

Office of Facilities and Property Management  
900 S.W. Jackson St., Room 600  
Topeka, KS 66612-1220



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<http://da.ks.gov/fm>

Dennis R. Taylor, Secretary  
Mark J. McGivern, Director

Sam Brownback, Governor

November 6, 2012

To: Members of the Joint Committee on State Building Construction (JCSBC)

RE: Approval of Change Orders for Construction  
Kansas State University  
Indoor Basketball Training Facility, A-011075  
Pursuant to KSA 75-1264

Kansas State University has initiated three change orders, all related to changing the exterior paver, drainage, and waterproofing system at the new Indoor Basketball Training Facility. Although individually none of the change orders exceed the \$125,000 threshold for review and approval by the JCSBC. The intent of the three change orders is to provide a holistic warranted exterior paver, drainage, and waterproofing system that will encompass the north, west, and south patio areas. The combined total cost of the three change orders is \$293,149, which in keeping with the intent of KSA 75-1264 is the reason the change orders are being presented. A change order summary sheet with the description and justification for the change is attached along with the cover sheet for each of the three change orders including construction documents for the change.

Sincerely,

A handwritten signature in cursive script, appearing to read "Frank E. Burnam", is written over a horizontal line.

Frank E. Burnam, R.A.  
Deputy Director - Design, Construction & Compliance  
Office of Facilities & Property Management

Encl.

Joint Committee on State Building Construction  
November 13, 2012  
Attachment 2

JOINT COMMITTEE ON STATE BUILDING CONSTRUCTION

Change Order to Construction Contract

November 6, 2012

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STATE AGENCY: Kansas State University  
ACTION REQUESTED: Approval of Change Order for Construction  
CHANGE ORDER NO. 13, 14, and 15

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	CURRENT CONTRACT	PROPOSED CONTRACT
PROJECT NAME:	Indoor Basketball Training Facility	Same
PROJECT NO.:	A-011075	Same
PROJECT LOCATION:	Kansas State University	Same
CONTRACTOR:	MW Builders	Same
DESCRIPTION OF CHANGE:	West Plaza Paver Deck drainage and waterproofing modification. This is a fairly large exterior deck patio area, located over the below grade finished space, on the north and on the south side of the entry foyer at the west elevation. The intent of the change is to provide for a premium quality, integrated, all inclusive, 20 year "total system" watertight warranty from a single source waterproofing manufacturer. The "total system" warranty includes the concrete pedestal paver system with a 10 year full replacement cost warranty against breakage, under normal use, from the waterproofing system manufacturer. Also provided was an overflow secondary drainage system to allow for hydraulic relief in case of primary drain clogging. Reinforced concrete end-walls were provided to close the north and south ends of the deck and retain grade. Trim flashing was provided along the building wall to address an exposed construction material transition from finished stone panel siding to rough concrete foundation as well as to support the free end of the concrete paver edges. The deck paver, drainage and waterproofing change was incorporated by three Change Orders, none of which exceeded \$125,000, however the cost of the complete system totaled \$293,149. See breakdown below.	
COST:	Before C.O.#13 = \$12,831,448 After C.O.#15 = \$13,124,597	C.O.#13 = \$90,751 C.O.#14 = \$90,751 <u>C.O.#15 = \$111,647</u> Total = \$293,149
TIME:	Before C.O.#13 Completion date = Sept. 19, 2012 After C.O.#15 Completion date = Oct. 2, 2012	C.O.#13 = 4 days C.O.#14 = 4 days <u>C.O.#15 = 5 days</u> Total = 13 days

JUSTIFICATION:

At the outset of the waterproofing and paver deck installation, the KSU quality assurance consultant identified a potential non-conformance issue at the north end deck edge along the adjoining sidewalk. It was determined that remediation was required for these conditions.

Discussions (both internal as well as with contractors and consultants) followed regarding the implications of any potential water intrusion into below-grade finished spaces. These areas house sports medicine/hydrotherapy, the weight training equipment and, most importantly, adjacent permanent wood basketball floors.

To minimize any possibilities of water infiltration from the deck, it was emphasized that the facility needed the best available waterproofing system. The KSU Planning Office was directed by the vice-president for administration and finance and the athletic department to request an alternate waterproofing system. The upgraded materials and related installation provides a durable, high quality, long lasting waterproofing system that allows for a higher degree of confidence, and best insures that the watertight integrity of the facility will be maintained with little or no maintenance required.

This directive required a totally integrated and fully warranted, combined waterproofing and deck paver system be installed including the north and south exterior deck areas. It was also necessary to provide for some demolition of small areas of construction 'in-place' and add additional components to accommodate the modifications.

In an effort to expedite completion, the substitution design documents were provided to the contractor for the contractors submittal as a "Request for Substitution Change Order" to the architect, to address the following;

- 1) provide an integrated, total warranted, pedestal paver deck, waterproofing and deck drainage system with overflow hydraulic relief.
- 2) provide for coordination between the site construction and deck drainage requirements
- 3) provide for a watertight, properly trimmed edge detail against the building on two sides.
- 4) provide for a concrete stem-wall and closure detail against the landscaped edges on the north deck and the south deck.
- 5) provide increased paver deck support strength along each deck edge, at the transition to the drainage grate at the sidewalk.
- 6) provide continuous paver deck support along the deck edge, at the transition to the curved entry foyer window wall at each deck.

