



May 1, 2018

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

RE: Change Order #5 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 – Demolition of Existing Trees, Concrete, Asphalt and Fencing at Property Line (CPE 2AR3)

This change is due to a District request. During survey staking for the project it was discovered that the three (3) neighboring properties along the north side of the project had encroached into the District's property by 9+ feet for the entire 780-foot run of the property line. To achieve the required fire access width for the new campus as well as to take back property legally belonging to the District, the existing fencing, trees, concrete and asphalt finishes on the property line were demolished to make way for new improvements extending to the property line. The cost included in item no. 1 covers the demolition and grading portion of this work only. The cost of the new work will be submitted separately. **\$132,686**

Item # 2 – Remove Existing Abandoned Utilities Under Portable Campus (CPE 5r1)

This change is the result of an unforeseen condition. After demolition of the existing portables a number of abandoned storm drain lines and sewer pipes were discovered below the buildings. To make way for new building foundations, these abandoned utilities were removed. **\$3,445**

Item # 3 – Added Electrical and Low Voltage to Flex Portables (CPE 13r1)

This change is due to a District request. As part of a future project, the District is purchasing and installing 3 portable buildings on the Castro campus. To avoid added costs of demolition and replacement of the newly placed asphalt under this project in a later phase, the underground electrical and low voltage conduit for the future flex portables was added to this contract. **\$28,270**

Item # 4 – Reconfigure Restrooms at Building A (CPE 19r1)

This change is the result of a design revision. As part of an agreement with the City of Mountain View regarding facilities/field use, the restrooms in building A were rotated 90 degrees to shift the door orientation to face the Castro park field. This would allow restrooms to be used by renters and programs on the field during hours the restrooms were not occupied by the students. The reconfiguration required additional foundation and plumbing work above what was required by the bid documents. **\$27,196**

Item # 5 – Concrete Slurry Backfill at Underground Utilities for Multi-use Building (CPE 22)

This change is the result of a design revision and unforeseen condition. Due to the location of the property line as noted under item no. 1 above there was not adequate clearance to install the underground storm and sewer piping for the multi-use building between the building foundation and property line when the project began. To keep the project moving forward, the utilities were shifted closer to the building foundation which required back fill with a concrete slurry mix rather than traditional back fill. The cost included with item no. 5 is the increased cost to go from traditional backfill materials and methods to a lean concrete mix. **\$24,278**

Item # 6 – New Medium Pressure Gas Service

This change is the result of a design revision and jurisdictional request. The original project design included connection of the new campus gas lines to the existing low-pressure PG&E gas meter which had been approved by PG&E. During the submittal process, it was determined by the mechanical engineer and confirmed by PG&E that the existing service would not provide adequate pressure to serve both the new and existing campuses and as a result a new medium pressure gas service would be required. To expedite installation and reduce costs from PG&E, the added underground piping, meter pad and connection to the campus was included in this contract with PG&E simply making the final connection to the gas main on Escuela St. **\$137,956**

Item # 7 – Demolish Mow Band and Fencing Adjacent to Building B (CPE 26)

This change is due to a design revision. During layout for the playground adjacent to Building B, it was determined the existing grades exceeded what was allowable per ADA and some of the hillside slope, not originally scheduled for demolition would need to be graded. The contractor did not charge for the additional grading however there was an existing concrete mow band in the extended area of work which had to be demolished and removed. **\$2,822**

Item # 8 – Added Skylight at Building A (CPE 40r1)

This change is due to a design revision. The reconfiguration of the restrooms at Building A eliminated a high window into the open space of the administration building. To provide more natural lighting in the building, a skylight was added to bring light into the open space and corridor. The cost for item no. 8 includes the labor and material required to furnish and install the skylight. **\$7,187**

Item # 9 – Added Access Panels for Fire Sprinkler Drain (CPE 41)

This change is due to a design revision. To conceal fire sprinkler drains which were going to be exposed at each building, the drains were recessed within the exterior wall and a recessed access door was added for access. **\$4,825**

