

# Wren Avenue Elementary School - MDUSD

School No: 197

**Construction Manager:** Patrick Rinn  
**Architect:** Corlett, Skaer & DeVoto Architects, Inc. (CSDA)  
**Contractor:** Sierra Bay Contractors, Inc.  
**Inspector:** Nathan Valech

## Project Scope

The modernization of this campus includes two major components: infrastructure upgrades and replacement of 6 existing portable classrooms with 9 new permanent classrooms, one new music room and one new kindergarten. Infrastructure upgrades include campus power distribution, parking and playground pavement overlays, addition of site security lighting, 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 anticipated changes to the construction costs are \$131,000 due to changes in the site utilities, electrical systems, hardware, roofing, and miscellaneous minor changes. All cost changes to the budget have been negotiated with the contractor.

	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
[197] Wren Avenue Elementary School - MDUSD									
Architectural Fees	\$282,022.00	(\$31,000.00)	\$251,022.00	\$227,895.47	\$15,200.93	\$0.00	\$243,096.40	\$236,856.38	\$7,925.60
DSA Fees	\$46,769.00	(\$4,000.00)	\$42,769.00	\$21,401.08	\$0.00	\$0.00	\$21,401.08	\$18,208.65	\$21,367.92
Technology Consultant Fees	\$5,207.00	\$0.00	\$5,207.00	\$8,985.33	\$5,305.56	\$0.00	\$14,290.89	\$14,200.89	(\$9,083.89)
Specialty Consultants	\$62,433.00	\$22,220.00	\$84,653.00	\$42,039.82	\$416.25	\$0.00	\$42,456.07	\$40,956.07	\$42,196.93
Bid Costs	\$6,236.00	\$0.00	\$6,236.00	\$12,988.16	\$0.00	\$0.00	\$12,988.16	\$12,988.16	(\$6,752.16)
Construction Management	\$302,502.00	(\$65,700.00)	\$236,802.00	\$263,818.12	\$0.00	\$0.00	\$263,818.12	\$263,818.12	(\$27,016.12)
Construction Testing	\$32,881.00	\$0.00	\$32,881.00	\$11,171.00	(\$5,694.39)	\$0.00	\$5,476.61	\$5,680.61	\$27,404.39
Inspection	\$55,897.00	\$0.00	\$55,897.00	\$72,930.00	(\$45,500.00)	\$0.00	\$27,430.00	\$27,755.00	\$28,467.00
Surveys	\$32,430.00	\$10,378.00	\$42,808.00	\$3,200.00	\$0.00	\$0.00	\$3,200.00	\$3,200.00	\$39,608.00
CDE Fees	\$0.00	\$4,000.00	\$4,000.00	\$2,024.22	\$0.00	\$0.00	\$2,024.22	\$2,024.22	\$1,975.78
MDUSD Project Management	\$0.00	\$30,700.00	\$30,700.00	\$7,196.90	\$0.00	\$1,000.00	\$8,196.90	\$8,109.17	\$22,503.10
CO Contingency	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Construction	\$2,974,769.00	\$301,825.00	\$3,276,594.00	\$3,193,663.08	\$192,661.56	(\$33,618.00)	\$3,352,706.64	\$3,352,043.29	(\$76,112.64)
Specialty Contractor	\$0.00	\$0.00	\$0.00	\$31,095.53	\$193.05	(\$4,500.00)	\$26,788.58	\$26,575.46	(\$26,788.58)
Transitional Expenses	\$108,000.00	\$0.00	\$108,000.00	\$176,366.64	\$9,901.88	\$0.00	\$186,268.52	\$187,928.52	(\$78,268.52)
Furniture and Equipment	\$62,133.00	\$0.00	\$62,133.00	\$50,730.54	(\$103.38)	\$12,000.00	\$62,627.16	\$53,678.47	(\$494.16)
Electrical Engineering Fees	\$0.00	\$5,000.00	\$5,000.00	\$1,320.00	\$0.00	\$0.00	\$1,320.00	\$1,320.00	\$3,680.00
[197] Wren Avenue Elementary School - MDUSD Total	\$3,971,279.00	\$273,423.00	\$4,244,702.00	\$4,126,825.89	\$172,381.46	(\$25,118.00)	\$4,274,089.35	\$4,255,343.01	(\$29,387.35)

## Project Schedule

The Prototypical classrooms were completed and occupied by the school at Spring Break 2005. A punch list issued by the Architect of Record has been completed. Landscape restoration outside of the General Contractor's scope will be performed when the weather permits. Closeout documents are complete, and the Notice of Completion was filed on 1/31/06. The District received certification of the project from DSA on May 1, 2007.

## Original Project Schedule

Phase	Start	Finish	Status
Design	8/28/2002	1/27/2003	Complete
DSA Approval	1/28/2003	4/28/2003	Complete
Bid and Award	2/02/2004	6/11/2004	Complete
Construction	6/14/2004	7/29/2005	Complete