In summary, the West Deck, both the north and the south exterior deck constructions, provide for a "total system", a warranted installation for the most maintenance free, watertight, premium, system assembly known to be available, and thus furnish an extended life cycle expectation. The change orders represent a breakdown of the cost premiums associated with this upgrade at each deck location as well as miscellaneous site improvements to adapt the waterproofing system. The architect accepted the substitution request and signed the change orders.

By: David C. McMullen, Architect  
Asst. University Architect  
KSU Campus Planning and Facilities Management

COMMITTEE COMMENTS/RESPONSE:

STATE AGENCY MUST FILL IN
Fund _____
PO No _____

### CONTRACT CHANGE ORDER

Project Title: Indoor Basketball Training Facility	Project No.: A-011075
Agency: Kansas State University	Date: September 4, 2012
Institution & Location: Manhattan, KS	Change Order No. 13
Building Number: 36700-00213	Net Amount of Change: \$90,751.00
A / E Firm: Populous, Inc.	show deduct in ( )

DFM Approval Planner
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A Brief Description of the Work	Request Info Use Legend Below (Required for Approval)	Amount
The following shall be provided subject to the requirements of the Contract and Bond already executed the same as if herein repeated. Furnish all labor, materials, tools and equipment & transportation required to complete the following item(s) of work. Use continuation sheet if necessary & attach all back-up documentation.		
PCO #17A per RFS No. 15 West Deck Changes North end of west deck	Initiated by: 2 Result of: <del>A</del> C	\$90,751.00
	Initiated by: Result of:	
	Initiated by: Result of:	
	Initiated by: Result of:	
	Initiated by: Result of:	
	Initiated by: Result of:	
	Initiated by: Result of:	
	Initiated by: Result of:	
Subtotal from continuations sheets		

*Approved*  
**Director of Facilities Planning  
KANSAS STATE UNIVERSITY**

Legend: Initiated by: Architect/Engineer = 1 Agency = 2 DFM = 3 Contractor = 4  
Result of: Design Error = A Design Omission = B Change in Scope/Program = C Result of Field Conditions = D Other (explain) = E

The Original Contract Sum was _____	\$ 12,147,000.00
Net change by previous Change Orders _____	\$ 684,448.00
The Contract Sum prior to this Change Order was _____	\$ 12,831,448.00
The Contract Sum will be <input checked="" type="checkbox"/> Increased <input type="checkbox"/> Decreased <input type="checkbox"/> Unchanged by this Change Order	\$ 90,751.00
The New Contract Sum including this Change Order will be _____	\$ 12,922,199.00
The Contract time will be <input checked="" type="checkbox"/> Increased <input type="checkbox"/> Decreased <input type="checkbox"/> Unchanged	4 Days
The Date of Completion as of the date of this Change Order therefore is September 23, 2012	

Contractor Name and Address  
  
MW Builders  
1701 North General Bruce Drive  
Temple, TX 76504

*CF*  
*9/24/12*

*9-14-12*  
*9/14/2012*

Project Architect/Engineer Signature \_\_\_\_\_ Date

*9-27-12*

Head of State Agency Signature \_\_\_\_\_ Date

Contractor's Signature \_\_\_\_\_ Date *9/8/2012*

*3-5*

Director of Facilities Management Signature \_\_\_\_\_ Date

STATE AGENCY MUST FILL IN	
Fund	
PO No	

### CONTRACT CHANGE ORDER

900 SW JACKSON, SUITE 600  
TOPEKA, KANSAS 66612-1220  
PHONE 785-296-8899 FAX 785-296-8898  
WEBSITE: <http://da.ks.gov/fp>

Project Title:	Indoor Basketball Training Facility	Project No.:	A-011075
Agency:	Kansas State University	Date:	September 4, 2012
Institution & Location:	Manhattan, KS	Change Order No.	14
Building Number:	36700-00213	Net Amount of Change:	\$90,751.00
A / E Firm:	Populous, Inc.		show deduct in ( )

DFM Approval  
Planner

A Brief Description of the Work	Request Info Use Legend Below (Required for Approval)	Amount
The following shall be provided subject to the requirements of the Contract and Bond already executed the same as if herein repeated. Furnish all labor, materials, tools and equipment & transportation required to complete the following item(s) of work. Use continuation sheet if necessary & attach all back-up documentation.		
PCO #17B per RFS No. 15 West Deck Changes South end of west deck	Initiated by: 2 Result of: <del>DA</del> C	\$90,751.00
	Initiated by: Result of:	
	Initiated by: Result of:	
	Initiated by: Result of:	
	Initiated by: Result of:	
	Initiated by: Result of:	
	Initiated by: Result of:	
	Initiated by: Result of:	
	Initiated by: Result of:	
	Initiated by: Result of:	
Subtotal from continuations sheets		

