

Fair Oaks Elementary School - MDUSD

School No: 134

Construction Manager: Joe Millsaps
Architect: Gelfand RNP Architects Inc.
Contractor: NBC General Contractor Corporation
Inspector: Bob Nygard

Project Scope

The modernization of this campus includes two major components: infrastructure upgrades and replacement of six existing portable classrooms with new permanent classrooms. Infrastructure upgrades include replacing and upsizing the electrical service and campus power distribution, playground pavement overlays, addition of site security lighting, repainting the building exterior, roofing replacement on selected buildings, augmentation of the existing LAN and phone system and a campus-wide upgrade to meet the Americans with Disabilities Act needs as identified in the District's ADA Transition Plan.

Project Budget

The final contract amount agreed upon by both the general contractor and the school district is \$2,148,677. This amount includes changes for modifications to the existing canopy, revisions to the new classrooms, added abatement, bathroom dryrot, and other minor changes.

	Original Budget *	Budget Changes	Current Budget *	Committed Contracts	Contract Changes	Proposed Con Changes	Projected Exposure *	Cost to Date *	Variance *
	Amt	Amt	Amt	Amt	Amt	Amt	Amt	Amt	Amt
[134] Fair Oaks Elementary School - MDUSD									
Architectural Fees	\$223,083.00	(\$35,000.00)	\$188,083.00	\$183,927.72	\$35,439.50	\$7,026.73	\$226,393.95	\$226,393.95	(\$38,310.95)
DSA Fees	\$39,418.00	(\$3,000.00)	\$36,418.00	\$17,583.17	\$0.00	\$0.00	\$17,583.17	\$15,520.00	\$18,834.83
Electrical Engineering Fees	\$6,960.00	\$0.00	\$6,960.00	\$11,507.00	\$0.00	\$1,800.00	\$13,307.00	\$13,307.00	(\$6,347.00)
Technology Consultant Fees	\$19,192.00	\$0.00	\$19,192.00	\$15,985.33	\$0.00	\$0.00	\$15,985.33	\$15,186.06	\$3,206.67
Specialty Consultants	\$31,511.00	\$18,547.00	\$50,058.00	\$7,822.25	\$90.00	\$47,800.00	\$55,712.25	\$45,702.19	(\$5,654.25)
Bid Costs	\$5,256.00	\$0.00	\$5,256.00	\$2,560.47	\$0.00	\$7,073.71	\$9,634.18	\$9,665.57	(\$4,378.18)
Construction Management	\$255,384.00	(\$23,800.00)	\$231,584.00	\$227,358.53	\$0.00	\$0.00	\$227,358.53	\$223,803.56	\$4,225.47
Construction Testing	\$27,759.00	\$0.00	\$27,759.00	\$10,244.00	\$0.00	\$0.00	\$10,244.00	\$9,947.01	\$17,515.00
Inspection	\$47,190.00	\$0.00	\$47,190.00	\$49,815.00	(\$9,700.00)	\$0.00	\$40,115.00	\$40,090.00	\$7,075.00
CDE Fees	\$0.00	\$3,000.00	\$3,000.00	\$1,631.84	\$0.00	\$0.00	\$1,631.84	\$1,631.84	\$1,368.16
Surveys	\$0.00	\$5,000.00	\$5,000.00	\$4,585.00	\$0.00	\$0.00	\$4,585.00	\$3,600.00	\$415.00
MDUSD Project Management	\$0.00	\$23,800.00	\$23,800.00	\$16,959.14	\$0.00	\$1,087.12	\$18,046.26	\$18,046.26	\$5,753.74
CO Contingency	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Construction	\$2,631,584.00	(\$247,862.00)	\$2,383,722.00	\$2,326,097.84	\$27,317.00	\$3,581.88	\$2,356,996.72	\$2,238,484.15	\$26,725.28
Specialty Contractor	\$0.00	\$47,862.00	\$47,862.00	\$28,205.88	\$0.00	\$23,703.38	\$51,909.26	\$50,877.36	(\$4,047.26)
Transitional Expenses	\$108,000.00	\$0.00	\$108,000.00	\$106,852.00	\$0.00	\$25,440.00	\$132,292.00	\$89,355.85	(\$24,292.00)
Furniture and Equipment	\$40,032.00	\$0.00	\$40,032.00	\$8,675.16	\$0.00	\$31,356.84	\$40,032.00	\$9,050.46	\$0.00
[134] Fair Oaks Elementary School - MDUSD Total	\$3,435,369.00	(\$211,453.00)	\$3,223,916.00	\$3,019,810.33	\$53,146.50	\$148,869.66	\$3,221,826.49	\$3,010,661.26	\$2,089.51

Project Schedule

The project is complete and all contract closeout documents are due by December 1, 2005. The Architect is collecting all of the documentation for DSA close out.

Original Project Schedule

Phase	Start	Finish	Status
Design	8/28/2002	1/20/2003	Complete
DSA Approval	1/21/2003	4/21/2003	Approved 10/31/03
Bid and Award	2/09/2004	6/11/2004	Awarded 3/23/04
Construction	6/14/2004	7/15/2005	Notice of Completion was Approved on 11/8/05