

Construction Change Orders

Background:

During the construction process, it is common for the construction contractor and/or the architect to discover circumstances that were not anticipated at the time of design or bidding, but nonetheless, these conditions create additional cost for the project.

Two issues are creating the need for change orders in our projects.

First, an engineer found our soil to be too sandy. The new greenhouse addition now needs additional gravel backfill and concrete in the amount of \$16,000 for the new foundations we are pouring. We also found some damage that needed repair during the construction process. Costs for these separate items totals \$31,934.32 which is beyond my spending authority of \$25,000. See below.

• Gym – infill wall holes	\$638.10
• Replace underground storm sewer	\$4,641.45
• Two underground storm sewers and one sanitary sewer	\$7,770.40
• Foundation for greenhouse	\$16,351.20
• <u>Sanitary sewer elbow</u>	<u>\$2,533.17</u>
TOTAL	\$31,934.32

The second issue is not really a change. We finally got a bid from Jim's Carpet One on our tile project. We had budgeted \$46,000 for the project.

Recommended Action:

I recommend the board move to approve the change orders totaling \$31,934.32 and the hallway tiling project for a cost not to exceed \$46,000.