APPROVED 9/12/12  
*[Signature]*  
DIRECTOR OF FACILITIES PLANNING  
KANSAS STATE UNIVERSITY

Legend: Initiated by: Architect/Engineer = 1 Agency = 2 DFM = 3 Contractor = 4  
Result of: Design Error = A Design Omission = B Change in Scope/Program = C Result of Field Conditions = D Other (explain) = E

The Original Contract Sum was	\$ 12,147,000.00
Net change by previous Change Orders	\$ 775,199.00
The Contract Sum prior to this Change Order was	\$ 12,922,199.00
The Contract Sum will be <input checked="" type="checkbox"/> Increased <input type="checkbox"/> Decreased <input type="checkbox"/> Unchanged by this Change Order	\$ 90,751.00
The New Contract Sum including this Change Order will be	\$ 13,012,950.00
The Contract time will be <input checked="" type="checkbox"/> Increased <input type="checkbox"/> Decreased <input type="checkbox"/> Unchanged	4 Days
The Date of Completion as of the date of this Change Order therefore is	September 27, 2012

APPROVALS

Contractor Name and Address  
  
MW Builders  
1701 North General Bruce Drive  
Temple, TX 76504

CF  
9/24/12

*[Signature]* 9/4/2012  
Project Architect/Engineer Signature Date

*[Signature]* 9.27.12  
Head of State Agency Signature Date

*[Signature]*  
Contractor's Signature Date 9/6/12

*[Signature]*  
Director of Facilities Management Signature Date 56

STATE AGENCY MUST FILL IN
Fund _____
PO No _____

### CONTRACT CHANGE ORDER

Project Title: Indoor Basketball Training Facility	Project No.: A-011075
Agency: Kansas State University	Date: September 4, 2012
Institution & Location: Manhattan, KS	Change Order No. 15
Building Number: 36700-00213	Net Amount of Change: \$111,647.00
A / E Firm: Populous, Inc.	show deduct in ( )

DFM Approval Planner
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A Brief Description of the Work	Request Info Use Legend Below (Required for Approval)	Amount
The following shall be provided subject to the requirements of the Contract and Bond already executed the same as if herein repeated. Furnish all labor, materials, tools and equipment & transportation required to complete the following item(s) of work. Use continuation sheet if necessary & attach all back-up documentation.		
PCO #17C per RFS No. 15 West Deck Changes Trench Drain	Initiated by: 2 Result of: <del>DES C</del>	\$111,647.00
	Initiated by: Result of:	
	Initiated by: Result of:	
	Initiated by: Result of:	
	Initiated by: Result of:	
	Initiated by: Result of:	
	Initiated by: Result of:	
	Initiated by: Result of:	
	Initiated by: Result of:	

APPROVED 9/20/12  
*[Signature]*  
DIRECTOR OF FACILITIES PLANNING  
KANSAS STATE UNIVERSITY

Subtotal from continuations sheets

Legend: Initiated by: Architect/Engineer = 1 Agency = 2 DFM = 3 Contractor = 4  
Result of: Design Error = A Design Omission = B Change in Scope/Program = C Result of Field Conditions = D Other (explain) = E

The Original Contract Sum was	\$ 12,147,000.00
Net change by previous Change Orders	\$ 865,950.00
The Contract Sum prior to this Change Order was	\$ 13,012,950.00
The Contract Sum will be <input checked="" type="checkbox"/> Increased <input type="checkbox"/> Decreased <input type="checkbox"/> Unchanged by this Change Order	\$ 111,647.00
The New Contract Sum including this Change Order will be	\$ 13,124,597.00
The Contract time will be <input checked="" type="checkbox"/> Increased <input type="checkbox"/> Decreased <input type="checkbox"/> Unchanged	5 Days
The Date of Completion as of the date of this Change Order therefore is	October 2, 2012

