



Crabtree, Rohrbaugh & Associates

**PEQUEA VALLEY
SCHOOL DISTRICT
BOARD MEETING**

May 1st, 2023

- **WHAT IS A CHANGE ORDER?**
- **CURRENT CHANGE ORDERS UNDER REVIEW**
- **DETAIL REVIEW OF PROPOSED CHANGE ORDER 18r1**



The change order is fundamental to construction contracting as the primary means to modify the contract for construction. In fact, the term “change order” is found 23 times in the text of the AIA’s A201™ General Conditions of the Contract for Construction (2017) and is defined therein as *“A written instrument prepared by the Architect and signed by the Owner, Contractor, and Architect stating their agreement upon all of the following: 1) the change in the Work; 2) the amount of the adjustment, if any, in the Contract Sum; and 3) the extent of the adjustment, if any, in the Contract Time.”* The operative language is that a change order is an “agreement” amongst the parties and, therefore, the terms are settled and become a part of the contract.

AIA CONTRACT DOCUMENTS (AIACONTRACTS.COM)

- UNFORESEEN OR DIFFERING CONDITIONS
 - SITE CONDITIONS
 - SEVERE ADVERSE WEATHER
 - DAMAGE (FIRE)
 - OTHER ISSUES NOT CAUSED BY ANY PARTY
 - SUPPLY CHAIN ISSUES
 - COVID
- OWNER / ARCHITECT / CONTRACTORS
 - OWNER-DIRECTED CHANGES
 - DIFFERING INTERPRETATION OF DOCUMENTS
- CODE OFFICIAL (LATE DRAWING REVIEW COMMENTS RECEIVED)
- MUNICIPAL AUTHORITY (ADDITIONAL WATER/SEWER REQUIREMENTS)

- NOT ALL CHANGE ORDERS ARE ADDS
 - DEDUCTS ARE PURSUED WHEN POSSIBLE
 - A NO-COST CHANGE ORDER COULD MODIFY PROJECT DURATION

- OMISSIONS: IF INCLUDED, WOULD HAVE BEEN REALIZED ON BID DAY
- UNFORESEEN: SUBSURFACE CONDITIONS, ANTICIPATED CONDITIONS DIFFERENT THAN ANTICIPATED; GEOTECH
- VALUE ADDED: OWNER REQUESTED CHANGES
- NO VALUE ADDED: DESIGN TEAM CHANGES (ERROR)

- INITIATED BY ONE OR MORE OF THE FOLLOWING DOCUMENTS
 - PROPOSAL REQUEST
 - ARCHITECT'S SUPPLEMENTAL INSTRUCTIONS (ASI)
 - CONSTRUCTION CHANGE DIRECTIVE (CCD)
 - REQUEST FOR INFORMATION (RFI)
 - REQUEST FOR A CHANGE ORDER
- ALL CHANGE ORDERS ARE REVIEWED BY THE DESIGN TEAM FOR ACCURACY AND VALIDITY
- ALL CHANGE ORDERS ARE REVIEWED BY THE OWNERS REPRESENTATIVE

-	<u>CHANGE ORDER REQUESTS RECEIVED:</u>	<u>25</u>
-	CHANGE ORDER CREDITS:	3
-	CODE / MUNICIPALITY COMMENTS:	7
-	REJECTED / VOIDED:	3
-	ACTIVELY CONTESTED:	3
-	DETAIL COORDINATION:	8
-	OMISSIONS	1

