



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

RE: Change Order #2 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 – Flexible Electrical Connection Between Pod Buildings (CPE 36)

This change is the result of an unforeseen condition. It was discovered during construction that the new structural beam that was shown to be installed between the existing pod buildings was in conflict with a group of electrical, fire alarm and data conduits. In order to accommodate the existing wiring needed to be pulled, a flexible connection was made, and new wire was pulled for each of the aforementioned trades. Costs associated with Item No. 1 are for all labor and materials required to complete the connections. **\$33,344**

Item # 2 – Bus Loop Driveway Changes (CPE 41)

This change is the result of an unforeseen condition. During construction of the new bus loop driveway, it was discovered that the existing subgrade was inadequate. In order to meet compaction, the Geotechnical Engineer of Record recommended an over excavation of 2', adding Mirafi 700x fabric and a to back fill with new Class 2 base-rock. The costs associated with Item No. 2 are to remove the existing and add new soil per the Geo-tech's recommendation. **\$12,432**

Item # 3 – Added Rain Water Leaders and Concrete Flatwork (CPE 42)

This change is the result of a design change. It was discovered after bid time and prior to construction that the new rain water leaders were shown to terminate in the walkways unlike the rest of the site. In order to keep uniformity throughout the site, the rain water leaders were diverted underground and connections to nearby storm drains were made. Costs associated with Item No. 3 are for all labor and materials to complete the underground connections and replace the concrete that needed to be removed. **\$33,994**

Item # 4 – Additional Work at Structural Footings (CPE 43.1)

This change is the result of unforeseen conditions. During demolition there were a number of conflicts discovered at 24 of the 29 structural column footings. These conflicts varied in nature from existing electrical/storm drain/sewer to oversized existing building footings. The costs associated with Item No. 4 are for all labor and material required to make the necessary adjustments at each of the 24 locations. **\$28,788**

Item # 5 – Staff Building (South and West) ADA Compliance Work (CPE 44.1)

This change is the result of an architectural oversight. It was discovered during construction that the landings at the south and west entrances to the Staff Room did not meet ADA compliance. In order to meet the required grades, a step with handrails was added to the south entrance and the asphalt along the walkway to the west was removed and replaced. Costs associated with Item No. 5 are for all labor and materials to remove and replace the asphalt walkway and remove, regrade and add the concrete step and handrails at the south entrance. **\$23,152**

Item # 6 – Replace Kitchen Serving Counter (CPE 45)

This change is the result of a district request. As a part of Phase 2 construction, a new serving counter was installed at the kitchen in the Multi-Use Room. Unfortunately, the kitchen staff found the new unit to be too wide and the unit needed to be replaced. The costs associated with Item No. 6 are for all labor and material required to remove and replace said kitchen counter assembly. **\$10,730**

Item # 7 – Drywall Patching at Removed Clock-Speakers (CPE 46)

These changes are the result of a district request. At the time of bid the contract documents included the installation of a Bogen Public Address and clock-speaker system. In order to create uniformity across all sites, the district chose to change from a Bogen to a Front Row system. The removal of the existing clock-speakers required wall patching where the old boxes were removed. Costs for Item No. 7 are for all labor and material required to complete the wall patching and painting at all 24 location. **\$2,894**

Item # 8 – Additional Power Cords at Kitchen Appliances (CPE 47)

This change is the result of an unforeseen condition. It was discovered during installation of the owner furnished kitchen equipment, that the proper plug end was not included with the equipment. The costs associated with Item No. 8 is the labor and material required to install the correct cord-end. **\$449**

Item # 9 – Signage at Glass Window Locations (CPE 48.1)

This change is the result of an architectural oversight. The contract documents only called for signage to be installed over stucco; however, it was discovered during installation that 15 location would need to be installed over glass to meet code requirements. The costs associated with Item No. 9 are for the additional backing plates required for installation at glass locations. **\$573**

Item # 10 – Replacement of Existing Flush Valves (CPE 49)

This change is the result of a district request. It was discovered near the end of construction, that the existing flush valves at the administration building were not functioning properly. At the request of the district, new flush valves were installed. Costs associated with Item No. 10 are for all parts and labor required to replace said units. **\$712**

Item # 11 – Additional HVAC EMS Controls Patching (CPE 50)

This change is the result of a district request. In order to keep unity across the district, the HVAC controls were changed to a Johnson Controls System. Towards the end of construction, the district chose to add the additional patching that is required to allow each campus to be controlled from a centralized Energy Management System. The costs associated with Item No. 11 are for the labor and material required to make said patches. **\$5,041**

Item # 12 – Paint at Awnings (CPE 51.3)

This change is the result of an architectural oversight. As a part of phase 2 construction, the exterior paint and new roof panels were installed on the MUR building; however, the awning at the east entrance to the building had not been included. The costs for Item No. 12 are for all labor and materials to apply a roof coating to match the MUR as well as paint the underside, horizontal framing and posts of the awning. **\$9,291**

Item # 13 – Classroom Ceiling Tile Repairs (CPE 52)

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. As a result of this additional demolition, there were existing ceiling tiles that were knocked down in the classrooms at buildings B & C. The costs for Item No. 13 are for labor to replace said ceiling tiles. **\$993**

Item # 14 – Administration and Staff (North and East) Building ADA Compliance Work (CPE 54.1)

