



February 7<sup>th</sup>, 2019

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

**RE: Change Order #4 Justification: Stevenson Elementary School – New Construction Phase 2 Increment 1 – Galeb Grading and Paving - Mountain View Whisman School District**

**Stevenson Elementary School – New Construction Phase 2 Increment 1.**

**Item # 1 – Remove Concrete Cap at Unforeseen Water Line (PCO 53)**

This change is due to an unforeseen condition. During site grading, the site contractor discovered an unforeseen Water line that was abandoned and capped off with concrete, as well as an unforeseen abandoned concrete encased duct bank that needed to be demolished as they were in conflict with the new building's underground utilities. The costs of this change include the additional labor and equipment costs to remove the unforeseen utilities. **\$1,294.86**

**Item # 2 – Bio Retention Drainage Changes (PCO 62)**

This change is due to a design revision. During the grading operation of the bio retention area, behind Building B of the Stevenson campus, the site contractor noticed that the specified elevations did not provide proper drainage for the bio retention area. After a field meeting was conducted, the grades for this area were revised and the contractor was instructed to rework the area per the new design elevations. The costs of this change include the additional labor and equipment costs necessary to achieve the revised grades. **\$1,918.00**

**Item # 3 – Landscaping Credit (PCO 65R2)**

This change is due to a design revision. The contractor was asked to credit the Landscaping portion of this contract back to the District, due to scheduling constraints. This credit includes all of the remaining Landscaping portion of the Phase 2 Increment 1 contract. **(\$98,906.50)**

**Item # 4 – Re-route Conduits Building D (PCO 69)**

This change is due to an unforeseen condition. The low voltage conduit point of connections for Building D, installed by others, did not match the Phase 2 increment 1 contract documents that the site contractor used to install the low voltage underground conduits. The site contractor was directed to remove a portion of their conduits already installed, and reroute to the actual location of the building's point of connection. The costs included in this change are for the additional labor and materials needed to extend the low voltage conduits to their point of connection. **\$5,216.00**

**Item # 5 – Grade Changes (PCO 74)**

This change is due to a design revision. During site grading activities the contractor discovered that the specified grades on the west side of Building C were in fact too steep for a pedestrian walkway. After a civil engineer review, the grades were corrected and the contractor instructed to rework the area to achieve acceptable cross slopes on the concrete walkway. The costs of this change include the additional labor and equipment costs necessary to correct the grades in the area of question. **\$1,655.00**

**Item # 6 – Lower Domestic Water Line (PCO 80)**

This change is due to an unforeseen condition. During the construction of the new campus driveway approach, in front of the City tennis courts, the contractor uncovered a previously unknown and unmarked City Irrigation main line, which was in direct conflict with the grading and paving of the new driveway. The contractor was directed to remove the portion directly in conflict with their activities, and reinstall it at a lower elevation. The costs included in this change are the labor and equipment costs to fully uncover the portion of the main line which was in conflict, as well as remove and reinstall it at a lower elevation, and lastly the material costs for the pipe fittings required. **\$2,683.00**

**Item # 7 – Relocate Rain Water Leader SE of Building D (PCO 81)**

This change is due to an unforeseen condition and design revision. The location of the downspout in the South East corner of Building D varied slightly from what was shown in the Phase 2 Increment 1 plans. The contractor was directed to extend their underground rain water leader to the actual location of the building's downspout, for final connection. The costs for this change include the labor and material costs to extend the rain water leader. **\$211.00**

**Item # 8 – Additional Work in Bio Retention Revised Grades (PCO 82)**

This change is due a to a design revision, and is directly related to Item #2 (PCO 62) in this recommendation. This PCO is the balance of the additional work to revise the grades of the bio retention area behind Building B in order to achieve proper drainage and functionality. The costs included in this change are for the additional labor and equipment hours required to complete this work per the revised grades. **\$6,922.00**

**Item # 9 – Additional Work around Unforeseen Irrigation Water Line between Tennis Courts/Bioswale and Building B (PCO 83)**

This change is due to an unforeseen condition and is directly correlated with Items #2 (PCO 62) and #8 (PCO 82) in this recommendation. The site contractor encountered an unmarked Irrigation water line located within the revised bio retention area behind Building B, which required additional labor to work around, as the contractor was unable to utilize their equipment when working directly above the unforeseen line. The costs included in this change are for the additional labor hours required to work around the existing water line, in order to complete the grading of the bio retention area behind Building B. **\$988.38**

