

Change Order #1

Flamingo Elementary School

Scope: *Roof Replacement Building 1, Section A*

Project Number:

P.001620

Project Budget Summary

Original:	\$1,400,000
Current Approved:	\$1,400,000
Current Request:	\$214,341
Proposed New:	\$1,614,341

Change Order Summary

Current Request:	\$214,341
Schedule Change:	300 days

Change Order Analysis

Consultant Error	0.00%
Consultant Omission	0.00%
Owner Directed	0.00%
Discovered Condition	15.31%
Tax Savings and DOP	0.00%

Construction Schedule Summary

Planned Start:	February 4, 2015
Actual Start:	February 24, 2015
Planned Completion:	October 10, 2015
Actual Completion:	Not Completed

Project Overview:

This project consists of a complete turn-key roof replacement of existing Building 1, Section A which is approximately 50,186 square feet, includes design and roof replacement of the main roof area including demolition and disposal of existing roofing, and supply and installation of a new SBS modified roofing system.

Financial Overview:

ORIGINAL BASE CONTRACT:	\$1,400,000
PREVIOUSLY APPROVED CO'S:	\$0/0 Days
CURRENT CO REQUEST:	\$214,341/300 Days
PENDING CO'S:	NONE
FORECASTED COST TO COMPLETE:	\$1,614,341

Status of Work:

The project status is currently in the design permit review phase. The design documents for the re-roofing of Building 1, Section A were completed and submitted to the Building Department with plan review comments forwarded to the Design/Builder on June 9, 2015. The Design/Builder is currently waiting for approval of a change order to revise the design documents for removal of the existing lightweight concrete that was not part of the project's original scope of work. Upon approval of the change order Design/Builder will be resubmitting revised design documents to resolve Building Department plan review comments.

Key Issues:

During the initial design stage, it was discovered that the existing light weight concrete had excessive moisture levels in some areas and it was agreed that the material should be removed but leaving the existing 28 gauge steel decking in place.

Action Plan:

A roofing report including a moisture survey shall be carried out prior to future roofing projects being initiated. Design/Builders shall be required to fully integrate any additional scope of work, as required, that is referenced in the specific roofing report.