



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

RE: Change Order #1 Justification: Monta Loma ES Campus Modernization – Beals Martin Inc. – Mountain View Whisman School District

Monta Loma ES Campus Modernization – DSA APP #: 01-116429

Item # 1 – Window Replacement at Staff Building (CPE 1.2)

This change is the result of a design revision and district request. It was discovered prior to construction that the windows at the southeast office of the Staff Building were shown existing to remain. In order to create uniformity across the site, it was decided to install new windows at this location. The costs associated with Item No. 1 are to furnish and install the new windows. **\$39,566**

Item # 2 – Fiber Optic Cabling Changes (CPE 2.2)

This change was the result of a design revision. It was discovered prior to construction that the existing data infrastructure would need to be upgraded to accommodate the new Clock/Speakers being installed at the Library Building as a part of phase 3 construction. The costs associated with Item No. 2 are for labor and material to install 255' of new fiber optic cabling needed. **\$5,223**

Item # 3 – Additional Light Poles (CPE 3.2)

This change is the result of a district request. In order to increase parking lot lighting for safety, the district added lighting to the northeast end of the parking lot that was built as a part of phase 2 construction. Costs associated with Item No. 3 are for all labor and materials required to run power from the existing administration building to the fixtures, drill and install the 2 light poles. **\$26,249**

Item # 4 – Change Cabling (CPE 4.3)

This change is the result of a district request. It was discovered after the time of bid that the 6-strand data being installed per contract would need to be upgraded to a 12-strand to meet district standards. The costs associated with Item No. 4 is the difference in the price of materials for the site. **\$2,170**

Item # 5 – Additional Signage (CPE 5.1)

This is the result of an architectural oversight. At the time of bid, the contract documents did not include some ADA and Exit signage that is required by code. The costs associated with Item No. 5 are for all labor and materials required to furnish and install the additional signage throughout the campus. **\$9,135**

Item # 6 – Modified Cleanouts (CPE 6.1)

This change is the result of a design revision. In order to maintain the storm-drain system in the future, modified clean-outs were added at each of the rain water leaders at Buildings N & P. The costs for Item No. 6 are for the additional labor and materials required to furnish and install the modified cleanouts. **\$2,105**

Item # 7 – Replace Casework at Administration Bldg Work Room (CPE 7.1)

This CO is the result of a design change and district request. It was discovered prior to construction, that the casework at the north wall of the Administration building work room was shown to remain. In order to maintain aesthetic uniformity throughout the building, the district chose to replace the existing casework with new. Costs associated with Item No. 7 are for labor and materials to remove and reinstall said casework. **\$8,976**

Item # 8 – Admin and Staff Bldg Restroom Flooring (CPE 8.1)

This change is the result of a design revision. It was discovered during construction, that the restroom flooring at the Admin and Staff buildings was not the district standard epoxy. In order to maintain uniformity across the district, epoxy floors were installed. The costs associated with Item No. 8 are for all labor and materials to remove the existing flooring and replace at all 4 restrooms. **\$11,617**

Item # 9 – Additional Roofing Demolition Costs (CPE 10.1)

This change is the result of an unforeseen condition. It was discovered during construction that the existing roofing was installed over 2 other existing roofing systems. The 2 additional roofing systems needed to be removed prior to the installation of the new metal roofing per contract. Additionally, 1 of the 8 buildings showed asbestos in said underlayment and required abatement. Costs for Item No. 9 are for the additional labor required to remove the additional 2 layers at the 8 pod buildings as well as the abatement at Building A. **\$55,576**

Item # 10 – Chain Link Fencing Changes (CPE 11.1)

This is the result of a design revision. In addition to a credit for 65' of fencing at the back of the 2 portables that were recently installed, there were a few minor fencing patches throughout campus that were carried over from previous phases of construction. The costs associated with Item No. 10 is the sum of the offset costs of all the additional fence work. **(-\$1,007)**

