

Holly Street Preschool Tenant Improvement – Change Order #1 – Kuper/Mullins

Action to be taken: I move the board approve the Holly Street Preschool Tenant Improvement Change Order #1 from Cornerstone General Contractors in the amount of \$75,013.64 plus \$7,576.37 WSST for a total of \$82,590.01

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-001 Additional costs associated with the removal and proper disposal of asbestos containing materials discovered during project demolition.
- COP-003 Additional costs associated with the demolition of the vault that was larger and more complex than originally anticipated.
- COP-004.1R Additional costs associated with revisions to shear walls due to hidden conditions discovered during demolition.
- COP-005 Additional costs associated with correction to existing wiring required by code and discovered during demolition.

Original Contract Sum (without WSST)	\$2,339,800.00
Original Contract Total including WSST	\$2,339,800.00
Previous Contract Total including change orders and WSST	
Change Order # 1	\$75,013.64
10.1% WSST	\$7,576.37
Total Change Order #1	\$82,590.01
Revised Contract Total	\$2,422,390.01

The revised contract total is within the project budget.

Jake Kuper or Tom Mullins will be available to answer any questions the board may have regarding this recommendation.

Please scroll down to view Holly Street Preschool Tenant Improvement - Change Order 1 (1 page).



AIA Document G701™ – 2017

Change Order

PROJECT: (Name and address)
Holly Street Preschool Tenant Improvement
565 NW Holly Street
Issaquah, WA 98027

CONTRACT INFORMATION:
Contract For: General Construction
Date: August 25, 2021

CHANGE ORDER INFORMATION:
Change Order Number: 001
Date: January 03, 2022

OWNER: (Name and address)
Issaquah School District No. 411
565 NW Holly Street
Issaquah, WA
98027-2889

ARCHITECT: (Name and address)
Cornerstone Architectural Group
6161 NE 175th Street, Suite 101
Kenmore, WA 98028

CONTRACTOR: (Name and address)
CDK Construction Services, Inc.
P.O. Box 1767
Duvall, WA 98109

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

1. Remove additional Asbestos Containing Materials discovered during demolition per attached email dated August 31, 2021 and COP 001 dated 9/23/2021.....\$3,780.03
2. Provide additional demolition of larger than anticipated concrete vault discovered during demolition per attached COP003 dated 10/20/2021.....\$10,712.59
3. Revise shear wall locations due to hidden conditions as directed in CCD 002 dated 9/29/2021 and per attached COP0041R dated 12/17/2021.....\$51,057.72
4. Provide additional insulation due to hidden conditions per attached COP005 dated 11/13/2021.....\$1,516.18
5. Provide additional electrical work to correct code violations discovered during demolition per attached COP009 dated 12/7/2021.....\$7,947.30

The original Guaranteed Maximum Price was	\$	2,339,800.00
The net change by previously authorized Change Orders	\$	0.00
The Guaranteed Maximum Price prior to this Change Order was	\$	2,339,800.00
The Guaranteed Maximum Price will be increased by this Change Order in the amount of	\$	75,013.64
The new Guaranteed Maximum Price including this Change Order will be	\$	2,414,813.64

The Contract Time will be unchanged by Zero (0) days.
The new date of Substantial Completion will be February 21, 2022

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

Cornerstone Architectural Group ARCHITECT (Firm name) 	CDK Construction Services, Inc. CONTRACTOR (Firm name) 	Issaquah School District No. 411 OWNER (Firm name)
SIGNATURE	SIGNATURE	SIGNATURE
Peter Andersen, Project Manager PRINTED NAME AND TITLE	Robert Lang, Project Manager PRINTED NAME AND TITLE	PRINTED NAME AND TITLE
01/03/2022 DATE	01/03/22 DATE	DATE