

CONTRACT CHANGE ORDER REPORT

POLICY ISSUE / SITUATION:

School District Administrative Regulation DJ-AR requires reporting to the Board when contract charge orders cumulatively exceed 25% of the original contract award amount.

BACKGROUND INFORMATION:

District facilities projects have encountered a variety of conditions requiring routine change orders to complete the work. Attached is a summary report of the projects that have had change orders cumulatively exceeding 25%.

RECOMMENDATION:

(11-110) BE IT HEREBY RESOLVED that the Beaverton School District Board of Directors has reviewed the November 1, 2011 contract change order report.

CONTRACT CHANGE ORDER REPORT
(Changes Exceeding 25%)

Site	Work	Contractor	Board Authorized Contract Award	Initial Contract Award	Cumulative Encumbered 11/1/11	% of increase	Remarks
2011 Facilities Improvements (multiple locations)	2006 Bond funded Design Services	BBL Architects	\$97,740	\$97,740	\$170,464	74%	Additional Scope - William Walker Domestic Waterline Project added and AHS Stage Safety Items
2011 Facilities Improvements (multiple locations)	2006 Bond funded Design Services	Boora Architects	\$187,000	\$174,443	\$247,590	42%	Additional Scope - Stoller Middle School Re-roof design & Construction Administration Services; Solar Study at Stoller Middle School; Replacement of mechanical screen at Admin. Bldg.
William Walker Elementary	2006 Bond funded Consultant Services	Carlson Testing, Inc.	N/A	\$242	\$395	64%	Additional Materials Testing & Special Inspections required by Jurisdiction
Elementary School Office Security Projects (multiple locations)	2006 Bond funded Design Services	DOWA (Dull Olson Weekes Architects)	N/A	\$36,790	\$89,549	146%	Additional Scope to add design, construction documents, Construction Administration for eight schools to contract
Central Office Pod E	Facilities/Maint funded Design Services	Harper Houf Peterson Righellis	N/A	\$18,000	\$31,000	72%	Additional engineering design for electrical, structural, and outfall drainage.
Beaver Acres Elementary	2006 Bond funded Construction Services	Hydro Temp Mechanical	N/A	\$34,000	\$89,549	163%	Additional Scope added to contract
Stoller Middle School	2006 Bond funded Consultant Services	PBS Engineering & Environmental	N/A	\$2,636	\$3,596	36%	Additional scope to incorporate haz mat drawings into Boora Architects review set.
Aloha High School	2006 Bond funded Consultant Services	PBS Engineering & Environmental	N/A	\$3,097	\$5,451	76%	Additional sampling, testing, and oversight of removal of asbestos at roof drains.
William Walker Elementary	2006 Bond funded Consultant Services	PBS Engineering & Environmental	N/A	\$5,439	\$11,329	108%	Additional samples, collection, air clearance testing and abatement oversight due to unforeseen conditions.
Oak Hills Elementary	2006 Bond funded Construction Services	Arjae Mechanical	N/A	\$4,235	\$5,715	35%	Added additional ceiling access point to facilitate construction
Oak Hills Elementary	2006 Bond funded Construction Services	Absolute Mechanical	N/A	\$5,065	\$6,445	27%	Added additional work due to unforeseen conditions on the repair of the heater
Capital Center - Comm Transition Program	2006 Bond funded Construction Services	Todd Hess Construction	\$325,900	\$325,900	\$546,324	68%	Added additional work due change in user requirements and unforeseen conditions
Meadow Park MS	SB1149 funded Construction Services	Pacific Northwest Environmental	N/A	\$14,418	\$26,001	80%	Added asbestos removal due to unforeseen conditions.