



August 22<sup>nd</sup>, 2019

Rebecca Westover  
Mountain View Whisman School District  
750-A San Pierre Way  
Mountain View, CA 94043

**RE: Change Order #1 Justification: Portable Refresh Project – BRCO - Mountain View Whisman School District.**

**Item # 1 – Replace Blinds at Latham (PCO 1)**

This change is due to a design revision and District request. The contract documents did not include the replacement of the window blinds at the Latham ES. The existing blinds were in poor condition so the contractor was directed to replace the existing blinds. The costs associated with this change include the material costs to furnish new District standard window blinds, and the labor to install them. **\$2,052.16**

**Item # 2 – Reuse Existing Doors for Half Doors (PCO 2)**

This change is due to a design revision and unforeseen condition. In an attempt at value engineering, the contractor noted that there was an opportunity for a credit if they were to cut the existing bathrooms doors in half, in lieu of purchasing new half doors. When the contractor was ready to reinstall the newly cut and painted half doors, they discovered that the door hinge locations varied per site, and not all of the half doors were able to be installed back due to the height of the middle hinge in relation to the half door. To solve this, the contractor recommended the use of continuous hinges. There is a credit included in this PCO, however it is offset by the additional labor and material costs for furnishing and installing continuous door hinges at several locations throughout this project. The costs included in this change are the credit for purchasing new half doors, the labor to cut the existing doors, and the labor and material to furnish and install continuous hingers were necessary. **\$2,653.00**

**Item # 3 – FA Changes required by DSA at Latham (PCO 4)**

This change is due to a design revision. Due to time constraints, the Latham ES set of contract documents were released to bid prior to final DSA approval. An allowance was included in this contract to cover changes made by DSA after final approval. DSA added new fire alarm scope to the new bathroom and two new offices in the Latham campus. The costs for this change include the labor and material associated with installing the new fire alarm system at the two new offices and the new bathroom at Latham ES, this change order does not include potential additional costs for programing and testing of the fire alarm system. **\$9,071.00**

**Item # 4 – Install Wiremold in lieu of recessing Existing Conduits (PCO 5.1)**

This change is due to unforeseen condition. The contract included an allowance to remove the existing surface mounted rigid conduits located in the Crittenden portable, and reinstall them within the walls. However, it was discovered during demolition that the plywood sheathing underneath the tack board in this portable is structurally rated for shear stresses. Removing and reinstalling shear plywood would require significantly more work than originally intended, as well a complete DSA review and approval process to remove and replace the shear plywood, which would've not been feasible during the time frame of this project. Instead, the architect recommended replacing the surface mounted rigid conduit with wire mold, in order to maintain the original intent of improving aesthetics. The costs included in this change are for the labor to remove all existing surface mounted conduits, and the labor and material to replace it with wire mold. This PCO is to be billed against the allowance included in this contract for replacing surface mounted conduit at Crittenden **\$6,945.00**

**Item # 5 – Replace Drywall behind VCTB at Bubb (PCO 16)**

This change is due to an unforeseen condition. During the demolition of the existing wall finishes at the Bubb ES portable, the contractor discovered that the existing tack board panels could not be removed from the existing drywall beneath it without significantly damaging the existing drywall, and therefore causing problems when installing the new tack board panels. In order to mitigate potential schedule delays the contractor was directed to remove the existing drywall along with the tack board panels. The costs for this change include the additional labor required to remove the existing drywall, and the labor and material costs to install new drywall after demolition. **\$3,392.00**

**Item # 6 – Ceiling Insulation at Bubb (PCO 19.1)**

This change is due to an unforeseen condition. During the removal of the existing ceiling tiles, the contractor discovered the existing ceiling insulation at the Bubb ES was just resting on top of the ceiling tiles, not attached to the roof, and therefore the insulation fell with the removal of the ceiling tiles, subsequently the contractor noted that the existing insulation was contaminated with rodent droppings, and could not be reused. The contractor was directed to install new ceiling insulation. The costs associated with this change include the labor and material costs to remove the contaminated insulation from the site, and furnish and install new ceiling insulation. **\$9,207.00**

**Item # 7 – Upgrade Epoxy for color and Availability (PCO 20)**

This change is due to an unforeseen condition. After the architect had reviewed and specified the color for all new epoxy flooring in this project; the contractor noted that the specified product was in a shortage and the order for this project would've not been able to be fulfilled within the timeframe of this project. In order to mitigate schedule delays the product was switched from a commercial grade epoxy to a decorative quality grade epoxy. The color of the epoxy substrate remained the same as specified by the District standard. The costs associated with this change is the difference in price between the commercial grade and decorative grade finished product. **\$2,349.00**