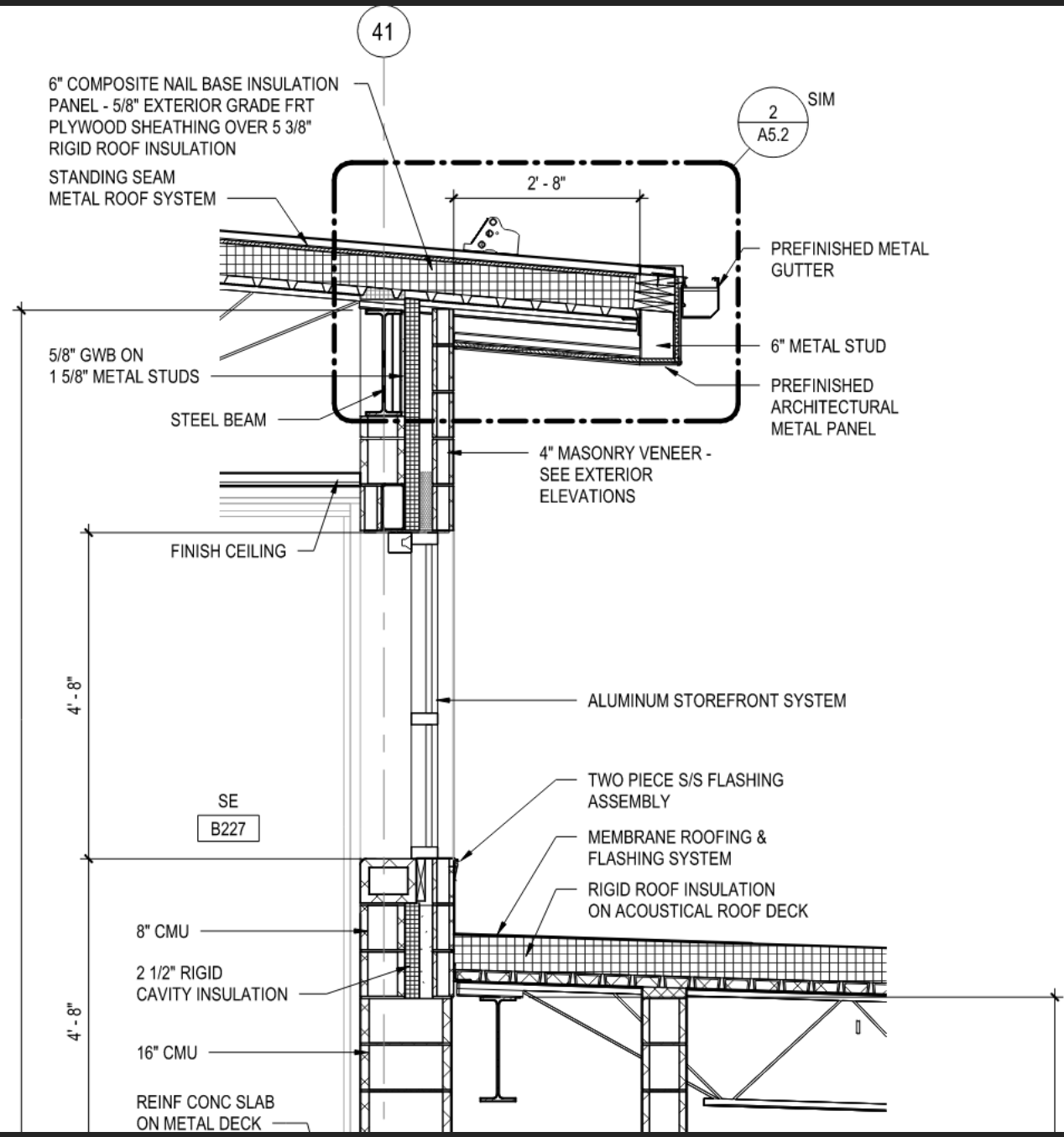
PROJECT CHANGE ORDER STATUS

					CHANGE ORDER STATUS LEGEND				
PROJECT NAME: PEQUEA VALLEY MS/HS					CHANGE ORDERS FULLY PROCESSED (BOARD APPROVED)				
CRA JOB NO: 3448									
CONSTRUCTION ADMINISTRATOR: John Yarnall					CHANGE ORDERS APPROVED BY OWNER (READY FOR BOARD)				
					CHANGE ORDERS UNDER REVIEW (PENDING APPROVAL)				
CURRENT PCO LOG DATE: 5/1/2023									
GENERAL INFORMATION					STATUS	REASON FOR CHANGE ORDER			
CONTRACTOR PCO #	DESCRIPTION	COST	CRA CO #	DATE PCO RECEIVED	CURRENT STATUS OF PCO	OWNER	UNFORESEEN	OMISSION	ERROR
GENERAL CONTRACTOR									
1	Change Door A148C Stage Sliding Door to OH Type	(\$85,000.00)		10/11/2022		(\$85,000.00)			
2	CCD #01 WON Door Changes per Code Review	\$60,836.96		2/6/2023			\$60,836.96		
3	CCD #05 Concrete Elevator Lid per Code Review	\$8,347.64		2/7/2023			\$8,347.64		
4	CCD #02 Relocate Door A140B per Code Review	\$3,468.33		2/8/2023			\$3,468.33		
5R	CCD #06 Unit D Fire Rating per Code - windows were deleted so just other fire rated items	\$19,282.94		2/10/2023			\$19,282.94		
6	RFI #06 Revised Openings B172 & B186B	\$50,360.25		2/10/2023					
7	CCD #15 Revised Foundation at Pre-Engineered Building	\$6,476.15		2/13/2023			\$6,476.15		
8	CCD #12 Test Ports at Concession Grease Interceptor	\$2,473.43		2/16/2023			\$2,473.43		
9	CCD #13 Water Vault Changes	\$25,890.91		2/16/2023			\$25,890.91		