**Item # 10 – Delete 60' of 2" Conduit to MUR Building (PCO 84)**

This credit is due to an unforeseen condition and design revision. The site contractor was asked to credit back a portion of the electrical conduit pathway to the MUR due to the presence of materials stored within the area where the conduit in question was intended to be installed. In the interest of conserving the both the site contractor's and MUR contractor's schedules, the site contractor was asked to credit this portion back to the District, and added into the MUR contractor's scope of work. **(\$1,215.72)**

**Item #11 – Relocate Light Pole Bases (PCO 85)**

This change is due to a design revision. The original plans specified the new parking lot light poles being installed immediately in front of the drop off area of the new campus. In order to provide the District with a more open spaced drop-off area, the light poles were relocated to be closer to the building. The extra costs incurred from this change include the additional conduit material to extend the electrical pathways to the new light pole locations, as well as the additional labor to install the additional length of conduit. **\$992.79**

**Item # 12 – Relocate Light Pole Base near Tennis Court (PCO 87)**

This change is due to a design revision and is directly correlated to Item #11 (PCO 85) above. During the relocation of the new parking lot light poles, the contractor discovered an unforeseen irrigation mainline in conflict with the new location of the parking lot light nearest to the city tennis courts, which caused extra costs due to the contractor's inability to utilize heavy equipment; The contractor was directed to dig the required trench by hand, in order to prevent damage to the existing irrigation main line. The costs included in this change are for the additional material required to extend the power pathways to the new light pole location, as well as the increased labor to dig the conduit trench by hand. **\$1,701.53**

**Item # 13 – Shift Transformer pad & Panel Location at Building C due to Unforeseen Utilities (PCO 88)**

This change is due to an unforeseen condition. During the electrical conduit installation for Building C, the site contractor encountered several unforeseen utilities in the location where the new transformer for Building C was meant to be installed, additionally the transformer location was in direct conflict with one of the building's HVAC units. The contractor was directed to shift the transformer several feet away from its original location; This includes the concrete pad the transformer is installed on, as well as all required conduit pathways. The costs for this change include the additional materials to extend the conduit pathways to the new transformer location, as well as the labor to excavate the extended trenches and preparation of the new concrete pad. **\$1,221.11**

**Item # 14 – Saw Cutting AC at Tennis Courts (PCO 89)**

This change is due to a design revision. In order to provide a wider concrete walkway adjacent to the buildings, the contractor was directed to sawcut and remove a portion of asphalt not originally intended to be removed. The costs incurred in this change include the additional labor and equipment costs to remove additional asphalt. **\$560.68**

**Item # 15 – Uncover Buried Electrical Vault by Others (PCO 93)**

This change is due to an unforeseen condition. The contractor was directed to uncover a buried electrical vault that was buried by other contractors on-site. The costs associated with this change is the labor to uncover the buried electrical vault. **\$427.14**

**Item # 16 – Fire Line Loss of Efficiency 3 (LV Conflict While Excavating) (PCO 95)**

This change is due to an unforeseen condition. The contractor uncovered a previously unforeseen and unmarked set of low voltage conduits, on the north side of the MUR, in direct conflict with the location of the new fire water service. This caused the contractor to have to dig the fire water trench by hand in several locations along the north side of the MUR building. The costs included in this change are for the additional labor required to carefully dig the new fire water service trench without damaging the existing utilities. **\$1,999.34**

**Item # 17 – Relocation of Base Rock (PCO 96)**

This change is due to an unforeseen condition. Due to the multiple prime contractors on site all within their individual fast paced schedules, the site contractor was instructed to relocate their stockpiled material on the east side of the site, as it was in direct conflict with the other contractor's on-site scope of work. The costs included in this change are for the relocation of roughly half of the stockpiled material that needed to be relocated. **\$807.17**

**Item # 18 – Relocation of Base Rock 2 (PCO 99)**

This change is due to an unforeseen condition and is the second half of Item #17 (PCO 98). The contractor was instructed to remove their stockpiled material from its current location due to its location being in direct conflict with the other contractor's on-site scopes of work. The costs included in this change is for the labor required to relocate the remaining half of the stockpiled material on the east side of the site. **\$1,083.16**

**Item # 19 – Fire Line Loss of Efficiency 5 (PCO 100)**

This change is due to a design revision and unforeseen conditions. The new Fire water service pathway had to be modified on the west side of the MUR due to conflicting construction activities between the multiple prime contractors on-site. This caused an already existing concrete thrust block to be removed and reinstalled per the new fire line layout. The costs included in this change are for the additional labor to remove the existing concrete thrust block, as well as a slight increase in material and labor costs to install the new fire water service per the revised lay out. **\$1,869.46**

