



BUSINESS SERVICES DIVISION
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MOISES AGUIRRE
ASSISTANT SUPERINTENDENT OF BUSINESS SERVICES

DATE: September 18, 2015
TO: Dr. Karen Janney, Superintendent
FROM: Moises Aguirre, Assistant Superintendent of Business Services
RE: **Contractor Change Orders**

The Board of Trustees has requested a list of the contractors that have “excessive” change orders. Plans and specifications include unanticipated imperfections and change orders are part of the construction process, particularly when modernizing very old buildings.

While there is no industry standard per se, staff strives to keep change orders within five percent of the cost of construction. For Proposition O projects there have been 91 construction contracts (over \$200 million total) and 275 change orders (\$9.5 million) with an overall change order average rate of 4.6%.

Attached is a list of the contractors with change orders that exceed five percent for all projects (not just Prop O) since 2008-09. The contract and change order data are provided as well as the architect and primary causes of the change orders. The data is ordered by highest change order percentage to lowest change order percentage.

For further questions about this Friday Update, you may contact Paul Woods, Director of Planning and Construction.

Maximizing student achievement for 7th – 12th grade students and adult learners throughout South San Diego County

“Sweetwater Union High School District programs and activities shall be free from discrimination based on age, gender, gender identity or expression, or genetic information, sex, race, color, religion, ancestry, national origin, ethnic group identification, marital or parental status, physical or mental disability, sexual orientation; the perception of one or more of such characteristics; or association with a person or group with one or more of these actual or perceived characteristics.” - SUHSD Board Policy 0410.

Los programas y actividades del distrito Sweetwater Union High School District estarán libres de discriminación basada en edad, género, identidad o expresión de género, o información genética, sexo, raza, color, religión, ascendencia, origen nacional, identificación con un grupo étnico, estado civil, discapacidad física o mental, orientación sexual; o por la percepción de una o más de dichas características, o la asociación con una persona o grupo con una o más de dichas características percibidas o reales.” - Política 0410 del Consejo de SUHSD.

Summary of Construction Contracts with Change Orders that Cumulatively Exceed 5 Percent (2008-09 to Present)

