

West Chester Area School District

Property and Finance Committee

Memo Item for August 17, 2026

Change Orders - Renovations and Additions to Hillsdale Elementary School

Attached is the spreadsheet which identifies change orders that were needed to complete the ongoing renovations and additions to Hillsdale Elementary School. All of these change orders were approved by District personnel due to their time sensitivity.

GC-022	Demo of tile flooring	\$18,579.76
GC-023	Demo of existing ceilings	\$12,040.62
GC-024	Demo of existing VCT and carpet flooring	\$29,374.24
GC-025	Demo of existing tile base	\$18,416.54
GC-026	Revisions to the Administration Area	\$14,790.36
GC-027	Additional structural steel in teacher's workroom	\$25,769.14
SC-008	Deduct for chiller pad and chain-link fencing	(\$16,237.14)
SPC-001	Sprinkler pipe revisions in Administration Area	\$2,079.00

If you have any questions, please contact me.

Timothy J. Burns
Capital Projects Coordinator

General Contractor: NCI Construction, Ltd

Original Contract: \$ 8,938,000.00
Change Orders to Date: \$ 247,352.02
Revised Contract: \$ 9,185,352.02

- A. Unforeseen Field Conditions
- B. Design Errors
- C. Design Omissions
- D. Changes Required by Public Bodies, Code Changes
- E. Contract Completion Date Changes
- F. Owner Requested Changes
- G. Staff Requested Credits, Back charges

Change Order Number	Issue	Cost/(Credit)	Approved		Change Order Type	Time Sensitive		Remarks
			Yes	No		Yes	No	
GC-001	Additional Lintels	\$2,878.85	X		B	X		3 additional lintels added from engineer at shop drawing review.
GC-002	Demolish 21 existing door frames to install new door frames	\$15,831.10	X		B	X		These openings were scheduled for new frames but the existing were not shown to be demolished.
GC-003	Add CMU blocks at ramp #3 to construct the sidewall of the ramp.	\$7,914.48	X		B	X		The details for the sidewall of ramp 3# at the lower were not complete enough for the ramp to be constructed. Additional block detail was necessary for the ramp to be built.
GC-004	Provide a new 20'x40' concrete pad for the chiller and emergency generator.	\$35,831.64	X		B	X		The details for the concrete pad were not complete enough for the pad to be constructed. To support the new chiller additional reinforcement and foundations were required.
GC-005	Provide waterproofing on the foundation outside of the existing music room.	\$7,466.09	X		F	X		This area of the building would get water inside the building during heavy or long periods of wet weather. The waterproofing was added to prevent future water issues in this area.
GC-006	Various areas of additional demolition	\$4,695.65	X		A	X		Remove existing drywall and masonry in chase in room 013, install CMU. Demo ceiling in existing room 26B, remove existing window in room 026.
GC-007	Concrete slab repair	\$8,673.91	X		B	X		Repair concrete floor slab in room 105 due floor failure when plumber saw cut the slab per the contract drawings.
GC-008	Various areas of additional demolition	\$10,686.68	X		B	X		Remove existing casework in modular classrooms for new casework installation. Remove existing cove base in mid and lower pods. Demo floors and ceilings in the modular building hallways not shown on drawings.
GC-009	Demo existing window	\$1,964.01	X		C	X		Remove existing window in room 407 not shown on drawings.
GC-010	Concrete slab and chase repair	\$11,001.83	X		A	X		Repair concrete floor slab and construct chase wall in girls room 043. Existing floor needed to be supported from below prior to new work being installed.
GC-011	Ceiling height discrepancy at new ramp	\$1,625.78	X		B	X		Install 30 lf of Axiom trim
GC-012	Wrap existing columns	\$8,777.11	X		C	X		Wrap 14 exposed metal columns in lower and upper pod.

[illegible]

Site Contractor: Twining Construction

Original Contract:	\$ 1,821,380.00
Change Orders to Date:	\$ 208,093.66
Revised Contract:	\$ 2,029,473.66

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[illegible]

Sprinkler Contractor: Guy M Cooper, Inc

Original Contract:	\$	555,000.00
Change Orders to Date:	\$	2,079.00
Revised Contract:	\$	557,079.00

- A. Unforeseen Field Conditions
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[illegible]

Hillsdale ES Additions and Renovations 2025 Contingency Tabulation	
Beginning Contingency Balance ¹	\$ 1,963,360.80
GC COs approved to date	\$ 247,352.02
EC COs approved to date	\$ 20,861.92
HVAC COs approved to date	\$ -
PC COs approved to date	\$ 12,042.61
Site COs approved to date	\$ 208,093.66
RC COs approved to date	\$ -
SC COs approved to date	\$ 2,079.00
Approved HDE COs to date	\$ 490,429.21
Remaining Contingency Balance	\$ 1,472,931.59

¹ Contingency was established at 8% of the construction budget.