



March 8th, 2019

Ron Wheelahan
Mountain View Whisman School District
1400 Montecito Ave
Mountain View, CA 94043

RE: Change Order #1 Justification: Kenneth Slater New Campus Project Increment 1 –Rodan Builders-Mountain View Whisman School District – DSA APP #: 01-116962 (Site Work)

Item # 1 – Various Electrical Changes (PCO’s 11r1, 12 & 13)

This change is the result of a design change. Due to the timing of the DSA review process as a result of the various increments of construction, the full scope of electrical work was not known at the time of bid. Because this work pertained to site work, it made sense to include these costs as a part of increment 1 after DSA review was complete. The costs associated with Item No. 1 are for all labor, equipment and materials required for the additional electrical, fire alarm and low voltage conduits and associated junction boxes. **\$80,328**

Item # 2 –Underground Utilities Changes (PCO’s 7r1, 8r1, 10 & 14)

This change is the result of a design change. Similar to Item # 1, these changes are the result of the full scope of work not being known as a result of the phasing that was required to get through the DSA review process. This additional work is best applied to the increment 1 portion of the project. The costs associated with Item No. 2 are for all labor, equipment and materials required to install the additional sanitary sewer, storm drain and water to the necessary locations. **\$104,347**

Item # 3 – Various Landscaping Changes (PCO’s 4, 6r1 & 15)

This change is the result of a design revision by district request. In order to keep uniformity across all sites, the District chose to upgrade the turf infill from the product that was initially specified for the project as well as make a few necessary changes to the landscape design. The costs associated with Item No. 3 is the difference in costs for the upgraded product along with the additional landscaping changes. **\$52,467**

Item # 4 – Removal of Additional Soils (PCO’s 5r1, 16, 18 & 19r1)

This change is the result of an unforeseen condition. At the time of bid, the off-site removal of the soils that were created during the excavation of the Enviroplex building footings was not included in either of the initial bid scope for Increment 1 or 2. The costs associated with Item No. 4 are for all labor, equipment and trucking required to load and off-haul said materials from the site. **\$60,723**

Item # 5 – Additional Demolition (PCO's 3r1 & 9)

This change is the result of an unforeseen condition. In an effort to preserve trees, the architect left some of the existing foliage on the bid documents; however, it was discovered after the physical layout of the building pad, that they were too close to newly proposed structures and would need to be removed. The costs associated with Item # 5 are for all labor and equipment required to remove said trees. **\$18,993**

Total Change Order No. 1 - \$316,858

In our capacity as the District's Construction Manager we have completed a review of Change Order # 1.

The total Change Orders to date: \$316,858

This equates to 4.37% of the contract value. To date, Rodan has completed 44% of the contract work.

There is \$153,570.00 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,

Mikael Estrada
Project Manager
Greystone West Company



AIA[®]

Document G701™ – 2017

Change Order

PROJECT: <i>(Name and address)</i> Slater Elementary School - Rodan Builders Phase 1 220 N. Whisman Road Mountain View, CA 94043	CONTRACT INFORMATION: Contract For: General Construction Date: April 05, 2018	CHANGE ORDER INFORMATION: Change Order Number: 001 Date: March 21, 2019
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 #3R1 Tree Demo and Removal \$15,258.00
 - PCO #4 Change Infill Material to CoolPlay \$36,673.00
 - PCO #5R1 Move Soil Second Time Due to Lack of DSA Approved Building Drawings \$16,478.00
 - PCO #6R1 Credit for Removed Scope and Added Box Trees & Irrigation \$4,266.00
 - PCO #7R1 Additional Underground Utilities Work per ASI 01 \$67,249.00
 - PCO #8R1 Additional Underground Utilities Work per ASI 02 \$24,076.00
 - PCO #9 Remove, Grind and Dispose of Pine Tree \$3,735.00
 - PCO #10 Additional Surveying and Utility Staking per ASI 01 & 02 and RFIs 002R1 & 022R1 \$6,936.00
 - PCO #11R1 Additional Electrical & Fire Alarm Work, Associated Trenching, Backfilling and Compacting \$64,482.00
 - PCO #12 Additional Conduit, Conduit Connections, Trenching and Backfilling per RFI 027 \$14,409.00
 - PCO #13 Christy Box Size Change \$1,437.00
 - PCO #14 Cut in New Laterals and Cut and Cap Existing Lines per RFI 022R1 and RFI 025 \$6,086.00
 - PCO #15 Additional Landscaping per RFI 028 \$11,528
 - PCO #16 Removal of Enviroplex's Spoils from Site on 8/31/18 and 9/11/18 \$13,445
 - PCO #18 Removal of Enviroplex's Spoils from Site on 10/26/18 \$11,707.00
 - PCO #19R1 Additional Excavation and Compaction for Staircase Between Building and Elevator \$19,093.00
- Owner Controlled Change Order Contingency (\$316,858.00)

The original Contract Sum was	\$ 7,240,828.00
The net change by previously authorized Change Orders	\$ 0.00
The Contract Sum prior to this Change Order was	\$ 7,240,828.00
The Contract Sum will be unchanged by this Change Order in the amount of	\$ 0.00
The new Contract Sum including this Change Order will be	\$ 7,240,828.00

The Contract Time will be increased by Zero (0) days.
The new date of Substantial Completion will be June 20, 2019

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

March 21, 2019
DATE

Rodan Builders
CONTRACTOR (Firm name)

SIGNATURE

PRINTED NAME AND TITLE

DATE

Mountain View Whisman School District
OWNER (Firm name)

SIGNATURE

PRINTED NAME AND TITLE

DATE