



August 23, 2018

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

RE: Change Order #2 Justification: Stevenson Elementary School New Multi-Use Room and Library Alterations, Phase 4, Rodan Builders Inc. – Mountain View Whisman School District

Stevenson Elementary School – Phase 1 – DSA APP #: 01-116769

Item # 1 – Door Hardware Changes (PCO 18)

This change is the result of a design revision. The contractor was requested to provide a cost to change and add hardware in 4 groups. The cost for item no. 1 includes the labor and material to change door hardware groups to new standard hardware. **\$7,960**

Item # 2 – Added 8x8 Posts at MUR (PCO 19)

This change is the result of a design revision. The bid documents did not include a structural element in two locations. The contractor was requested to provide (2) 8x8 columns and bases in these locations. The cost for item no. 2 includes the labor and material to add structural support at two locations. **\$3,926**

Item # 3 – Library Furred Out Wall (PCO 20)

This change is the result of a design revision. The contractor was requested to fur out the tv wall and add blocking in the library. The cost for item no. 3 includes labor and material to fur out the tv wall for blocking, electrical and low voltage conduits. **\$5,392**

Item # 4 – Relocate Fire Main (PCO 22)

This change is the result of a coordination request. The building footings required over excavation and the contractor was requested to relocate the existing fire line. The cost for item no. 4 includes the labor, equipment and material to relocate the fire main out of the building footing. **\$2,358**

Item # 5 – MUR Added Stepped Footings (PCO 23)

This change is the result of a design revision. In order to tie in the underground plumbing for the MUR the contractor was required to form and pour step footings for the building. The cost for item no. 5 includes additional labor and material for stepped footings and sewer lateral tie in. **\$16,737**

Item # 6 – MUR Stage Curtain (PCO 24)

This change is the result of a design revision. The contractor was requested to provide and install the new stage curtain. The cost for item no. 6 includes labor and material to install a new stage curtain. **\$27,534**

Item # 7 – Library Building Plaster Finish (PCO 25)

This change is the result of a design revision. The contractor offered a credit to provide an alternate EIFS plaster system. The architect agreed this is a better system and to accept credit. The credit for item no. 7 includes removing all of the old plaster and changing materials to a better system. **(\$24,068)**

Item # 8 –Transite Pipe Removal (PCO 27)

This change is the result of an unforeseen condition. The contractor was asked to dispose some additional transite pipe that was uncovered during excavation. The cost for item no. 8 includes the labor and disposal of transite pipe. **\$2,534**

Item # 9 – Revised Plumbing and Roof Insulation (PCO 28)

This change is the result of a design revision. The contractor was requested to add roof drains, roof vents, plumbing and additional roof insulation on the lower roof. The cost for item no. 9 includes the labor and materials to install additional roof insulation, plumbing and drains on the lower roof. **\$17,555**

Item # 10 – Library Added Base and Sill Flashing (PCO 29)

This change is the result of a design revision. The contractor was requested to add additional flashing at the storefronts in order to provide a better waterproof system. The cost for item no. 10 includes the labor and material for additional flashing. **\$6,126**

Item # 11 – Library Added Substrate (PCO 30)

This change is the result of a design revision. The contractor was requested to add additional substrate to the roof for waterproofing. The cost for item no. 11 includes all labor and material for additional substrate for the roof. **\$2,371**

Item # 12 – Additional Work at Shear Wall (PCO 31)

This change is the result of a design revision per the Structural Engineer. After interior demo and inspection of the existing wood framing, there were areas that did not meet code and additional framing was required. The cost for item no. 12 includes the labor and material for additional support at the shear walls. **\$3,040**

Item # 13 – Library Added Cabinets (PCO 32 & 33)

This change is the result of a design revision. During the submittal review the contractor was requested to replace the 3 base cabinets with tall cabinets and to expedite the delivery. The cost for item no. 13 includes labor and material for the difference in changing the cabinets. **\$4,503**

Item # 14 – Library Dry Rot Repairs (PCO 34)

This change is the result of an unforeseen condition. The roof had more dry rot than estimated in the contract allowance. The contractor removed and replaced all areas. The cost included with item no. 14 includes the labor and material to replace all dry rot on roof. This cost is for additional repairs. **\$4,903**

Item # 15 – AT&T Line (PCO 35)