Contractor Name and Address

MW Builders  
1701 North General Bruce Drive  
Temple, TX 76504

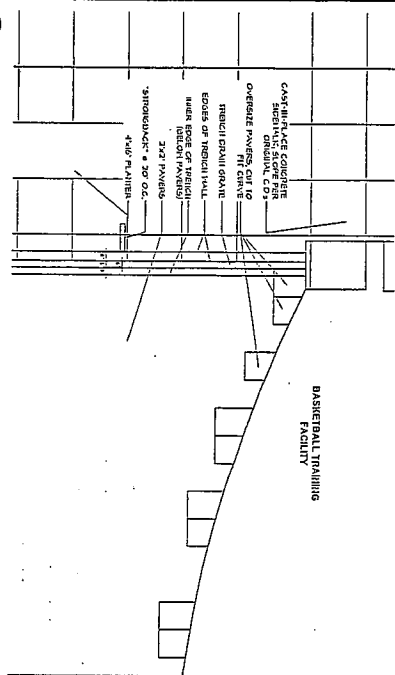
*GF*  
9/24/12

*[Signature]* 9-20-12  
Project Architect/Engineer Signature Date

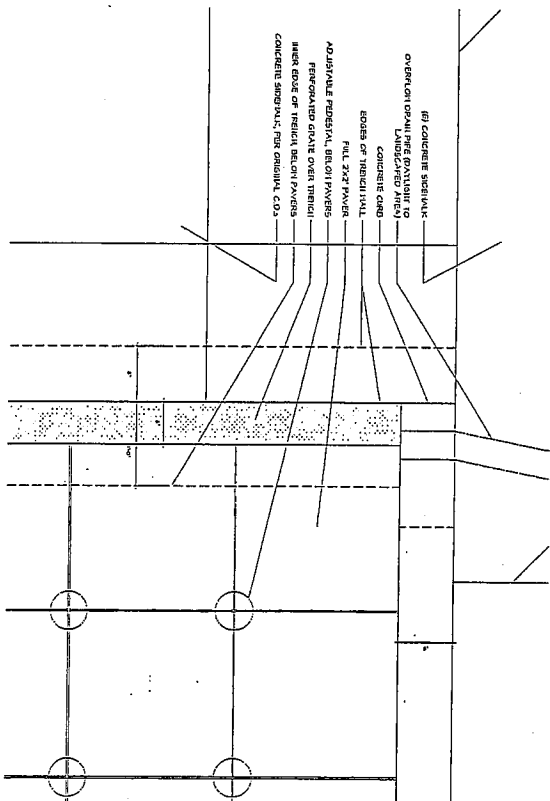
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Head of State Agency Signature Date

*[Signature]* 9/8/2012  
Contractor's Signature Date

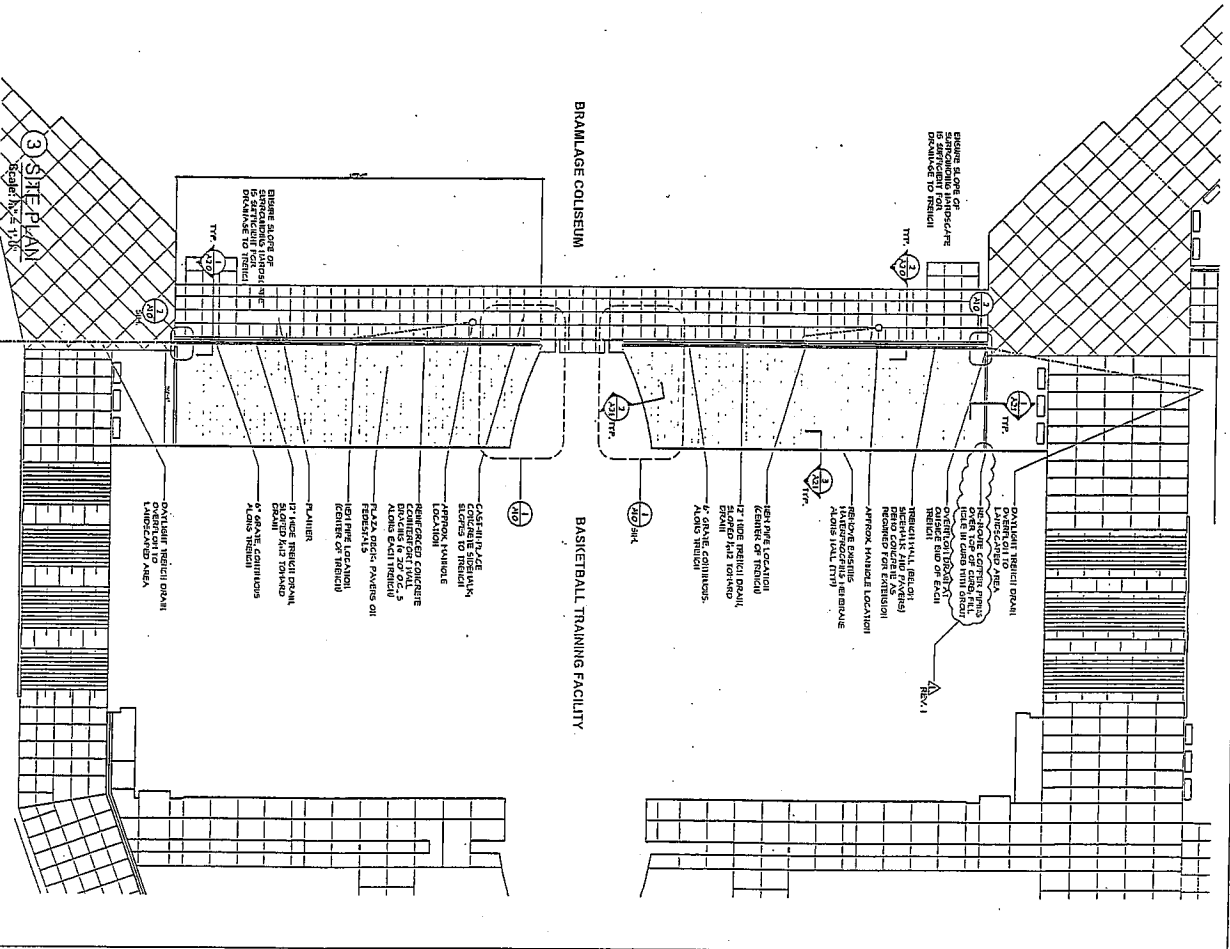
*[Signature]*  
Director of Facilities Management Signature Date



1 PLAZA EDGE AT WEST ENTRANCE  
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2 PLAN DETAIL: END OF TRENCH DRAIN  
Scale: 1/2" = 1'-0"



