



Group 1 Project – Concord High School

Project Scope

The modernization of this campus includes two major components: infrastructure upgrades and replacement of 14 existing portable classrooms with new permanent classrooms. Infrastructure upgrades include replacing and up-sizing the electrical service and campus power distribution, parking lot and playground pavement overlays, addition of site lighting, repainting the building exterior, renovation of staff and student restrooms, establishing a technology center, replacement of the existing telephone 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 electrical engineer budget is over budget due to AB 2882 electrical design work that was completed. There is a potential change order for special consultants in the amount of \$47,000 for costs associated with hazardous materials. There is approximately \$196,000 in potential change orders to the modernization contract and \$645,000 that have been approved as contract changes. There are two proposed change orders for electrical distribution that has been approved by the District for approximately \$40,000 that the contractor doesn't agree with and has filed a claim on behalf of the electrical sub in the amount of \$417,000.00. The contractor has indicated they will be looking for additional costs for delays caused by the District. The exposure for the claim is included in the report.

Description	Original Budget	Budget Changes	Current Budget	Committed Contracts	Contract Changes	Proposed Con Changes	Projected Exposure	Cost to Date
Architect's Fees	\$675,400	(\$85,000)	\$590,400	\$571,092	\$39,222	\$0	\$610,314	\$597,833
DSA Fees	\$113,608	(\$8,000)	\$105,608	\$37,306	\$0	\$0	\$37,306	\$37,306
Electrical Engineer	\$29,833	\$0	\$29,033	\$43,833	\$0	\$0	\$43,833	\$37,841
Technology Consultant	\$29,343	\$0	\$29,343	\$25,818	\$0	\$0	\$25,818	\$24,527
Special Consultant	\$91,284	\$23,134	\$114,418	\$56,427	\$0	\$47,665	\$104,112	\$104,112
Bid Costs	\$15,148	\$0	\$15,148	\$24,209	\$0	\$11,978	\$36,187	\$36,187
Construction Management	\$725,261	(\$98,400)	\$626,861	\$629,311	\$0	\$0	\$629,311	\$520,052
Construction Testing	\$78,833	\$0	\$78,833	\$21,100	(\$9,600)	\$4,900	\$16,400	\$16,400
DSA Inspector	\$134,016	\$0	\$134,016	\$60,981	\$0	\$14,751	\$75,732	\$75,732
CDE Fees	\$0	\$8,000	\$8,000	\$4,487	\$0	\$0	\$4,487	\$4,487
Surveys	\$0	\$9,000	\$9,000	\$2,000	\$0	\$0	\$2,000	\$2,000
MDUSD Project Management	\$0	\$20,000	\$20,000	\$13,232	\$0	\$0	\$13,232	\$13,232
CO Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Building Contractor	\$6,892,749	(\$132,229)	\$6,760,520	\$5,933,462	\$644,848	\$196,492	\$6,774,802	\$6,018,276
Specialty Contractor	\$0	\$0	\$0	\$61,839	\$0	\$7,293	\$69,131	\$69,131
Interim Housing	\$216,000	\$0	\$216,000	\$158,170	\$0	\$0	\$158,170	\$143,861
Materials and Supplies	\$0	\$0	\$0	\$643	\$0	\$0	\$643	\$0
Furniture & Equipment	\$93,408	\$182,000	\$275,408	\$61,836	\$0	\$213,572	\$275,408	\$78,273
Electrical Service	\$414,753	(\$292,632)	\$122,121	\$108,076	\$0	\$14,045	\$122,121	\$93,028
Painting	\$0	\$0	\$0	\$2,203	\$0	\$0	\$2,203	\$2,203
[326] Concord High School - MDUSD Total	\$9,508,836	(\$374,127)	\$9,134,709	\$7,816,025	\$674,470	\$510,715	\$9,001,210	\$7,874,481

Project Schedule

The Modernization project is 98% complete. Punch lists have been created and issued to the contractor and completion was anticipated for mid-December. The staff reviewed and responded to complaints regarding workmanship and project scope. The staff generated a punch list of items that were perceived to be Measure C work or contractor deficient work. This list was distributed to the contractor and is approximately 85% complete. Measure C work outside the contractor's scope of work is being performed by the District.

Original Project Schedule

Phase	Start	Finish	Status
Design	8/28/2002	2/20/2003	Complete
DSA Approval	2/21/2003	5/22/2003	Complete
Bid and Award	5/23/2003	7/31/2003	Complete
Construction	8/1/2003	6/10/2004	Punch List anticipate completion 3/15/2005