



June 19, 2017

MEMORANDUM

TO: District Board of Trustees

FROM: Jim Murdaugh, President 

SUBJECT: Certificate of Final Inspection for the Plaza Level Improvements Project

Item Description

This item requests Board approval of the Certificate of Final Inspection, Office of Educational Facilities (OEF) Form 209, for the Plaza Level Improvements project at the TCC Center for Innovation.

Overview and Background

In support of Board Policy 11-12, Reduction of Retainage for Construction, Renovation and Remodeling Projects, TCC staff developed Administrative Procedure 11-12AP. By this procedure, the College will complete OEF Form 209 for projects with a construction value of more than \$250,000 and provide the form to the Board for approval.

The Construction Manager for the Plaza Level Improvements project has completed all closeout documents and the building is in full operation. The Construction Manager achieved \$50,641.49 in savings for the project which is attached as Change Order No. Three.

Past Actions by the Board

The Board previously approved a Certificate of Final Inspection for the WEI project on May 16, 2016.

Funding/Financial Implications

The construction project is complete. Final payment to the contractor is contingent upon Board approval.

Staff Resource

Barbara Wills

Recommended Action

Approve the Certificate of Final Inspection, OEF Form 209, for the Plaza Level Improvements project.

FORM 12657

CHANGE ORDER REQUEST FORM

This form is to be used for requesting a change to the scope of work of an existing project or the duration of time to an existing contract. Upon acceptance of the request a modification may be made to the purchase order, contract or both. This request does not constitute a change order until accepted and signed by the College.

COR #: 3
Date: 04/19/2017

Project Name: Center for Innovation - Plaza Level Improvements
Contractor's Name: Rippee Construction, Inc.
PO # PO-005189
Date Needed: 04/19/2017

Reference Documents: (attach copies of all backup documentation)

Architectural Supplemental Instruction # _____ Date: _____
Request for Information # _____ Date: _____
Construction Change Directive # _____ Date: _____

Scope of Work Summary: (attach additional sheets as needed)

Project Close-out: Contingency return @ \$44,812.25
Project Close-out: Unearned P&OH return @ \$5,829.24
Add 66 days for final inspection to accommodate signage requested at substantial, and panel replacement.

Impact to Project:

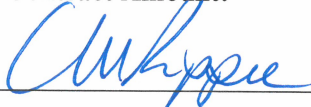
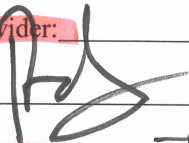
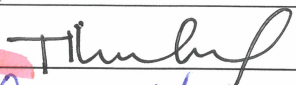
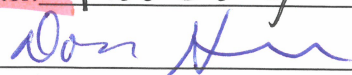
Additional Calendar Days Required: _____
Original Substantial Completion Date: _____
New Substantial Completion Date: _____

Summary of Impact: (attach additional sheets as needed)

Cost Summary:

Original Contract Sum: \$ 995,965.52
Net of Previous Change Orders: \$ 52,348.71
Contract Sum to Date: \$ 1,048,314.23
Amount of Change Order: \$ 50,641.49
New Contract Amount: \$ 997,672.74

Authorizations:

Contractor:  Date: 4/30/17
Material Provider: N/A Date: _____
Architect:  Date: 5.18.17
Construction Coordinator:  Date: 5/23/17
Account Manager:  Date: 5/23/17

APPLICATION FOR PAYMENT

APPLICATION NO.: 00005

PERIOD TO: 03/31/2017

PROJECT NO.:

A	B	C	D	E	F	G	H	I	
LINE ITEM ID	DESCRIPTION	SCHEDULED VALUE	FROM PREVIOUS APPLICATION	WORK COMPLETED THIS PERIOD	STORED MATERIALS	WORK COMPLETED AND STORED MATERIALS TO DATE	% COMPLETE	BALANCE TO FINISH	RETAINAGE
0000010	On-Site Project Management & Coordination	\$16,468.06	\$16,468.06	\$0.00	\$0.00	\$16,468.06	100.0	\$0.00	\$0.00
0000020	Supervision, Hr.	\$44,379.32	\$44,379.32	\$0.00	\$0.00	\$44,379.32	100.0	\$0.00	\$0.00
0000030	Document Reproduction, %	\$1,522.72	\$380.09	\$1,142.63	\$0.00	\$1,522.72	100.0	\$0.00	\$0.00
0000040	Performance & Payment Bonds	\$11,710.73	\$11,710.73	\$0.00	\$0.00	\$11,710.73	100.0	\$0.00	\$0.00
0000050	Insurance	\$11,399.23	\$4,994.28	\$6,404.95	\$0.00	\$11,399.23	100.0	\$0.00	\$0.00
0000060	Permits	\$3,822.41	\$3,822.41	\$0.00	\$0.00	\$3,822.41	100.0	\$0.00	\$0.00
0000070	Site Safety, Mo.	\$575.00	\$575.00	\$0.00	\$0.00	\$575.00	100.0	\$0.00	\$0.00
0000080	Materials Testing	\$400.00	\$400.00	\$0.00	\$0.00	\$400.00	100.0	\$0.00	\$0.00
0000090	Site Data, Mo.	\$50.40	\$50.40	\$0.00	\$0.00	\$50.40	100.0	\$0.00	\$0.00
0000100	Roll-off Container, Wk.	\$2,654.00	\$1,925.00	\$729.00	\$0.00	\$2,654.00	100.0	\$0.00	\$0.00
0000110	Project Maintenance, S.F.	\$9,164.43	\$9,164.43	\$0.00	\$0.00	\$9,164.43	100.0	\$0.00	\$0.00
0000120	Final Cleanup, S.F.	\$5,806.25	\$5,302.25	\$504.00	\$0.00	\$5,806.25	100.0	\$0.00	\$0.00
0000130	Dust Protection and Barriers	\$260.00	\$260.00	\$0.00	\$0.00	\$260.00	100.0	\$0.00	\$0.00
0000140	02 41 Selective Demolition	\$14,900.00	\$14,900.00	\$0.00	\$0.00	\$14,900.00	100.0	\$0.00	\$0.00
0000150	Steel Lintels and Supports at Openings	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.0	\$0.00	\$0.00
0000160	06 41 Architectural Woodwork	\$55,565.00	\$55,565.00	\$0.00	\$0.00	\$55,565.00	100.0	\$0.00	\$0.00
0000170	Misc. Fireproofing & Sealants	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.0	\$0.00	\$0.00
0000180	08 10 Doors, Frames, Hardware & Specialties	\$38,615.00	\$38,615.00	\$0.00	\$0.00	\$38,615.00	100.0	\$0.00	\$0.00
0000190	08 43 Aluminum Framed Storefronts	\$40,500.00	\$40,500.00	\$0.00	\$0.00	\$40,500.00	100.0	\$0.00	\$0.00
0000200	Maintenance of Finishes	\$3,355.93	\$3,355.93	\$0.00	\$0.00	\$3,355.93	100.0	\$0.00	\$0.00
0000210	09 21 Gypsum Board Assemblies	\$64,301.00	\$64,301.00	\$0.00	\$0.00	\$64,301.00	100.0	\$0.00	\$0.00
0000220	09 51 Acoustical Panel Ceilings & Wall Systems	\$29,470.00	\$29,470.00	\$0.00	\$0.00	\$29,470.00	100.0	\$0.00	\$0.00
0000230	09 60 Flooring Finishes	\$37,515.50	\$37,515.50	\$0.00	\$0.00	\$37,515.50	100.0	\$0.00	\$0.00
0000240	09 90 Painting & Coating	\$31,000.00	\$31,000.00	\$0.00	\$0.00	\$31,000.00	100.0	\$0.00	\$0.00
0000250	Wall & Door Protection, Est.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.0	\$0.00	\$0.00
0000260	Signage, Est.	\$2,331.52	\$0.00	\$2,331.52	\$0.00	\$2,331.52	100.0	\$0.00	\$0.00
0000265	Food Service Equipment	\$5,159.35	\$5,159.35	\$0.00	\$0.00	\$5,159.35	100.0	\$0.00	\$0.00
0000270	21 00 Fire Suppression	\$14,450.00	\$14,450.00	\$0.00	\$0.00	\$14,450.00	100.0	\$0.00	\$0.00
0000280	22 00 Plumbing	\$36,734.18	\$36,734.18	\$0.00	\$0.00	\$36,734.18	100.0	\$0.00	\$0.00
0000290	23 00 HVAC	\$155,272.00	\$155,272.00	\$0.00	\$0.00	\$155,272.00	100.0	\$0.00	\$0.00
0000300	26 00 Electrical	\$207,763.21	\$207,469.98	\$293.23	\$0.00	\$207,763.21	100.0	\$0.00	\$0.00
0000310	Sculptural Rock Bed	\$3,420.00	\$3,420.00	\$0.00	\$0.00	\$3,420.00	100.0	\$0.00	\$0.00

APPLICATION FOR PAYMENT

APPLICATION NO.: 00005

PERIOD TO: 03/31/2017

PROJECT NO.:

A	B	C	D	E	F	G	H	I	
LINE ITEM ID	DESCRIPTION	SCHEDULED VALUE	FROM PREVIOUS APPLICATION	WORK COMPLETED THIS PERIOD	STORED MATERIALS	WORK COMPLETED AND STORED MATERIALS TO DATE	% COMPLETE	BALANCE TO FINISH	RETAINAGE
0000320	Contingency	\$44,812.25	\$0.00	\$0.00	\$0.00	\$0.00	0.0	\$44,812.25	\$0.00
0000330	CM Fee	\$102,671.97	\$96,511.94	\$626.93	\$0.00	\$97,138.87	94.611	\$5,533.10	\$0.00
C000010	CO 1 - ASI 2	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.0	\$0.00	\$0.00
C000020	Performance & Payment Bonds	\$445.17	\$445.17	\$0.00	\$0.00	\$445.17	100.0	\$0.00	\$0.00
C000030	Insurance	\$208.74	\$198.30	\$10.44	\$0.00	\$208.74	100.0	\$0.00	\$0.00
C000040	08 10 Doors, Frames, Hardware & Specialties - Add door fram	\$195.00	\$195.00	\$0.00	\$0.00	\$195.00	100.0	\$0.00	\$0.00
C000050	09 21 Gypsum Board Assemblies - Provide fire-rated enclosur	\$2,684.00	\$2,684.00	\$0.00	\$0.00	\$2,684.00	100.0	\$0.00	\$0.00
C000060	09 60 Flooring Finishes - Extend restroom tile height up to	\$1,680.00	\$1,680.00	\$0.00	\$0.00	\$1,680.00	100.0	\$0.00	\$0.00
C000070	23 00 HVAC - Replace existing deficient VAVs.	\$27,760.00	\$27,760.00	\$0.00	\$0.00	\$27,760.00	100.0	\$0.00	\$0.00
C000080	26 00 Electrical - Modify floor penetrations. Modify light	\$8,410.62	\$8,410.62	\$0.00	\$0.00	\$8,410.62	100.0	\$0.00	\$0.00
C000090	CM Fee @ 10.41%	\$4,310.46	\$4,051.83	\$0.00	\$0.00	\$4,051.83	94.0	\$258.63	\$0.00
C000100	CO 2 - ASI 3	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.0	\$0.00	\$0.00
C000110	Performance & Payment Bonds	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.0	\$0.00	\$0.00
C000120	Insurance	\$42.15	\$0.00	\$42.15	\$0.00	\$42.15	100.0	\$0.00	\$0.00
C000130	08 10 Doors, Frames, Hardware & Specialties - Deduct for D1	(\$1,490.00)	(\$1,490.00)	\$0.00	\$0.00	(\$1,490.00)	100.0	\$0.00	\$0.00
C000140	08 43 Aluminum Framed Storefronts - Modify opening at D107B	\$5,934.00	\$5,934.00	\$0.00	\$0.00	\$5,934.00	100.0	\$0.00	\$0.00
C000150	09 21 Gypsum Board Assemblies - Deduct fire ratings - funde	(\$2,625.00)	(\$2,625.00)	\$0.00	\$0.00	(\$2,625.00)	100.0	\$0.00	\$0.00
C000160	09 60 Flooring Finishes - Deduct tile from CO 1 - funded fr	(\$1,680.00)	(\$1,680.00)	\$0.00	\$0.00	(\$1,680.00)	100.0	\$0.00	\$0.00
C000170	21 00 Fire Suppression - Sprinkler modifications per RFI 27	\$7,100.00	\$7,100.00	\$0.00	\$0.00	\$7,100.00	100.0	\$0.00	\$0.00
C000180	26 00 Electrical - Deduct 3" conduit from AV Room #105 to c	(\$1,335.60)	(\$1,335.60)	\$0.00	\$0.00	(\$1,335.60)	100.0	\$0.00	\$0.00
C000190	CM Fee @ 10.41%	\$625.23	\$587.72	\$0.00	\$0.00	\$587.72	94.001	\$37.51	\$0.00
Totals		\$1,048,314.23	\$985,587.89	\$12,084.85	\$0.00	\$997,672.74	0.00%	\$50,641.49	\$0.0

CERTIFICATE OF FINAL INSPECTION (CFI)

8. BUILDING CONTRACT DATE: 09/23/2016 COMPLETION DATE: April 12, 2017

9. CHANGE ORDERS - List of each Change Order and amount (excluding Direct Purchase amounts).

C.O. No. <u>1</u> \$ <u>45,717.42</u>	C.O. No. _____ \$ _____
C.O. No. <u>2</u> \$ <u>6,631.29</u>	C.O. No. _____ \$ _____
C.O. No. <u>3</u> \$ <u>-50,641.49</u>	C.O. No. _____ \$ _____
C.O. No. _____ \$ _____	C.O. No. _____ \$ _____

10. Date of Occupancy: 1/19/2017

11. Additional Information:

None