**Item # 8 – Floor Repairs/Underlayment Excessive adhesion (PCO 21)**

This change is due to an unforeseen condition. The contractor noted prior to the demolition of all existing flooring started, that it is typical for old portables to have this condition, where removing the existing flooring can typically damage the ply wood sheathing underneath. In order for the flooring subcontractor to provide a warrantable and level product, additional plywood underlayment and skim coating were necessary to be installed at all sites due to damage caused by the excessive adhesion of the existing flooring. The costs associated with this change include additional labor costs from increased demolition time to remove the existing flooring with minimal damage, and the additional labor and material costs from the flooring subcontractor to furnish and install floor underlayment and skim coats as necessary. **\$72,550.00**

**Item # 9 – Paint Window Wraps and Interior Doors (PCO 22)**

This change is due to a design revision. The contract documents did not include sufficient direction to paint the interior of the doors, and the interior window sills and jambs, and therefore were not included in the contractor's original bid. The contractor was requested to provide a proposal to paint all interior doors and window wraps in this project. The added costs included in this change are for the labor and material to paint the interior doors and interior window wraps at all sites. **\$11,766.00**

**Item # 10 – Paint Grid at Bubb (PCO 23.1)**

This change is due to a District request. The existing ceiling grid at the Bubb portable was in very poor condition. There were no provisions in the contract to paint the ceiling grid at Bubb, and thus the contractor was directed to paint it. The costs included in this change are for the labor and material to paint the existing ceiling T-bar grid at Bubb ES. **\$3,685.00**

**Item # 11 – Graham Paint Rooms 51A, 51C & 51D (PCO 24.1)**

This change is due to a design revision. The contract documents did not include sufficient direction to paint the bathroom 51A and the two additional side rooms 51C and 51D at Portable Room 51 in the Graham MS, and therefore were not included in the original bid. The contractor was asked to paint the rooms. The costs included in this change are for the labor and material to paint these two additional rooms and a bathroom, on portable room 51. **\$2,093.00**

**Item # 12 – Cut Down 2 Doors Room 23 Theuerkauf (PCO 29)**

This change is due to a design revision. The contract documents did not note the two doors in preschool room 23 to be modified into half doors, as was the intent of the project with all preschool restroom doors. The contractor was directed to cut the existing doors down to half doors, which is the least expensive and timely option. The costs included in this change are for the labor to cut and sand the existing door into a half door, and some miscellaneous paint touch up. **\$1,278.00**

**Item # 13 – Sidewalk Repair at Graham (PCO 30.1)**

This change is due to an unforeseen condition. During a weekly meeting, the inspector noted that a neighboring ADA access ramp contained a 1" height difference between the ramp itself and the surrounding concrete walkway. This would present accessibility issues to the site, and the inspector would be unable to close the project out with DSA until this issue was resolved. The contractor was asked to provide a proposal to remove and repour the concrete ADA ramp, as well as portions of the surrounding walkway. The costs for this change include the labor costs to remove and off haul the existing concrete, and the labor and materials to frame, repour and finish the new ADA ramp and surrounding concrete walkway. **\$21,200.00**

**Item # 14 – Add Receptacles at New Offices, Latham (PCO 38)**

This change is due to a District request and design revision. The contract documents did not include the addition of power outlets inside the two new offices at the Latham preschool, in order to make the new offices more functional, the contractor was directed to add three new power outlets per office. The costs included in this change are for the labor and material necessary to install six new power outlets at the new offices in the Latham preschool. **\$2,627.00**

**Item # 15 – Extend Builder’s Risk (PCO 43)**

This change is due to unforeseen conditions. Due to the delays experienced by the handful of unforeseen conditions experienced in this project, such as the excessive adhesion of the existing flooring, and subsequent need for the installation of new flooring underlayment and skim coating, the contractor's builder's risk policy, originally slated to be complete on July 19<sup>th</sup>, had to be extended through August 19<sup>th</sup>, to accommodate for the new completion date of August 9<sup>th</sup>. The costs of this change include the costs to extend the contractor's builder's risk by one month, due to delays caused by unforeseen conditions. **\$5,114.00**

**Total Change Order No. 1 – \$155,982.16**

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

The total Change Orders to date: **\$155,982.16**

This equates to **7.67%** of the contract value. To date, BRCO has completed **100%** of the contract work.

There is **\$47,417.84** 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

# MOUNTAIN VIEW WHISMAN SCHOOL DISTRICT

## CHANGE ORDER No.:

## 1

Contractor Name:	BRCO Constructors, Inc.
Project #:	
Contract #:	
Contract Date:	6/10/2019
NTP Date:	6/10/2019


Date:	8/9/2019
DSA File #:	43-66
DSA Application #:	01-118037, 118078, 118079, 118094, 118113, 118140, 118155
Campuses:	Bubb, Crittenden, Graham, Huff, Landels, Latham, Theuerkauf
Project Name:	Alterations to Existing Relocatable Buildings

**THE CONTRACT IS CHANGED AS FOLLOWS:** (Attach Contractor Change Order Request or Proposal - if applicable)

This change order includes all Work to incorporate the following Proposed Change Orders: 1, 2, 4, 5.1, 16, 19.1, 20, 21, 22, 23.1, 24.1, 29, 30.1, 38, 43

ADJUSTMENT TO CONTRACT AMOUNT / TIME	
Original Contract Amount	\$2,034,000.00
Prior Contract Adjustments	\$0.00
Contract Sum Prior to this Change Order	\$2,034,000.00
Adjustment Per This Change Order	\$155,982.16
Revised Contract Amount	\$2,189,982.16
Original Contract Period:      Start Date:      End Date:	Date Prior to this CO:
The Contract Time will be <input type="checkbox"/> Increased; <input type="checkbox"/> Decreased; By 0 Calendar Days	Revised Date:

**NOTE:** The Contractor waives any claim for further adjustments of the Contract Sum and Contract Time related to the above changes in Work.