Item # 10 – Added Framing at top of Parapet wall at Building A (CPE 52)

This change is the result of a design revision. The bid documents indicated the top of the parapet wall at the north end of building A was to be 6” higher than the adjacent roofing. However, the 6” dimension did not provide adequate room for waterproofing and stucco between the high windows and parapet cap. To provide a more watertight assembly, the top of the parapet wall was increased in height by 4”. **\$2,341**

Item # 11 – Add Recessed and Lockable Hose Bibs at Each Building (CPE 53r1)

This change is due to a design revision and a District request. The bid documents did not include any hose bibs on the exterior walls of the new buildings. To provide better functionality for the janitorial and maintenance staff, 12 hose bibs were added throughout the new campus. **\$9,988**

Item # 12 – Increase Wall Depth at Building F Restrooms (CPE 55)

This change is due to a design revision. During installation of plumbing piping for the restrooms in the multi-use building, it was discovered that the wall was not deep enough to conceal the required water, sewer and vent piping. To conceal the piping, the wall was furred out by 3” to provide adequate space. **\$2,224**

Item # 13 – Added Backing for Coping Cap at the Three Classroom Wings (CPE 60r2)

This change is the result of a design revision. The design for building C includes a prefabricated coping cap at the parapet walls surrounding all 3 classroom wings. The coping cap requires a wood or steel backing for attachment, however only metal stud framing was shown at the parapet walls. To provide backing for the coping caps, 2x6 wood blocking was added. **\$7,558**

Item # 14 – Added Metal Stud Framing where Slip Track occurs at Brace Frames (CPE 64r1)

This change is the result of an unforeseen condition and a design revision. During framing it was realized that the metal stud wall framing was interrupted by structural steel brace frames at several locations at building C. To provide adequate structural support and adequate attachment for the slip track for the metal stud walls additional light gauge metal stud framing was added around each of the brace frames. **\$6,737**

Item # 15 – Underground Solar Ready Rough In (CPE 66r1)

This change is the result of a design oversight. The bid documents included a conduit for rough in for future solar equipment as this is a requirement under the new code. In building C, the documents only included conduit from the IDF room to one of the 5 classroom wings. To provide the infrastructure to the other four wings, additional underground, in wall and overhead conduit were added from the building C IDF to each roof. **\$10,402**

Item # 16 – Storm Drain Piping for Tie in of Downspouts at Building C (CPE 72)

This change is the result of a design oversight. The bid documents did not include connection of rain water leaders at the covered canopies on building C to the underground storm drain system. That connection was added for all downspouts at Building C. **\$7,130**

Item # 17 – Added Backing for Slip Joint Between 1st and 2nd Floor Building C (CPE 75r1)

This change is the result of a design revision. The design for building C includes a slip joint connection for metal stud framing at the intersection of the first and second floors. The bid documents did not include any structural member for attachment of the slip joint at this location. To provide an adequate attachment point, metal stud framing and caulking were added for the slip joint attachment. **\$18,555**

Item # 18 – Staff Room Kitchen Revisions (CPE 77r1)

This change is the result of a District request. During construction the District decided to add a range, range hood and dishwasher to the staff rooms at each campus. The cost included for item no. 18 includes the added electrical and plumbing needed for these items as well as casework modifications required to accommodate the appliances. **\$12,379**

Item # 19 – Added Base Rock Section Below Portables Q, R and S (CPE 81r3)

This change is the result of a District request. At the area around portables Q, R and S, the District saw the opportunity to add additional parking on the paving area as parking is limited in the staff lot. To provide a stable subgrade for vehicular traffic on the section of blacktop the base rock section below was increased from 6” to 12”. This required added excavation and off haul to accommodate the thicker rock section. **\$25,671**

Item # 20 – Run Refrigerant Lines within Metal Decking (CPE 91)

This change is the result of a design revision. The bid documents indicated refrigerant piping for all classrooms at building C was to run in the covered canopies at each wing. During construction it was discovered that there was not enough room between the structural steel framing and stucco soffit to run the piping. The piping was then relocated to within the metal deck flutes which takes considerably more labor to install and support. **\$2,713**