Item # 11 – Additional Copier Power (CPE 12)

This change is the result of a district request. It was discovered during construction, that the new copier's that were going to be installed at the Staff Building work room requires a dedicated 220v and additional data plug. The costs associated with Item No. 11 are to furnish and install the additional 220v plug and data line. **\$600**

Item # 12 – Secretary Casework Changes (CPE 14)

This change is the result of a design revision. The secretary's desk was modified in order to maintain aesthetic and functional uniformity throughout the district. The costs associated with Item No. 12 are for the additional labor and materials required to make the changes. **\$2,959**

Item # 13 – Owner Furnished Staff Kitchen Equipment (CPE 15.1)

This change was the result of a district request. In order to maintain uniformity throughout the district, standard kitchen equipment was purchased by the district that included a dishwasher, range, range hood & fridge. The installation of said equipment was provided by the contractor during this summer's construction. The costs for Item No. 13 are for labor and material required for proper installation of all equipment. **\$4,881**

Item # 14 – Tack-wall Panels at Principal's Office (CPE 17)

This was the result of a district request. At the request of the district, additional tack-wall was provided at the principal's office walls. Costs associated with Item No. 14 are for all labor and materials to furnish and install tack wall up to 8' at all 4 walls. **\$2,529**

Item # 15 – Clock/Speakers at Library (CPE 18)

This change is the result of a design revision. It was discovered during construction that the bid documents did not indicate installation of new clock/speakers at the Library building. In order to update and make the system functional, a total of 6 speakers needed to be rewired and 4 new clocks needed to be installed. The costs for Item No. 15 are for all time and materials required to furnish and install said equipment. **\$7,112**

Item # 16 – Additional Roof Ply Required at Bldg A (CPE 19)

This change is the result of an unforeseen condition. It was discovered after the removal of the roofing per contract, that the substrates were different on the 2 different pitches of roof at Building A. The most cost-effective solution was to add plywood to the west section of roof prior to the new roof's installation. The costs for Item No. 16 are for the additional labor and materials to install 2010 square feet of ¾" plywood. **\$5,054**

Item # 17 – Reinstallation of Exterior Public Address Speakers (CPE 20)

This change is the result of an unforeseen condition. It was discovered during construction that the existing wiring for the exterior public address speakers that was shown to remain per contract was not compatible with the new PA system. The costs associated with Item No. 17 are for the labor and materials required to remove and reinstall new wiring to the exterior PA speakers. **\$1,414**

Item # 18 – Additional Power and Data at Clerk's Desk (CPE 21.1)

This change is the result of a design revision by district request. It was discovered during construction, that the design of the Clerk's desk was not compatible with the district standard administration reception area. The changes that were made required that the power and data were going to have to be surface mounted under the new casework. The costs for Item No. 18 are for all labor and materials to install roughly 22' of surface mounted power and data at the new Clerk's desk. **\$894**

Item # 19 – Additional Blocking Required at TV Locations (CPE 22.1)

This change is the result of an architectural oversight. It was discovered after the initial installation of contract blocking, that the TV's were shown at an incorrect height on the contract documents and the blocking would need to be relocated. The costs for Item No. 19 are for the labor and materials to remove and relocate said blocking. **\$1,616**

Item # 20 – Additional Fabrication Costs (CPE 23)

This change is the result of a district request. It was discovered during construction, that the design of the Clerk's desk was not compatible with the district standard administration reception area. The district made a late change to the Clerk's desk which broke up fabrication and delivery of the unit. The costs for Item No. 20 are the split costs between the contractor and the district for the additional charges. **\$2,174**

Item # 21 – Replace Damaged Ceiling Tiles at Bldgs C, F & H (CPE 24.1)

This change is the result of an unforeseen condition. Due to the additional roof demolition that was required per CPE 10.1, some of the existing acoustic ceiling tiles in the classrooms at buildings C, F & H fell down and needed to be reinstalled and classrooms needed to be cleaned. The costs for Item No. 21 are for labor to replace and/or reinstall those tiles and provide associated clean-up. **\$9,627**

