

Advance Notice
January 9, 2013

Liberty High School Addition and Modernization Phase II – Change Order #1 – Crawford/Thiele

Action to be taken: I move the board approve the Liberty High School Addition and Modernization Phase II Change Order #1 from Babbit Neuman Construction Company, in the amount of \$126,327.14 plus \$12,001.07 WSST for a total of \$138,328.21.

Each proposal request listed on the attached Change Order No. 1 has been reviewed by the District Construction Coordinator for the project. Cost proposals were reviewed and reduced where possible and as proposed represent an equitable charge for the scope of work involved.

- COP-2 Labor and Industries permit costs.
- CCD-4 Electrical conduit additions to provide power to stadium expansion in Phase III which will reduce future costs.
- CCD-5 Restore power to parking lot lighting due to phasing coordination.
- CCD-6 Add epoxy dowels to boiler room wall to improve structural integrity.
- CCD-7 Reconnect cold water at boiler room due to phasing coordination.
- CCD-8 Change to wood studs per Owner.
- CCD-9 Demolish greenhouses not shown on drawings.
- CCD-13 Per King County add ADA bridge to temporary locker rooms due to Phase I delay.
- COP-51 Demolish two additional tube steel columns.
- CCD-21 Plumbing additions per Owner.
- CCD18a Overexcavation and fill due to wet weather/clay soil type.
- CCD22 Delete door due to elimination of electrical room.
- COP-93 Change light fixture to match fixture change in Phase 1.

Original Contract Sum (without WSST)	\$18,129,000.00
Previous Contract Total including change orders and WSST	\$19,851,255.00
Change Order # 1	\$126,327.14
9.5% WSST	\$12,001.07
Total Change Order #1	\$138,328.21
Revised Contract Total	\$19,989,583.21

The revised contract total is within the project budget.

Ron Thiele will be available to answer any questions the board may have regarding this recommendation.

Please scroll down to view Liberty High School Addition and Modernization Phase II Change Order #1 (2 pages).

CHANGE ORDER

<u>Distribution</u>	#	
Owner	<u>x</u>	Issaquah S.D.
Architect	<u>x</u>	Bassetti Architects, P.S.
Contractor	<u>x</u>	BNCC
Consultant	-	
Other	-	

PROJECT:	Liberty HS Addition and Modernization, Phase 2 16655 SE 136 th Street Renton, WA 98059	CHANGE ORDER NO. # 01
OWNER:	Issaquah School District 565 NW Holly Street Issaquah, WA 98027	INITIATION DATE: 12/17/2012 ARCHITECT'S PROJECT NO.:10827.00
TO:	Babbit Neuman Construction Company (BNCC) 215 Wilkes Street, Suite 103 Steilacoom, WA 98388	ARCHITECT: BASSETTI ARCHITECTS 71 Columbia Street, Suite 500 Seattle, WA 98104
CONTRACT FOR:	General Construction	CONTRACT DATE: July 23, 2012

You are directed to make the following changes in this Contract:

CO	REF.	DESCRIPTION	AMOUNT
1.1	COP-2	L&I Permit Costs	\$5,719.75
1.2	CCD-4	Electrical Conduit Additions	\$77,207.86
		<i>Owner request due to future stadium addition</i>	
1.3	CCD-5	Restore Power to Parking Lot Lighting	\$4,668.12
		<i>Existing conduits buried in conc sidewalk</i>	
1.4	CCD-6	Add Epoxy Dowels to Boiler Room Wall	\$806.97
		<i>Add structural integrity to existing structure</i>	
1.5	CCD-7	Reconnect Cold Water at Boiler Room	\$3,599.17
		<i>Due to construction sequencing</i>	
1.6	CCD-8	Change to Woods Studs	\$0.00
		<i>Due to Owner Request</i>	
1.7	CCD-9	Demolish Greenhouses	\$2,031.49
		<i>Demolition not shown on drawings.</i>	
1.8	CCD-13	ADA Bridge to temporary Locker Rooms	\$21,596.18
		<i>Code requirement due to Phase 1 schedule delay</i>	
1.9	COP-51	Demolish Two Additional Tube Steel Columns.....	\$1,186.96

1.10	CCD-21	Plumbing Additions	\$3,663.18
1.11	CCD-18a	Over-Excavation <i>Due to wet weather/ clay soil type</i>	\$5974.62
1.12	CCD-22	Delete Door 2111-1..... <i>Due to elimination of electrical room</i>	(\$1,067.00)
1.13	COP-93	Change Light Fixture RL-2..... <i>Matching fixture change in Phase 1 Performing Arts</i>	939.84
Total CO-1			\$126,327.14

Not valid until signed by both the Owner and Architect.

Signature of the Contractor indicates his agreement herewith, including any adjustment in the Contract Sum or Contract Time.

The original Contract Sum was	\$18,129,000.00
Net change by previously authorized Change Orders	\$0.00
The Contract Sum prior to this Change Order was	\$18,129,000.00
The Contract Sum will be (increased) (decreased) (unchanged) by this Change Order	\$126,327.14
The new Contract Sum including this Change Order will be	\$18,255,327.14
The Contract Time will be (increased) (decreased) (unchanged) by	0 days
The Date of Substantial Completion as of the date of this Change Order therefore is	7/26/2013

Bassetti Architects P.S.
71 Columbia Street, Suite 500
Seattle, WA 98104

Babbit Neuman Construction Company
P.O. Box 881040
215 Wilkes Street, Suite 103
Steilacoom, WA 98388

Issaquah School District
565 NW Holly Street
Issaquah, WA 98027

Date: _____

Date: _____

Date: _____

Pursuant to the General Conditions, the execution of this Change Order constitutes a waiver of Claims by the Contractor arising out of the Work to be performed or deleted pursuant to this Change Order, except as specifically described herein. Reservations of rights will be deemed waived and are void unless the reserved rights are specifically described in detail to the satisfaction of the Owner and are initialed by the Owner.