Item # 21 – Add Audio/Visual System to MUR (CPE 95r2)

This change is the result of a District request. At the time the project bid, the District had not made a final determination on what audio-visual systems would be installed in the multi-use rooms. During the project, the final system was selected, and the scope of work was added to this project. **\$43,150**

Item # 22 – Added Insulation Between Roof Joists at Building G (CPE 107)

This change is the result of a design revision. During construction it was discovered the space above the finished ceiling and below the roof in the library building had a void exceeding 12". Per code that void would need to either be sprinkled or filled. As filling the void with insulation was by far the more cost-effective option, the contractor was directed to add insulation to the area. **\$3,509**

Item # 23 – Add Aluminum Caps to Sunshades (CPE 108)

This change is the result of a design revision. During the submittal process for the aluminum sun shades it was discovered there would be a void between the windows and aluminum sun shades. To better waterproof this location and to provide a more aesthetically pleasing appearance a piece of aluminum break metal was added between each window and sun shade. **\$2,907**

Item # 24 – Storm Drain Piping for Tie in of Downspouts at Building B (CPE 111)

This change is the result of a design oversight. The bid documents did not include connection of rain water leaders at the covered canopies on building B to the underground storm drain system. That connection was added for all downspouts at Building B. **\$3,362**

Item # 25 – New Irrigation Point of Connection and Meter (CPE 113)

This change is the result of an unforeseen condition. The bid documents indicated the irrigation piping for the new campus was to tie in to the existing back flow preventer on Latham St. During construction it was discovered that the existing back flow was owned by the City of Mountain View for water service on the field and Castro Park. To keep the District's irrigation system separate from the City's, a new back flow, point of connection and water meter had to be added to the project. The cost of this item includes the new point of connection to the City water main, back flow preventer, meter, permit fees, street patching and additional 250 LF of piping needed to connect to the city main. **\$57,850**

Item # 26 – Widen Footing at Building G (CPE 115)

This change is the result of a design revision. The detail for one of the footings at Building G below a brace frame was incorrect. The correct detail required a footing that was 3' deeper and 5' wider than that shown on the bid documents. The cost for item no. 26 includes the additional labor and material for the larger footing. **\$1,312**

Item # 27 – Added Acoustical Caulking at Interior Sound Rated Wall Penetrations (118)

This change is the result of a design revision. The bid documents did not show the interior classroom walls as sound walls. However, prior to construction it was determined that the walls between classrooms should have some added acoustical value to prevent sound transfer between rooms. To better sound proof the walls

acoustical caulking was added to the pipe penetrations through these walls. The cost included with item no. 27 includes the labor and material required to install the added acoustical caulking. **\$1,817**

Item # 28 – Added Concrete and Paving at Sloped Hillside between Building B and Castro Park (CPE 120A)

This change is the result of a design revision. To better maintain the area between the sloped landscape at Castro Park and the kindergarten building a concrete walkway and mow bands were added to the downhill side of the slope. The cost included for item no. 28 includes the added labor, material and equipment required to perform this work. **\$7,194**

Item # 29 – Added Support for Mounting of Condensing Units (CPE 124)

This change is the result of a design revision. To provide more adequate structural support for the condensing units mounted on the building C roofs, the unistrut support system was upsized and clamps were added to each of the 15 condensing units attachment points. **\$4,993**

Item # 30 – Reduce Width of Serving Counter in the Multi-use Room (CPE 126)

This change is the result of a design revision and a District request. The stainless steel serving counter in the MUR building was shown to be 48” deep. Once the counter was installed, the District determined the 4’ deep counter was not practical for food service and the counter was reduced to 36” deep. This required the contractor to fabricate and install a new, smaller counter. **\$2,421**

Item # 31 – Added Flashing Detail at Building C 2nd floor walkways (CPE 127r1)

This change is the result of a design revision. During construction it was determined that the details included for waterproofing at both the building side and exterior edge of the 2nd floor concrete walkway would not provide adequate protection from water infiltration over the life of the building. To provide a more water tight assembly and reduce maintenance problems in the future, sheet metal flashing, counter flashing and caulking were added at either side of the concrete walkway over roughly 1800 LF of walkway. **\$23,973**

Item # 32 – Change from Chain Link to Ornamental Fencing (CPE 129r1)

This change is the result of a District request. To provide a more aesthetically pleasing appearance at the new front entrance to Castro School from Latham, the chain link fencing and gates were changed from standard chain link to ornamental metal. The cost included with item no. 32 is the difference in labor and material between the chain link and ornamental fencing. **\$12,878**

Item # 33 – Sill Pan Flashing at Storefront (CPE 136)

This change is the result of a design revision. To provide a more water tight assembly and a better product over time at the aluminum storefront, sill pan flashing was added. The cost of this item includes the labor and material required to furnish and install the added flashing. **\$8,798**

Total Change Order No. 5 – \$648,527.00

In our capacity as the District’s Construction Manager we have completed a review of Change Order # 5.

The total Change Orders to date: \$811,734.00

This equates to 3.4% of the contract value. To date, BHM has completed 90% of the contract work.

There is \$1,580,666.00 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 005

PROJECT: Castro & Mistral ES Phase 2 505 Escuela Avenue Mountain View, CA 94040	Change Order No. FIVE (005)
CONTRACTOR: BHM Construction, Inc. 221 Gateway Rd. W, Ste. 405 Napa, CA 94558	Project No. <u>1483.00</u> Initiation Date: <u>5/7/2018</u> Contract For: <u>Phase 2</u> Contract Date: <u>02/02/2017</u> DSA File No. <u>43-66</u> DSA App. No. <u>01-115493</u> OPSC App. No. <u></u>

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	\$ 23,924,000
Net change by previous Change Order	\$ 163,207
The Contract Sum prior to this Change Order was	\$ 24,087,207
The Contract Sum will be INCREASED by this Change Order in the amount of	\$ 648,527
The new Contract Sum including this Change Order will be	\$ 24,735,734
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 Suppliers, 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 Quattrocchi Kwok Architects 636 Fifth Street Santa Rosa, CA 95404	CONTRACTOR BHM Construction, Inc. 221 Gateway Rd. W, Ste. 405 Napa, CA 94558	OWNER Mountain View Whisman School District 750-A San Pierre Way Mountain View, CA 94043
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By:  By: _____ By: _____

Date: May 7, 2018 Date: _____ Date: _____

PROJECT: Castro & Mistral ES Phase 2

Change Order No.	FIVE (005)
Project No.	1483.00
Contract For:	Phase 2
DSA App. No.	01-115493

SUMMARY:

					Calendar Days Added to Contract			
No.	Reference:	Description:	C.O.R. #	Amount	DoC	M1	M2	M3
TOTALS:				\$ 648,527	0	0	0	0
1	ASI 41	Added costs for ASI #41 for the Northwest property line - This proposal for for demolition scope only - which also includes pervious investigative work directed on T&M including earlier tree removal and electrical work on T&M.	002AR3	\$ 132,686	0			
2	n/a	Added costs to excavate, remove pipe and Df's, dispose of and recompact storm drain trenches under portables not shown on drawings	005.001	\$ 3,445	0			
3	RFP#2	Added costs for the addition of Electrical, Data and fire alarm to portables Q, R and S	013.001	\$ 28,270	0	0	0	0
4	RFP 4R2	Added costs for SOG, Curbs and rebar per RFP 004.2. Includes having to redo risers into building, and includes AC Paving/concrete paving at west of Bldg A.	019.001	\$ 27,196	0			
5	RFI 056	Added cost for changes to UG utilites due to District property fence line issues. Also includes added excavation for electrical trenching and the need to add CLSM at Bldg F, due to zone of influence per RFI 056 Response.	022	\$ 24,278	0	0	0	0
6	ASI 033	Added costs for new Gas POC including costs associated with AS#33	025.003	\$ 137,956	0			
7	RFI 086	Added costs for additional demo of existing mow band and fencing to allow for new grade conturs per revised grading plan. Includes T&M cost for work on perf pipe. Excludes cost for pour back of mow band.	026	\$ 2,822	0			
8	004.001	Added costs to add a skylight per RFP 004.1	040.001	\$ 7,187	0			
9	RFI#159.1	Added costs for additional access panels for concealed spaces	041	\$ 4,825	0			
10	RFI 248	Added costs to reframe top of papapet per RFI 248	052	\$ 2,341	0			
11	RFI 219	Reference RFI #219 Response - Added costs to add hose bibbs at requested buildings. Added cost for hose bibb will be submitted under seperate CPE for RFP #14 for landscape changes.	053.001	\$ 9,988	0			
12	RFI 254	Added costs for added framed furred wall at restroom at Bldg F sink locations per RFI 254. Includes corner tiles at added jogs in wall.	055	\$ 2,224	0			
13	AR 277	Added costs to install backing at building C coping	060.002	\$ 7,558	0			
14	RFI 211	Added costs to install additional framing per RFI 211 where balloon framing was to be uniterupted	064.001	\$ 6,737	0			
15	RFI 226.2	Added costs for Solar Rough In per RFI 226.2. Excludes Bldg C entirely per email direction.	066.001	\$ 10,402	0			
16	RFI 222 & RFI 297	Added costs to provide additional SD laterals to tie in downspout shown on drawings per RFI 222 & 297	072	\$ 7,130	0			
17	RFI 272.1	Added costs to install Tremco ILLmod and DOW 795 at slip joint per RFI272.1	075.001	\$ 18,555	0			
18	RFP 017R1	Added costs for changes to the staff kitchen at Bldg A per RFP 017R1	077.001	\$ 12,379	0			
19	RFP 18.2	Reference RFP #18.2 - Added cost for changes to baserock for underneath the future portables. Excludes changes to AC paving, as District will be issuing new ASI for final changes at this location	081R003	\$ 25,671	0	0	0	0
20	AR 145	Added costs to install refrigerant lines on the underside of the deck through the flutes and over beams.	091	\$ 2,713	0			

21		Added costs to install revised AV System for the MUR (Bldg F)	095.002	\$	43,150	0			
22	RFI 331	Added costs to install batt insulation between roof joists at Bldg G per RFI 331	107	\$	3,509	0			
23	AR 341	Provide additional break metal caps at aluminum window sunshades to conceal fasteners, per AR 341.	108	\$	2,907	0	0	0	0
24	RFI 171	Added cost for added wye and 4" storm drain line for RWL connection at Bldg B per RFI 171	111	\$	3,362	0			
25	RFI 025	Added cost for hot tap for irrigation line from street to project site	113	\$	57,850	0			
26	RFI 129	Added cost for widening footing at Bldg G per RFI 129	115	\$	1,312	0			
27	RFI 346	Added cost for sound dampening spray to achieve STC rating, per RFI 346.	118	\$	1,817	0			
28	RFI 34, 35.1, 86 & 269. CPE 11 & 19	Added cost for changes made to site concrete walkways around A & B per RFI 34, 35.1, 86 & 269.	120A	\$	7,194	0			
29	AR 311.1	Additional supports for mounting condenser units on Building C roof, per AR 311.1.	124	\$	4,993	0	0	0	0
30		Added cost for new kitchen stainless steel serving table	126	\$	2,421	0			
31	RFI 350 & ASI 036	Added cost for added sheet metal flashing (wall to deck) & caulk to sheet metal, per RFI 350 & ASI 036. Price does not include the sheet metal to be painted.	127.001	\$	23,973	0			
32	RFP 20	Added costs to change fencing materials and heights per District request.	129.001	\$	12,878	0			
33	ASI 040	Added cost for additional threshold sill pan flashing to ext. openings at Bldg C 2nd flr. Walkway per ASI 040	136	\$	8,798	0	0	0	0

END OF SUMMARY