

Encl. #11.17
November 20, 2014

RESOLVED, that the Horseheads Central School District Board of Education approve the Watchdog Building Partners, LLC contract increase of \$18,900 as described in the attached letter to complete the 2014 Security Project.



November 4, 2014

HORSEHEADS CENTRAL SCHOOL DISTRICT
One Raider Lane
Horseheads, New York 14845

Re: Construction Management Services

Mr. Coghlan,

Watchdog Building Partners respectfully requests a modification to our Construction Management Fee for the 2014 Capital Project.

Our original fee was based on a 17 week construction duration that was to begin June 9th and be complete October 3, 2014 (17 weeks). The Project was initially released for bid in May but resulted in unfavorable bid amounts pushing the project cost over budget. The scope of work was adjusted and the project was released for bid again with a bid date of July 28, 2014. A revised construction schedule was included in the second bid package. It included a start date of August 18th and a completion date of November 28th, 2014 (15 weeks).

Our fee for services was in the amount of \$50,000. This amount was agreed upon with the District based on limited on site representation during construction. It was assumed that this work would be relatively easy to accomplish and full time services would not be required. After performing various preconstruction services twice due to the rebid we had \$43,882 remaining in our fee. This allowed for 6 hours per day of on site representation, limited administration time for document management and limited Project Executive time to manage construction. This logic could be applied to the original 17 week duration and the revised 15 week duration.

Since the start of construction we have exceeded an average of 8 hours per day for the field representative as well as exceed our budgeted hours for our construction administrator. There have been numerous issues extra time has been used toward. Each issue that is not identified in the contract documents requires extra time to review and generate a request for information (RFI) or a request for proposal (RFP). Additional time is also required to coordinate proposed solutions and schedule activities amongst the contractors. We have been working with contractors both A-shift and B-shift hours to keep the project moving forward and minimize the impact to the building occupants. At this point in time we have exhausted our fee and will exceed the \$50,000 by \$2,615.00 in this months invoice to the District. The issues are documented and can be found in our RFI, RFP and Field Observation Logs. Examples include structural interfaces at decks/roofs or in walls and discovered asbestos containing materials requiring abatement.

We anticipate construction of the project to continue through the December/January holiday break and have provided a revised fee amount based on an average number of hours for the remaining weeks between now and the first of the year.

The breakdown is as follows:

Week	Field Rep Time	Project Executive Time	Administration Time
10/27/14 – 10/31/14	40	-	12
11/3/14 – 11/7/14	40	8	12
11/10/14 – 11/14/14	20	-	5
11/17/14 – 11/21/14	20	8	5
11/24/14 – 11/28/14	20	-	5
12/1/14 – 12/5/14	20	8	5
12/8/14 – 12/12/14	20	-	5
12/15/14 – 12/19/14	20	8	5
12/22/14 – 12/26/14	40	-	8
12/29/14 – 1/3/15	40	8	8
Subtotal	280	40	70
Bill Rate	\$66/hr	\$115/hr	\$40/hr
Extended Rate	\$18,480	\$4,600	No charge to District
Overage as of 10/24/14			\$2,615
		Total Fee Calculated	\$25,695

Although the fee calculated equals \$25,695 based on the billing rates in our contract, we value our relationship with the District and have reduced our fee to benefit the Project. We respectfully request a fee increase of \$18,900 to complete the Project as outlined above.

If the proceeding is acceptable, please sign and return it to our office.

WATCHDOG BUILDING PARTNERS, LLC



Todd LaBarr, CCCA, CDT
 President

HORSEHEADS CENTRAL SCHOOLS

Name _____

Title _____

Date _____