



September 17, 2018

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

RE: Change Order #7 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 – Increased Flange Sizes on Stucco Corner Aid (CPE 88r1)

This change is the result of a design revision. The bid documents indicated a 1” return on the stucco corner aids. However due to the framing behind, a 3” return leg was needed for proper attachment. The cost included with item no. 1 is the difference in material cost between the 1” and 3” return legs. **\$2,597**

Item # 2 – Offset Rain Water Leader Connections at Buildings A and B (CPE 119)

This change is the result of a design revision. The bid documents indicated a straight rain water leader connection from the entry canopies to the downspouts. However due to steel framing at the canopies, the rain water leaders would need to be offset 45 degrees around the structural steel. The cost included with item no. 2 includes the labor and material required to provide the added offset. **\$4,815**

Item # 3 – Provide Dedicated Power Outlets and Data Jacks for HVAC Controls (CPE 125)

This change is the result of a design revision. The bid documents did not indicate dedicated outlets and individual data jacks for the main controllers for the HVAC control units at each building. The cost included with item no. 3 includes the labor and material required to provide the added outlets and data jacks. **\$2,995**

Item # 4 – Revised Concrete Walkway East of Building B (CPE 137r1)

This change is the result of an unforeseen condition. During a site visit from the Division of the State Architect (DSA) field engineer, the engineer discovered an existing concrete walkway east of building B from the campus to the direction of the Castro Park was not ADA compliant. In order to provide a complete path of travel for access to the campus out to Latham street, a section of existing walkway was demolished, regraded and replaced and included a section of added hand rail. **\$39,292**

Item # 5 – Added HVAC Unit to Building C Office (CPE 138.1)

This change is the result of a District request. The initial design for the project included a small storage room on the 2nd floor of building C adjacent to the elevator machine room. At the request of the District this storage room was changed to a small office which required the addition of an HVAC unit to provide heating and

cooling to the room. The cost included with item no. 5 includes the labor, material and equipment required to furnish and install the added HVAC unit and associated power and mechanical. **\$19,964**

Item # 6 – New Door with Louver at Building F Mechanical Room (CPE 142)

This change is the result of a design revision. During construction it was determined that the mechanical equipment located in the building F mechanical room would require outside air for proper ventilation. In order to provide that outside air, a 24" x 24" louver was added to the exterior door. **\$1,513**

Item # 7 – Excavation, Grading and Utilities for Future Portables (CPE 144A)

This change is due to a District request. In order to realize some economies of scale and reduce costs of the future portable installation at Castro, the excavation, grading and utilities for those portable were added to this contract. **\$90,384**

Item # 8 – Added Depth of Fence Footings (CPE 147)

This change is the result of an unforeseen condition. During installation of the footings for the trash enclosure fencing it was discovered that there was existing fill at the location of the footings which would not provide adequate bearing for the gate posts. In order to provide adequate bearing, the geotechnical engineer required the contractor excavate an additional 3' at each gate post resulting in additional costs for excavation and added concrete. **\$875**

Item # 9 – Relocate Ceiling Diffusers and Ductwork at Building C Classrooms (CPE 148r1)

This change is due to a design revision. The bid documents indicated the smoke detectors were to be installed in the second ceiling bay adjacent to the windows. However, during installation, it was discovered that the smoke detectors would actually need to move 1 bay over to provide the proper coverage for each classroom. There was no cost to move the fire alarm devices, however the shift in device location required that the HVAC registers and associated ductwork move a bay over as well. As those items had already been installed per plan, the cost of item no. 9 includes the labor and material required to remove and reinstall the diffusers and ductwork in each classroom. **\$13,353**

Item # 10 – Added Soffit to Building C Restroom to Conceal Steel Framing (CPE 152r1)

This change is the result of an owner request and a design revision. The building design included exposed structural steel above the windows in the building C restrooms. In order to provide a more aesthetically pleasing appearance the steel framing was enclosed in a sheet rock soffit. **\$1,666**