Item # 22 – New Audio/Visual Equipment at MUR (CPE 25)

This change is the result of a district request. In order to keep uniformity throughout the district, the audio-visual system in the existing MUR was upgraded to meet the district standard. Costs associated with Item No. 22 are for all labor and materials to furnish and install said equipment. **\$40,692**

Item # 23 – Cost to Replace Existing Hold-Down (CPE 26)

This change is the result of an unforeseen condition. It was discovered during demolition that an existing Structural hold-down was impeding the new door location of office D10. The structural engineer of record allowed the removal of the existing bulky hardware and installation of new to reduce the overall opening and allow the door to be installed in the correct location. The costs for Item No. 23 are for all labor and materials to remove and replace said hardware. **\$1,659**

Item # 24 – Modifications at Existing Airdale Units (CPE 27)

This change is the result of an architectural oversight. It was discovered during demolition that the closet shown on the contract documents was not designed to house the new HVAC systems. The Mechanical Engineer of record for the project noted it was acceptable to install an additional closet to house the new equipment. The costs for Item No. 24 are for all labor and materials required to install said closet. **\$1,786**

Item # 25 – Johnson Controls at Bldgs M & K (CPE 28)

This change is the result of an architectural oversight. It was discovered during construction, that the bid documents did not include buildings M & K in the site-wide change to Johnson controls. In order to make the system compatible, a wired router was added at each building's IDF and a main panel was added at the Amin building. The costs associated with Item No. 25 are for labor and materials for the work previously described. **\$18,180**

Item # 26 – Additional Access Gates at Condensing Units (CPE 29)

This change is the result of an unforeseen condition. It was discovered during construction that the location shown on the contract documents for the installation of the new condensing units at the Admin building did not allow for maintenance of the units. Gates needed to be added to allow access for future maintenance. Costs for Item No. 26 are to furnish and install (2) 5'x6' gates at the existing fenced enclosure. **\$2,519**

Item # 27 – Fencing and Gate Repairs at Bldg H (CPE 30)

This change is the result of an unforeseen condition. It was discovered during construction that the existing gate and fencing between Buildings H & G would need to be relocated to allow the installation of the new structural column. Although the fence and gate were ultimately deleted by the district, there were some modifications that were already in place. The costs for Item No. 27 are for the modifications to the existing post and fabric that was impeding the new structural column. **\$2,015**

Item # 28 – Irrigation Repairs at New Light Pole Footing (CPE 31)

This change is the result of an unforeseen condition. It was discovered during the drilling of the structural light pole footings, that an existing irrigation line was going to be in the way. The costs for Item No. 28 are for all time and materials to relocate said irrigation line around the new footing. **\$282**

Item # 29 – Handrails at Staff Room Step (CPE 32)

This change is the result of a design revision. Due to the existing non-ADA compliant grades at the southwest corner of the staff building, a step had to be added which requires handrails at each end to meet current code. The costs associated with Item No. 29 are to fabricate and install the 2 new sections of handrail required at each end of the step. **\$3,128**

Item # 30 – Safe-off Existing Light Fixture Boxes at (4) Kinder Classrooms (CPE 33)

This change is the result of an architectural oversight. It was found during demolition at the (4) Kindergarten classrooms, that there was an existing light fixture that would need to be removed and the electrical box would need to be properly addressed. The costs associated with Item No. 30 are for the removal of said fixture and to safe-off and cover the existing light fixture box. **\$735**

Item # 31 – Investigation of Main Breaker Tripping at Bldg N (CPE 34)

This change is the result of an unforeseen condition. It was found during the HVAC controls programming that the main breaker at Building H was tripping and causing the Air Handler for classroom 12 to shut-down. It was found to be cause by a malfunctioning part at said air handler and MOT addressed the permanent fix. Costs associated with Item No. 31 are for the man-hours required to troubleshoot the issue. **\$726**