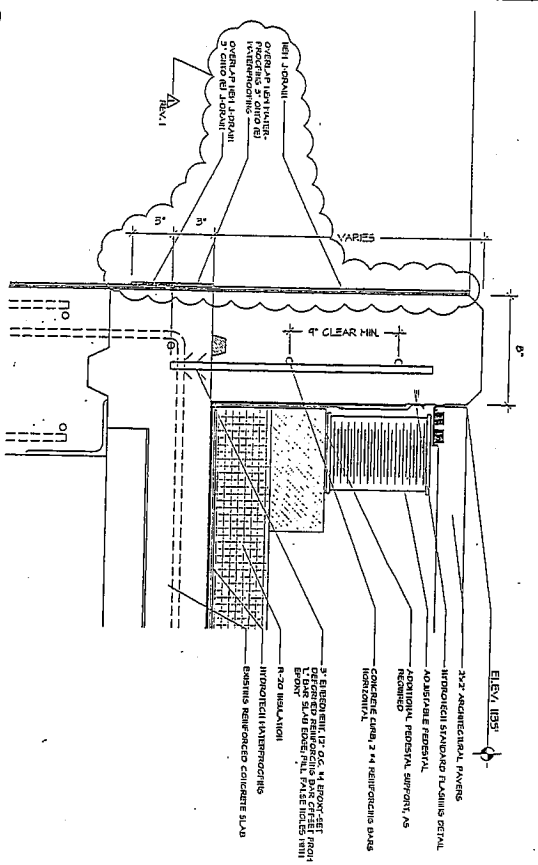
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ORIGINAL CONTRACT DOCUMENTS

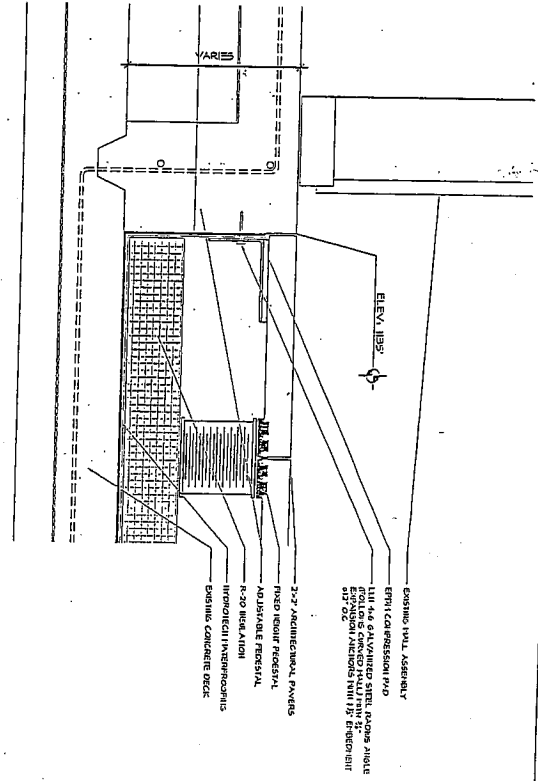
<p>KANSAS STATE UNIVERSITY BASKETBALL TRAINING FACILITY- PLAZA DECK</p>		<p>Department of Architecture Office of Facilities &amp; Property Management Landon Street Office Bldg. 200 125 S.W. Jackson, Suite 600 Topeka, Kansas 66612-1225 Phone 785-295-2500 Fax 785-295-2581</p>		<p>KSP/PROJECT NO. 200-00164</p>	
<p>DATE: 7/2/02 DRAWN BY: JLC CHECKED BY: JLC</p>		<p>DATE: 7/2/02 DRAWN BY: JLC CHECKED BY: JLC</p>		<p>DATE: 7/2/02 DRAWN BY: JLC CHECKED BY: JLC</p>	
<p>PLAZA DECK ARCHITECTS A-XXXXXX A1.0</p>		<p>DATE: 7/2/02 DRAWN BY: JLC CHECKED BY: JLC</p>		<p>DATE: 7/2/02 DRAWN BY: JLC CHECKED BY: JLC</p>	
<p>DATE: 7/2/02 DRAWN BY: JLC CHECKED BY: JLC</p>		<p>DATE: 7/2/02 DRAWN BY: JLC CHECKED BY: JLC</p>		<p>DATE: 7/2/02 DRAWN BY: JLC CHECKED BY: JLC</p>	

