



December 20th, 2017

Robert Clark
Mountain View Whisman School District
750-A San Pierre Way
Mountain View, CA 94043

RE: Change Order #3 Justification: Mariano Castro/Mistral Elementary School Phase 2 New Construction Project - BHM Construction Inc.- Mountain View Whisman School District

Castro/ Mistral Elementary School Phase 2 New Construction Project – DSA APP #: 01-115493

Item # 1 – Grade Changes and Concrete Demolition at Castro Park Sidewalk (CPE 11)

This change is due to a design revision in the landscape area and concrete walkway leading to Castro park, behind Building B. It was discovered in the field, after rough grading that there was going to be a section of landscape area with an undesirable grade difference and pathways with slopes that exceeded ADA limits. Additional demolition work and grading was added to the project in order to comply with ADA regulations on walkway slopes. The cost of this change includes the labor, material and equipment necessary to implement the revisions. **\$23,858.00**

Item # 2 – Replace Existing Water Service per the City of Mountain View (CPE 20)

This change is due to jurisdictional requirements. The City of Mountain View noted the water service into the new campus will need to be a new line, in lieu of relocating the existing service. Per City of Mountain View standards, the new service line will also need a new backflow preventer. The price for this change includes all additional work and procurement of the new equipment, as well as the abandonment of the existing line, per City of Mountain View Standards. **\$22,050.00**

Item # 3 – Delete 7 Upright Sprinkler Heads and add 7 Pendant Mount Heads (CPE 23)

This change is due to a design revision. The fire sprinklers at all the mechanical closets in Building C were all designed to be upright from the floor, but due to the actual ceiling height this sprinkler type would not work; Therefore, the sprinklers were changed to be pendant type in order to get proper fire protection coverage. The cost for this change is the difference in price between the upright sprinklers type and the pendant sprinklers. **\$1,453.00**

Item # 4 – Widen Footings at Brace Frame (CPE 27)

This change is due to a design revision. The rebar cages for the brace frame footings at two corners of the new Building G did not provide sufficient coverage for the anchor bolts used to fasten the frames, this triggered the need to widen the footings at both locations to accommodate the anchor bolts. The cost included in the change is only for the rebar portion of this work. **\$619.00**

Item # 5 – Exterior Wall, Window and Casework Changes at Library (CPE 31r1)

This change is due to District request. The District requested additional casework be added at the radius wall of the new Library, in lieu of storefront windows. The cost of this change includes the additional framing required, the additional stucco on the exterior of Building G, the additional casework, as well as a credit for the deleted aluminum window frames. **\$20,147.00**

Item # 6 – Add windows at Room C211 (CPE 32)

This change is due to District request. The original design for the office space in the second story of Building C Wing 2 only included one small window above the door. The District requested two more windows be added. The door was relocated to one side and two new aluminum window frames were added. The cost of this change includes the price for additional framing required, and the extra cost to procure and install the aluminum window frames. **\$6,830.00**

Item # 7 – Added WF Beams for Mechanical Screen Support (CPE 34r1)

This change is due to a design revision. It was discovered that there were no supporting systems to properly install the mechanical screens that hide the equipment on the roof of building C. This triggered the need for additional structural steel members installed underneath the mechanical screens in order to support this system. The cost for this change includes the cost for the additional wide flange beams required, as well as the additional shop labor from the steel contractor and construction site labor. **\$38,016.00**

Item # 8 – Reglet and Flashing at Rain Canopies (CPE 48)

This change is due to a design revision. A detail on the plans required a caulk joint to be between stucco and a metal gutter. In order to provide a more water tight assembly requiring less maintenance down the road the assembly was changed from a caulk joint to a fry reglet to all locations where the gutter met the stucco. The cost for this change include the material price for the reglet and corresponding receiver as well as the additional labor costs to install. **\$11,389.00**

Item # 9 – Regrade South End of Building B (CPE 49)

This change is due to a design revision. The original design for the landscape area behind building B had a portion where the grade drop was too extreme for a span of a few feet. The contractor conducted a survey of the area, and was instructed by the architect to grade the area further to achieve a more manageable grade differential. The cost for this change include the additional cost for supplemental surveying, and the additional labor and equipment costs. **\$12,059.00**

Item # 10 – Change Trench Drain Material from Stainless to Galvanized (CPE 50)

This change is due to a value engineering option. The original design for the new campus required all trench drain covers to be stainless steel. To reduce costs, the contractor suggested the material be changed from stainless steel to galvanized metal, drastically reducing costs. The credit for this change include the price difference between the stainless trench drain covers to the galvanized drain covers. **(\$50,000.00)**

Item # 11 – Thickened Concrete Edge at Mat Slab – Rebar (CPE 58)

This change is due to a design revision. To retain the crushed rock required to be placed underneath Buildings A and B's concrete slab, the edge of the slab was thickened by 6". This triggered the need for additional rebar reinforcement be installed at the perimeters of Buildings A and B. The cost for this change only includes the additional rebar and labor required from the rebar subcontractor. **\$1,535.00**

Item # 12 – Install Backing for Slip Joint at 2nd Floor Deck (CPE 62r1) RFI 272

This change is due to a design revision. For the contractor to be able to provide a proper division between the second story exterior stucco and ground level stucco, additional framing was required to support a new stucco slip joint around all Wings of Building C, and ultimately achieve a more aesthetically pleasing finished product. The cost for this change include the additional materials and labor needed to frame the backing of the new slip joint. **\$13,426.00**

Total Change Order No. 3 – \$101,382.00

In our capacity as the District's Construction Manager we have completed a review of Change Order # 3.

The total Change Orders to date: **(\$170,643.00)**

This equates to 0% of the contract value. To date, BHM has completed 65% of the contract work.

There is \$2,392,400.00 remaining in the Change Order Contingency.

Based upon the review of the merit and the compensation, it is our recommendation that you approve this change order. If you have any question, please do not hesitate to call.

Sincerely,
Greystone West Company

Jason Cave
Project Manager

CHANGE ORDER

1483.00 - 0 - 1.8

CO 003

PROJECT: **Castro & Mistral ES Phase 2**
505 Escuela Avenue
Mountain View, CA 94040

Change Order No.	THREE (003)
Project No.	1483.00
Initiation Date:	12/20/2017
Contract For:	Phase 2
Contract Date:	02/02/2017
DSA File No.	43-66
DSA App. No.	01-115493
OPSC App. No.	

CONTRACTOR: BHM Construction, Inc.
221 Gateway Rd. W, Ste. 405
Napa, CA 94558

You are directed to make the following changes in this contract: (Refer to Summary on following page)

Reserved for Architect's Stamp



The original Contract Sum was	Date: 01/09/2018	\$	23,924,000
Net change by previous Change Order		(\$	272,025)
The Contract Sum prior to this Change Order was		\$	23,651,975
The Contract Sum will be INCREASED by this Change Order in the amount of		\$	101,382
The new Contract Sum including this Change Order will be		\$	23,753,357
The Contract Time will be UNCHANGED by this Change Order in the amount of			0 Days
The Date of Completion as of the date of this Change Order:			05/17/2018

Not valid until signed by both the Owner and the Architect.

Signature of the contractor indicates his approval herewith, including any adjustment in the Contract Sum or Contract Time.

The compensation (time and cost) set forth in this Change Order comprises the total compensation due the Contractor, all Subcontractors and all Supplies, at all times, for the work or change defined in the Change Order, including all impact on unchanged work. By signing this Change Order the Contractor acknowledges and agrees, on behalf of themselves, all Subcontractors and all Suppliers, at all tiers, that the stipulated compensation includes payment for all work contained in the Change Order, plus all payment for the interruption of schedules, extended and unabsorbed overhead costs, delay, disruption, and all impact, ripple impact or cumulative impact on all work under this Contract. The signing of the Change Order indicates that the Change Order constitutes the total equitable adjustment owed the Contractor, all Subcontractor and all Suppliers, at all tiers, as a result of the change. The Contractor, on behalf of themselves, all Subcontractors and all Suppliers, at all tiers, agrees to waive all rights, without exception or reservation of any kind whatsoever to file any further claim related to this Change Order. No further claim or request for equitable adjustment of any kind whatsoever shall arise out of or as a result of this change or the impact of this change on the remainder of the work under this Contract.

By execution of this Change Order the Contractor specifically waives, relinquishes, and releases any and all rights under Section 1542 of the California Civil Code which reads as follows:

"A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS WHICH THE CREDITOR DOES NOT KNOW OR SUSPECT TO EXIST IN HIS FAVOR AT THE TIME OF EXECUTING THE RELEASE, WHICH IF KNOWN BY HIM MUST HAVE MATERIALLY EFFECTED HIS SETTLEMENT WITH THE DEBTOR."

ARCHITECT	CONTRACTOR	OWNER
Quattrocchi Kwok Architects 636 Fifth Street Santa Rosa, CA 95404	BHM Construction, Inc. 221 Gateway Rd. W, Ste. 405 Napa, CA 94558	Mountain View Whisman School District 750-A San Pierre Way Mountain View, CA 94043
By:  Date: 1/9/2018	By:  Date: 1/10/2018	By: _____ Date: _____

PROJECT: Castro & Mistral ES Phase 2

Change Order No.	THREE (003)
Project No.	1483.00
Contract For:	Phase 2
DSA App. No.	01-115493

SUMMARY:

No.	Reference:	Description:	C.O.R. #	Amount	Calendar Days Added to Contract		
					DoC M1	M2	M3
TOTALS:				\$ 101,382	0	0	0
1	RFI 34,34.1 and 34.2	Added costs for grade changes and extended concrete demolition and replacement per RF# 34, 34.1 and 34.2	011	\$ 23,858	0	0	0
2	RFI #97	Added costs to reroute city water connection on Toft per RF#97 and City of Mountain View	020	\$ 22,050	0		
3	AR 105	Changes to the fire sprinklers per AR 105.	023	\$ 1,453	0	0	0
4	RFI#129	Added costs to widen Footings at brace frame per RFI #129.	027	\$ 619	0	0	0
5	RFP 3 and RFP 7	Added costs for changes to south wall at Building G.	031R001	\$ 20,147	0	0	0
6	ASI 14	Added costs to change/Add windows in room C211.	032	\$ 6,830	0	0	0
7	CCD 20 and RFI# 115.1	Added costs for additional WF beams at Mechanical screen supports	034R001	\$ 38,016	0		
8	AR 193.1	Added costs for reglet and receiver at rain canopy gutters	048	\$ 11,389	0		
9	RFI# 35.1	Added costs for regrading at south end of building B.	049	\$ 12,059	0	0	0
10		Credit to chnage from Stainless steel ACO trench drain to Galvanized.	050	(\$ 50,000)	0	0	0
11	RFI# 81 and 81.1	Added costs for additional reinforcement at Bldg A and B per RFI# 81 and 81.1.	058	\$ 1,535	0	0	0
12	AR 272	Added costs to install backing for slip joint per RF# 272 response	062.001	\$ 13,426	0	0	0

END OF SUMMARY