



January 10th, 2019

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

RE: Change Order #3 Justification: New Multi-Use Room and Library Alteration at Stevenson Elementary School Phase 4 – Rodan Builders, Inc - Mountain View Whisman School District

New Multi-Use Room and Library Alteration at Stevenson ES Phase 4 – DSA APP #: 01-116769

Item # 1 – Replace Thresholds (PCO #40)

This change is due to a design revision. The door thresholds originally specified for this contract did not provide enough coverage over the storefront door pans at the library. In order to provide a cleaner finished product, the contractor was directed to upsize the door thresholds at this location. The cost for this change includes the price difference between the door thresholds originally specified and upsized door thresholds. **\$1,683.00**

Item # 2 – Relocate VRV (PCO #41.1)

This change is the result of an unforeseen condition and a design revision. There was a conflict with the location one of the new Air Conditioner units for the library due to an existing utility box. The Phase 4 contractor was directed to relocate one of the units further to the side, which in turn generated the extra cost to extend the power feeders and condensate lines to the new unit location. The cost for this change includes material and labor costs incurred from the installation of additional lengths of supporting utilities for the new Library HVAC Units. **\$3,285.00**

Item # 3 – Added Library Framing (PCO #43)

This change is due to an unforeseen condition. After the soft demolition and additional framing was completed at the library, and the new library storefronts were slated to be installed, it was discovered that an existing post on the south side of the building was bigger than originally anticipated, and did not allow proper clearance to install the aluminum door frame, the contractor was directed to remove the existing post and replace with a smaller, structurally acceptable column, in order to provide proper clearances for the installation of the new storefront system. The costs for this change include the additional labor and materials accrued from removing and replacing the wooden post at this affected location. **\$1,772.00**

Item # 4 – Hangers at Storefront Headers (PCO #44)

This change is the result of a design revision. As the contractor completed rough framing of the new MUR building, they discovered the contract documents did not provide sufficient provisions to properly install several of the storefronts in the building. After thorough investigation and review, the subcontractor and architect arrived at an acceptable solution of installing upsized headers and additional hangers at the affected locations.

The costs associated with this change include the labor and material costs to perform the additional framing requirements to install the new MUR storefronts. **\$1,548.00**

Item # 5 – Sanitary Sewer Work (PCO #46.1)

This added cost is due to an unforeseen condition and design revision. During the construction of the MUR's surrounding underground utilities, the Phase 4 contractor discovered that the existing sewer line they were required to tie into was located at a differing elevation than reflected in the contract documents. This difference in elevation caused conflicts and added costs for the Phase 4 contractor's portion of underground utilities scope of work. After review the Phase 4 contractor was directed to rework a portion of the existing utility line, in order to make the sewer system operate properly, this in turn, caused the lay out of the Phase 4 contractor's sewer line to change from the original contract documents. The added costs included in this change are the labor and material costs for removing a portion of the existing sewer line and reinstalling it as required, as well as additional labor and material for the difference between the new MUR sewer line lay out and the previous layout. **\$20,446.00**

Item # 6 – Added Low Wall Supports (PCO #47.3)

This change is due to a design revision. The original contract documents did not provide details for framing the sink carrier wall located in the kitchen. After thorough discussion the low wall was amended to become a full height lumber framed wall, in lieu of a half-height wall with steel posts to support the kitchen sink. The added costs in this change include labor and material costs to frame and finish the kitchen sink carrier wall as well as provide proper backing to support the specified kitchen sink. **\$2,651.00**

Item # 7 – Revised Structural Steel per FV (PCO #48)

This change is due to a design revision. During construction the contractor discovered some of the specified structural steel framing details provided in the contract documents were not sufficient to complete the structural steel framing of the building. The contractor requested a field meeting with the structural engineer and the architect; After the meeting, the easiest solution was determined to be the addition of plywood shims installed at several corner posts to act as support for the lumber nailers, as well as the shortening of several other columns in order for the low roof parapet system to be feasible. Lastly the contractor was directed to field drill holes on several lumber saddles to facilitate joist installation due to conflicts with the steel framing. The cost of this change includes the added materials for the additional plywood shims and the added labor costs to perform all the corrective fixes as directed by the structural engineer. **\$1,959.00**

Item # 8 – Revised HVAC Curbs (PCO #49.1)

This change is the result of a design revision. It was discovered in the field that the contract documents did not included enough provisions to properly install the HVAC units located on the low roof of the new MUR building. As a result, the contractor was directed to install additional sleeper joists to act as HVAC equipment curbs and more safely distribute the weight from the units unto the plywood roof beneath. The added costs in this change include the additional labor and material costs to install the new HVAC curbs. **\$7,534.00**

Item # 9 – Revised AC Roof Framing (PCO #50)

This change is the result of a design revision. Similar to item #8 above, it was discovered in the field that the low roof framing directly below the HVAC units did not have the proper tolerances to support the new units. The contractor was directed to upsize the ceiling joists at these locations of the low roof to provide proper structural support for the new HVAC units at the MUR building. The costs of this change include a price difference between the previously specified ceiling joists and the new upsized ceiling joists. **\$2,495.00**

Item # 10 – Hand Dryers (PCO #54)

This added cost is due to a District request and design revision . There is a discrepancy between the plans regarding the power requirements and installation of the Hand dryers at the MUR restrooms. As such, the costs to install hand dryers, and support power conduits, were not included in the Phase 4 contractors original proposal, and thus per District request, the contractor was directed to furnish and install hand dryers at the boys/girls restrooms of the new MUR building. The added costs for this change include the labor and material to provide power requirements to the locations of the hand dryers, as well as the costs to furnish the hand dryer units and labor costs to install them. **\$2,051.00**

Item # 11 – Self Adhered Flashing at High Roof Fascia (PCO #56)

This change is due to a design revision. Similar to the newly modernized Library building, the roofing subcontractor recommended a strip of self-adhered flashing be installed around the perimeter of the high roof of the MUR building in order to ensure a more secure water proofing system for the new building. The proposal was reviewed by the architect and engineers; It was determined that the contractor’s recommendation was an added value to the lifespan of the building and, ultimately accepted by the team. The added costs for this change include the material costs to supply the length of self-adhered flashing and the labor to install it. **\$1,270.00**

Item # 12 – Library Power Feed Changes (PCO #57)

This change is due to an unforeseen condition. After soft demolition of the library was completed, the contractor discovered a conflict between the new power pathway to the building and the existing steel columns. In order to prevent any exposed conduits in the new library, or furring of existing walls, the architect redesigned the pathway layout and power tie-in location for the new Library. The added costs in this change include the additional conduit and cabling material required for the new power pathway layout and final tie-in location, as well as the additional accompanying labor costs. **\$2,640.00**

Item # 13 – Added Exit Signs (PCO #58)

This change is due to a design revision. The original contract did not include the installation of powered exit signs at the new Library building. The contractor was directed to install the powered Exit signs as required for building occupancy. The added costs in this proposal include the additional labor to provide the power requirements at the locations of the exit signs, as well as the costs to procure and install the exit signs. **\$2,084.00**

Item # 14 – Reglet and Counter Flashing (PCO #59)

This change is due to a design revision and unforeseen conditions. Due to schedule delays beyond the control of the Phase 4 contractor; The contractor recommended adding additional reglet and counter flashing to the exterior awnings and canopies of the MUR building in order to install the awnings and canopies prior to the installation of the exterior Stucco EIFS system, which is an uncommon sequencing of work, but would be beneficial to the project schedule. After the proposal was reviewed, the recommendation was determined to be added value to the building’s water proofing systems, as well as, and more importantly, added value to the recovery of the construction schedule. The costs for this change include the labor and material cost to install the additional reglet and counter flashing system at each of the awnings and canopies of the new MUR building. **\$2,645.00**

Item # 15 – Spackle and Repair Library Beam (PCO #60)

This added cost is due to a District request and unforeseen condition. During modernization of the new library building, the phase 4 contractor discovered that a portion of an exterior of a roof joist was beginning to show signs of warping and buckling. The original contract did not include any work to the roof joists, and so, after a

structural examination, the contractor was requested to repair the portion of the affected joist. The added costs for this change include the labor and material costs to repair the portion of the warped roof joist. **\$804.00**

Item # 16 – Added Excavation for Tie-In Work (PCO #61)

