



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 – Phase 4 MUR and Library – Rodan Builders - Mountain View Whisman School District**

**Stevenson Elementary School – Phase 4 MUR and Library.**

**Item # 1 – Added Shelves at Library (PCO 53)**

This change is due to a District request. The contractor was asked to provide additional shelves for the Library casework due to the custom shelving arrangement that was implemented by the on-site librarian, which was necessary to properly store and display all of the differing sizes of books in this library. The costs of this change include the material costs for the additional shelving and the labor to install them were needed. **\$3,297.00**

**Item # 2 – Acoustical Wall Panels (PCO 55.1)**

This change is due to a design revision and District request. In order to ensure that the District's intent of assuring all new construction is standardized within the District, as well as provide a more functional & aesthetically pleasing final product, fabric lined acoustical panels were added to the design of the interior of the MUR main assembly room. The costs included in this change are the manufacturing and delivery costs of the panels, as well as the labor to install them. **\$26,274.00**

**Item #3 – Relocate Material and Fencing (PCO 65)**

This change is due to an unforeseen condition. During the early stage of construction, there were multiple prime contractors present on-site, due to the limited space available for material staging the MUR contractor's materials had to be relocated a handful of times as it was preventing the other prime contractor on-site with continuing their work. The MUR contractor was asked to relocate their materials on a time and material basis, with all daily work tags verified and signed by the Inspector of Record. Additionally, the time and material tags for this change also include two instances where the MUR contractor provided man power to restore and relocate a portion of temporary fencing, owned by others, which had fallen over. The costs for this change include the equipment and labor costs to relocate substantial amounts of raw materials on-site to another location on-site, as well as labor costs to assist in the relocation and restoration of a portion of the Stevenson site's temporary fencing. **\$10,389.00**

#### **Item # 4 – AV & Power Changes (PCO 75)**

This change is due to a design revision and a District request. At the time of bid the District standard Audio-Visual system for MURs was not fully realized, and thus the Stevenson MUR was bid with a minimal, but fully functional AV system. The standard system for the District was then determined during the construction of this MUR and subsequently implemented across all MUR's that were under construction for this District. The costs included in this change are the additional equipment and device costs to provide the desired AV system, as well as the additional labor to modify and install all power and data pathways, as well as the installation of all the additional equipment and devices. **\$64,679.00**

#### **Item # 5 – Library Workroom Hard Lid Ceiling (PCO 64)**

This change is due to a design revision and unforeseen conditions. Due to the lack of space and density of the low and high voltage conduits within the library ceiling space, the installation of the ceiling grid system within the library workroom became unfeasible. The contractor was asked to install a plywood hard lid ceiling, which required additional labor to cut around conflicting conduits, which in turn brought along complications with the taping and sealing of the plywood material. The cost of this change includes the unusual amount of additional labor and planning that was required to install a hard lid ceiling in this room. This change also includes a credit for the ceiling grid system that was originally specified. **\$2,983.00**

#### **Item # 6 – FDC Location at Mop Sink (PCO 67.1)**

This change is due to a design revision. It was discovered during construction that the fire water riser within the custodial closet in the MUR was designed to be installed proud of the wall and in direct conflict with the mop sink located just beneath the riser. The contractor was instructed to remove the riser and redirect the fire water pipe at the ceiling so it could be re-installed within the wall space. The costs included in this change are for removing and reinstalling the fire water riser pipe within the walls of the MUR. **\$1,472.00**

#### **Item # 7 – Storm Drain Line at Grid Line 8 (PCO 68)**

This added cost is due to an unforeseen condition. During excavation of the MUR building's footings, the contractor discovered an unforeseen Storm Drain line installed by others in a different phase which varied slightly from the record documents. The contractor was directed to remove the portion of the line within conflict and relocate it outside of the building footing's zone of influence. The costs of this change include the added labor costs to remove and reinstall the portion of storm drain pipe and achieve proper backfill and compaction after it had been relocated. **\$3,052.00**

#### **Item # 8 – Light Blocking (PCO 70)**

This change is due to a design revision. The original plans did not provide enough provisions for the structural blocking to install the ceiling light fixtures at the MUR building. The costs of this change include the material and labor costs to install blocking for the ceiling light fixtures. **\$4,731.00**

#### **Item # 9 – Added Furring (PCO 71)**

This change is due to a design revision. Additional wall furring was added to the vestibule and kitchen areas of the MUR in order to conceal electrical conduits that would otherwise be exposed, in order to provide a more uniform and aesthetically pleasing final product to the District. The costs of this change include the labor and materials for the additional lumber framing required to conceal the conduits. **\$792.00**

**Total Change Order No. 4 – \$117,669.00**

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

The total Change Orders to date: **\$348,980.00**

This equates to **7.37%** of the contract value. To date, Rodan has completed **92%** of the contract work.

There is **\$124,420.00** 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

Juan Sagarra  
Project Manager



**AIA**<sup>®</sup>

# Document G701™ – 2017

## Change Order

<b>PROJECT:</b> <i>(Name and address)</i> Stevenson Elementary School Phase 4 New MUR 750 San Pierre Way Mountain View, CA 94043	<b>CONTRACT INFORMATION:</b> Contract For: General Construction  Date: February 14, 2018	<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> Rodan Builders 859 Cowan Road Burlingame, CA 94010

**THE CONTRACT IS CHANGED AS FOLLOWS:**

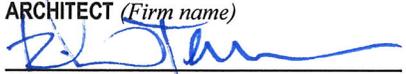
*(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)*

- PCO #53 Added Shelves at Library \$3,297.00
- PCO #55.1 Acoustical Wall Panels \$26,274.00
- PCO #65 Relocate Material and Fencing \$10,389.00
- PCO #75 AV & Power Changes \$64,679.00
- PCO #64 Library Workroom Hard Lid Ceiling \$2,983.00
- PCO #67.1 FDC Location at Mop Sink \$1,472.00
- PCO #68 Storm Drain Line at Grid Line 8 \$3,052.00
- PCO #70 Light Blocking \$4,731.00
- PCO #71 Added Furing \$792.00

The original Contract Sum was	\$ 4,734,000.00
The net change by previously authorized Change Orders	\$ 231,311.00
The Contract Sum prior to this Change Order was	\$ 4,965,311.00
The Contract Sum will be increased by this Change Order in the amount of	\$ 117,669.00
The new Contract Sum including this Change Order will be	\$ 5,082,980.00
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  
 January 24, 2019  
 DATE

Rodan Builders  
 CONTRACTOR *(Firm name)*  
  
 SIGNATURE  
 Greg Merrill, Project Manager  
 PRINTED NAME AND TITLE  
 January 25, 2019  
 DATE

Mountain View Whisman School District  
 OWNER *(Firm name)*  
 \_\_\_\_\_  
 SIGNATURE  
 \_\_\_\_\_  
 PRINTED NAME AND TITLE  
 \_\_\_\_\_  
 DATE