**Item # 20 – Fire Line Loss of Efficiency 6 (LV Conflict While Installing) (PCO 101)**

This change is due to an unforeseen condition and is directly correlated to item #16 (PCO 95) above. Once the new fire line trench was completed, the contractor continued to incur additional labor costs when installing the new fire water pipe, due to the change in lay out of the fire line trench originally modified due to the existing low voltage conduits. The costs included in this change are for the additional labor required to install the fire line on the north side of the MUR building. **\$2,489.54**

**Item # 21 – Building B Grade Changes (PCO 102)**

This change is due to an unforeseen condition and design revision. During the site contractors paving and concrete flat work construction activities, it was discovered that the dry vent for Building B, on the west side of the building was installed, by others, at a higher elevation than the surrounding flatwork. In order to avoid potential tripping hazards, the site contractor was instructed to raise the grades of the flatwork in question. The costs incurred by this change are for additional labor and materials to raise the elevation of the subgrade on the west side of Building B so that the concrete would be flush with the buildings concrete dry vent, as installed by others. **\$971.90**

**Item # 22 – Fire Line Hot Tap to Unforeseen Larger Main Line 1 (PCO 103)**

This change is due to an unforeseen condition. When the contractor was ready to make their final connection to the City's fire water main line, it was discovered that the actual size of the mainline was greater than originally spelled out for in the contract documents. This caused the contractor to stop work for this particular activity as the bigger main line size rendered their hot tap material unusable. The costs incurred by this change are for the remobilization of the Fire water hot tapping crew, as well as the material cost for an upsized hot tap. **\$1,496.80**

**Item # 23 – Modified Finished Grades (PCO 105)**

This change is due to a design revision. The contractor discovered that the elevation of several catch basins between buildings C & D and Building A & the Admin building were specified to be installed at a different elevation than the surrounding flatwork. This elevation difference presented several tripping hazards. The contractor was directed to install the catch basins at an elevation that matches with the surrounding flatwork. The added costs included in this change are for the additional materials required to install the catch basins in question at the desired height, as well as the additional labor to modify them. **\$2,070.95**

**Item # 24 – AB Salvage and Stockpile (PCO 106)**

This change order is due to an unforeseen condition and is directly correlated with Item #17 (PCO 96) and Item #18 (PCO 99). The site contractor was asked to relocate their aggregate material from where it was currently stockpiled into a dirt area on the north end of the Stevenson site. When the site contractor was removing the stockpiled material from its new location, they incurred additional labor costs in order to ensure the material was not contaminated by the native soil it was being stockpiled on. The costs incurred by this change include the additional labor required to remove the last remaining aggregate base material in a careful manner so as to not contaminate the imported material with native soils. **\$1,675.70**

**Item # 25 – Raise Catch Basin (PCO 107)**

This change is due to a design revision. The contractor noted that the design elevation for the catch basin adjacent to the play structure between the new Library and Building A was too low and would cause a potential tripping hazard. The contractor was instructed to raise the catch basin to match the elevation of the surrounding flatwork, while providing enough slope for proper drainage. The costs included in this change are for the additional materials needed to raise the catch basin in question. **\$361.05**

**Item # 26 – Bioswale Mix for Basin behind Building D (mix not specified) (PCO 108)**

This change is due to a design revision. In order to provide a safer slope around the bio retention area behind Building D, the contractor was instructed to install additional bioswale soil mix in order to taper the edges into a more acceptable slope. The costs incurred with this change include the labor and material costs to install the additional bioswale soils mix. **\$4,826.38**

**Item # 27 – Demo and Compaction at Walk in front of Fire Lane (PCO 109)**

This change is due to a design revision. In order to provide a wider driveway approach to the new Stevenson campus, the contractor was directed to demolish an additional portion of asphalt not previously in the scope of work. The additional costs incurred due to this change are Labor and equipment costs to demolish additional asphalt paving in front of the city tennis courts, as well as additional labor and material costs to prepare the subgrade at this location. **\$1,498.66**

**Item # 28 – Concrete Flatwork between C & D (PCO 110)**

This change is due to a design revision. The concrete flatwork on the west side of buildings C and D had to be redesigned due to the existing portables that remained, originally intended to be removed. This change caused modifications to the flatwork elevations in the area in question, so that it may be ADA accessible. The costs incurred by this change are for the labor and materials costs to raise the subgrade elevation of this area. **\$2,898.21**

**Total Change Order No. 4 – (\$50,282.41)**

In our capacity as the District's Construction Manager we have completed a review of Change Order # 4.

