



BALTIMORE COUNTY PUBLIC SCHOOLS

DATE: July 9, 2002
TO: BOARD OF EDUCATION
FROM: Dr. J. Hairston, Superintendent
SUBJECT: Request for Change Order –Major Maintenance Renovation Project at Powhatan Elementary School

ORIGINATOR: J. Robert Haines, Deputy Superintendent of Business Services

RESOURCE

PERSON(S): Donald F. Krempel, Ph.D., Executive Director, Department of Physical Facilities
Richard Cassell, Administrator, Office of Engineering and Construction
E. Phillip Schied, P.E., Systemic Renovations Program Manager, Office of Engineering and Construction

RECOMMENDATION

That the Board of Education approves a request for a change order.


Request for Change Order – Major Maintenance Renovation Project at Powhatan Elementary School.

Request for Change Order
Major Maintenance Renovation Project at Powhatan Elementary School
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On January 29, 2002, the Board of Education approved the award of contract with McAlister-Schwartz, Company to perform the Major Maintenance Renovation Project at Powhatan Elementary School. The contract documents for this project were developed using the space above the corridor ceilings as a return air plenum. Although ducted returns are preferable, the existing construction does not have the physical space required to accommodate ducting. During construction, it has been identified that existing corridor walls do not extend to the underside of the roof deck as shown on the original building plans. Code requires that all corridor walls, where ceiling spaces are used as plenums, prevent the movement of smoke in the event of a fire. The costs associated with extending the corridors walls to the underside of the roof deck far exceed the cost required to modify the relief air system. Relief air will now be transferred between classrooms rather than utilizing the corridor ceiling space as a plenum.

At this time, the Department of Physical Facilities recommends approval of a change order in the not-to-exceed amount of \$45,000.00 with the McAlister-Schwartz, Company, to revise the relief air system at Powhatan Elementary. Funding for this change order is available in Capital Budget Project #665 – Major Maintenance.

APPROVED:


Donald F. Krempe, Ph.D.
Executive Director