Item # 11 – Added Control Relays for Exhaust Fans in Kitchen (CPE 154)

This change is the result of a design revision. The exhaust fans for the kitchen equipment were not directly compatible with the HVAC control system. In order for the control system to talk to the exhaust fans, control relays and associated conduit and wire for connection were added to the exhaust fans. **\$3,818**

Item # 12 – Added Flashing at 2nd Floor Concrete Deck Intersection with Building Walls (CPE 156)

This change is the result of a design revision. During preparation for the waterproofing and traffic coating at the 2nd floor concrete deck, the coating contractor expressed concern that the termination details included in the bid set would not provide a complete, water tight assembly where the coating intersected the building walls. In order to provide a complete water tight assembly, the design team added a sawcut in the concrete decking which would be filled with caulking and a sheet metal flashing from the vertical building walls to the horizontal concrete deck. The cost included with item no. 12 includes the labor, equipment and material required provide the sawcut and flashing. **\$14,861**

Item # 13 – Replace Chain Link Fencing at Playground Wall (CPE 161r1)

This change is the result of a design revision. The bid documents indicated the existing chain link fence mounted to the concrete wall at the kinder play yard was to remain. However, at the start of the project it was realized that the existing fencing was in rough shape and in need of replacement. The cost included with item no. 13 includes the labor and material required to remove and replace the existing chain link fencing. **\$3,869**

Item # 14 - Offset Rain Water Leader Connections at Buildings C, F and G (CPE 162)

This change is the result of a design revision. The bid documents indicated a straight rain water leader connection from the entry canopies to the downspouts. However due to steel framing at the canopies, the rain water leaders would need to be offset 45 degrees around the structural steel. The cost included with item no. 14 includes the labor and material required to provide the added offset. **\$9,300**

Item # 15 – Remove Handles from Operable Windows (CPE 163r1)

This change is the result of a design revision. The bid documents included one operable window at the high windows in each classroom. However, the handle for the operable window was in conflict with the window blinds. As the majority of the locations with the handle were south facing it was in the best interest of the District to keep the window blind and remove the operable window handle. Additionally, with these windows being 8' in the air, it was unlikely they would be used. The cost included with item no. 15 includes the labor and material required to remove the handle and permanently fix the windows closed. **\$2,151**

Item # 16 – Remobilization for MK Pipelines Crews due to PG&E Cancellation (CPE 164)

This change is the result of a PG&E cancellation. PG&E gas crews were scheduled to install the new gas line for the campus on Friday, June 15th. On the morning of the 15th, the building contractor removed steel trench plates and fencing for PG&E work, however at 9 am that morning, PG&E cancelled the work. Requiring the contractor to come back and repeat their work at a later date. The District is pursuing reimbursement for this work from PG&E due to the last-minute cancellation. **\$6,702**

Item # 17 – Bookcase Revisions to Library (CPE 166)

This change is the result of a District request. The bid documents included fixed library stacks centered in the library. However at the request of the District these stacks were changed to rolling stacks which were 4' wide. The segmentation of the stacks required that 2 end panels be added to each 4' section of casework. There are a total of 25 sections that required an additional 2 end panels each. The cost for item no. 17 includes the labor and material required to furnish and install the end panels. **\$9,006**

Item # 18 – Site Security During PG&E Power Installation (CPE 168)

This change is the result of an unforeseen condition. As part of the project a new main PG&E service and transformer were installed for the campus. PG&E schedule required the campus to be without power for 5 days while the work took place. Without power, both the fire and security alarm systems would not be active. In order to ensure the safety and security of the campus and construction site, the District agreed to split the cost of a full-time security guard with the contractor while the power was down. The District's portion of that cost is included in item no. 18. **\$1,868**

Item # 19 – Underlayment at VCT in MUR Building (CPE 171r1)

This change is the result of an unforeseen condition. Prior to installation of the sports flooring in the MUR, a moisture test was taken from the new concrete slab. The moisture test results indicated moisture in the slab was higher than what the VCT manufacturer would warrant for the product being installed. In order to maintain the specified warranty, a moisture resistance underlayment was added to the system. **\$3,691**

