

Agenda Items

Priestly Status:

- Targeting 3/1/2022 for Certificate of Occupancy (State and local inspections completed)
- Ceilings are in place
- Flooring is in place
- Security system wiring is in place
- IT wiring is in place
- Fire Alarm and Elevator call box monitoring is in place
- Scheduling smoke evacuation 3rd party system testing is being scheduled

Discussion Regarding Window Approvals by SHPO/NPS:

- During the review of the window mockups the National Park Service indicated that they wanted a gap that is part of the window construction to be caulked. This gap is visible in the window design drawings that NPS accepted without comment. The window supplier & manufacturer indicated that any caulking applied to the windows that is not part of the installation would void the warranty. The window installation subcontractor recently priced the cost to caulk this gap at ~\$160,000.00. Subsequent priced proposals by others lowered this cost to ~\$75,000.00. The task force recommends that the owner attempt to have NPS relax the caulking requirement by submitting a revised part 3 amendment.

Changes:

Proposal Request #	Title	Explanation	Cost
Changes already executed by CEO for Board ratification			
58	Underground Footing removal on site	During site digging for drainage numerous old building foundations were encountered below ground that were previously unknown. Cost is for additional manhours, equipment and disposal of these foundations to allow for installation of site drainage.	\$54,426.00
59	Replacement of Front Door Frame	The A/E design called for a 6'8" door and frame at the front door. Contractor installed exactly per the door schedule assuming there was a fir down, brick in fill or window above. Door should have been 8'0. Contractor had partially installed the frame and had to remove the frame and procure a new door and frame and re-install it. Door panel won't be delivered for a couple of months due to supply issues. A temporary door will be used until the final leaf is delivered.	\$4,303.00
60	Curtain Wall Steel Framing	Structural steel design was not properly coordinated with curtain wall system. Additional steel was needed to support the curtain wall at the atrium.	\$12,072.00
61	Electrical Power for VAV Units	The A/E electrical and mechanical design did not properly coordinate the VAV electric re-heat elements in the new addition with the electrical power panel. The mistake was not picked up by the contractor or the A/E during the product data submittal process. The electric re-heat elements needed to be replaced with different units and additional 480v circuits were needed to power them. A/E believes this is a construction coordination issue, the task force believes this error began with the A/E who didn't	\$27,334.00

		properly coordinate the different disciplines and accepted the product data submittal as meeting the design intent.	
62	Eye Wash / Shower Flooring Change	Owner requested an added chemical shower and eyewash in second laboratory classroom. Needed to change the flooring to something waterproof.	\$2,471.00
64	Low Voltage Conduit	Owner requested conduit for WAPs and plywood in IT closets. Proposal currently shows plywood as double counted.	\$3,483.00
66	Tank Foundations per ASI 007	The original construction documents did not include foundations for the Acid and Grease tanks. ASI 007 moved them to new locations due to space constraints and added foundations needed to hold them down. The relocation of the tanks was covered in PR13. This PR is just for the added foundations.	\$11,822.00
68	Credit for infiltration trench grates	Credit for steel supports and walk grates that span the infiltration trench on the west side of the campus	\$(40,000.00)
69	Infiltration wood deck	Wood and Trex decking to connect the sidewalks over the infiltration trench on the west side of the campus previously via metal grates removed via PR 68.	\$12,186.00
		Total	\$88,097.00
Changes for FC / Board Approval			
71	GC Builders Risk Insurance Policy Extension	Typically the owner assumes insurance coverage at substantial completion. With the declaration of Substantial Completion in December the school will assume insurance coverage on the property on 3/1. The GC BR policy to expired 1/31/2022. This change is to cover the premium for extension of GC builders risk policy to 3/15/2022. The LFNO general property insurance started on 1/31/2022 which doesn't cover construction activities.	\$17,802.00
72	Gym HVAC Modifications	To avoid damage to trees adjacent to the gym the HVAC equipment platform was modified to reduce the number of piles needed to support it. This decreased the size of the platform putting the air handlers closer together. This change happened after the units were ordered. The air handlers needed to be modified in the field to change the direction of the discharge air.	\$7,177.00
		Total New Changes	\$24,979.00
Request for Equitable Adjustment			
39	Pella Window Cost Increase / Request for Equitable Adjustment	Prior to the manufacturing of the replacement windows, the manufacturer, Pella, stated that the cost of materials had increased to a point beyond their ability to mitigate. They refused to accept the order as originally quoted by the window subcontractor, Glass Man, and raised the price by ~\$90,000.00. The GC paid this cost increase directly thereby ensuring the windows would be manufactured in time. Negotiations reduced the original PR value from ~\$130,000.00 which included extended general condition / time delay costs. The owner is not responsible for material price increases in a fixed price contract but in this case the GC acted in good faith that a settlement could be reached and did not file a claim pursuant to the contract. A claim would have delayed the window order and manufacturing causing the project to miss the in service by 12/31/2021 date resulting in a ~\$222,000.00 tax credit penalty.	\$90,812.00

		<p>Additionally, the GC went to extraordinary efforts to accelerate construction and achieved obtaining the Temporary Certificate of Occupancy (TCO) and Substantial Completion by 12/31/2021 allowing LFNO to avoid the tax credit penalty.</p> <p>The task force does not agree with the narrative that the window order was delayed due to excessive duration of SHPO/NPS approval process. It is generally understood that SHPO/NPS historic renovation approvals are slow. In addition historic window replacement approvals require fully installed window mockups comprised of old and new windows. Side by side installations are needed to allow a direct comparison. The window mockup was not ready until the morning of the review with SHPO / NPS. In addition, the school took the extraordinary measure by directing the GC to place the window order prior to approval by SHPO / NPS thereby negating the impact of their lengthy approval process. The task force does not accept a correlation between the approval process time line and the window price increase.</p> <p>Approval of this change is tantamount to rewarding the GC for their efforts to assist with achieving the benefit of the full tax credit value without penalties and less to do with the risks associated with the window approval and ordering process.</p>	
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