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Agenda Item Details

Meeting	Sep 21, 2022 - REGULAR MEETING OF THE BOARD OF DIRECTORS 5:00 PM
Category	9. MATTERS RESERVED FOR BOARD ACTION - GC-3
Subject	9.01 South Kitsap High School Swimming Pool Project Change Order
Type	Action (Consent)
Recommended Action	Move to approve South Kitsap High School Swimming Pool Project Change Order.

BACKGROUND INFORMATION:

On 1/19/22 the Board of Directors authorized contract award for the South Kitsap High School Pool Modernization to general contractor Christensen, Inc. Construction began 3/7/22 and has proceeded as scheduled. The project has encountered occasional additional costs, but the project team has worked to find savings to offset these costs. The project has been cost neutral to date.

As work on the pool basin has progressed, we have discovered existing conditions that are not compatible with the project design and will require additional work and expense to ensure a successful project.

Two large issues have arisen with the existing pool piping.

#1: Pool main drain

As part of the project design, the main drain system for the pool (return water) was to be replaced with a new code compliant design that tied into the existing drain piping under the floor of the deep end of the pool. The original 1978 construction drawings indicated such a connection to the existing piping would be possible. Upon opening the pool bottom concrete slab; the necessary sized pipe connections were not present as the original drawings had shown. Upon video exploration of the pipes, the pipe connection was found further back under the pool deck. To make the required 12" pipe drain connection, we must remove a section of the pool deck and excavate a 20' deep hole and connect under the pool side wall to finalize the new main drain tie-in.

#2 Pool water inlets and supply lines

The original project design assumed reuse of the existing water supply piping to the pool that delivers treated, heated water throughout the pool. The one upgrade is to replace existing water inlets with new inlets. Although a new water distribution system was desirable and had been requested by the state Department of Health, the project team opted to reuse the existing piping to save costs and we received a variance from the Department of Health. As crews began removing the existing pool inlets, we discovered they were not secured via a typical pipe fitting that could be swapped out for the new inlets. The inlets were pressure fitted into the piping and the existing piping was brittle and cracking as we bored into the pool walls. A pressure test was performed on the distribution piping and it would not hold pressure. There are leaks in several locations within the pool walls and under the pool deck.

With the discovery of the unconventional install of the original inlets, the poor condition of the piping and the expense and uncertainty of attempting repair and retrofit, it is the project

engineer's recommendation to abandon the old piping and install a new water distribution system. This change involves substantial work, requiring removal of pool concrete deck around three sides, trenching in tight conditions and coring through the pool walls for the new inlets along with replacement of the pool deck on completion. The advantage of this change is the security and longevity of an all-new piping system. This also satisfies Department of Health requirements and could allow lifting of the permit variance.

CHANGE ORDER COSTS AND PROJECT BUDGET

The contractor has provided rough order of material (ROM) estimates to correct the two pipe related issues. Rather than a hard bid for this work where there are unknowns, the contractor has provided a worst-case estimate and actual costs for this work will be tracked daily on a time and materials basis. The school district will pay the actual costs for the work rather than an estimate. The capital projects coordinator and architect's staff will closely monitor the work to ensure the billings are fair and accurate. We expect the final cost for the work to be less than the ROM estimates.

The SKHS Pool Modernization project budget as presented to the Board for the award of construction contract on 1/19/22 includes a Construction Contingency of \$844,805. The construction contingency was established to cover unknown conditions encountered during construction. The two piping conditions described here will be covered by the construction contingency.

The requested change order to the construction contract with Christensen, Inc. to address both piping conditions is \$479,235.

POOL BUDGET

Budget Item	Cost (includ
Pool Construction Contract	
A&E + Permits	
Owner Furnished Items	
Construction Contingency 10%	
Total Budget	

CHANGE ORDER COST TRACKING

Starting Construction Contingency	\$844,805
Construction Cost Changes To-Date (9.13.2022)	\$51,904 (cost reduction from savings)
Pool Main Drain Revision	-\$169,214
Pool Inlet and Supply Line Replacement	-\$310,021
Remaining Construction Contingency	\$417,474

REQUESTED ACTION:

Move that the Board of Directors authorize the change order work described above, not to exceed the cost of \$479,235. The costs for this work will be tracked by time and materials and the final total will be the basis of a formal change order to the Christensen, Inc. contract.

[Policy 6957 Change Order.pdf \(10 KB\)](#)

The consent agenda enables the board to efficiently deal with matters that have been delegated to the Superintendent, but by law must be approved by

the board. Throughout the year the board will attend to consent agenda items as expeditiously as possible. Items routinely assigned to the consent agenda include meeting minutes, personnel actions, business transactions, expense vouchers, gifts, travel requests, intergovernmental agreements, etc. The consent agenda is undebatable, and an item may be removed from the consent agenda and placed on the regular agenda at the request of any two board members.