

Issaquah School District Transportation HVAC Upgrades – Change Order # 1 - Mullins

Action to be taken: I move the board approve the *Issaquah School District Transportation HVAC Upgrades Change Order # 1 from Apollo Mechanical Contractors* in the amount of \$20,736.06 plus \$2,135.81 WSST for a total of \$22,871.87

Each proposal request listed on the attached Change Order No. 1 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.

Issaquah School District Transportation HVAC Upgrades - additional costs associated with the following:

- *Breakdown of reasons for Change Order.*

Original Contract Sum (without WSST)	\$682,280.00
Original Contract Total including WSST	\$752,544.84
Previous Contract Total including change orders and WSST	\$752,544.84
Change Order # 1	\$20,736.06
10.3% WSST	\$2,135.81
Total Change Order #1	\$22,871.87
Revised Contract Total	\$775,416.71

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 Issaquah School District Transportation HVAC Upgrades - Change Order #1 (1 page) and the Project Status Update Report (2 pages)

ISSAQUAH SCHOOL DISTRICT CAPITAL PROJECTS CHANGE ORDER PROPOSAL



Project: ISD Transportation HVAC Upgrades

Change Order Number: 1

Date: May 19, 2025

Contractor: Apollo Mechanical Contractors

Project Number: 1818

Contract Date: September 23, 2024

The Contract is changed as follows:

Change #1 - Readjust the Parts Shop HVAC unit structural support to avoid unknown obstacles in the ceiling structure. Reroute 2 inch domestic waterline and power and fire alarm conduits and circuits around new HVAC curb opening due to concealed conditions. \$22,871.87

Change #2 - \$0.00

Change #3 - \$0.00

Total \$22,871.87

This Change Order is not valid until signed by the Owner and the Contractor.

The original Contract Sum was.....	\$752,544.84
Net change by previous authorized Change Orders.....	\$0.00
The Contract Sum prior to the Change Order was.....	\$752,544.84
The Contract Sum will be (increased) (decreased) (unchanged) by this Change Order in the amount of.....	\$22,871.87
The new Contract including this Change Order will be.....	\$775,416.71
The Contract Time will be (increased) (decreased) (unchanged) by.....	(0) days

Issaquah School District
565 NW Holly St.
Issaquah, WA 98027

Authorized Signature:
Printed Name:
Date:

Royce Haurigat
Royce Haurigat
5-19-25



PROJECT BUDGET NO:	1818	BSR REPORT DATE:	3/25 BSR
PROJECT NAME:	Transportation Shops - AC / Cooling	REPORT BY:	Tom Mullins
SCHOOL/SITE LOCATION:	Transportation Center - Main	FUNDING SOURCE:	Levy 2018
PROJECT STATUS:	In Process	ESTIMATED COMPLETION:	Aug 2025
		FINAL COMPLETION:	TBD

PROJECT SCOPE DESCRIPTION:

Provide air conditioning or some other type of cooling for the Transportation Center shops and parts areas.

STATISTICS:

Project Delivery Method:	Design-Bid Build
Project Type:	HVAC
G.S.F. of Construction:	20,238
MACC (including WSST):	\$752,555
Contingency Rate:	10.00%
Construction Costs/SF (MACC/GSF):	\$37.19
Project Cost/GSF:	\$8.65

PROJECT TEAM:

ISD Cap Projects PM:	Royce Nourigat
Architect/Designer:	N/A
Civil Engineer:	N/A
Structural Engineer:	CPL Inc.
Mechanical Engineer:	Hargis Engineers
Electrical Engineer:	N/A
Other Consultants:	
Surveyor:	N/A
Contractor:	Apollo Mechanical

BUDGET:

	As-of:	
Original Estimated Project Budget:	4/19	\$ 175,000
Estimated Cost to Completion:	3/25 BSR	\$ 986,000
Expended To Date:	3/25 BSR	\$ 269,227
Estimated Budget Remaining:	3/25 BSR	\$ 716,773
Project Budget Remaining:	3/25 BSR	72.70%
Board Approved Change Orders:	3/25 BSR	\$ -
Land Acquisition Cost:		\$ -

SCHEDULE:

ACTIVITY	ORIGINAL ESTIMATED SCHEDULE:			CURRENT SCHEDULE			DELTA
	ACTIVITY START	ACTIVITY FINISH	CALENDAR DAYS	ACTIVITY START	ACTIVITY FINISH	CALENDAR DAYS	CALENDAR DAYS
1. PREDESIGN/PLANNING	08/15/23	- 01/15/24	= 154	08/15/23	- 01/15/24	= 154	0
2. DESIGN	01/15/24	- 03/15/24	= 61	01/15/24	- 05/01/24	= 108	47
3. PERMITTING	03/15/24	- 05/15/24	= 62	05/01/24	- 06/07/24	= 38	23
4. BIDDING	05/15/24	- 06/15/24	= 32	06/25/24	- 07/18/24	= 24	33
5. NOTICE TO PROCEED	07/01/24	- 07/01/24	= 1	09/24/24	- 09/24/24	= 1	85
6. CONSTRUCTION	07/01/24	- 11/15/24	= 138	10/11/24	- 05/14/25	= 216	180
7. SUBSTANTIAL COMPLETION	11/15/24	- 11/15/24	= 1	04/30/25	- 04/30/25	= 1	166
8. PUNCHLIST	11/15/24	- 12/15/24	= 31	04/30/25	- 05/14/25	= 15	150
9. WARRANTY PERIOD	11/15/24	- 03/15/26	= 486	04/30/25	- 08/30/26	= 486	168

PROJECT STATUS UPDATE

05/02/25: Roof top HVAC units are installed; unit visual screening installation to start next week. Shop side ductwork is complete and the parts area ductwork has started.

03/28/25: Duct work is partially installed. Curb and HVAC units have arrived and will start rooftop installation early April.

02/06/25: Duct work installation is still scheduled to start within the next few weeks; roof curbing and HVAC unit installations to follow.

01/13/25: GWB repairs are complete. Duct work installation to start within the next few weeks. HVAC units are on order.

12/26/24: Roof curb framing for the Parts room is complete. Cutting the roof and installing the roof top portion of curbing will wait until HVAC units arrive to reduce the chance of wind damage to the temporary roof patching. GWB repair around shop curb will start soon.

11/13/24: Roof curb framing has started in the "shop bays" to allow the new HVAC unit to sit on the roof. The roof curb framing on the roof will start within the next few weeks. HVAC equipment has been ordered.

09/30/24: Contract has been awarded to Apollo Mechanical, submittals are in process.

07/25/24: Bids were received; Capital Projects has recommended the Board issue a Notice of Intent to Award and Notice to Proceed to use the low bidder, Apollo Mechanical, for this project.

06/20/24 - Permit was received, bid advertisement will be published June 25th and bids are due on July 18th.

05/22/24 - Capital Projects is working on bid specifications and plans have been submitted for permit. Targeting early July 2024 for bid advertisement, pending permit issuance.

02/27/24 - System in design and Structural Consultant is evaluating existing building structure for HVAC unit location.

01/25/24 - Preliminary scoping, design, estimating and scheduling is underway.