,527,201

Change Order Summary

Current Request:	0
Schedule Change:	0 days

Change Order Analysis

Consultant Error	0.00%
Consultant Omission	0.00%
Owner Directed	8.09%
DOP and Tax Savings	0.00%
Discovered Condition	0.00%

Construction Schedule Summary

Planned Start: June 16, 2004
 Actual Start: July 2, 2004
 Planned Completion: December 12, 2005
 Actual Completion: December 17, 2005

Project Overview:

The scope consists of Heating, Ventilation and Air Conditioning Replacement, and after selective additions and replacement of equipment, provide Test and Balance for the entire system.

Financial Overview:

ORIGINAL BASE CONTRACT:	\$2,338,000
PREVIOUSLY APPROVED CO'S:	\$189,201
CURRENT CO REQUEST:	0
PENDING CO'S:	NONE
FORECASTED COST AT COMPLETION:	\$2,527,201

Status of Work:

All project scope of work has been completed.

Key Issues:

The status reports as of December 2005 indicated that this project was completed and financially closed, however, subsequent communications from the Contractor indicated that the Final Release of Retainage was not issued at that time.

After a detailed investigation of the records, it was discovered that the Consultant of Record executed the relevant OEF 110b and OEF 209 Forms, in May of 2010. The Building Official did not sign the said documents, since there was a failed Fire Alarm Inspection ticket associated with this project. Resolution to the failed ticket required coordination with the SBBC Physical Plant Operations, which was finally resolved on February 11, 2015.

Action Plan:

The Office of Facilities & Construction is continuing to aggressively close out all outstanding projects. In addition, the Project Acceptance Form has not been included, due to the age of the project and the administration familiar with the project are no longer at the facility.