Item # 20 – Added Guard Rails at Drinking Fountain (CPE 172)

This change is the result of a design oversight. A new drinking fountain was shown to be installed at the end of the administration building between the restrooms. Per ADA requirements, guardrails are required on either side of the drinking fountain, however they were not shown on the construction documents. In order to comply with ADA requirements, guardrails were added. **\$1,981**

Item # 21 – Sandblast Concrete Wall at Kinder Play Yard (CPE 176)

This change is the result of a design revision. The new kinder play yard is enclosed on one side by an existing concrete retaining wall. The inside of that retaining wall had previously been below grade but would now be visible with the new lowered grades in the area. Upon uncovering the existing wall it was discovered that the concrete was unfinished resulting in an unsightly appearance. In order to provide a clean, uniform, aesthetically pleasing appearance, the contractor was directed to sandblast and patch the existing concrete wall. **\$5,300**

Item # 22 – Upgrade Fiber Optic Cabling Connectors to Meet District Standard (CPE 177br1)

This change is the result of a design revision. The bid documents specified SC connectors for the fiber optic cabling on the project, however the District standard connector is an LC connector. The cost included with item no. 22 includes the labor and material required to install the District standard LC connectors. **\$31,058**

Item # 23 – Add Stainless Steel wall Shelf to Kitchen Office (CPE 178)

This change is the result of a District request. At the request of the District a 24” wide stainless steel wall shelf was added to the kitchen office in the MUR. **\$597**

Item # 24 – Rain Water Leader and Overflow Drain Piping added to the High Roof of the MUR (CPE 190)

This change is the result of a design revision. The bid documents indicated the rain water leaders from the high roof were to daylight on to the low roof and then tie in to the storm drain system from there. However due to the structural steel framing in the area the piping could not daylight on to the low roof and additional piping and tie ins were added in the wall from the ground floor to the high roof to provide adequate drainage. **\$11,591**

Total Change Order No. 7 – \$283,247.00

In our capacity as the District’s Construction Manager we have completed a review of Change Order # 7.

The total Change Orders to date: \$1,623,574.00

This equates to 7.03% of the contract value. To date, BHM has completed 100% of the contract work.

There is \$768,826.00 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

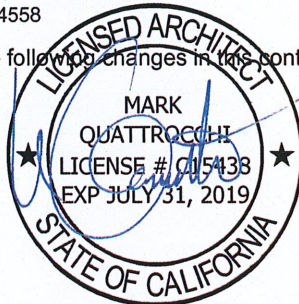
**CO
007**

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

Change Order No.	SEVEN (007)
Project No.	1483.00
Initiation Date:	8/20/2018
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



Date: 08/22/2018

The original Contract Sum was	\$ 23,924,000
Net change by previous Change Order	\$ 1,340,327
The Contract Sum prior to this Change Order was	\$ 25,264,327
The Contract Sum will be INCREASED by this Change Order in the amount of	\$ 283,247
The new Contract Sum including this Change Order will be	\$ 25,547,574
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
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

By:

Date: 8/23/2018

By:

Date: 9/10/18

By:

Date:

PROJECT: Castro & Mistral ES Phase 2

Change Order No. SEVEN (007)
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:				\$ 283,247	0	0	0	0
1	RFI 307	Added costs to increase the size of the stucco corner aid per AR 307	088.001	\$ 2,597	0			
2	AR 342	Reference RFI #342 Response - Added cost to cut, modify and weld offsets for exterior RWL do to structural steel location. Arch drawings did not take into consideration of structural steel and did not show for any offsets, just straight runs. This was completed on T&M per District T&M direction.	119	\$ 4,815	0			
3	AR 267.1	Added costs for added cabling for the JACE Controls per RFI Response 267.1	125	\$ 2,995	0			
4	RFI 34.3	Added costs for having to demolish and repour section of sidewalk due to grade elevations changing due to DSA comments in revision. Includes cost for added railings.	137.001	\$ 39,292	0			
5	RFI 344 & 344.1	RFI 344 & 344.1 - Added cost for added HVAC split unit including added condensate line work. Includes having to add access panel for access for plumber for added condensate work.	138.001	\$ 19,964	0			
6	RFI 364	RFI 364 - Added cost to provide new door with louver. Includes costs to remove old door, and swing new door & repaint new door.	142	\$ 1,513	0			
7	ASI 046	Reference ASI #46 - Added cost for additional excavation & grading for District portables. Excludes backfill after modular sub sets units. Includes offhaul of spoils. Excludes footing excavation for modular sub. Excludes site concrete extra work.	144A	\$ 90,384	0			
8		Per direction in the field from Cleary for District - due to unforeseen pipes encountered while digging fence post footings, Geary directed AAA Fence to dig footings an extra 41 at each hole.	147	\$ 875	0			
9	RFI 380	Added cost to have to relocate ceiling diffusers and extend ductwork due to change in location of light fixture locations at C Wing Classrooms	148.001	\$ 13,353	0			
10		At gang bathrooms bldg C wing 2 - added cost to add soffit due to condition with steel knife plate through window - Plans did not show soffit.	152.001	\$ 1,666	0	0	0	0
11	AR 362	Reference RFI #362 Response - Added cost to provide control replays for exhaust fans so they can properly be controlled from EMS system.	154	\$ 3,818	0			
12	AR 350 & ASI 036	Added cost for sawcut and sheet metal flashing at deck per RFI 350 & ASI 036.	156	\$ 14,861	0			
13	AR 376	Added costs for chain link fence new mounting system at the existing guard rail per RFI 376 Response.	161.001	\$ 3,869	0			
14	AR 389	Reference RFI #389 Response - Added cost to cut, modify and weld offsets for exterior RWL do to structural steel location. Arch drawings did not take into consideration of structural steel and did not show for any offsets, just straight runs. This was completed on T&M per District T&M direction - This is for building C locations	162	\$ 9,300	0			

15	RFI 377	Reference RFI #377 Response - Added cost remove handles from vent windows at locations that were changed from fire rated to non-fire rated. Apply break metal to upper side of vent window with screws attached to lock down vent window in closed position.	163.001	\$ 2,151	0
16		Added costs for BHM Construction & MK Pipelines to be onsite for PG&E installation of gas line work. PG&E failed to show up for construction even though it had been on schedule for months.	164	\$ 6,702	0
17	ASI 047	Added costs for changes to Bookcases & Computer Stations per ASI 047. Caster cost approved in CPE 123.	166	\$ 9,006	0
18		As agreed between BHM and District - Split cost for site security while power is shut down for PG&E new service. PG&E work was scheduled to take longer then the standard weekend shutdown.	168	\$ 1,868	0
19	AR 394	Added costs for additional underlayment at VCT, not called out in Bldg F per RFI 394	171.001	\$ 3,691	0
20	RFP 028	Added costs to furnish and install floor mounted Drinking Fountain Guard Rails per RFP 028.	172	\$ 1,981	0
21	n/a	Added cost to sandblast Existing Wall at Kindergarten Area per District Request (483 SF).	176	\$ 5,300	0
22		Added costs to change network connectors from SC to LC per District Request - OVERTIME/WEEKENDS	177B.001	\$ 31,058	0
23		Added costs to provide additional SS Wall Shelf in Kitchen per District email	178	\$ 597	0
24	AR 245.1	Reference RFI # 245.1 - Added cost with added work for RWL piping and overflow drain lines at Building F. The (4) overflow drains from the upper roof extended the pipe to the exterior walls and down the wall, all of which are extra. The plumbing drawings only had these spilling onto the low roof. With RFI change overflows had to be re-installed again. FYI the HSS 8x8's along the length of gridline FA prevented any pipe from being installed down the wall as shown in regards to the primary roof drain connections that were shown thru slab - this is what lead to RFI #245.1	190	\$ 11,591	0

END OF SUMMARY