

Proposed Change Orders (PCO) - Vienna Community Center

Date: 17 March 2016

PCO No.	PCO Date	Description Of Change	Reference	Issue	Responsibility For Change	Change Requirement	Option	Budget Impact	Status	Approval	Not To Exceed Cost Estimate	Credit	Final Cost: Note 3	Comments
<b>Presented to Town Council on 07 April 2016</b>														
PCO 11	15-Mar-16	Additional cost to demolish wall and construct new wall at north side of Corridor 202.	PR#005 & PR #011	Existing wall thickness (4 in) affected stability and needed to be removed. Existing electrical panel box required changing borrow lines.	TLF	TLF did not check the wall thickness and bracing during building survey. Provide new Gypsum Board wall and dual borrow lines to enclose classroom.	None	<b>Cost Increase:</b> Will increase cost of the project due to performing poor "existing conditions" survey.	Approved by DPW; Pending Town Council Approval	Yes/No	<b>\$3,806</b>	\$0		Note 1: Costs for this work have been accounted for within the contingency increase authorized by the Town Council on 22 February 2016.
PCO 33	15-Mar-16	Additional cost to (a) increase the secondary feeder conduit to the VI building from (1) 2" PVC to (2) 4" PVC and (b) delete (3) Type S3 poles.	PR #013	(a) Conduit sizes were incorrectly designed for service. (b) Height of poles conflicted with DVP requirements.	TLF	(a) Conduit: S3E staff failed to coordinate the size of conduit with the cable. (b) Site Lighting Fixtures: reduced number of light fixtures as result of complying with DVP height requirements.	Conduit must be increased to accommodate the cable size.	<b>Cost Increase:</b> Will increase cost of the project due to poor coordination of documented work.	Approved by DPW; Pending Town Council Approval	Yes/No	<b>\$3,725</b>	\$0		Note 1: Costs for this work have been accounted for within the contingency increase authorized by the Town Council on 22 February 2016.
PCO 36	15-Mar-16	Additional cost to add Vibration isolation for roof top mechanical units back into the contract. Formerly, VE #18.	RFI #119	Vibration isolators were initially removed from contract as VE Item. Vibration isolators were reinstated to reduce vibration and noise in admin area.	TOV	TOV staff reinstated vibration isolators at recommendation of S3E mechanical engineer.	Vibration isolators are highly recommended when mechanical units are positioned over administrative areas to reduce noise and vibration for units when they are operating.	<b>Cost Increase:</b> Will increase cost of the project due to reinstatement of vibration isolators.	Approved by DPW; Pending Town Council Approval	Yes/No	<b>\$4,565</b>	\$0		Note 1: Costs for this work have been accounted for within the contingency increase authorized by the Town Council on 22 February 2016.
PCO 43	14-Mar-16	Additional cost to provide a new GFCI duplex receptacle, raceway and wire for Electric Water Cooler connection in Corridor 135.	RFI #134	Electrical service for Electric Water Cooler conflict between the demolition and construction drawings new EWC.	TLF	S3E did not indicate electrical service to remain on demolition drawings so service was removed.	Electrical service must be provided for operation of EWC.	<b>Cost Increase:</b> Will increase cost of the project due to providing electrical service to EWC.	Approved by DPW; Pending Town Council Approval	Yes/No	<b>\$516</b>	\$0		Note 1: Costs for this work have been accounted for within the contingency increase authorized by the Town Council on 22 February 2016.
PCO 44	1-Mar-16	Additional cost for preparation of engineering drawings showing revisions for base plate design and placement.	RFI #77	The base plate design was in conflict with the new wall configuration.	TLF	Structural engineer did not coordinate the base plate design with the new wall location which created a conflict.	Revise engineering drawings for fabrication of base plates - anchor bolt plans, erection plans, leveling plates and column details.	<b>Cost Increase:</b> Will increase cost of the project due to revision of engineering documents.	Approved by DPW; Pending Town Council Approval	Yes/No	<b>\$772</b>	\$0		Note 1: Costs for this work have been accounted for within the contingency increase authorized by the Town Council on 22 February 2016.
PCO 46	1-Mar-16	Additional cost to provide steel plates for beam connections.	RFI #120	Structural engineer added plates for connections.	TLF	Structural engineer omitted required plates during the design.	Provide plates at juncture of columns and for extension of flange to column connections.	<b>Cost Increase:</b> Will increase cost of the project due to addition of steel plates.	Approved by DPW; Pending Town Council Approval	Yes/No	<b>\$8,287</b>	\$0		Note 1: Costs for this work have been accounted for within the contingency increase authorized by the Town Council on 22 February 2016.
