

BLMS Fire Alarm – Change Order #2- Mullins

Action to be taken: I move the board approve the BLMS Fire Alarm Change Order #2 from Brink Electric in the amount of \$17,252.13 plus \$1,759.72 WSST for a total of \$19,011.85

Each proposal request listed on the attached Change Order No. 2 has been reviewed by the District Construction Coordinator for the project. Cost proposals were reviewed and reduced where possible and as proposed represent an equitable charge for the scope of work involved.

BLMS Fire Alarm additional costs associated with the following:

- Additional costs due to investigation of elevator power voltages exceeding their rating causing an electrical code issue for fire alarm sign off, installation of new circuit breaker to remedy the elevator power issue and additional site visit for pre-testing and final fire alarm inspection.

Original Contract Sum (without WSST)	\$339,000.00
Original Contract Total including WSST	\$373,239.00
Previous Contract Total including change orders and WSST	\$400,320.56
Change Order # 2	\$17,252.13
10.2% WSST	\$1,759.72
Total Change Order #2	\$19,011.85
Revised Contract Total	\$419,332.32

The revised contract total is within the project budget.

Tom Mullins will be available to answer any questions the board may have regarding this recommendation.

Please scroll down to view BLMS Fire Alarm - Change Order 2 and the Project Status Update Report.

Change Order

PROJECT: *(Name and address)*
 Beaver Lake Middle School Fire Alarm
 25025 SE 32nd St
 Issaquah, WA 98029

CONTRACT INFORMATION:
 Contract For: General Construction
 Date: March 08, 2024

CHANGE ORDER INFORMATION:
 Change Order Number: 002
 Date: 3-25-25

OWNER: *(Name and address)*
 Issaquah School District
 Capital Projects
 5150 220th Ave SE
 Issaquah, WA 98029

ARCHITECT: *(Name and address)*
 Cornerstone Architectural Group
 6161 NE 175th Street, Ste 101
 Kenmore, WA 98028

CONTRACTOR: *(Name and address)*
 Brink Electric LLC
 8223 Broadway
 Everett, WA 98203

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

Additional costs to wire in new elevator fire alarm devices/shunt trip and pre-test system for sign off as referenced in COP #3-Item #2. While performing their work the Contractor discovered the counter coiling door was non-operational and the existing elevator power voltages exceeded their rating causing an electrical code issue. They stopped work to investigate and find resolution for the elevator power issues as discussed with ISD. This was an additional site visit cost (12/11/24) due to the ongoing counter coiling door and elevator operational issues; the elevator power issue investigation was not part of the original contracted work.

Additional costs associated with site visit (2/18/25) for the installation of a new elevator circuit breaker, shunt trip rework for elevator shut down and relabeling of equipment to fix the existing elevator power/code issues as referenced in CCD 001/COP #3-Item #1; this is not part of the original contracted work.

Additional costs associated with retesting the fire alarm system for Fire Marshal final inspection and permit sign off for the project as referenced in COP #03-Item 3. This is an additional site visit cost (4/15/25 and 4/17/25) due to the ongoing elevator operational issues.

Total is: \$17,252.13.

The original Contract Sum was	\$ 339,000.00
The net change by previously authorized Change Orders	\$ 24,574.92
The Contract Sum prior to this Change Order was	\$ 363,574.92
The Contract Sum will be increased by this Change Order in the amount of	\$ 17,252.13
The new Contract Sum including this Change Order will be	\$ 380,827.05

The Contract Time will be increased by Zero (0) days.
 The new date of Substantial Completion will be

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

 Cornerstone Architectural Group
 ARCHITECT *(Firm name)*

 Brink Electric LLC
 CONTRACTOR *(Firm name)*

 Issaquah School District
 OWNER *(Firm name)*

Steve Barnes

SIGNATURE

Steve Barnes

PRINTED NAME AND TITLE

3-25-25

DATE

candis brink

SIGNATURE

Candis Brink

PRINTED NAME AND TITLE

3/27/2025

DATE

SIGNATURE

Martin Turney, CFO

PRINTED NAME AND TITLE

DATE



PROJECT BUDGET NO:	1837	BSR REPORT DATE:	2/25 BSR
PROJECT NAME:	Beaver Lake Middle School - Fire Alarm Replacement	REPORT BY:	Tom Mullins
SCHOOL/SITE LOCATION:	Beaver Lake Middle School	FUNDING SOURCE:	Levy 2018
PROJECT STATUS:	In Process	ESTIMATED COMPLETION:	Aug 2025
		FINAL COMPLETION:	TBD

PROJECT SCOPE DESCRIPTION:
Fire alarm system replacement

STATISTICS:

Project Delivery Method:	Design-Bid-Build
Project Type:	Fire Alarm
G.S.F. of Construction:	71,095
MACC (including WSST):	\$373,239
Contingency Rate:	10.00%
Construction Costs/SF (MACC/GSF):	\$5.25
Project Cost/GSF:	\$6.68

PROJECT TEAM:

ISD Cap Projects PM:	Janelle Walker
Architect/Designer:	Cornerstone Architectural Group
Civil Engineer:	N/A
Structural Engineer:	N/A
Mechanical Engineer:	N/A
Electrical Engineer:	TFWB Engineers Inc.
Other Consultants:	
Surveyor:	N/A

BUDGET:

	As-of:	
Original Estimated Project Budget:	6/23	\$ 475,000
Estimated Cost to Completion:	2/25 BSR	\$ 495,000
Expended To Date:	2/25 BSR	\$ 432,052
Estimated Budget Remaining:	2/25 BSR	\$ 62,948
Project Budget Remaining:	2/25 BSR	12.72%
Board Approved Change Orders:	2/25 BSR	\$ 24,575
Land Acquisition Cost:		\$ -

Contractor:

Brink Electric LLC
Dimensional Communications
Zesbaugh Inc.

SCHEDULE:	ORIGINAL ESTIMATED SCHEDULE:				CURRENT SCHEDULE - AS OF:				DELTA
	ACTIVITY	ACTIVITY	CALENDAR		ACTIVITY	ACTIVITY	CALENDAR		CALENDAR
ACTIVITY	START	FINISH	DAYS		START	FINISH	DAYS		DAYS
1. PREDESIGN/PLANNING	09/01/23	- 10/31/23	= 60		09/01/23	- 10/31/23	= 60		0
2. DESIGN	11/01/23	- 02/07/24	= 98		11/01/23	- 02/07/24	= 98		0
3. PERMITTING	03/25/24	- 04/22/24	= 28		05/31/24	- 07/11/24	= 41		13
4. BIDDING	02/07/24	- 02/28/24	= 21		02/07/24	- 02/28/24	= 21		0
5. NOTICE TO PROCEED	03/11/24	- 03/11/24	= 0		03/15/24	- 03/15/24	= 0		0
6. CONSTRUCTION	03/11/24	- 07/26/24	= 137		03/15/24	- 11/29/24	= 259		122
7. SUBSTANTIAL COMPLETION	07/12/24	- 07/12/24	= 0		08/27/24	- 08/27/24	= 0		0
8. PUNCHLIST	07/12/24	- 07/26/24	= 14		08/28/24	- 10/31/24	= 64		50
9. WARRANTY PERIOD	07/26/24	- 11/26/25	= 488		08/27/24	- 12/27/25	= 487		-1

PROJECT STATUS UPDATE

03/19/25: The Fire Alarm Contractor finished their additional work in the elevator machine room and the coiling door was repaired. The re-testing and final fire alarm inspection is scheduled for the week of April 14.

1/14/25: The Fire Alarm Contractor is scheduled to finish demo of the remaining devices this week. Parts have been ordered for the elevator machine room; work will be scheduled once parts are received. Purchase order was issued to Zesbaugh Inc. to replace the damaged coiling door curtain for integration with the Fire Alarm System.

12/23/24: Upon finishing their work, the Fire Alarm Contractor found some electrical wiring within the elevator machine room that needs to be brought up to code. They still need to demo the remaining devices in the library.

12/6/24 - Elevator is currently operational. Capital Projects is working to schedule the Fire Alarm Contractor to finish their work.

11/19/24 - Elevator is still having operational issues. Maintenance and Capital Projects are working to resolve the problem.

11/12/24 - Elevator issues have been resolved. Fire Alarm Contractor has been scheduled to complete their work.

09/30/24 - The new Fire Alarm system is operational and substantially complete. There were unforeseen existing elevator issues that are being worked through. Once the elevator is repaired, Contractor will finish their device installation in the elevator shaft, punchwork and call for the final fire alarm inspection.

07/17/24 - Permit drawings were received 7/11/24, Fire Alarm replacement is in progress and scheduled to be completed in August.

06/20/24 - Contractor scheduled to start work first week of July, still waiting on approved permit drawings.

05/21/24 - Permit drawings to be submitted by the end of the month.

04/10/24 - Contractor is working on permit drawings, schedule and site layout.

03/15/24 - Bids were received, Brink Electric was the low bidder. Board approved bid, purchase order and Notice to Proceed have been issued.

02/27/24 - Project was advertised on 2/7/24, mandatory bid walk was held on 2/21/24 and bids are due on 2/28/24.

02/01/24 - Bid documents are in process; this project is due to advertise for bid on February 7, 2024.