


Stanwood Camano School District

TO: Board of Directors
FROM: Liz Jamieson, Director of Capital Projects 
SUBJECT: Approval of SHS Draft Change Order No. 44 – Vermiculite Removal – \$135,423.00
DATE: March 16, 2021
TYPE: Action Needed

According to Board Policy No. 6957, construction Change Orders that exceed \$100,000.00 need Board approval.

Attached is a draft Change Order No. 44 for the old Stanwood High School, vermiculite removal, increasing the contract with Cornerstone General Contractors by the amount of \$135,423.00.

The Change Order is for removal and disposal of concrete masonry walls filled with vermiculite containing Libby Amphibole Asbestos, discovered during demolition of the old Stanwood High School building.

A budget has been established for Change Orders for each project currently underway and sufficient capacity is available to cover the added cost of this Change Order (CO) and other Construction Change Directives (CCD) and Change Order Proposals (COP) in process. This Change Order does not change the project completion date.

Please let us know if you have any questions.

Recommendation:

We recommend the board *move to approve SHS Draft Change Order No. 44 to the contract with Cornerstone General Contractors, Inc., in the amount of \$135,423.00, for vermiculite removal at the old Stanwood High School site.*

Stanwood High School - Phase 2

Stanwood-Camano School District

CHANGE ORDER

Project: Stanwood High School - Phase 2	Architect's Project No.: 1426.000
Architect: Stanwood-Camano School District No. 401 McGranahan Architects	Change Order No.: 44
Contractor: Cornerstone General Contractors	Date: March 11, 2021

Per the General Conditions of the Contract for Construction, this Change Order shall constitute full settlement for all costs and time adjustments, including all delay and impact costs and direct and indirect damages, including consequential damages, regardless of cause, related to this change.

Plans and/or Specifications shall be changed as follows (refer to attachments for back-up information):

CI#	Description	Amount
540	CCD-174 Vermiculite Removal	\$135,423.00
Total Change Order Amount:		\$135,423.00

Original Contract Amount: \$91,445,901.00	Original Date of Substantial Completion: August 26, 2021
Previously Authorized Change Orders: \$3,778,148.00	Prevoiusly Authorized Change Orders: August 26, 2021
Current Contract Amount: \$95,224,049.00	Current Date of Substantial Completion: August 26, 2021
Contract Amount will be: Increased / Decreased/ Unchanged	The Contract Time Will be : Increased / Decreased / Unchanged
by this Change Order in the amount of: \$135,423.00	by 0 Calendar Days.
The Revised Contract Amount as a result of this Change Order therefor is: \$95,359,472.00	The date of Substantial Completion as a result of this Change Order therefore is: August 26, 2021

APPROVALS:

Architect: McGranahan Architects	Date
Contractor: Cornerston General Contractors	Date
Owner: Stanwood Camano SD	Date

Stanwood High School
Change Order Proposal (COP)



Date: 3/11/2021

Change Item: 540 - CCD#174 Vermiculite Removal

Comments

Cost associated with CCD#174 abate unforeseen vermiculite in CMU walls per recommendations from EHSI.

Self Perform Costs							
Description	Quantity	UOM	Labor		Mat/Equip		Total
			Unit Price	Total	Unit Price	Total	
Survey		HR	\$185.00		\$0.00		
Layout + Total Station		HR	\$93.18		\$30.00		
Cleanup		HR	\$80.75		\$0.00		
Material Handling - Forklift		HR	\$80.75		\$0.00		
Dumpster		EA	\$0.00		\$1,500.00		
Procure		LS	\$0.00		\$200.00		
Touch Up GWB/Paint		HR	\$80.75		\$0.00		
BIM Modeling/Detailing		HR	\$75.00		\$0.00		
Project Management		HR	\$115.00		\$0.00		
Project Engineer		HR	\$75.00		\$0.00		

Subtotals:

Trade Contractor Costs	
Subcontractor/Supplier	Amount
Taylor's Excavators Inc.	\$132,936
Subtotal:	\$132,936

Subtotal		\$132,936.00
Self Perform	0.000%	\$0.00
Subtier	0.000%	\$0.00
Fee Compound Deduct Per Contract	0.000%	\$0.00
Subtotal		\$132,936.00
General Liability Insurance	0.600%	\$798.00
Perf. & Payment Bond	0.800%	\$1,063.00
B&O State Tax	0.471%	\$626.00
*Total Direct Costs		\$135,423.00

We reserve our right for recovery of added costs and/or time resulting from the cumulative impact this change may have on cost and schedule as well as the potential unknown impacts this change may have on unchanged work.