28

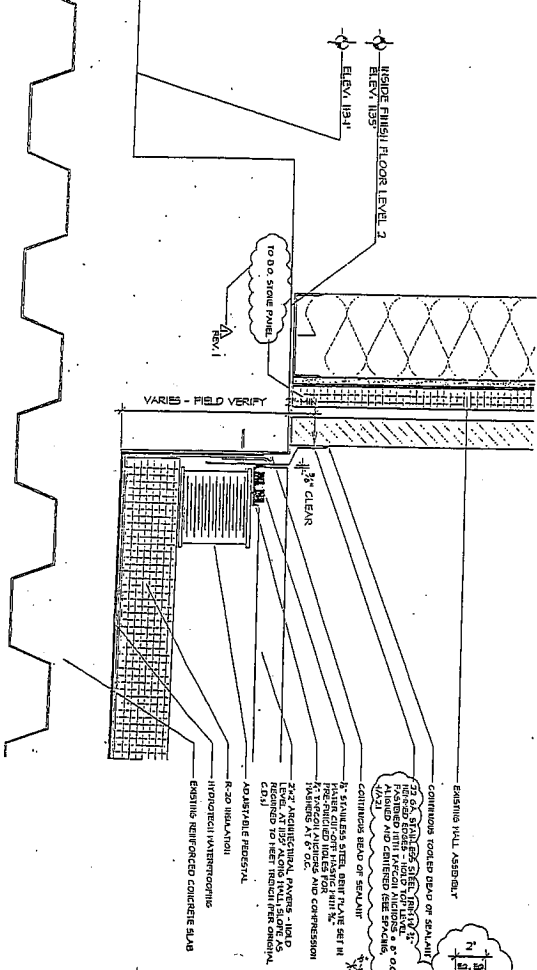




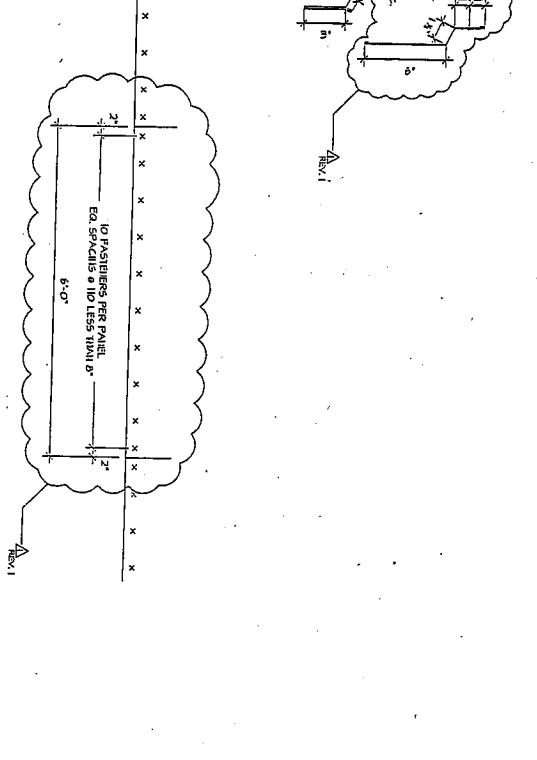
1 PLAZA EDGE AT LANDSCAPING AREAS  
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2 PLAZA EDGE AT WEST ENTRY GLAZING  
Scale: 3" = 1'-0"



3 PLAZA EDGE AT BUILDING WALLS  
Scale: 3" = 1'-0"



4 FASTENER SPACING AT WEST WALL - ELEV.  
Scale: 1" = 1'-0"

ORIGINAL CONTRACT DOCUMENTS

**KANSAS STATE UNIVERSITY**  
**BASKETBALL TRAINING FACILITY**  
**PLAZA DECK**  
36700-00-0164

Department of Administration  
Office of Facilities & Property Management  
Kansas State Office Building  
100 S. Lincoln Ave., Suite 602  
Manhattan, Kansas 66506  
Phone: 785-843-4242  
Fax: 785-843-4242

11/15/2011 11:51:55 AM  
REV. 1  
CHECKED BY: JTB  
DATE: 11/15/2011  
DRAWN BY: JTB

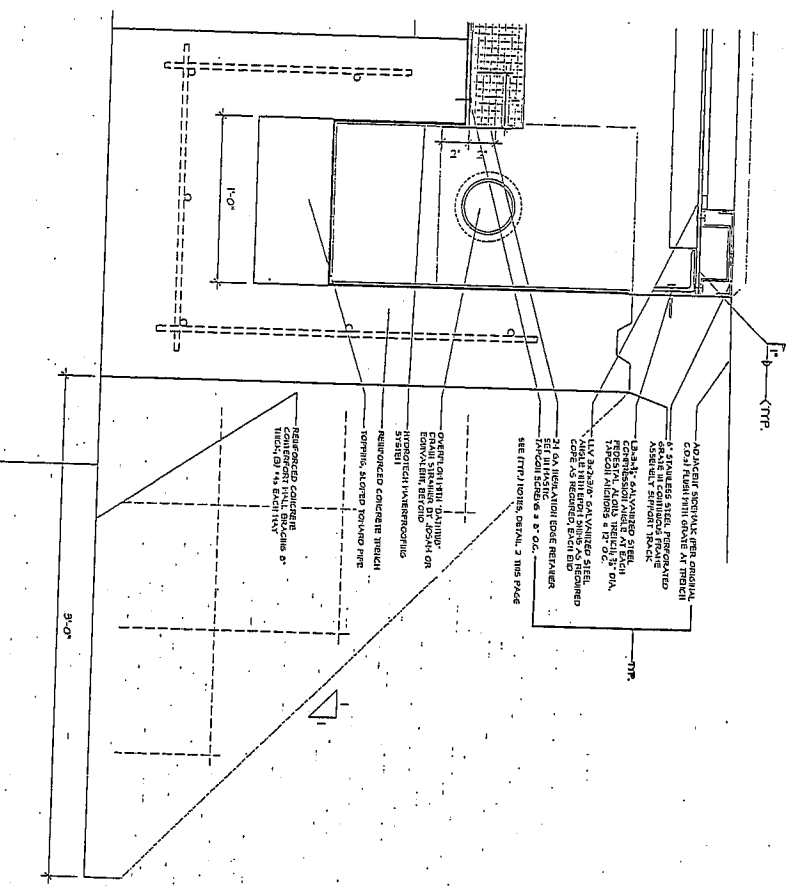
PLAZA DECK  
DETAILS  
A-XXXXXX  
A2.1

CONTRACT DOCUMENTS  
10/11

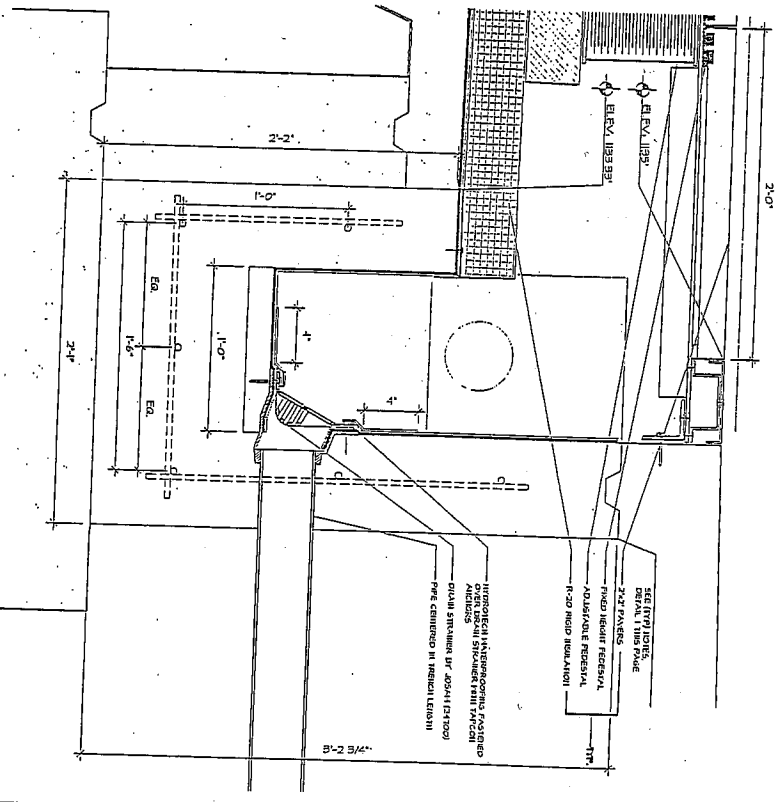
REVISIONS	NO.	DATE	DESCRIPTION
1	3	11/15/2011	ISSUED FOR CONSTRUCTION

TOTAL SHEETS: 3

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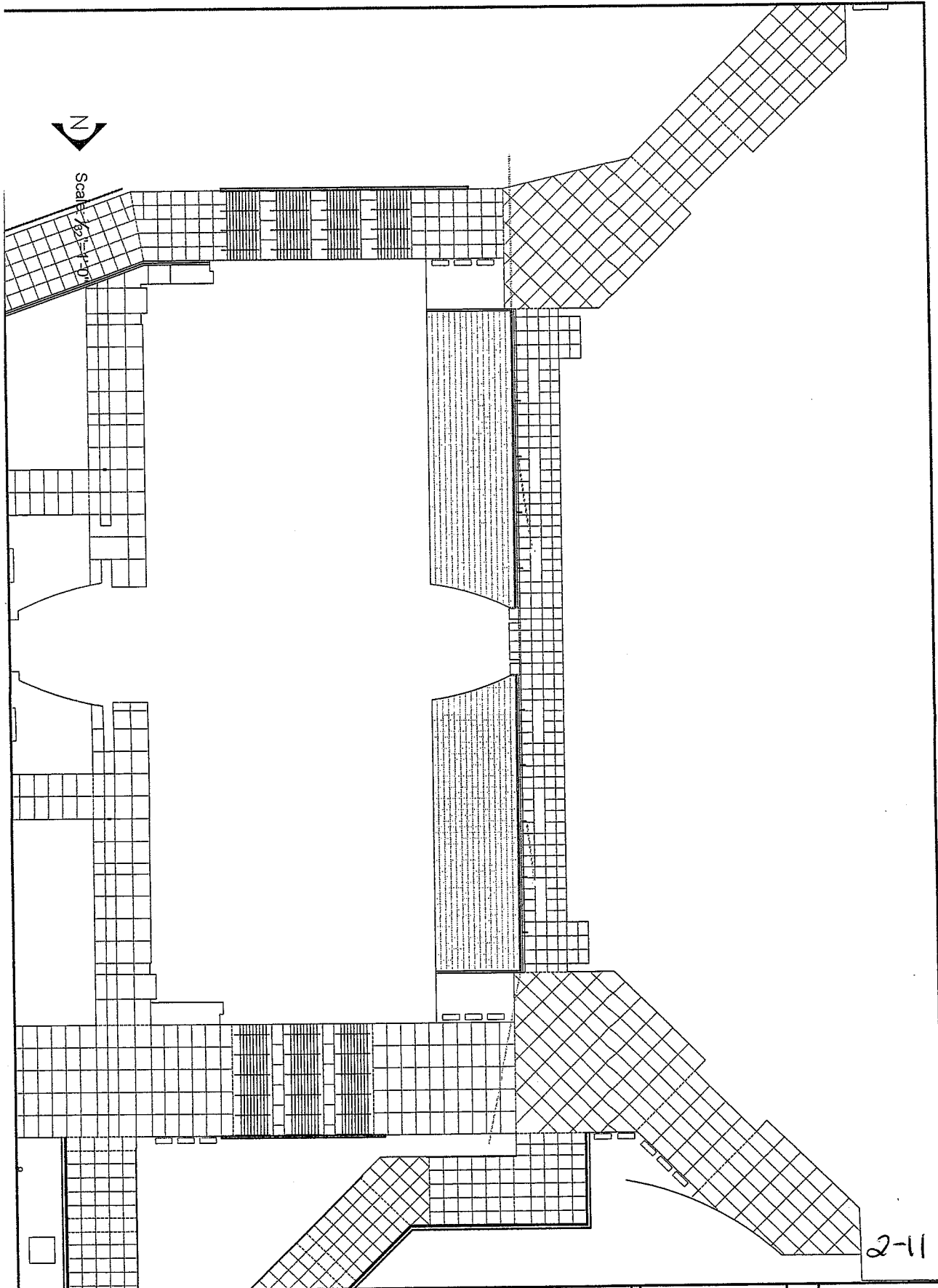


