

Staff Report

Subject: Approval of Change Order #10 – Revised Civil Drawings

Author: Lauren Shuman, Engineering Project Coordinator

Department: Procurement, Engineering

Meeting Date: April 7th, 2026

Item Description: Consideration to approve Change Order #10, for the Central High School Construction Project with Paul S. Akins Company, Inc.

Summary Recommendation: Staff recommends approval of Change Order #10 in the amount of \$649,881.80 to keep the project moving and address the updates to the civil plans.

Executive Summary / Background:

Change Order #10 is required due to revisions to the civil/site design that were issued during the construction phase of the project. As construction progressed, updates to the civil plans were developed to address site conditions, utility requirements, and drainage performance.

The revised scope includes modifications to:

- Site grading and drainage systems
- Stormwater infrastructure
- Sanitary sewer and water distribution systems
- Parking, paving, and access configurations
- Sidewalk removal and replacement to accommodate utility installation

These revisions resulted in changes to previously planned sitework activities and required adjustments to the construction sequencing. During the period in which the revised civil plans were being developed and finalized, certain portions of the sitework could not proceed as originally scheduled. As a result, the contractor demobilized from portions of the site and awaited direction based on updated plans. Final revised civil drawings were issued on February 24, 2026, following multiple iterations of design coordination.

Upon issuance of the revised plans, additional time was required for:

- Review and approval of updated submittals
- Procurement of revised materials
- Remobilization of subcontractors
- Restart of critical path sitework activities

The contractor has requested a 121-day (4-month) extension of contract time, which is included in this change order. The associated cost for this extension is \$82,000, representing extended general conditions necessary to maintain project management, supervision, and site operations during the additional duration.

The remaining portion of the change order, approximately \$550,251.52, is associated with the revised civil scope of work and includes detailed cost breakdowns for site preparation, utilities, drainage, and paving improvements.

The design team has reviewed the contractor's proposal and has indicated that the quantities and time associated with the revised civil scope are generally consistent with the updated plans and the cumulative nature of the changes.

Considerations

- The delay reflected in this change order corresponds with the timeframe required to develop, review, and implement revised civil plans during construction.
- The contractor's request for additional time is based on impacts to critical path sitework activities, including utilities and drainage systems.
- The extended general conditions cost is proportional to the duration of the delay and reflects standard project overhead associated with maintaining operations during an extended schedule.

Approval of Change Order #10 is necessary to:

- Maintain progress on the project
- Implement the revised civil design
- Avoid further delays associated with pending sitework

Alternatives for Commission to Consider:

1. Approve Change Order #10
2. Do not approve Change Order #10.
3. Provide staff with additional direction.

Recommended Alternative: 1

Other Alternatives: 2, 3

Department Review: Procurement, Engineering

Funding Source: Capital Improvement Budget- Central High School

Attachments: Change Order #10 – Revised Civil Drawings