CONTRACTOR	SITE	PROJECT	ORIGINAL CONTRACT	CHANGE ORDER AMOUNT	TOTAL CONTRACT	CO %	A/E	Primary Causes
Pacific Building Group	HTH	Project 1	\$12,657,000.00	\$2,010,266.00	\$14,667,266.00	15.88%	Ruhnau Ruhnau Clarke	Design issues
Whillock Contracting, Inc.	CVH	Parking Demo & Improvements	\$112,213.00	\$11,221.00	\$123,434.00	10.00%	Hector Reyes	Unforeseen conditions
GEM Industrial Electric, Inc.	MVH	Interim Housing	\$340,480.00	\$34,018.00	\$374,498.00	9.99%	LPA Inc.	District requested changes
Grahovac Construction	SUH	Welding Building	\$1,770,000.00	\$176,804.29	\$1,946,804.29	9.99%	BCA Architects	Design issues
The Augustine Company	MVH	Project 1	\$4,609,518.00	\$460,000.00	\$5,069,518.00	9.98%	LPA Inc.	Design, district changes and unforeseen conditions
GEM Industrial Electric, Inc.	SOM	Project 1A (take-over contract)	\$194,860.00	\$19,378.04	\$214,238.04	9.94%	BCA Architects	District requested changes
R.C. Construction	NCM	Project 1	\$6,998,000.00	\$689,263.55	\$7,687,263.55	9.85%	LPA Inc.	Unforeseen conditions
APR Construction, Inc.	SUH	Welding Building	\$277,000.00	\$27,012.20	\$304,012.20	9.75%	Hector Reyes	Design issues
Grahovac Construction	CVH	Baseball Backstop	\$857,800.00	\$82,339.49	\$940,039.49	9.59%	Hector Reyes	Design omission
M.A. Stevens	CVH	ORG Classroom Upgrades	\$151,400.00	\$14,193.73	\$165,593.73	9.37%	RNT	Unforeseen conditions
GEM Industrial Electric, Inc.	CPH	Team Locker Rooms	\$580,000.00	\$53,307.77	\$633,307.77	9.19%	Lord Architecture	Unforeseen conditions
Fordyce Construction	CPH	Softball Dugouts	\$505,617.00	\$46,409.00	\$552,026.00	9.18%	Lord Architecture	Design issues and district requested changes.
H Design-Build	CPH	Supplemental Infrastructure	\$43,569.11	\$3,972.00	\$47,541.11	9.12%	Lord Architecture	District requested changes
Time and Alarm Systems	Various	Fire Alarm Upgrades 3: 10 sites	\$2,090,140.00	\$189,120.00	\$2,279,260.00	9.05%	Johnson Consulting Eng	Unforeseen conditions
Grahovac Construction	SOM	Miscellaneous construction	\$731,485.00	\$65,355.00	\$796,840.00	8.93%	BCA Architects	District requested changes
Fordyce Construction	BVM	Modernization Project 2	\$826,301.00	\$71,561.00	\$897,862.00	8.66%	IBI Group	Design issues with existing conditions
GEM Industrial Electric, Inc.	Various	Relocatables 2015 Installation OHL RDM	\$697,160.00	\$58,378.76	\$755,538.76	8.37%	Davy Architecture	Design errors
Grahovac Construction	CVH	ORG Classroom Upgrades 1	\$174,675.00	\$14,395.62	\$189,070.62	8.24%	Hector Reyes	Design omission
Sturgeon General, Inc.	SOM	Interim Housing	\$498,000.00	\$40,564.00	\$538,564.00	8.15%	BCA Architects	Outside agency requirements
McCarthy Building Companies	NCM	Project 2	\$11,122,000.00	\$902,720.00	\$12,024,720.00	8.12%	LPA Inc.	District requested changes
GEM Industrial Electric, Inc.	HTH	Removal of Interim Housing	\$259,860.00	\$20,976.00	\$280,836.00	8.07%	Ruhnau Ruhnau Clarke	Unforeseen conditions
Precision Electric Co.	MVH	Project 2 - Electrical	\$564,900.00	\$45,459.79	\$610,359.79	8.05%	Platt Whitelaw	Unforeseen conditions
Edge Development, Inc.	CVM	Project 1	\$6,896,007.00	\$554,712.00	\$7,450,719.00	8.04%	Ruhnau Ruhnau Clarke	District requested changes
Time and Alarm Systems	Various	Fire Alarm Upgrades 2: CVM, HTH, MOH	\$218,650.00	\$16,476.36	\$235,126.36	7.54%	TIMAD Taylor Gaines	Incomplete design
Byrom-Davey, Inc.	MOH	Turf Field Project	\$2,636,000.00	\$195,997.00	\$2,831,997.00	7.44%	Ruhnau Ruhnau Clarke	Unforeseen conditions and district requested changes
HAR Construction	SOM	Project 1	\$6,236,000.00	\$459,178.46	\$6,695,178.46	7.36%	BCA Architects	Design issues
Fordyce Construction	GIH	Health Clinic (Operation Samahan)	\$153,998.00	\$11,315.00	\$165,313.00	7.35%	Ruhnau Ruhnau Clarke	Unforeseen conditions
Standard Electronics	Various	Tech Infrastructure	\$660,298.81	\$48,151.00	\$708,449.81	7.29%	LPA Inc.	District requested changes and unforeseen conditions
Quintron	MOM	Project 1 E-rate	\$157,970.00	\$11,285.36	\$169,255.36	7.14%	LPA Inc.	District requested changes
G.A. Dominguez	EHA	East Hills Academy Expansion (Project 2)	\$594,000.00	\$41,452.00	\$635,452.00	6.98%	JRM Architecture	District requested changes
Whillock Contracting, Inc.	SOM	Project 1B Inc 2	\$2,340,000.00	\$161,005.90	\$2,501,005.90	6.88%	RNT	Unforeseen conditions
G.A. Dominguez	CVM	Portable Renovation	\$387,800.00	\$26,064.00	\$413,864.00	6.72%	Ruhnau Ruhnau Clarke	District requested changes
Kinsman Construction, Inc.	GIH	Health Clinic 2 (Operation Samahan)	\$133,838.00	\$8,723.46	\$142,561.46	6.52%	Matalon	Design issues
Fordyce Construction	HTH	Interim Housing	\$499,000.00	\$27,837.00	\$526,837.00	5.58%	Ruhnau Ruhnau Clarke	Unforeseen conditions
APR Construction, Inc.	SOM	Project 1B Inc 1	\$705,000.00	\$38,322.20	\$743,322.20	5.44%	RNT	District requested changes

Notes

- [1] This architect will not be used on future projects
- [2] This architect was terminated
- [3] This architect was selected by Operation Samahan