

**ORANGE COUNTY
BOARD OF EDUCATION**

AGENDA ITEM ABSTRACT

Meeting Date: April 14, 2014

AGENDA ITEM No. 14-04-10

ACTION ITEM: (Y/N) Y

SUBJECT: Change Order Approval: C.W. Stanford Middle School HVAC Project

INFO. CONTACT: Pam Jones, Interim Aux Srvc Director **PHONE:** (919) 732-8126

ATTACHMENTS:

Change order request

PURPOSE: To consider authorizing a change order in the amount of \$16,000.26 for the C.W. Stanford Middle School HVAC Replacement project.

BACKGROUND: On July 15, 2013 the Board awarded a contract in the amount of \$1,030,000 to Warren Hay Mechanical Contractors to replace the HVAC system at C.W. Stanford Middle School. The project is on-going and is approximately 86% complete.

The engineer has forwarded a change order proposal that would significantly improve the project for a fairly nominal amount of money. After discussion among the stakeholders, contractor and engineer the following changes are recommended for consideration by the Board:

1. Relocate some of the units in the administration area and construct a closet in which to house them. This would allow the office area to present a more professional and uncluttered environment. The closet will be insulated to minimize equipment sounds, but staff understands and accepts that some noise will be heard.
2. Replace ceiling and diffusers in the cafeteria. By extending the ductwork to the kitchen, the units in the cafeteria can be eliminated. Remaining units are properly sized to accommodate the additional cooling/heating load. This will provide the opportunity to replace the cafeteria ceiling and significantly improve the appearance of the space.
3. Relocate energy recovery units from the roof to the ground. This is the last phase of a project that was designed some years ago, prior to the installation of the metal roof. Relocating the units to the ground will eliminate the need to penetrate the metal roof, which could have lead to roof leaks in the future. Further, this action will significantly improve the aesthetics in the area.

FINANCIAL IMPACT: Approximately 87% of the change order amount is for work appropriately paid through recurring capital funds, such as ceiling tile replacement and construction of the closet in the main office. Therefore, funds currently appropriated for recurring capital are recommended to support the change order total.

As a point of interest, the Board may recall this project was funded through a combination of fund balance and Qualified School Construction Bonds (QSCB). The QSCB were subject to expiration on January 25, 2014 should funds not be spent. We are pleased to report the contractor was successful in completing sufficient work to allow the District to seek timely reimbursement for the \$677,821 balance on QSCB.

RECOMMENDATION: The Superintendent recommends the Board authorize a change order for the C.W. Stanford Middle School HVAC Replacement project in the amount of \$16,000.26; and authorize the Chair to sign on behalf of the Board.



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CHANGE ORDER NO. 1

DATE: April 8, 2014
PROJECT: CW Stanford HVAC Replacement
Orange County Schools
Hillsborough, NC
CONTRACT FOR: Mechanical Construction
CONTRACT DATE: July 15, 2013

TO: Warren-Hay Mechanical Contractors, Inc.
PO Box 818
Hillsborough, NC 27278

You are directed to make the following changes in this Contract:

- Construct closets for units in the Administration area to preserve storage space. Locate energy recovery units on the ground rather than the metal roof to improve appearance and facilitate service. Eliminated dedicated units for the kitchen, extending ductwork from the cafeteria, and replace cafeteria ceiling.

The original Contract Sum was	\$1,030,100
Net change by previous authorized change orders	\$0
The Contract Sum prior to this Change Order was	\$1,030,100
The Contract Sum will be INCREASED by this Change Order in the amount of	\$16,000
The new Contract Sum including this Change Order will be	\$1,046,100

The Contract Time will be unchanged by this change order.

ACCEPTED BY:

CONTRACTOR: Warren-Hay Mechanical Contractors, Inc.

By: _____
Date: _____

OWNER: Orange County Schools, NC

By: _____
Date: _____

DESIGNER: REECE, NOLAND & McELRATH, INC.

By: 
Date: 4/8/14