Submitted By: Kelsey Lewis

Approved By: Liz Jamieson (Date)

PROPOSAL

ESTIMATE / PROPOSAL



3134 268TH ST NW
STA NWOO D, WA 98292
P 360 - 629 - 3078
F 360 - 629 - 7368

Cornerstone General Contractors
11805 North Creek Parkway S.
Bothell, WA 98011

February 10, 2020

Re: Stanwood High School-CCD 174 Changes
Attn: Kelsey Lewis

VERMICULITE REMOVAL


The following price is to removal and dispose of vermiculate and CMU walls per CCD-174. Pricing is based on Vermiculite Wall Investigation plan attached prepared by NCES and verified by ESHI. Pricing assumes 540LF of wall with a total weight QTY of 450 TNS totalling 30 disposal cans. Pricing subject to change with differing site conditions.

1. NCES Vermiculite Investigation	\$6,628.65
2. NCES Environment Abatement Support	\$37,883.00
3. Demo and Removal Based on 30 Cans (15tn EA)	\$105,357.42
4. Credit for Demo work performed under base bid	(\$16,932.95)

TOTAL \$132,936.12

***Price is based on removal of 30 cans at \$4,431.20 per each. Final invoice will be adjusted for actual quantity of cans removed.**

If you have any questions, please call.
Thank you,
Justin Taylor

Project Name:	Stanwood High School	Date Work Performed:	
Location:	Stanwood Wa	Date Work Accepted:	
Contractor:	Tay-Ex	Work Performed By:	
Subcontractor:		Work Accepted By:	

Description of Work
Removal and Disposal of Vermiculaite Walls

Employee Names	Reg. Hours	Reg Rate	Reg. Total	OT Hours	OT Rate	OT Total	Labor Sub Totals
Operator	76	67.6					5137.6
Operator	76	67.6					5137.6
Labor	76	67.6					5137.6
							0
							0
							0
							0
							0
							0

Equipment Description	Equip. #	Reg. Hrs	Reg Rate	Stand By hours	Stand by Rate	Equip. Totals
Komatsu 220 Excavator	76	75				5700
Komatsu 200 Loader	76	65				4940
						0
						0
						0
						0
						0
						0
						0

Materials / Services	Invoice #	Amount.
Disposal Can Delivery and Pick up 3HRS per can @ 150per hr x 30 Cans		13500
Disposal Cost \$1550 per container at 30 Containers		46500

Subcontractors	Invoice #	Amount.

Summary	Sub-Totals	OH and Profit %	OH and Profit Totals	Totals
Labor	15412.8	0.29	4469.712	19882.512
Equipment	10640	0.21	2234.4	12874.4
Materials/ Services	60000	0.21	12600	72600
Subcontractors	0	0.12	0	0

FA TOTAL **\$105,356.91**

Contractor Rep _____ Date: _____

Project Name:	Stanwood High School	Date Work Performed:	TAYEX TAYLOR'S EXCAVATORS INC.
Location:	Stanwood Wa	Date Work Accepted:	
Contractor:	Tay-Ex	Work Performed By:	
Subcontractor:		Work Accepted By:	

Description of Work
Credit for removal and disposal of concrete wall under base bid

Employee Names	Reg. Hours	Reg Rate	Reg. Total	OT Hours	OT Rate	OT Total	Labor Sub Totals
Operator	24	67.7					1624.8
Operator	24	67.7					1624.8
Labor	24	67.7					1624.8
							0
							0
							0
							0
							0
							0
							0

Equipment Description	Equip. #	Reg. Hrs	Reg Rate	Stand By hours	Stand by Rate	Equip. Totals
Komatsu 220 Excavator	24	75				1800
Komatsu 200 Loader	24	65				1560
						0
						0
						0
						0
						0
						0
						0
						0

Materials / Services	Invoice #	Amount.
Haul and Dispose Concrete Wall to Lenz 375TNS @ \$14.50 per tn		5437.5
Disposal Cost 1550\$ per container @ 25 containers		

Subcontractors	Invoice #	Amount.

Summary	Sub-Totals	OH and Profit %	OH and Profit Totals	Totals
Labor	4874.4	0.29	1413.576	6287.976
Equipment	3360	0.21	705.6	4065.6
Materials/ Services	5437.5	0.21	1141.875	6579.375
Subcontractors	0	0.12	0	0

FA TOTAL	\$16,932.95
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Contractor Rep	Date:



NetCompliance Environmental Services, LLC

2112 East 26th Street PHONE (360) 699-4015
Vancouver, WA 98661 FAX (360) 699-5223
WEB SITE www.net-compliance.com
General Contractor
Licensed-Bonded-Insured
WA: NETCOES974NH – OR: 160931(LBP)

**** NOTICE OF CLAIM - COR #01a****

February 9, 2021

Justin Taylor
General Manager
Taylor Excavators, Inc
(360) 629-3078
JustinT@tavexinc.com

PROJECT: Stanwood Highschool – Abatement

COR for Vermiculite investigation.

COR #01a Cost: \$ 6,195.00
433.65 TAYEX MARK-UP 7%
\$ 6,628.65

Additional Schedule Time: 10 days

ASSUMPTIONS and CLARIFICATIONS:

- Supervisor labor time to investigate vermiculite in CMU walls. Labor included site investigation, meetings onsite with owners representatives, sight investigation findings report.
- Work shifts: 8 hours per day (Monday – Friday).
- Price does not include sales tax.