This change is due to unforeseen conditions and design revisions. Similar to item #5 above, the contractor encountered differing conditions than those spelled out by the contract documents when performing the installation and tie-in of the new fire service for the MUR building. The existing fire line was deeper than originally anticipated, and thus, the costs associated with this change are for the additional labor and material to tie into the existing fire main line at a deeper elevation and the additional labor and fittings required to connect the new fire water service to the new MUR building. **\$3,609.00**

Item # 17 – Library Wood Furring (PCO #62)

This change is due to a design revision and unforeseen conditions. The contractor determined that the originally specified ceiling finish of staple up tiles for the new Library was unfeasible due to the limitations on the size of the specified staple up ceiling tile material, as well as the spacing of the existing wood furring for the tiles to fasten to. The contractor recommended the addition of wood furring matching the spacing of the specified tile size to be installed on top of the existing furring. After review the proposal was found to be acceptable, and the contractor was directed to proceed. The costs associated with this change include the labor and material costs needed to perform the addition of the wood furring framing to the new library ceiling. **\$8,624.00**

Item # 18 – Power to Flushometers (PCO #77)

This change is due to a design revision. The contract documents did not include power requirements for the flushometers at the boys' and girls' restrooms. The contractor was directed to install conduits and power cables in order to provide power, from an adjacent electrical panel, to the flushometers at the MUR restrooms. The costs for this change include the addition of power conduits and cabling from the nearby panel to each respective flushometer present at the new urinals and toilets of the MUR restrooms, as well as final connections to the panel and specified flushometers. **\$3,185.00**

Total Change Order No. 3 – \$70,285.00

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

The total Change Orders to date: **\$231,311.00**

This equates to **4.89%** of the contract value. To date, Rodan Builders, Inc. has completed **85%** of the contract work.

There is **\$242,089.00** 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

Juan Sagarra
Project Manager



AIA®

Document G701™ – 2017

Change Order

PROJECT: <i>(Name and address)</i> Stevenson Elementary School Phase 4 New MUR 750 San Pierre Way Mountain View, CA 94043	CONTRACT INFORMATION: Contract For: General Construction Date: February 14, 2018	CHANGE ORDER INFORMATION: Change Order Number: 003 Date: December 11, 2018
OWNER: <i>(Name and address)</i> Mountain View Whisman School District 1400 Montecito Avenue 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 #40 Replace Thresholds \$1,683.00
- PCO #41.1 Relocate VRV \$3,285.00
- PCO #43 Added Library Framing \$1,772.00
- PCO #44 Hangers at Storefront Headers \$1,548.00
- PCO #46.1 Sanitary Sewer Work \$20,446.00
- PCO #47.3 Added Low Wall Supports \$2,651.00
- PCO #48 Revised Structural Steel per FV \$1,959.00
- PCO #49.1 Revised HVAC Curbs \$7,534.00
- PCO #50 Revised AC Roof Framing \$2,495.00
- PCO #54 Hand Dryers \$2,051.00
- PCO #56 Self Adhered Flashing at High Roof Fascia \$1,270.00
- PCO #57 Library Power Feed Changes \$2,640.00
- PCO #58 Added Exit Signs \$2,084.00
- PCO #59 Reglet and Counter Flashing \$2,645.00
- PCO #60 Spackle and Repair Library Beam \$804.00
- PCO #61 Added Excavation for Tie-In Work \$3,609.00
- PCO #62 Library Wood Furring \$8,624.00
- PCO #77 Power to Flushometers \$3,185.00

The original Contract Sum was	\$ 4,734,000.00
The net change by previously authorized Change Orders	\$ 161,026.00
The Contract Sum prior to this Change Order was	\$ 4,895,026.00
The Contract Sum will be increased by this Change Order in the amount of	\$ 70,285.00
The new Contract Sum including this Change Order will be	\$ 4,965,311.00
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

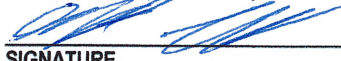
PRINTED NAME AND TITLE

December 11, 2018

DATE

Rodan Builders

CONTRACTOR (Firm name)



SIGNATURE

Gred Merrill, PM

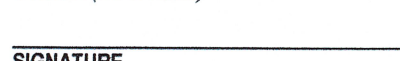
PRINTED NAME AND TITLE

December 13, 2018

DATE

Mountain View Whisman School District

OWNER (Firm name)



SIGNATURE

Robert Clark

PRINTED NAME AND TITLE

DATE