Item # 32 – Off-Haul of Light Pole Footing Spoils (CPE 35)

This change is the result of a design revision. Although the costs for the light pole footings were included in CPE 3.2, the pricing for the removal of the spoils produced by the drilling for the footings was not. The costs for Item No. 32 are to have 8 yards of soil removed from the site. **\$1,336**

Item # 33 – Clerk/Reception Area Modification (CPE 37)

This change is the result of a design revision by district request. It was discovered during construction, that the design of the Clerk/Reception area was not compatible with the district standard for elementary school administration reception areas. Unfortunately, this was caught after the contract framing and electrical in the area was complete. The costs for Item No. 33 are to demolish the framing and remove and reinstall some of the electrical that was running through the wall. **\$2,157**

Item # 34 – Added Power for Bldg D Electrical Room Exhaust Fan (CPE 38)

This change is the result of an architectural oversight. It was discovered during construction that there was no power or thermostat shown at the exhaust fan that is required at the Staff building Electrical room. The costs for Item No. 34 are for all time and materials to install power and a thermostat from the nearby panel to the exhaust fan. **\$793**

Item # 35 – Additional Doors Needed at Modifications to Existing Airdale Units (CPE 39)

This change is the result of an architectural oversight. It was discovered during demolition that the closet shown on the contract documents was not designed to house the new HVAC systems. The Mechanical Engineer of record for the project noted it was acceptable to install an additional closet to house the new equipment. The costs for Item No. 35 are for all labor and materials required to install 2 new doors at said closet. **\$4,553**

Item # 36 – Temporary Thresholds at Bldgs D & E (CPE 40)

This change is the result of an architectural oversight. It was discovered during construction that 4 of the existing entrances to buildings D & E are not ADA compliant. In order to provide safe access to the 4 doorways, temporary rubber thresholds were added. The costs for Item No. 36 are to furnish and install said thresholds. **\$1,845**

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

The additional cost of Change Order #1 is: \$280,876.

The total Change Orders to date is \$280,876.

This equates to 5% of the contract value. To date, Beals Martin has completed 99% of the contract work.

There is \$98,340 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,

Mikael Estrada
Project Manager
Greystone West Company



Quattrocchi Kwok Architects
636 5th Street
Santa Rosa, California 95404
Phone: 707-576-0829
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Project: 1516.03 - Monta Loma ES - Phase 3
460 Thompson Avenue
Mountain View, California 94903
Phone:
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Prime Contract Change Order #001: CO 001

DATE CREATED:	7/ 11 /2018	REVISION:	0
CONTRACT FOR:	1:Monta Loma ES - Phase 3 Prime Contract	TOTAL AMOUNT:	\$ 280,876

The original (Contract Sum)	\$ 5,417,373.00
Net change by previously authorized Change Orders	\$ 0.00
The contract sum prior to this Change Order was	\$ 5,417,373.00
The contract sum will not be changed by this Change Order in the amount of	\$ 0.00
The new contract sum including this Change Order will be	\$ 5,417,373.00
The contract time will not be changed by this Change Order	
The Revised Contract Completion Date will be	8/19/2018

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

Signature of the contractor indicates his or her 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 tiers, 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 other work under this Contract. The signing of the Change Order indicates that the Change Order constitutes full mutual accord and satisfaction for the changed work, and that the time and cost under the Change Order constitutes the total equitable adjustment owed the Contractor, all Subcontractors 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 OR HER FAVOR AT THE TIME OF EXECUTING THE RELEASE, WHICH IF KNOWN BY HIM OR HER MUST HAVE MATERIALLY EFFECTED HIS OR HER SETTLEMENT WITH THE DEBTOR."