② PLAZA EDGE AT WEST TRENCH MAIN DRAIN  
Scale: 1/4" = 1'-0"



ORIGINAL CONTRACT DOCUMENTS

<b>KANSAS STATE UNIVERSITY</b> <b>BASKETBALL TRAINING FACILITY</b> <b>PLAZA DECK</b> 36700-00164 DATE: 10/15/12 DRAWN BY: JLC CHECKED BY: JLC DESIGNED BY: JLC		Department of Administration Office of Facilities & Property Management 1000 West Street, Room 200 200 West Street, Room 200 Lawrence, Kansas 66044-1225 Phone: 785-843-5200 Fax: 785-843-6434	KANSAS STATE UNIVERSITY 1000 WEST STREET LAWRENCE, KANSAS 66044-1225 PHONE: 785-843-5200 FAX: 785-843-6434
PLAZA DETAILS A-XXXXXX A2.0	DATE: 10/15/12 DRAWN BY: JLC CHECKED BY: JLC DESIGNED BY: JLC	Department of Administration Office of Facilities & Property Management 1000 West Street, Room 200 200 West Street, Room 200 Lawrence, Kansas 66044-1225 Phone: 785-843-5200 Fax: 785-843-6434	KANSAS STATE UNIVERSITY 1000 WEST STREET LAWRENCE, KANSAS 66044-1225 PHONE: 785-843-5200 FAX: 785-843-6434
KANSAS STATE UNIVERSITY BASKETBALL TRAINING FACILITY PLAZA DECK 36700-00164 DATE: 10/15/12 DRAWN BY: JLC CHECKED BY: JLC DESIGNED BY: JLC		Department of Administration Office of Facilities & Property Management 1000 West Street, Room 200 200 West Street, Room 200 Lawrence, Kansas 66044-1225 Phone: 785-843-5200 Fax: 785-843-6434	KANSAS STATE UNIVERSITY 1000 WEST STREET LAWRENCE, KANSAS 66044-1225 PHONE: 785-843-5200 FAX: 785-843-6434
KANSAS STATE UNIVERSITY BASKETBALL TRAINING FACILITY PLAZA DECK 36700-00164 DATE: 10/15/12 DRAWN BY: JLC CHECKED BY: JLC DESIGNED BY: JLC		Department of Administration Office of Facilities & Property Management 1000 West Street, Room 200 200 West Street, Room 200 Lawrence, Kansas 66044-1225 Phone: 785-843-5200 Fax: 785-843-6434	KANSAS STATE UNIVERSITY 1000 WEST STREET LAWRENCE, KANSAS 66044-1225 PHONE: 785-843-5200 FAX: 785-843-6434



2-11

**KANSAS STATE UNIVERSITY**  
**Basketball Training Facility**  
**West Plaza Deck**

DEPARTMENT OF  
 ADMINISTRATION  
 DIVISION OF FACILITIES  
 MANAGEMENT  
 900 SW JACKSON, SUITE 600  
 TOPEKA, KANSAS 66612-1220  
 TELE 785-298-8899  
 FAX 785-298-8898

**KANSAS STATE**  
**UNIVERSITY**  
 FACILITIES PLANNING  
 202 DYNASTIA HALL  
 MANHATTAN, KANSAS 66506  
 TELE (785) 592-4377  
 FAX (785) 592-6983

11/12/2011

Plan

KSU BLDG. NO.  
36700-213

KSU DWG NO.  
DR2013-008