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Architecture
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March 24, 2019

Mr. Anthony Frandino
Office of Facilities Planning
The New York State Education Department
Room 1060 Education Building
89 Washington Avenue
Albany, NY 12234

Re: North Rose-Wolcott Central School District
6168 West Port Bay Road, Wolcott, NY 14590
2017 Capital Improvement Project
North Rose-Wolcott Middle School Floor Leveling Change Order
SED# 65-15-01-06-0-001-016
SWBR Project No. 17225.00

Dear Tony:

On behalf of North Rose-Wolcott CSD, SWBR requests that SED approve the Change Order for unforeseen floor leveling material on the third floor at the Middle School in lieu of bidding the work, we provide the following justification:

1. The bidding and award process would create additional stress on the already compressed schedule. Significant off hours work would need to be considered to get back within the original schedule.

2. Demobilization by the existing General Contractor and mobilization of a new General Contractor would increase schedule and/or cost to make up lost time. Both would be significant on a project of this size and complexity.

3. The bidding and award process and coordination of a new General Contractor would adversely impact the budget with increased incidental design and construction administration and construction management additional services. The approximate cost of this effort is estimated at $5,000.

Unforeseen existing debonded floor leveling material was undetectable beneath the existing floor finishes. Once the existing floor finishes were removed, the existing leveling material was discovered. That existing material was reviewed in the field and it was determined that is was debonding from the original concrete floors and needed to be removed in order to install the new floor finish. Once it was removed, the condition of the existing slab was not suitable for the scheduled floor finish. Thus, the need for additional floor leveling to be added to the project.

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On the construction documents, we had assumed a number of areas throughout the building that might be in need of floor leveling material during construction, so this product is already part of the project. However, we did not anticipate the need to remove debonded floor leveling and the condition of the existing slab throughout the third floor.

SWBR in collaboration with Campus Construction Management agree that a Change Order is the most effective method to keep project cost and schedule in line.

Sincerely,

David J. Phelps II, AIA
Senior Project Manager

DP/pmv

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