



March 7th, 2019

Ron Wheelehan
Mountain View Whisman School District
750-A San Pierre Way
Mountain View, CA 94043

RE: Change Order #5 Justification: New Multi-Use Room and Library Alterations at Stevenson Elementary School Phase 4 – Rodan Builders, Inc - Mountain View Whisman School District.

Item # 1 – Site Winterization and Access (PCO 42)

This change is due to an unforeseen condition. During the early stages of construction, the existing soil conditions coupled with the inclement weather, made it difficult to access the site, as well as stage equipment & materials. In order to prevent further delays due to the weather the Contractor recommended the soils in the immediate area of work for the MUR project be treated with lime, in order to have more stable soils in the area of work. The costs of this change include the Labor, equipment and materials costs to lime treat the entirety of the Phase 4 area of work. **\$40,137.00**

Item # 2 – Added Library Joint Sealing (PCO 72.1)

This change is due to a design revision. The construction team had originally value engineered the stucco system for the Library building, where the traditional stucco system was replaced with the cheaper EIFS system. However, this added a 1-inch gap between the new EIFS and the existing Library soffits, which was not previously necessary with the traditional stucco system. This caused additional costs incurred to seal the new joint between the EIFS and the awnings with caulking. The costs included in this change are for the labor and materials to complete the added caulking. **\$2,748.00**

Item # 3 – Revised Planting and Irrigation (PCO 73.1)

This change is due to a design revision. Due to scheduling constraints during the Phase 2 Increment 1 project, a portion of the landscaping scope around the MUR in the Phase 2 Increment 1 contract was credited back to the District and added into the Phase 4 contract via this potential change order. The added costs incurred by this change are for the Labor and Material to complete the Landscaping around the MUR building. **\$20,183.00**

Item # 4 – District Debris Removal and Shed Relocation (PCO 74)

This change is due to a District request. The Contractor was asked to assist the District with the relocation of the Stevenson Campus emergency material sheds, to a new location chosen by the District. Additionally, included in this PCO are the costs to replace a garbage container that was used by District staff to throw away waste material during the District move in of the new Stevenson campus. **\$2,990.00**

Item # 5 – Kitchen Equipment Submittal Changes (PCO 79)

This change is due to a design revision. The original specified kitchen equipment was modified slightly during construction to better fit the District standard and Kitchen Staff needs. The added costs for this change include the price difference between the originally specified kitchen equipment, and the equipment changes made after the Contractor's submittal review. **\$728.00**

Item # 6 – Painted Panels at MAU 1 (PCO 80)

This change is due to a design revision. The exhaust vent of the HVAC unit on the west side of the MUR low roof was too close to the edge of the roof, which presented a safety hazard for any person who may attempt to walk between the edge of the roof and the exhaust vent. In order to prevent this, the contractor was directed to add an additional sheet metal panel to the exhaust vent to prevent any accessibility between the edge of the roof and the unit's exhaust vent. The costs included in this change are for the additional labor and materials to install the painted sheet metal panels to the exhaust vent of the HVAC unit. **\$1,977.00**

Item # 7 – Finish Changes in Rooms F4 & F6 (PCO 81.1)

This change is due to a design revision. The floor and wall finish material at closets F4 and F6 were modified during construction to provide a more functional finish product based on the intended function of the room. This was also done in order to match the District standard of sealed concrete floors and FRP walls at kitchen and custodial closets. The costs for this change include the price difference between the originally specified finish and the new design finishes, as well a minimal increase in labor. **\$2,749.00**

Item # 8 – Stainless Steel Backsplash (PCO 82.1)

This change is due to a design revision. The Stainless-steel backsplash underneath the kitchen exhaust hood was upsized to provide a more sanitary coverage over the MUR cooking area, as well as provide a more aesthetically acceptable finished product. The costs included in this change are for the increased material prices to provide a bigger stainless-steel backsplash. **\$1,171.00**

Item # 9 – Door Thresholds and Floor Stops (PCO 83.1)

This change is due to a design revision. All of the MUR and Library building thresholds needed to be upsized to provide complete coverage over the aluminum frame sill pans at all of the exterior doors. Additionally, door floor stops were added for the MUR and Library building, as they were not included in the original contract. The added costs for this change include the price difference between the larger thresholds and the original contract thresholds, as well as the additional labor and material charges to procure and install the new door floor stops. **\$2,310.00**

Item # 10 – Added Blocking for Stage Curtain (PCO 84)

This change is due to a design revision. The original contract drawings did not provide the provisions necessary to install structural lumber blocking to safely and properly fasten the stage curtain above the stage. The contractor was instructed to furnish and install the necessary lumber blocking. The added costs in this change include the labor and material costs to install the necessary blocking for the fastening of the stage curtain at the new MUR. **\$2,363.00**

Item #11 – Added MUR Joint Sealing (PCO 85)

This change is due to a design revision. This item is similar to Item #2 in this recommendation. Due to the replacement of the traditional Stucco system, to a full EIFS system, a 1-inch joint, not originally specified in the contract was required to be sealed to properly finish installing the EIFS system. This generated additional labor and material costs to provide the necessary joint sealing along the high roof of the MUR. **\$4,346.00**

Total Change Order No. 5 – \$81,702.00

In our capacity as the District's Construction Manager we have completed a review of Change Order #5.

The total Change Orders to date: **\$430,682.00**

This equates to **9.09%** of the contract value. To date, Rodan has completed **99%** of the contract work.

There is **\$42,718.00** 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[®]

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: 005 Date: February 21, 2019
OWNER: <i>(Name and address)</i> Mountain View Whisman School District 1400 Montecito Ave. 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:

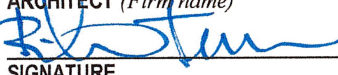
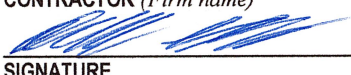
(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

- PCO #42 Site Winterization and Access \$40,137.00
- PCO #72.1 Added Library Joint Sealing \$2,748.00
- PCO #73.1 Revised Planting and Irrigation \$20,183.00
- PCO #74 District Debris Removal and Shed Relocation \$2,990.00
- PCO #79 Kitchen Equipment Submittal Changes \$728.00
- PCO #80 Painted Panels at MAU 1 \$1,977.00
- PCO #81.1 Finish Changes in Rooms F4 and F6 \$2,749.00
- PCO #82.1 Stainless Steel Backsplash \$1,171.00
- PCO #83.1 Door Thresholds and Floor Stops \$2,310.00
- PCO #84 Added Blocking for Stage Curtain \$2,363.00
- PCO #85 Added MUR Joint Sealing \$4,346

The original Contract Sum was	\$ 4,734,000.00
The net change by previously authorized Change Orders	\$ 348,980.00
The Contract Sum prior to this Change Order was	\$ 5,082,980.00
The Contract Sum will be increased by this Change Order in the amount of	\$ 81,702.00
The new Contract Sum including this Change Order will be	\$ 5,164,682.00
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 <i>(Firm name)</i>	Rodan Builders CONTRACTOR <i>(Firm name)</i>	Mountain View Whisman School District OWNER <i>(Firm name)</i>
 SIGNATURE	 SIGNATURE	 SIGNATURE
Richard Terrones PRINTED NAME AND TITLE	Gray Merrill, P.M. PRINTED NAME AND TITLE	 PRINTED NAME AND TITLE
February 21, 2019 DATE	2/21/19 DATE	 DATE