<p><b>1 - REVIEWED &amp; RECOMMENDED</b> (Architect/Engineer of Record)</p> <div style="text-align: center; margin-top: 50px;">                   Signature/Date                  8/12/19             </div> <p>Stamp (when applicable)</p>	<p><b>5 - CONTRACTOR OFFER</b></p> <p>Company Name: BRCO Constructors, Inc.                  Address: 3650 Cincinnati Avenue,                  Rocklin, CA 95677</p> <hr/> <p>Authorized Representative, Name &amp; Title (PRINT)</p> <hr/> <p>Signature / Date</p>
<p><b>2 - CONSTRUCTION MANAGER (CM) - (when applicable)</b></p> <hr/> <p>Signature / Date</p>	<p><b>6 - DISTRICT ACCEPTANCE</b></p> <hr/> <p>C.O. NOT VALID WITHOUT Signature / Date</p>
<p><b>PROJECT INSPECTOR (PI) - (when applicable)</b></p> <hr/> <p>Signature / Date</p>	<p><b>DSA APPROVAL (when applicable)</b></p>
<p><b>4 - PROJECT MANAGER (PM)</b></p> <hr/> <p>Signature / Date</p>	

**ATTACHMENT A  
CHANGE ORDER NO. 1**

Project: Alterations to Existing Relocatable Buildings  
 Owner: Mountain View Whisman School District  
 Contractor: BRCO Constructors, Inc.  
 Architect of Record: Hibser Yamauchi Architects

DSA Application # 01-118037, 118078, 118079, 118094, 118113, 118140, 118155  
 DSA File No.: 43-66  
 CO Contingency (10% of Original Contract) \$203,400.00  
 Change Order No. 1 \$155,982.16  
 CO Contingency Balance: \$47,417.84  
 Over budget: \$0.00

Item No.	Description	Contract Time Modification	Contract Sum Modification
PCO 1	Replace Blinds at Latham	Total Days Added: 0	\$2,052.16
	REF:	Revised Date: N/A	
PCO 2	Re-use Existing Doors for Half Doors	Total Days Added: 0	\$2,653.00
	REF:	Revised Date: N/A	
PCO 4	Fire Alarm Changes Required by DSA at Latham	Total Days Added: 0	\$9,071.00
	REF:	Revised Date: N/A	
PCO 5.1	Install Wiremold in lieu of Recessing Existing Conduits	Total Days Added: 0	\$6,945.00
	REF:	Revised Date: N/A	
PCO 16	Replace Drywall behind VCTB at Bubb	Total Days Added: 0	\$3,392.00
	REF:	Revised Date: N/A	
PCO 19.1	Ceiling Insulation at Bubb	Total Days Added: 0	\$9,207.00
	REF:	Revised Date: N/A	
PCO 20	Upgrade Epoxy for Color and Availability	Total Days Added: 0	\$2,349.00
	REF:	Revised Date: N/A	
PCO 21	Floor Repairs / Underlayment and Excessive Adhesion	Total Days Added: 0	\$72,550.00
	REF:	Revised Date: N/A	
PCO 22	Paint Window Wraps and Interior Doors	Total Days Added: 0	\$11,766.00
	REF:	Revised Date: N/A	
PCO 23.1	Paint Grid at Bubb	Total Days Added: 0	\$3,685.00
	REF:	Revised Date: N/A	

PCO 24.1	Paint Rooms 51A, C and D at Graham	Total Days Added: 0	\$2,093.00
	REF: /	Revised Date: N/A	
PCO 29	Cut Down 2 Doors Room 23 at Theuerkauf	Total Days Added: 0	\$1,278.00
	REF:	Revised Date: N/A	
PCO 30.1	Sidewalk Repair at Graham	Total Days Added: 0	\$21,200.00
	REF:	Revised Date: N/A	
PCO 38	Add Receptacles at New Offices, Latham	Total Days Added: 0	\$2,627.00
	REF:	Revised Date: N/A	
PCO 43	Extend Builder's Risk	Total Days Added: 0	\$5,114.00
	REF:	Revised Date: N/A	
<b>TOTAL- CHANGE ORDER NO. 1</b>		<b>Cal days added: 0</b>	<b>\$155,982.16</b> <b>Total</b>