SPECIFICALLY EXCLUDES:

- Removal of regulated or Hazardous materials not specifically specified above.

Jim Willard III
Project Manager
(360) 984-1084



**NetCompliance Environmental
Services, LLC**

2112 East 26th Street
Vancouver, WA 98661

PHONE (360) 699-4015
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General Contractor

Licensed-Bonded-Insured

WA: NETCOES974NH – OR: 160931(LBP)

**** NOTICE OF CLAIM - COR #01 ****

February 9, 2021

Justin Taylor
General Manager
Taylor Excavators, Inc
(360) 629-3078
JustinT@tavexinc.com

PROJECT: Stanwood Highschool – Abatement

COR for Vermiculite in CMU walls labor support

COR #01 Cost: \$ 35,405.00
 2478 TAY-EX markup at 79%
 \$37,883.00

Additional Schedule Time: 10 days

ASSUMPTIONS and CLARIFICATIONS:

- Labor support and materials for the demolition and disposal of CMU walls with LAA Vermiculite.
- Installing liners for up to containers, and sealing containers for transportation
- Demolition labor tenders/water control during demolition activities
- Maintaining barriers and water run off during demolition activities water control.
- Cleaning slab of residual vermiculite from demolition activities, utilizing water and HEPA vacuums at the end of each shift, as to mitigate vermiculite migration outside of caution banner work area.
- Manifest generation and container tracking for disposal manifests
- Work shifts: 8 hours per day (Monday – Friday).
- *Price does not include sales tax.*

SPECIFICALLY EXCLUDES:

- Removal of regulated or Hazardous materials not specifically specified above.

Jim Willard III
Project Manager
(360) 984-1084



February 10, 2021
Jim Williard
Net Compliance

RE: friable asbestos -non friable -Stanwood

Republic Services appreciates the opportunity to work with you and your team on your asbestos Projects in Skagit County

- Asbestos
- Non friable

Republic services can accept the asbestos and non-friable for disposal. Each load must be accompanied by a completed and signed manifest / bill of lading and or waste information sheet which includes an assigned profile number.

Disposal Rates 20 ft. Containers friable*:

1. in 20ft containers (47 cubic yard) and will be charged at a rate of *\$1550.00 minimum charge per container based on 15 tons of material per container. Tonnage over 15 tons will be charged at a rate of \$100.00 per ton. Max17 tons. Will include 2 -6ml liners
2. Washington State refuse tax of 3.6%

Disposal Rates 20 ft. Containers non friable*:

3. in 20ft containers (47 cubic yard) and will be charged at a rate of \$1450.00 minimum charge per container based on 25 tons of material per container. Tonnage over 25 tons will be charged at a rate of \$100.00 per ton. Max 27 tons
4. Washington State refuse tax of 3.6%

- *Above rates are December 2021.*
- Payment terms net 30-day.
- Material must meet Washington State Department of Ecology regulations for "Non-Dangerous" Wastes in order to be approved.
- Documentation: Prior to delivery of material, RDC requires that an authorized individual execute all documentation on behalf of the client. Documentation shall include a master service agreement along with a bill of lading or waste information sheet or both.
- Material loading: Customer is responsible
- In addition, customer shall be responsible to load all containers within legal weight limits for over the road transport.

Teresa Dillashaw
Special Waste Sales Executive
Tdillashaw@republicservices.com

Stanwood High School Phase 2

Stanwood - Camano School District No. 401

1606-12

CONSTRUCTION CHANGE DIRECTIVE: 174 VERMICULITE REMOVAL

CONTRACT MODIFICATION:

The Contractor is hereby directed to make the following minor change(s) to the Work:

- Remove Vermiculite following recommendations outlined in the attached EHSI email.

Reference: EHSI email dated 2/3/2021

Attachments: EHSI email dated 2/3/2021

PROPOSED CONTRACT ADJUSTMENTS:

The Contract Sum will be adjusted on following basis:

- Lump Sum (increase) (decrease) of :
- As provided in Article 7 of the General Conditions or,
- As follows: Time and Materials:

The Contract Time will:

- Remain unchanged;
- (Increase) (Decrease) by days or;
- Be adjusted as provided in Article 8 of the General Conditions.

When issued by the Architect and approved by the Owner, this document shall serve as authorization to proceed with the Work as described above. The Contractor shall proceed IMMEDIATELY. When the actual adjustments to the Contract Sum and/or Contract Time are agreed to by the Architect, Owner and Contractor, this Work shall be added to the Contract by Change Order.

Issued By: Steve Broback
McGranahan Architects

Date: 2/8/21

Approved By: Liz Jamieson
Owner

Date: 2/8/21

Signature below indicates the Contractor's acknowledgement of the direction to proceed with the Work immediately. The Contractor (agrees) (disagrees) with the proposed method of adjustment in the Contract Sum and Contract Time.

Accepted By: Melissa Lewis
Contractor

Date: 2/8/21