PCO 47	1-Mar-16	Additional cost for providing upgraded connection to existing water line.	RFI #144	Water line connection to existing water line had to be increased to increase capacity to building.	TLF	S3E design had to be changed to accommodate flow.	New 6in Tee is required to provide increase water flow.	<b>Cost Increase:</b> Will increase cost of the project due to addition of new "Tee" connection.	Approved by DPW; Pending Town Council Approval	Yes/No	<b>\$5,408</b>	\$0		Note 1: Costs for this work have been accounted for within the contingency increase authorized by the Town Council on 22 February 2016.
PCO 49	15-Mar-16	Additional cost to furnish and install new hollow metal door frames at doors 168, 170, and 193.	RFI #15	Conflicts between door schedule and drawings created additional costs.	TLF	TLF failed to coordinate the door schedule with the demolition and construction drawings.	Doors and frames were required to meet program needs.	<b>Cost Increase:</b> Will increase cost of the project due to new doors and frames.	Approved by DPW; Pending Town Council Approval	Yes/No	<b>\$2,388</b>	\$0		Note 1: Costs for this work have been accounted for within the contingency increase authorized by the Town Council on 22 February 2016.
Waiver Item #4.1	10-Mar-16	Additional Auditorium Corridor and Auxiliary Gym Construction Changes	Waiver-Req #4042	Program function conflicts between gym and auditorium uses caused staff to alter the design to allow spaces to operate independently.	TOV	TOV staff made changes to gym access, staff locker room and auxiliary gym storage design to improve programming of spaces and save additional costs.	Relocation of gym access. Retain the original design layout. However, this would severely inhibit the use of the auditorium and auxiliary gym since both would be operating at the same time.	<b>Cost:</b> sufficient funds are available from changes to cover the cost of the new work.	Approved by DPW; Pending Town Council Approval	Yes/No	<b>\$0</b>	\$0		Note 1: Costs for this work have been accounted for within the contingency increase authorized by the Town Council on 22 February 2016.
Waiver Item #4.2	10-Mar-16	Additional Cost for routing ductwork within the Administrative Area.	Waiver-Req #4042	The original ductwork design did not account for the obstructions within the existing ceiling which reduced the ceiling height in Administrative Areas.	TLF	S3E engineers did not account for the obstructions within the existing ceiling during planning and design.	Rerouting of ductwork will allow higher ceilings in the Administrative area.	<b>Cost Increase:</b> Will increase the cost of the project due to providing an alternative solution.	Approved by DPW; Pending Town Council Approval	Yes/No	<b>\$9,175</b>	\$0		Note 1: Costs for this work have been accounted for within the contingency increase authorized by the Town Council on 22 February 2016.
Waiver Item #4.3	10-Mar-16	Additional cost for Auxiliary Gym Ductwork Changes	Waiver-Req #4042	Underfloor duct work has corroded due to water infiltration and present a health hazard in its present condition.	UFC/TOV	Initial investigation of underfloor ductwork did not reveal corroded ductwork or water infiltration.	S3E Mechanical Engineer has investigated alternative means of providing conditioned air to the space.	<b>Cost Increase:</b> Will increase the cost of the project due to providing an alternative solution.	Approved by DPW; Pending Town Council Approval	Yes/No	<b>\$13,740</b>	\$0		Note 1: Costs for this work have been accounted for within the contingency increase authorized by the Town Council on 22 February 2016.
Waiver #5	10-Mar-16	Additional cost to remediate unsuitable soils for foundations.	Waiver-Req #4043	Unsuitable soils were found to be present below the footing elevations. Unsuitable soils need to be remediated to allow for installation of the foundations.	TOV	TOV, according to the contract documents, is responsible for cost of replacing unsuitable soils below footing elevations.	Replacement of unsuitable soils is required to increase the capacity of the soil to support the foundations.	<b>Cost Increase:</b> Will increase cost of the project due to providing suitable bearing for foundations.	Approved by DPW; Pending Town Council Approval	Yes/No	<b>\$15,856</b>	\$0		Note 1: Costs for this work have been accounted for within the contingency increase authorized by the Town Council on 22 February 2016.
<b>TOTAL</b>											<b>\$68,238</b>	<b>\$0</b>		

Notes:  
 Note #1: New work usually costs 10 - 25 % more than if it had been included in the original bid.  
 Note #2: Credits usually yield 60-70 percent of the value indicated in the original bid.  
 Note #3: Final agreed upon cost will be determined after the change order has been approved.

Decision Legend:  
 Yes A "YES" vote or "APPROVAL" will generate a requested to the A/E to issue change order after review of the costs.  
 No A "NO" vote or "DISAPPROVAL" will generate a directive to the contractor not to perform the work.

Legend  
 PR- Proposed Request  
 RFI- Request for Information  
 TLF- The Lukmire Partnership  
 TOV - Town of Vienna  
 VE - Value Engineering  
 UFC - Unforeseen Condition