The total Change Orders to date: **\$282,518.59**

This equates to **7.63%** of the contract value. To date, Galeb has completed **100%** of the contract work.

There is **\$87,681.41** 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  
Senior Project Manager



AIA®

# Document G701™ – 2017

## Change Order

<b>PROJECT:</b> <i>(Name and address)</i> Stevenson Elementary School Sitework Phase 2, Increment 1 Galeb Paving 750 San Pierre Way Mountain View, CA 94043	<b>CONTRACT INFORMATION:</b> Contract For: General Construction  Date: October 5, 2017	<b>CHANGE ORDER INFORMATION:</b> Change Order Number: 004  Date: January 23, 2019
<b>OWNER:</b> <i>(Name and address)</i> Mountain View Whisman School District 1400 Montecito Ave. Mountain View, CA 94043	<b>ARCHITECT:</b> <i>(Name and address)</i> Dreiling Terrones Architecture 1103 Juanita Avenue Burlingame, Ca 94010	<b>CONTRACTOR:</b> <i>(Name and address)</i> Galeb Paving 12340 Saratoga Sunnyvale Road Saratoga, CA 95070

**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.)*

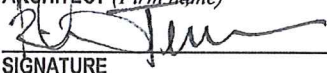
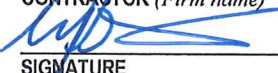
- PCO #53 Remove Concrete Cap at Unforeseen Water Line \$1,294.86
- PCO #62 Bio Retention Drainage Changes \$1,918.00
- PCO #65R2 Landscaping Credit (\$98,906.50)
- PCO #69 Re-Route Conduits in Building D \$5,216.00
- PCO #74 Grade Changes \$1,655.00
- PCO #80 Lower Domestic Water Lines \$2,683.00
- PCO #81 Relocate Rain Water Leader at SE Building D \$211.00
- PCO #82 Additional Work in Bio Retention Revised Grades \$6,922.00
- PCO #83 Add'l Work Around Unforseen Irrigation Water Line between Tennis Courts/ Bioswale & Building D \$988.38
- PCO #84 Delete 60' of 2" Conduit to MUR Building (\$1,215.72)
- PCO #85 Relocate Light Pole Bases \$992.79
- PCO #87 Relocate Light Pole Base near Tennis Court \$1,701.53
- PCO #88 Shift Transformer Pad and Panel Location at Building C due to Unforeseen Utilities \$1,221.11
- PCO #89 Saw Cutting AC at Tennis Courts \$560.68
- PCO #93 Uncover Buried Electrical Vault by Rodan \$427.14
- PCO #95 Fire Line Loss of Efficiency 3 (LV Conflict while Excavating) \$1,999.34
- PCO #96 Relocation of Base Rock \$807.17
- PCO #99 Relocation of Base Rock 2 \$1,083.16
- PCO #100 Fire Line Loss of Efficiency 5 \$1,869.46
- PCO #101 Fire Line Loss of Efficiency 6 (LV Conflicts while Installing) \$2,489.54
- PCO #102 Building B Grade Changes \$971.90
- PCO #103 Fire Line Hot Tap to Unforeseen Larger Main Line 1 \$1,496.80
- PCO #105 Modified Finish Grades \$2,070.95
- PCO #106 AB Salvage and Stockpile \$1,675.70
- PCO #107 Raise Catch Basin \$361.05
- PCO #108 Bioswale Mix for Basin behind Building D (mix not shown on details) \$4,826.38
- PCO #109 Demo and Compaction at Walk in front of Fire Lane \$1,498.66
- PCO #110 Concrete Flatwork between Buildings C & D \$2,898.21

The original Contract Sum was	\$ 3,702,000.00
The net change by previously authorized Change Orders	\$ 332,801.00
The Contract Sum prior to this Change Order was	\$ 4,034,801.00
The Contract Sum will be decreased by this Change Order in the amount of	\$ 50,282.41
The new Contract Sum including this Change Order will be	\$ 3,984,518.59

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.**

<u>Dreiling Terrones Architecture</u> ARCHITECT ( <i>Firm name</i> )  SIGNATURE <u>Richard Terrones</u> PRINTED NAME AND TITLE <u>January 23, 2019</u> DATE	<u>Galeb Paying</u> CONTRACTOR ( <i>Firm name</i> )  SIGNATURE <u>L.Y. PELLICCIOTTO, PM</u> PRINTED NAME AND TITLE <u>1/23/2019</u> DATE	<u>Mountain View Whisman School District</u> OWNER ( <i>Firm name</i> )  SIGNATURE <u>Robert Clark</u> PRINTED NAME AND TITLE  DATE
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