Date: 09/12/2018

(Quattrocchi Kwok Architects)
636 5th Street
Santa Rosa California 95404

Mountain View Whisman School District
750-A San Pierre Way
Mountain View California 94043

Beals Martin
2596 Bay Road
Redwood City California 94063

SIGNATURE

DATE

SIGNATURE

DATE

SIGNATURE

DATE

POTENTIAL CHANGE ORDERS IN THIS CHANGE ORDER:

PCO #	Description	Schedule Impact	Amount
001R2	Costs to install new Window replacement @ Building D per ASI 001, RFI 006 & RFI 006r1	0 days	39,566
002R2	Cost to provide and install Fiber Optic Cabling per owner request (RFP 01).	0 days	5,223
003R2	Costs to provide and install 2 additional light poles per ASI 003.	0 days	26,249
004R3	Costs to install Fiber Optic Cabling as directed by the District on ASI 004.0	0 days	2,170
005R1	Costs to furnish and install additional signage per ASI 005.	0 days	9,135
006R1	Costs to install modified clean outs at the 6 existing 4" downspouts.	0 days	2,105
007R1	Costs to install new casework to match same configuration at Bldg E staff room, per owner request.	0 days	8,976
008R1	Cost for new flooring in restrooms D07, D08, E12 & E13 per District request.	0 days	11,617
010R1	Costs for removal of discovered BUR under existing metal roof panels and abatement of roof at Bldg A.	0 days	55,576
011R1	Cost to extend fencing behind portable and install 6' tall chainlink fence between Bldg G & H.	0 days	-1,007
012	Costs to install additional 220 outlets for Staff Room copier, per owner request.	0 days	600
014	Costs for redesign of secretary casework in Admin office.	0 days	2,959
015R1	Costs to modify cabinets for hood flu and install dishwasher in staff kitchen, per owner request.	0 days	4,881
017	Costs to install tack wall panels at Principals office, per owner request.	0 days	2,529
018	Costs for clock and speaker revisions in Library.	0 days	7,112
019	Costs for additional roof ply per AR 78 at bldg A.	0 days	5,054
020	Costs to re-install exterior speakers per AR 95.	0 days	1,414
021R1	Costs to modify power and data at revised clerk layout, per owner request.	0 days	894
022R1	Costs for electrical changes at Bldg D conference room and lobby, per RFI 045 & 045r1.	0 days	1,616
023	Cost due to splitting up fabrication, separate delivery and separate mobilization for an installation of casework at admin.	0 days	2,174
024R1	Costs to install damaged ceiling tiles in Bldg C,F & H.	0 days	9,627
025	Costs to provide AV at MPR, per owner request.	0 days	40,692
026	Costs to patch existing post per AR 040r2		1,659
027	Costs to modify airdale cabinet per AR 64.	0 days	1,786
028	Costs to install added wired router at the IDF's.	0 days	18,180
029	Costs Add gates to condensing unit cages per RFI 97. Furnish and install (2) 5' wide swing gates per plan sent 8/1/18.		2,519
030	Costs for Gate/fence rework not shown but needed for column installation.	0 days	2,015
031	Costs for irrigation repairs at light poles.	0 days	282
032	Costs to add handrails at Staff Room step to allow for Compliance.	0 days	3,128
033	Costs for additional work to remove and safe-off the electrical that fed the light that was mounted on the wall that was removed at each of the kinder classrooms, per owner request.	0 days	735
034	Cost for Investigation of Main breaker tripping Air handler unit in room 12	0 days	726
035	Costs to Off haul added exterior light pole footing spoils as requested.	0 days	1336

037	Costs to extend and modify power & data per owner request to remove wall.	0 days	2,157
038	Costs to provide power for thermostat and fan in bldg. D.	0 days	793
039	Costs to Furnish and install (2) doors/frames/hardware per RFI 64	0 days	4,553
040	Costs to furnish and install (4) temporary thresholds per RFI 11.	0 days	1,845
TOTAL:			\$280,876

CHANGE ORDER LINE ITEMS: