

# CONSTRUCTION MANAGEMENT AT RISK CHANGE ORDER

Office of the School Board Architect



SCHOOL: Tyrone Elementary School Project (now known as New Heights Elementary School)

PROJECT: Tyrone Elementary School Project (now known as New Heights Elementary School) PROJECT NO. 9039

CHANGE ORDER NO. 002

- ORIGINAL GMP AMOUNT: \$ 27,806,909.00
- ORIGINAL CONTRACT COMPLETION DATE: 11/23/08 (final)
- CHANGE(S) AND REASON(S) FOR THIS CHANGE ORDER: \$ (8,066,220.40)

unspent contingency: (\$ 134,286.16)  
unspent construction buy out: (\$1,361,236.54)  
DPO (with sales tax savings): (\$6,570,697.70)  
CONTRACT C.O. TOTAL: (\$8,066,220.40)

- THE OWNER AUTHORIZED THE CONTRACTOR TO MAKE THE FOLLOWING CHANGES(S) IN THE CONTRACT DATED: 11/13/2007

FOR THESE CHANGES: (ADD TO/ DEDUCT FROM) THE GMP, IN ACCORDANCE WITH THE CONDITIONS OF THE CONTRACT, THE SUM OF:

- STATUS OF THE ACCOUNT  
CURRENT GMP AMOUNT: \$ 27,806,909.00  
ADDITION TO GMP: \$ 0.00  
DEDUCTIONS TO GMP: \$ (8,066,220.40)  
REVISED GMP AMOUNT: \$ 19,740,688.60

- PREVIOUS TIME EXTENSION(S) IS: 0.

- ADDITIONAL TIME NEEDED FOR THIS CHANGE ORDER IS: 0 CALENDAR DAYS.

- REVISED CONTRACT COMPLETION DATE IS: 11/23/08 (final).

ARCHITECT/ENGINEER CERTIFICATION: In my considered professional opinion as project architect/engineer, the prices quoted in this change order are both fair and reasonable, and in the proper ratio to the cost of the original work contract under benefit of competitive bidding.

Architect/Engineer Approved:

Construction Manager Acceptance:

Charles Canerday 12-17-09  
Signature Date

Mark W. House 12-17-09  
Signature Date

Charles Canerday  
NAME

Mark W. House  
NAME

Canerday, Belfsky + Arroyo  
FIRM

HC Beck, Ltd.  
FIRM

Owner Approved:

Julie M. Janssen, Ed.D., Superintendent  
Pinellas County Schools

Date

USE THIS SPACE FOR ADDITIONAL INFORMATION:

\* PLEASE SEE ATTACHED FINAL COST OF WORK BREAK DOWN DATED 11/23/09 AS IT IS PART OF PCSB OCO 002.



**CM AT RISK  
CONTRACT OWNER CHANGE ORDER 002**

PROJECT: Tyrone Elementary School (now New Heights) 161727.01 (CONST.) / 161727.02 (PRECON.)  
TO: Mike Parkinson PCSB  
FROM: Aixa Santiago Beck  
DATE: 11/23/09

**RE: Final Change Order to Beck's Contract:  
Adjusting for DPO and Unspent Construction Money**

Original Const. Contract Amount:	\$ 22,362,800.00	
+ Plus C.O. Taking Const. Contract to Final GMP:	\$ 5,444,109.00	
<b>TOTAL Contract Amount:</b>		<b>\$ 27,806,909.00</b>

Preconstruction Cost:	\$ 156,797.00	
Construction Cost:	\$ 19,583,891.60	
<b>TOTAL Construction Cost:</b>		<b>\$ 19,740,688.60</b>

<b>CONTRACT AMOUNT:</b>	<b>\$ 27,806,909.00</b>	
<b>- LESS CONSTRUCTION COST:</b>	<b>\$ (19,740,688.60)</b>	
<b>AMOUNT REMAINING TO DEDUCT FROM CONTRACT FOR DPO / UNSPENT CONTINGENCY / UNSPENT CONST. BUY OUT:</b>		<b>\$ 8,066,220.40</b>

Verification:		
DPO (processed by Owner):	\$ 6,570,697.70	
Project Contingency (not spent):	\$ 134,286.16	
Construction Money (not spent):	\$ 1,361,236.54	
		<b>\$ 8,066,220.40</b>



## FINAL COST OF WORK

PROJECT: Tyrone Elementary School (now New Heights) 161727.01 (CONST.) / 161727.02 (PRECON.)  
TO: Mike Parkinson PCSB  
FROM: Aixa Santiago Beck  
DATE: 11/23/09

RE: Final Cost of Work Break Down

CM FEE (FIXED) – PRECON.:	\$ 156,797.00	
PRECON. SUBTOTAL:		\$ 156,797.00
CM FEES (FIXED) – CONST.:	\$ 2,694,536.56	
REIMBURSABLES / GC FEES (COST OF WORK) – CONST.:	\$ 1,884,835.06	
SUBCONTRACTOR COSTS (COST OF WORK) – CONST.:	\$15,004,519.98	
CONST. SUBTOTAL:		\$19,583,891.60
<b>GRAND TOTAL FOR PROJECT (CONST. AND PRECON. SUBTOTALS):</b>		<b>\$19,740,688.60</b>

### BREAKDOWN:

* CM Fee – Preconstruction per Contract:	\$ 156,797.00	
<b>Subtotal:</b>		<b>\$ 156,797.00</b>
* CM Fee – Construction per Contract:	\$ 1,356,100.00	
* Profit – Construction (includes Booster Pump Profit):	\$ 1,338,436.56	
<b>Subtotal:</b>		<b>\$ 2,694,536.56</b>
* COW: GC Fees / Reimbursables – Const.:	\$ 1,285,779.47	
* COW: General and Excess Liability Insurance – Const.:	\$ 163,926.84	
* COW: Payment and Performance Bonds / SubGuard – Const.:	\$ 435,128.75	
<b>Subtotal:</b>		<b>\$ 1,884,835.06</b>
* COW: Construction (Vendor / Subcontractor) Costs:		



