

227 N. Fourth Street
Geneva, Illinois 60134
Operations
630/463-3000
630/463-3020
Fax: 630/463-3029



Scott Ney
Director of Facility

Community Unit
School District #304

To: Donna Oberg
From: Scott Ney
Subject: GHS Steam Lines -Monaco Mechanical Inc- Summary of Change Orders Exceeding Contingency Allowance
Date: October 19, 2016

Attached please find the summary regarding change orders from Monaco Mechanical Inc. for the Geneva High School Steam Line Replacement Project.

Total contingency allowance for the steam line project was \$15,000. Change Order #2 used \$5,800 for identifying and tying in the new steam lines to an existing steam line section. The existing steam line section was located below the high school slab and its' condition was initially unknown nor was it identified to be replaced.

The contingency allowance then stood at \$9,200. Change Order #6 for \$24,727.84 was for the removal of concrete that encased the existing underground steam pipe and utilities. This change order left the contingency allowance at zero with an additional \$15,527.84 needing to be approved. However, Change Order #8 for \$1,158.69 identifies costs involved for Geneva 304 staff to replace a steam trap.

It is my recommendation that the Board of Education approve the **\$14,369.15** for Monaco Mechanical Inc change orders.



Project Name: Steam Pipe Replacement Project at Geneva High School
 Project Number: 2015.24

Contingency Allowance		\$15,000.00
Auth #	Description	Cost Submitted
1	PCO 02 - investigation of the buried steam pipe connection and source of ground water below the slab	\$5,800.00
2	PCO 06 - removal of concrete encasing underground steam pipe and utilities. Total cost is \$24,727.84 - balance is issued as Change Order 01.	\$9,200.00
Total Allowance Monies Approved to be used		\$15,000.00
Total Allowance Monies Remaining		\$0.00

Change Orders		
Auth #	Description	Cost Submitted
1	PCO 06 - removal of concrete encasing underground steam pipe and utilities. Total cost is \$24,727.84 - balance is issued as Allowance Authorization 02.	\$15,527.84
2	PCO 08 - time incurred by the School District to replace steam trap.	(\$1,158.69)
total change order		\$14,369.15
original contract amount		\$177,200.00
Total contract including change order		\$191,569.15



October 1, 2016

Mr. Scott Ney
Director of Facility Operations
Geneva Community School District 304
227 N. Fourth Street
Geneva, IL 60134

Dear Scott

GHS Steam Pipe Replacement – Proposed Change Order Request 06
DLA Project No. 2015.24

Please find the attached proposal from Monaco Mechanical to remove the concrete encasing the underground steam pipe and utility lines discovered during excavation for a cost of \$24,727.84. Note that this cost also includes a credit for asphalt as this work was performed by Laub Construction. I have reviewed the submitted time and material costs and find the amount in line with the expended work and therefore acceptable. I would recommend that this proposal be approved. As discussed, a portion of the cost for this work could be taken from the remaining Allowance monies and the balance issued as a Change Order to the Contract.

Pending confirmation of the status of your decision for approval, I have prepared Allowance Authorization No. 02 in the amount of \$9,200 herein attached. The balance of this proposal would be issued as Change Order No. 01 in the amount of \$15,527.84. Upon your direction, I will forward the allowance and change order paperwork to Monaco Mechanical for signature and notify them that these amounts may be reflected in their next pay application. Should you have any questions or concerns, do not hesitate to contact me.

Sincerely

Shannon Baird

Shannon Baird, AIA

Enclosure



1971 University Lane > Lisle, IL 60532
Ph: 630.810.8900 > Fx: 630.810.8914
Web: www.MonacoMechanical.com

August 6, 2016 Revised

Ms. Shannon Baird
DLA Architects Ltd.
Suite 1300
Two Pierce Place
Itasca IL 60143

Via email: s.baird@dla-ltd.com

GENEVA HIGH SCHOOL – DLA Project No. 2015.24

ADDITIONAL LABOR/MATERIAL FOR UNFORESEEN CONDITIONS AT EACH WALL PENETRATION

Shannon,

We offer the following for the unforeseen conditions at each wall penetration:

Monaco Mechanical			
Pipefitter	30 HRS @ \$125.00		\$3,750.00
Enger Vavra			
Equipment Operator	8 HRS @ 122.68	\$	981.44
Laborer	160 HRS @ 96.14	\$	15,382.40
Equipment Rentals (Air Compressors / Hammers)		\$	2,926.00
Material		\$	300.00
		\$19,589.84	\$19,859.84
Monaco Mechanical OH&P – 5%		\$980.00	\$ 993.00
Monaco Mechanical Insurance / Bond			<u>\$ 738.00</u>
Total Demo Concrete & Remove From Site:		\$25,057.84	\$26,561.00
Credit for asphalt work:			\$- 1,000.00
Add for stone under asphalt			\$ 670.00
Total Change Order request		\$24,727.84	\$26,231.00

Respectfully,
Monaco Mechanical, Inc.
Thomas J. Gritzenbach
Senior Vice President



1971 University Lane > Lisle, IL 60532
Ph: 630.810.8900 > Fx: 630.810.8914
Web: www.MonacoMechanical.com

September 16, 2016

Ms. Shannon Baird
DLA Architects Ltd.
Suite 1300
Two Pierce Place
Itasca IL 60143

Via email: s.baird@dla-ltd.com

GENEVA HIGH SCHOOL – DLA Project No. 2015.24
CHANGE ORDER COST REVIEW

Shannon,

We have reviewed your change order costs responses and offer the following additional information:



Slab Removal

Concrete removal within the high school closet area was not anticipated or included in order to tie-in the new steam. After opening up the outer jacket to investigate spacing and piping conditions, we believed that adequate space was available to make the connection. The existing 12" elbow or the incoming steam piping would have been miter cut to allow for connection and proper welding. At the direction of DLA Architects, per our proposal of options dated May 24, 2016, option A was completed to accommodate the school districts desire to further investigate ground water.



Unforeseen Concrete Conditions

Upon excavation to locate and remove the existing underground steam piping, excessively large concrete blocks were found adjacent to each building as shown. These blocks were approximately 6' X 6' and over 6' deep, buried beneath other utility piping making hand demolition the only option for removal. There could have been no way to anticipate a piece of concrete so close to a foundation wall. Initial efforts were made by our pipefitters to begin demolition of the blocks in order to keep the project progressing until underground pipe was delivered onsite. Once underground pipe was delivered and available to begin installation at the expansion loops, laborers took over the demolition efforts of the concrete until complete.