10	CCD #16 Misc. Foundation and Chase Changes	\$23,962.80		2/17/2023				\$23,962.80	
11	Additional Step Footer for Plumber ??? CCD #16??	\$26,729.18		2/23/2023				\$26,729.18	
12	CCD #26 Ag Science Top of Wall Sound Detail	\$12,664.69		2/24/2023					
13	VOID				VOID				
14	CCD #29 Chiller Line Footer Steps	\$3,570.27		2/28/2023				\$3,570.27	
15	CCD #23 Mullion Mate at Folding Partition	\$4,946.53		2/28/2023				\$4,946.53	

- PROJECT BUDGET INCLUDES CONSTRUCTION CONTINGENCY / ALLOWANCES = \$2.3M
- BUDGETED 3% OF CONSTRUCTION COST: INDUSTRY STANDARD IS 3-5%
 - CHANGE ORDERS ARE ANTICIPATED AND PROCESS IN PLACE (CRA B101 REQ'S)
- CHANGE ORDERS RECEIVED TO DATE: 0.7% OF TOTAL PROJECT VALUE
24% OF PROJECT CONTINGENCY
(NOT APPROVED)

- MOST UNFORESEEN CONDITIONS OCCUR AT THE START OF CONSTRUCTION
 - SOIL CONDITIONS (ADDRESSED FOR THIS PROJECT)
 - EXISTING UTILITY COORDINATION
 - NEW UTILITY COORDINATION
 - INITIAL COORDINATION
- SHOP DRAWINGS ARE +/- 90% APPROVED
- CRA's TYPICAL PROJECT CHANGE ORDERS FOR NEW CONSTRUCTION: 2 – 2.5% (BUDGET 3%)

OMISSION: ROOF INSULATION



CODE REQUIRE ROOF INSULATION: R-30

METAL ROOF: 6" @ R-5 PER/IN

MEMBRANE ROOF: SEE SPECIFICATIONS

SPECIFICATIONS: R-20

PROPOSED CHANGE ORDER: \$426,300

OMISSION – IF INCLUDED WOULD HAVE BEEN REALIZED IN THE BID

CONTINUED EFFORTS TO MITIGATE IMPACT



Pequea Valley School District

Where Each Learner Counts



Crabtree, Rohrbaugh & Associates

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