SCOPE	SUB.	CONST. COST AND/OR SUBCONTRACTS	LAST PAY APP	NOTES
SITework	TERRA	\$1,827,031.73	1,790,279.62	Difference is CO for Booster Pump and DPO adjust - part of subcontract although billed in pay app against different line item to separate / identify costs per owner request
SITework - BOOSTER PUMP	TERRA	ABOVE	36,752.11	Difference is CO for Booster Pump and DPO adjust - part of subcontract although billed in pay app against different line item to separate / identify costs per owner request
IRRIGATION / LANDSCAPE	HARDEMAN	\$159,609.82	\$159,609.82	
SOIL TREAT	APC	\$37,974.55	\$37,974.55	
FENCING	SMITH	\$251,713.30	260,883.20	Invoice(s) processed as "2" code beginning of project (contract is "4" code)
FENCING	SMITH	\$9,169.90	ABOVE	Invoice(s) processed as "2" code beginning of project (contract is "4" code)
CONCRETE/MASONRY	AMS	\$3,150,105.00	\$3,150,105.00	
STRUCTURAL STEEL/MISC				
STEEL	CMS	\$574,236.34	\$574,236.34	
CANOPY	PEACHTREE	\$523,252.00	\$523,252.00	
MILLWORK	STEVE WARD	\$223,303.06	\$223,303.06	
WATERPROOFING	WATER-TITE	\$187,590.00	\$187,590.00	
ROOFING	JR COOP	\$250,483.24	\$250,483.24	
DOORS/HARDWARE / GLAZING	DHOVERRING TON/TAB GLASS	\$735,393.49	\$735,393.49	
STUCCO / DRYWALL / CEILING GRID / TILE / CARPET / PAINTING/EPOXY FLOORING	RAYNOR/LEV EL LINE/ACOUST I/CHARLIE/M CCANN/TRIO PAINTING/HO RIZON SURFACE	\$764,181.12	\$764,181.12	
SIGNAGE	DESIGNED	\$25,604.38	\$25,604.38	
FOOD SVC	SARASOTA	\$37,973.16	\$37,973.16	
PROJ SCREENS	PLATINUM VISUAL	\$17,405.14	\$17,405.14	
ELEVATOR	THYSSEN	\$52,165.00	\$52,165.00	
MECH / PLUMB	JR LONG	\$3,205,192.59	3,171,306.63	Difference is CO for Booster Pump and DPO adjust - part of subcontract although billed in pay app against different line item to separate / identify costs per owner request
MECH / PLUMB - BOOSTER PUMP	JR LONG	ABOVE	33,895.96	Difference is CO for Booster Pump and DPO adjust - part of subcontract although billed in pay app against different line item to separate / identify costs per owner request
ELECTRICAL / FIRE ALARM / TECHNOLOGY	BORRELL	\$2,155,358.69	2,150,358.92	Difference is CO for Booster Pump and DPO adjust - part of subcontract although billed in pay app against different line item to separate / identify costs per owner request
ELECTRICAL / FIRE ALARM / TECHNOLOGY - BOOSTER PUMP	BORRELL	ABOVE	3,999.77	Difference is CO for Booster Pump and DPO adjust - part of subcontract although billed in pay app against different line item to separate / identify costs per owner request
TREE REMOVAL	ALPINE	\$22,550.00	\$4,570.00	Invoice(s) processed as "2" code beginning of project (contract is "4" code)
TREE REMOVAL	ALPINE	\$12,320.00	ABOVE	Invoice(s) processed as "2" code beginning of project (contract is "4" code)
MATERIAL TESTING	GULF COAST	\$93,689.25	\$93,689.25	
COILING DOORS/GRILLES	CASEY DOOR	\$14,750.00	\$14,750.00	
MISC METALS	BRASSART	\$24,713.06	38,259.69	Invoice(s) processed as "2" code beginning of project (contract is "4" code)
MISC METALS	BRASSART	\$13,546.63	ABOVE	Invoice(s) processed as "2" code beginning of project (contract is "4" code)
OPERABLE PARTITIONS	BELL	\$24,300.00	\$24,300.00	
STAGE CURTAINS	HILES	\$19,960.70	\$19,960.70	
FLEX-PAVE TRACK	KBI	\$1,650.14	\$1,650.14	
PLAYGROUND EQUIP	PLAYMORE	\$55,675.58	\$55,675.58	
VOLLEYBALL PLAYGROUND EQUIP	BECK	\$3,851.82	\$3,851.82	
LIGHTPOLE BASES	SOUTHERN PRECAST	\$22,787.00	\$22,787.00	
FIRE SPRINKLER SYS	UNIVERSAL FIRE	\$370,350.00	\$370,350.00	
BOOSTER PUMP (CONST.) AND COSTS TO KEEP JOB OPEN AFTER CONTRACT COMPLETION DATE PER OWNER REQUEST	BECK	\$37,047.44	\$37,047.44	TERRA, JR LONG, AND BORRELL BOOSTER PUMP COSTS BROKEN OUT UP ABOVE
DESIGN SERVICES - 3 DOORS ADDED PER EMERGENCY MANAGEMENT REQUEST	CBAA / EMI	\$31,875.00	\$31,875.00	OWNER REQUESTED THESE TWO DESIGN FEES BE PAID THROUGH CONSTRUCTION
MOVING SERVICES	BLOCKER	\$34,460.00	\$34,460.00	
TOILET ACCESS / FLAGPOLES / ETC	ROLLING OAK	\$9,184.00	\$9,184.00	
MISC SCOPE BUYOUT	BECK	\$7,912.25	\$7,912.25	
MISC CONCRETE SCOPE BUYOUT	BECK	\$995.00	\$995.00	
WATER TRUCK (CONSUMPTION OF WATER)	CITY	\$5,846.90	\$5,846.90	
STAIR NOSINGS - MAT	BECK	\$5,242.70	\$5,242.70	
SMOKE TEST	SLEUTH	\$4,350.00	\$4,350.00	
COVERED PLAYCOURT STRUCTURE - MAT. ONLY	GULF STATES	\$0.00	\$0.00	
CLEANING SERVICES	N/A	IN GC'S	IN GC'S	
SUB CLEAN UP CREW	BECK	IN GC'S	IN GC'S	
UTILITIES	CITY / PROGRESS	IN GC'S	IN GC'S	
CONSTRUCTION (SUB. / VENDOR) COST SUBTOTAL		\$15,004,519.98	\$15,004,519.98	

Construction (Vendor / Subcontractor) Costs:	
Subtotal:	\$15,004,519.98

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<b>CONST. &amp; PRECON. GRAND TOTAL AMOUNT:</b>	<b>\$ 19,740,688.60</b>
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**Under Budget**