



May 16th, 2019

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

RE: Change Order #6 Justification: Stevenson Elementary School Phase 4 MUR – Rodan Builders - Mountain View Whisman School District.

Item # 1 – Drinking Fountain Rough in T&M tags (PCO 76.1)

This change is due to a design revision. The contract documents did not include provisions to supply potable water or sanitary sewer service for the new Drinking fountain adjacent to the MUR. The Contractor was directed to extend the near by potable water line, and sewer line to the location of the Drinking fountain, for final tie-in. The costs included in this change are for the labor and materials to rough in the underground utilities required for the new MUR drinking fountain to function. **\$10,588.00**

Item # 2 – Knock Down Door Frame Rework (PCO 78.1)

This change is due to a design revision. The door frame for the ADA/Emergency exit door located at the back of the stage in the new MUR building was not able to be installed as specified due to conflicts with the structural framing of the building. After extensive review, a cost-effective solution was determined and the contractor was directed to modify the specified door frame in a matter that would fit in the given opening. The costs for this change include the labor costs to modify the specified frame to fit in the door opening, as well as a slight material costs for the door frame modification. **\$1,588.00**

Item # 3 – Transformer Pad (PCO 86)

This change is due to a design revision. The original contract documents did not specify a concrete pad was needed under the new transformer behind Bldg B, as is typically required, and thus was not included in the contractor's original bid. The contractor was directed to install a concrete pad at the location of the transformer. The costs for this change include the labor and material costs to form and pour the necessary concrete pad for the transformer behind building B. **\$2,879.00**

Item # 4 – Kiln Pad retaining wall and power requirements (PCO 87)

This change is due to a District request. The district requested a concrete pad be installed at a specific location to place the Stevenson Campus' Kiln shed, along with the power requirements to operate the kiln. The contractor was directed to install the concrete pad for the kiln shed to lay on, however due to the slope of the ground at this location, adjacent to the NOC building, a retaining wall was also necessary to hold the kiln shed level. The costs for this change include the labor and materials costs to install the Kiln pad and retaining wall, as well as the labor and material costs to provide the power outlets for the kiln, adjacent to the kiln pad. **\$11,103.00**

Item # 5 – Motor Starter per Submittal 98 (PCO 88.1)

This change is due to a design revision. The contract documents did not provide the necessary provisions to install the correct motor starter for the ANSUL fire sprinkler system to operate properly in the kitchen exhaust hood. The contractor was directed to furnish and install the required motor started, and accompanying electrical requirements. The costs for this change include the labor and materials costs to provide power for the motor started, as well as the costs of furnishing and installing the motor started. **\$2,258.00**

Item # 6 – Relocate Fire Sprinkler (PCO 89)

This change is due to an unforeseen condition and design revision. During the installation of the new MUR kitchen exhaust hood, the contractor pointed out that one of the overhead fire sprinklers was in direct conflict with the new exhaust hood and would need to be relocated. Due to this relocation an additional fire sprinkler was required to be installed in this location. After review, the contractor was directed to relocate the fire sprinkler in conflict, as well as install the additional fire sprinkler as required by the Fire Department. The costs for this change include the labor and material costs to install the additional fire sprinkler, and the labor costs to relocate the fire sprinkler in conflict with the kitchen exhaust hood. **\$2,290.00**

Item # 7 – AC-1 Power Exhaust (PCO 90)

This change is due to a design revision. The HVAC unit AC-1 required a dedicated circuit to function properly, however the contract drawings did not specify any provisions to provide a dedicated circuit for the HVAC unit AC-1. The contractor was directed to provide a dedicated circuit for unit AC-1. The costs for this change include the Electrician's additional labor and materials required to provide a dedicated circuit for HVAC unit AC-1, from the electrical panel, to the location of the unit. **\$2,121.00**

Item # 8 – Remobe for Room F-6 Ceiling Change (PCO 92)

This change is due to a design revision and jurisdictional requirements. During the Health Department's pre-final kitchen inspection, the inspector noted that the adjacent janitorial closet, specified in the original contract documents to have no ceiling, in fact, required a ceiling for the final approval of the kitchen. The contractor was directed to install a T-bar ceiling in this closet. This required electrical and fire Alarm devices be added and adjusted below the ceiling space, as necessary. The added costs included in this change are for the remobilization costs for the Fire Alarm and Electrical subcontractors to come complete the modification of the fire alarm and electrical devices, as necessary. **\$1,621.00**

Total Change Order No. 6 – \$34,448.00

In our capacity as the District's Construction Manager we have completed a review of Change Order # 6.

The total Change Orders to date: **\$465,130.00**

This equates to **9.82%** of the contract value. To date, Rodan Builders has completed **100%** of the contract work.

There is **\$8,270.00** 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: *(Name and address)*
 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: 006
 Date: May 1, 2019

OWNER: *(Name and address)*
 Mountain View Whisman School District
 1400 Montecito Ave.
 Mountain View, CA 94043

ARCHITECT: *(Name and address)*
 Dreiling Terrones Architecture
 1103 Juanita Avenue
 Burlingame, Ca 94010

CONTRACTOR: *(Name and address)*
 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.)

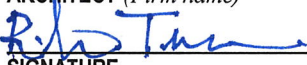
- PCO #76.1 Drinking Fountain Rough-In (T&M) \$10,588.00
- PCO #78.1 Knock Down Door Frame Re-work \$1,588.00
- PCO #86 Transformer Pad \$2,879.00
- PCO #87 Kiln Pad Retaining Wall and Power Requirements \$11,103.00
- PCO #88.1 Motor Starter per Submittal #98 \$2,258.00
- PCO #89 Relocate Fire Sprinkler \$2,290.00
- PCO #90 AC-1 Power Exhaust \$2,121.00
- PCO #92 Remobilization for Room F-6 Ceiling Change \$1,621.00


The original Contract Sum was	\$	<u>4,734,000.00</u>
The net change by previously authorized Change Orders	\$	<u>430,682.00</u>
The Contract Sum prior to this Change Order was	\$	<u>5,164,682.00</u>
The Contract Sum will be increased by this Change Order in the amount of	\$	<u>34,448.00</u>
The new Contract Sum including this Change Order will be	\$	<u>5,199,130.00</u>

The Contract Time will be unchanged 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
 5/1/19
 DATE

Rodan Builders
 CONTRACTOR *(Firm name)*

 SIGNATURE
 Greg Merrill, PM
 PRINTED NAME AND TITLE
 5/1/19
 DATE

Mountain View Whisman School District
 OWNER *(Firm name)*

 SIGNATURE

 PRINTED NAME AND TITLE

 DATE