



**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 upsizing 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 following is the current budget for the scope approved by Measure C. The Building Contractor Budget is over budget by 1%. The Bid Cost is over budget by 100% due to reproduction costs due to receiving DSA approval after bid day. There is a potential change order for approximately \$5,000 for Nacht & Lewis Architects for redesign in the Technology Center. There is a potential change order for special consultants in the amount of \$35,000 for costs associated with hazardous materials. There is approximately \$155,000 in potential change orders to the modernization contract. There are two proposed change orders for electrical distribution that has been approved by the District for approximately \$4,000 that the contractor doesn't agree with and may become a claim an additional \$155,000.

Project : [326] Concord High School - MDUSD

Description	Original Budget	Budget Changes	Current Budget	Committed Contracts	Contract Changes	Proposed Con Changes	Total Commitment	Cost to Date	Variance
Architect's Fees	\$675,400.00	(\$85,000.00)	\$590,400.00	\$571,092.02	\$31,531.00	\$4,841.00	\$607,464.02	\$528,311.38	(\$17,054.02)
DSA Fees	\$113,608.00	(\$8,000.00)	\$105,608.00	\$37,306.00	\$0.00	\$0.00	\$37,306.00	\$37,306.00	\$68,302.00
Electrical Engineer	\$29,033.00	\$0.00	\$29,033.00	\$42,513.03	\$0.00	\$0.00	\$42,513.03	\$34,092.90	(\$13,480.03)
Technology Consultant	\$29,343.00	\$0.00	\$29,343.00	\$25,818.33	\$0.00	\$0.00	\$25,818.33	\$19,269.47	\$3,524.67
Special Consultant	\$91,284.00	(\$9,000.00)	\$82,284.00	\$40,012.19	\$0.00	\$35,000.00	\$75,012.19	\$58,258.71	\$7,271.81
Bid Costs	\$15,148.00	\$0.00	\$15,148.00	\$24,209.35	\$0.00	\$9,565.00	\$33,774.35	\$32,829.29	(\$18,626.35)
Construction Management	\$725,261.00	(\$29,000.00)	\$696,261.00	\$629,310.88	\$0.00	\$0.00	\$629,310.88	\$323,884.26	\$66,950.12
Interim Housing	\$216,000.00	\$0.00	\$216,000.00	\$157,370.02	\$0.00	\$0.00	\$157,370.02	\$111,735.62	\$58,629.98
Construction Testing	\$78,833.00	\$0.00	\$78,833.00	\$15,600.00	\$0.00	\$0.00	\$15,600.00	\$5,436.88	\$63,233.00
DSA Inspector	\$134,016.00	\$0.00	\$134,016.00	\$60,980.83	\$0.00	\$0.00	\$60,980.83	\$47,001.67	\$73,035.17
CDE Fees	\$0.00	\$8,000.00	\$8,000.00	\$25.00	\$0.00	\$0.00	\$25.00	\$25.00	\$7,975.00
Surveys	\$0.00	\$9,000.00	\$9,000.00	\$1,200.00	\$0.00	\$0.00	\$1,200.00	\$1,200.00	\$7,800.00
MDUSD Project Management	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,478.02	\$0.00
CO Contingency	\$0.00	\$686,063.00	\$686,063.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$686,063.00
Materials and Supplies	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$643.12	\$0.00
Building Contractor	\$6,892,749.00	(\$367,229.00)	\$6,525,520.00	\$5,902,829.82	\$419,584.21	\$154,674.57	\$6,477,088.60	\$3,256,196.31	\$48,431.40
Specialty Contractor	\$0.00	\$0.00	\$0.00	\$56,030.68	\$0.00	\$0.00	\$56,030.68	\$55,907.19	(\$56,030.68)
Furniture & Equipment	\$93,408.00	\$182,000.00	\$275,408.00	\$0.00	\$0.00	\$275,408.00	\$275,408.00	\$57,241.81	\$0.00
Electrical Service	\$414,753.00	\$0.00	\$414,753.00	\$108,076.00	\$0.00	\$14,045.00	\$122,121.00	\$93,028.42	\$292,632.00
Painting	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,203.20	\$0.00
	<b>\$9,508,836.00</b>	<b>\$386,834.00</b>	<b>\$9,895,670.00</b>	<b>\$7,672,374.15</b>	<b>\$451,115.21</b>	<b>\$493,533.57</b>	<b>\$8,617,022.93</b>	<b>\$4,669,049.25</b>	<b>\$1,278,647.07</b>

**Project Schedule**

The Modernization project is approximately 65% complete. The secondary electrical distribution is approximately 75% complete. Wiremold and fire alarm systems were installed on a swing shift and are complete. The roofing material and the scratch and brown coats of the stucco are completed (but the quality is under review). The interior finishes (drywall, painting, ceiling tile etc) are in process and are approximately 25% complete. The rough electrical is complete in the prototypical classrooms. The prototypical have received doors and windows. Approximately half of the bathrooms are under construction for beautification and ADA upgrades. The bathrooms are approximately 50% complete. The unistrut/cable tray for the new technology room has been completed. The canopy replacement is complete. Staff is developing a bid package to address turf/lawn area and irrigation systems damaged during construction. The site electrical distribution was redesigned early on in the project due to DSA approval. The contractor began working on the new design in September and ceased in March due to a disagreement of costs associated with the change. This has put the contractor behind schedule. Approved potential change orders having additional days associated with them have moved the contract completion date to July 5, 2004. There have been site requests for changes to the Technology Center. If these changes are implemented the completion date will be extended.



**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	Awarded 8/12/03
Construction	8/1/2003	6/10/2004	Completion on schedule for July 5, 2004

**CONSTRUCTION MILESTONE SCHEDULE – CONCORD HIGH SCHOOL**

Task Name	ter	1st Quarter				2nd Quarter			3rd Quarter			4th Quarter				1st Quarter			2nd Quarter			3rd
	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J		
<b>Mobilization</b>																						
Mobilize																						
<b>Submittal and Procurement</b>																						
Submittal and Procurement																						
<b>Phase I, Initial Work</b>																						
Mobilization (NTP)																						
Demo Existing Portables																						
Site Work Modernization																						
Building 200 / Modernization																						
Building 300 / Modernization																						
Building 400 / Modernization																						
Building 500 / Modernization																						
Building 600 / Modernization																						
Building 900 / Modernization																						
Building 1000 / Modernization																						
Building 100 / Modernization																						
Building 1100 / Modernization																						
Building 700 / Modernization																						
Building 800 / Modernization																						
<b>Phase II, Bal of Modernization and Protoypicals</b>																						
Demo Existing Portables																						
Building 200 / Modernization																						
Building 300 / Modernization																						
Building 400 / Modernization																						
Building 500 / Modernization																						
Building 600 / Modernization																						
Building 900 / Modernization																						
Building 1000 / Modernization																						
Building 100 / Modernization																						
Building 1100 / Modernization																						
Prototypical Buildings																						



Low quality of plaster and joints application at prototypical classrooms. These are being corrected.



Interior of a prototypical classroom being taped and prepped for painting.