

**EXECUTIVE SUMMARY**

**Change Order #1**

**Stranahan High School**

**Scope:** *Swimming Pool Renovations*

**Project Number:**

*P.001677*

**Project Budget Summary**

Original:	\$ 583,400
Current Approved:	\$1,473,400
Current Request:	\$ 280,952 *
Proposed New:	\$1,754,352

**Change Order Summary**

Current Request:	\$ 586,637
Schedule Change:	150 days

**Change Order Analysis**

Consultant Error	0.00%
Consultant Omission	0.00%
Owner Directed	55.75%
Unforeseen Condition	8.36%
Tax Savings and DOP	0.00%

**Construction Schedule Summary**

Planned Start: 7/24/17  
Actual Start: 7/24/17

Original Planned Substantial  
Completion: 10/22/17 – 12/31/17  
Current Planned Substantial  
Completion: 3/21/18

Planned Final Completion: 4/20/18

\* \$204,423 SMART Project Funds +  
\$76,529 Capital Project Reserves

**Project Overview:**

The scope of work includes demolishing the existing pool deck and piping system, including new supply and return piping, new pool deck, new storm drainage, new supply of pool accessories, new coping tile and new diamond-brite marcite coating.

**Financial Overview:**

ORIGINAL BASE CONTRACT:	\$915,294 / 90 Days
PREVIOUSLY APPROVED CO'S:	\$0/0 Days
CURRENT CO REQUEST:	\$586,637 / Add 150 Days
PENDING CO'S:	NONE
<b>FORECASTED COST TO COMPLETE:</b>	<b>\$1,501,931</b>

**Status of Work:**

Work has commenced on the removal of the existing concrete pool deck, excavation of the pool perimeter and removal of the existing pool piping. During the removal of the existing pool piping it was found that the existing pool gutter needs to be replaced.

**Key Issues:**

**Item #1 - Pump House Equipment Replacement:** The equipment in the existing pool pump house building has deteriorated to the point of needing to be replaced. This was known and included in the budget, but not the schedule, as a contingency/change order line item at the June 27, 2017 Board Meeting (JJ-4). The cost to replace the pump house equipment is accounted for in the current Board approved project funds, therefore there is no financial impact. This additional scope will result in a planned change to the original scheduled completion date of October 22, 2017. The scheduled substantial completion date with just the pump equipment scope in this item is December 31, 2017 which resulted in an addition of 70 days. (Owner Request: \$305,685; Add 70 Days)

**Item #2 - Envelope and Heater (Boiler) Replacement:** This scope of work is part of the main SMART project in the roofing and HVAC line items of the 2017-18 to 2021-22 DEFP book on page 220, and is being accelerated to be completed with the pool renovation. The cost for this scope of work is being transferred from the SMART line items into the swimming pool renovation project as shown in the attached DEFP page. This scope includes: replace roof deck and roof, replace existing window & doors and install new heater (boiler) with hoods and vents. While executing the pool renovation scope of work it was discovered that the wood roof structure of the pump house was infested with termites requiring the entire roof structure and plywood deck be replaced. Staff determined that it would be in the best interest of the district to complete this scope of work with the pool renovation and not wait until the main SMART project. There is no financial impact, but there will be the need to add 80 days to the new completion date of December 31, 2017 as referenced in item #1 above. (Owner Request: \$204,423; Add 80 Days)

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**Item #3 - Replace Existing Pool Gutter:** While excavating around the perimeter of the pool to replace the existing supply and return piping, it was discovered that the existing gutter reinforcing structure had deteriorated to the point of needing to be replaced with a new type “B” gutter system. This is an unforeseen item and will have a financial impact of \$76,529 with no additional days being added to the schedule. This work will run concurrent with the renovation project and the added scope of items No. 1 and 2 above. (Unforeseen Request: \$76,529; No Days)

**Action Plan:** There is still a change order contingency line item in the amount of \$32,401 for any possible unforeseen items that still may occur. The design/permit drawings have been modified so that they reflect the changes described above and have been submitted to the Building Department for review and approval. This change order has been reviewed by Heery, Atkins and the OFC for entitlement and cost.