

## Final Change Order Final Acceptance/Release of Retainage

**Hollywood Hills High School****Scope:** *Remodeling and Renovations***Project Number:***P.000299 (f.k.a. 1661-22-01)***Project Budget Summary**

Original:	\$2,038,964
Current Approved:	\$2,038,964
Current Request:	\$ (198,162)
Proposed New:	\$1,840,802

**Change Order Summary**

Current Request:	\$(198,162)
Schedule Change:	430 days

**Change Order Analysis**

Consultant Error	0.70%
Consultant Omission	2.70%
Owner Directed	0.83%
DOP and Tax Savings	0%
Discovered Condition	1.17%

**Construction Schedule Summary**

Planned Start:	July 13, 2009
Actual Start:	July 13, 2009
Planned Completion:	April 9, 2010
Actual Completion:	July 13, 2011

**Project Overview:**

This project consisted of the renovation of the auditorium which included new seating, flooring, acoustical panels, stage restrooms, entry ramp at foyer, ADA compliant restrooms (gymnasium and auditorium), replacement of air handler units, and installation of fire sprinklers.

**Financial Overview:**

ORIGINAL BASE CONTRACT:	\$1,067,000
PREVIOUSLY APPROVED CO'S:	\$57,715/0 Days
CURRENT CO REQUEST:	\$(198,162)/430 Days
PENDING CO'S:	NONE
<b>FORECASTED COST TO COMPLETE:</b>	<b>\$926,553.40</b>

**Status of Work:**

This project was completed and achieved substantial completion on March 4, 2011. However, the project did not receive a Certificate of Occupancy until 2013 due to required repairs on existing mechanical equipment that was not in the Contractor's scope of work.

**Key Issues:**

The major issue attributable to Change Order Item #21 on this project was the delay in the mechanical equipment being repaired, which impacted the Contractor from obtaining the Certificate of Occupancy. Although the repairs were outside of the Contractor's scope of work, the mechanical equipment (i.e. exhaust fans) was located in areas that were remodeled by the Contractor. This change order for \$23,174.40 reimburses the Contractor for Builder's Risk Insurance from December 2011 through December 2013 and Owner Protective Liability Insurance from December 2012 through April 2014.

The major issue attributable to credit Change Order Item #22 was based on a future re-roofing project of the entire facility. After the cancellation of the phased replacement project in 2011, it was determined that existing Building 1 would require re-roofing. As the re-roofing design and construction had not begun on Building 1 (gymnasium), 2, and 5 under this contract, Staff determined that it would be more cost effective to engage one contractor to avoid multiple warranties. Therefore, a credit was requested in the amount of (\$221,336). In addition, the Contractor is being granted 430 days under this change order item, due to the delays beyond their control that was associated with the deletion of the roofing scope of work.

**Recommendation and Remarks:**

This Board action reconciles and closes all outstanding accounts, requests for time extensions, releases retainage in the amount of \$46,328, and grants Final Acceptance for the project.