This change is the result of an architectural oversight. It was discovered during construction that the exterior door landings at the north and east doors to the Staff Building as well as the south entrance to the Administration building did not meet ADA accessibility requirements. In order to meet current codes, the concrete landing at each of the doorways would need to be removed and replaced at the appropriate grades. The costs associated with Item No. 14 are for all labor and materials to remove and replace roughly 620 square feet of concrete. **\$32,397**

Item # 15 – Credit for AV/PA Patching Allowance

At the time of bid, there was an unknown amount of Audio-Visual and Public Address system changes that were being added as an addendum post-bid. There was an allowance added to cover the suspected amounts which is being returned to the district in the form of a credit. **(\$30,000)**

Item # 16 – Credit for Dry-rot Allowance

At the time of bid, there was suspected dry-rot damage at various locations on the existing building's eaves and exterior classroom walls. There was an allowance added to cover the suspected amounts which is being returned to the district in the form of a credit. **(\$50,000)**

Item # 17 – Credit for Moisture System at Carpet Allowance

At the time of bid, there was a potential for high-moisture content at the existing slab where new carpeting was being installed. There was an allowance added to cover the suspected amounts which are being returned to the district in the form of a credit. **(\$9,000)**

Item # 18 – Credit for Moisture System at Vinyl Composite Tile Allowance

At the time of bid, there was a potential for high-moisture content at the existing slab where new VCT was being installed. There was an allowance added to cover the suspected amounts which are being returned to the district in the form of a credit. **(\$11,700)**

Item # 19 – Credit for Irrigation & Landscape Repair Allowance

At the time of bid, there was a potential for damage to some of the surrounding landscape and irrigation systems due to nearby work. There was an allowance added to cover the suspected amounts which are being returned to the district in the form of a credit. **(\$5,000)**

Item # 20 – Credit for Storm Drain Grading Improvements

At the time of bid, there was an undetermined amount of storm drain and grading improvements needed in order to connect the new roof drains to the existing storm drain system. There was an allowance added to cover the suspected amounts which are being returned to the district in the form of a credit. **(\$30,000)**

Item # 21 – Credit for Marker Boards

At the time of bid, there were a couple of suspected locations for installation of new markerboards. There was an allowance added to cover the suspected amounts which are being returned to the district in the form of a credit. **(\$1,127)**

Item # 22 – Deduct for Owner Controller Change Order Contingency included in the Lease-Leaseback Contract

The Guaranteed Maximum Price (GMP) contract for this project included a \$354,408 owner-controlled construction contingency. That contingency is being included as a deduct to the contract in order to offset the added and deleted work noted in change order No. 1 and items 1-22 above and reconcile the final contract amount. **(\$354,408)**

In our capacity as the District's Construction Manager we have completed a review of Change Order #2.

Total Deductive Change Order #2 is: (\$15,569)

The total Change Orders to date is (\$15,569)

This equates to -0.2% of the contract value. To date, Beals Martin has completed 100% of the contract work.

There is \$0 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
Fax:

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460 Thompson Avenue
Mountain View, California 94903
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Prime Contract Change Order #002: Change Order 002

Table with 4 columns: Field, Value 1, Field, Value 2. Includes DATE CREATED, REVISION, CONTRACT FOR, and TOTAL AMOUNT.

Summary table with 2 columns: Description, Amount. Rows include original contract sum, change orders, and final contract sum.

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 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."

Quattrocchi Kwok Architects
636 5th Street
Santa Rosa California 95404

Mountain View Whisman School District
750 San Pierre Way
Mountain View California 94903

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
036	Costs to remove and relocate conduits from beam replacements at different locations.	0 days	33,344.00
041	Costs to repair driveway apron per Geotech recommendations to repair of failed subgrade.	0 days	12,432.00
042	Costs to connect RWL's to SD, sawcut and replace AC paving & concrete.	0 days	33,994.00
043r1	Costs for footing demolition and repairs due to footing conflicts	0 days	28,788.00
044r1	Added costs to replace the walkway for ADA compliance	0 days	23,152.00
045	At the request of the District, Costs to replace serving counter at Kitchen.	0 days	10,730.00
046	Costs to patch drywall at clock/speaker locations.	0 days	2,894.00
047	Cost to in stall power whips for range and dishwasher per owner request.	0 days	449.00
048r1	Added costs for adding backers to existing uninstalled signage.	0 days	573.00
049	Cost to change (2) leaking flush-meters and faucets in Building D	0 days	712.00
050	Cost for running Ethernet lines to the switches for controls	0 days	5,041.00
051r3	Added cost to coat entry canopy and paint awnings at MPR	0 days	9,291.00
052	Costs to repair existing ceiling tiles in Building B & C.	0 days	993.00
054r1	Additional costs to remove and replace approximately 62 s.f. of sidewalk. Thresholds, painting and final cleaning.	0 days	32,397.00
ALLOWANCE 1	Allowance - AV/PA Patching		(30,000.00)
ALLOWANCE 2	Allowance - Dry-rot Allowance		(50,000.00)
ALLOWANCE 3	Allowance - Moisture System at Carpet		(9,000.00)
ALLOWANCE 4	Allowance - Moisture System at VCT		(11,700.00)
ALLOWANCE 5	Allowance - Irrigation & Landscape Repair		(5,000.00)
ALLOWANCE 6	Allowance - Storm Drain Grading Improvements		(30,000.00)
ALLOWANCE 7	Allowance - Marker Boards		(1,127.00)
Contingency	Balance of remaining contingency.	0 days	(73,532.00)
TOTAL:			(\$15,569.00)