This change is the result of a coordination request. In order to complete abatement and demo AT&T was called to run a temporary line. The cost included with item no. 15 includes the labor and material for AT&T to install a temporary phone line at the DO and Stevenson. **\$2,318**

Item # 16 – Light Fixture Changes (PCO 36)

This change is the result of a design revision. The electrical engineer changed some of the light fixture types during the submittal review. The cost included with item no. 16 includes the material change of the light fixtures. **\$3,980**

Item # 17 – Library Floor Prep (PCO 37)

This change is the result of an unforeseen condition. After interior demo the contractor discovered additional plumbing and electrical conduits and large cracks in the concrete. In addition, there was a high moisture level when tested. The cost included with item no. 17 includes the labor, material and equipment to seal and prep the existing concrete. **\$7,375**

Item # 18 – Library Added Floor Boxes (PCO 38 & 39)

This change is the result of a design revision. The contractor was requested to install electrical and data in added floor boxes in the concrete at the counter. The cost included with item no. 18 includes the labor, material and equipment to sawcut, install conduit and pour back concrete at the counter area. **\$11,977**

Total Change Order No. 2 - \$106,521.00

In our capacity as the District's Construction Manager we have completed a review of Change Order #1.

The total Change Orders to date is \$ 161,026.00

This equates to 3.40% of the contract value. To date, Rodan Builders, Inc. construction has completed 40% of the contract work.

There is \$312,374.00 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 questions, please do not hesitate to call.

Sincerely,
Greystone West Company

Brenda Parella
Project Manager



AIA®

Document G701™ – 2017

Change Order

PROJECT: <i>(Name and address)</i> Stevenson Elementary School Phase 4 New MUR 750-B San Pierre Way Mountain View, CA 94043	CONTRACT INFORMATION: Contract For: General Construction Date: February 14, 2018	CHANGE ORDER INFORMATION: Change Order Number: 002 Date: August 7, 2018
OWNER: <i>(Name and address)</i> Mountain View Whisman School District 750-A San Pierre Way Mountain View, CA 94043	ARCHITECT: <i>(Name and address)</i> Dreiling Terrones Architecture 1103 Juanita Avenue Burlingame, Ca 94010	CONTRACTOR: <i>(Name and address)</i> Rodan Builders 859 Cowan Road Burlingame, CA 94010

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

- PCO #18 Door Hardware Change \$7,960.00
- PCO #19 Added 8x8 Posts at MUR \$3,926.00
- PCO #20 Library Furred Out Wall \$5,392.00
- PCO #22 Relocate Fire Main \$2,358.00
- PCO #23 MUR Added Stepped Footings \$16,737.00
- PCO #24 MUR Stage Curtain \$27,534.00
- PCO #25 Library Building Plaster Finish (\$24,068.00)
- PCO #27 Transite Pipe Removal \$2,534.00
- PCO #28 Revised Plumbing and Roof Insulation \$17,555.00
- PCO #29 Library Added Base and Sill Finishing \$6,126.00
- PCO #30 Library Added Substrate \$2,371.00
- PCO #31 Additional Work at Shear Wall \$3,040.00
- PCO #32 & 33 Library Added Cabinets \$4,503.00
- PCO #34 Library Dry Rot Repairs \$4,903.00
- PCO #35 AT&T Line \$2,318.00
- PCO #36 Light Fixture Changes \$3,980.00
- PCO #37 Library Floor Prep \$7,375.00
- PCO #38 & 39 Library Added Floor Boxes \$11,977.00

The original Contract Sum was	\$ 4,734,000.00
The net change by previously authorized Change Orders	\$ 54,505.00
The Contract Sum prior to this Change Order was	\$ 4,788,505.00
The Contract Sum will be increased by this Change Order in the amount of	\$ 106,521.00
The new Contract Sum including this Change Order will be	\$ 4,895,026.00
The Contract Time will be increased by Zero (0) days.	
The new date of Substantial Completion will be	

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

Dreiling Terrones Architecture
ARCHITECT (Firm name)


SIGNATURE

Richard Terrones
PRINTED NAME AND TITLE

8/7/18
DATE

Rodan Builders
CONTRACTOR (Firm name)


SIGNATURE

Greg Merrill
PRINTED NAME AND TITLE

8/9/18
DATE

Mountain View Whisman School District
OWNER (Firm name)

SIGNATURE

PRINTED NAME AND TITLE

DATE