



September 19, 2019

Rebecca Westover
Mountain View Whisman School District
1400 Montecito Ave
Mountain View, CA 94043

RE: Change Order #1 Justification: Theuerkauf Elementary School Multi-Use Room Increment 2 – Coulter Construction Inc.- Mountain View Whisman School District – DSA APP #: 01-116958.

Item # 1 – Fire Sprinkler System Changes (PCO's 20, 21, 22 & 23)

These changes are the result of design revisions. During construction various conflicts were found and thus changes were made to the contract fire sprinkler system which included an additional branch line, seismic bracing, raised main line and a relocated branch line. The costs associated with Item No. 1 are for all labor, equipment and materials required to make the necessary changes. **\$5,769**

Item # 2 – Wood Framing Changes (PCO's 3, 4, 17 & 18)

These changes are the result of design revisions. Various wood framing conflicts were discovered during construction and changes to some structural framing, additional light fixture blocking, furring at the stage proscenium wall and a revised stage wall height were made. Costs associated with Item No. 2 are for all labor and material to address the changes. **\$12,417**

Item # 3 – Unforeseen Conditions (PCO's 5, 15, 19 & 24)

These changes are the result of unforeseen conditions. There were various unforeseen conditions found during the demolition phase of construction. It was discovered that the existing ceiling insulation throughout the building was not salvageable, an existing drinking fountain was not plumbed to code, a sewer line was in conflict with an electrical conduit and an abandoned gas line was in conflict with the new expansion structural footing and would need to be corrected. The costs associated with Item No. 3 are for all labor and materials required to right the previously noted items. **\$42,291**

Item # 4 – Structural Changes (PCO’s 1 & 16r1)

These changes are the result of design revisions. After the time of bid it was discovered that the slab under the stage was insufficient in supporting the walls above and would need to be thickened prior to framing above. Additionally, diagonal steel bracing was added at the existing glulam beams per the structural engineer’s recommendation. Costs for Item No. 4 are for all labor and material to install the 60’ of thickened slab and 2 structural steel braces. **14,246**

Item # 5 – District Changes (PCO’s 2, 6, 9, 11, 13 & 14)

These changes are the result of design changes by district request. After the time of bid there were various changes made in order to keep uniformity across all sites throughout the district such as AV system revisions, door hardware at the existing entrances, replacement kitchen equipment, revised acoustic wall panels and an added floor sink at the kitchen island. The costs of Item No. 5 are for all labor and materials required to make the requested changes. **\$41,818**

Item # 6 – PG&E Gas Line Disconnect/Re-connect (PCO’s 8r1, 10 & 12)

These changes are the result of design revisions. Although it was known that a new gas service was needed for the project the exact scope of work was unknown at the time of bid. After the time of bid PG&E provided a cut-off and a connection point for the gas service. The costs associated for item No 6 are for all labor and materials required to disconnect the existing gas line and reconnect a new line at a separate location. **\$93,523**

Total Change Order No. 1 – 217,622

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

The total Change Orders to date: \$217,622

This equates to 6.79% of the contract value. To date, Coulter Construction has completed 60% of the contract work.

There is \$73,143 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
Mikael Estrada
Project Manager



AIA[®]

Document G701™ – 2017

Change Order

PROJECT: *(Name and address)*
Theuerkauf Elementary School
Modernization Increment 2
1625 San Luis Ave.
Mountain View, CA 94043

CONTRACT INFORMATION:
Contract For: General Construction

Date: November 15, 2018

CHANGE ORDER INFORMATION:
Change Order Number: 001

Date: September 3, 2019

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

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

CONTRACTOR: *(Name and address)*
Coulter Construction
1961 Old Middlefield Way
Mountain View, CA 94043

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 #1 Thickened Slab at Stage Walls \$10,766.00
- PCO #2 AV System Revisions \$5,866.00
- PCO #3 Light Fixture Blocking \$5,154.00
- PCO #4 Modification to Existing Structural Framing \$1,318.00
- PCO #5 Drinking Fountain Plumbing Connections \$6,524.00
- PCO #6 New Hardware at Existing Doors \$2,293.00
- PCO #7 Excavation Permit \$6,820.00
- PCO #8R1 Terminate and Reconnect Gas Service at San Luis \$83,086.00
- PCO #9 Food Service Equipment Submittal Adds \$5,805.00
- PCO #10 Gas Line Changes \$4,373.00
- PCO #11 District Kitchen Equipment Changes \$23,224.00
- PCO #12 Additional PG&E Bell-Hole Excavation \$6,064.00
- PCO #13 Revised Acoustical Wall Panels \$643.00
- PCO #14 Add Floor Sink and Associated Piping \$3,987.00
- PCO #15 Relocate 3" SS Line at Existing Conduit \$1,294.00
- PCO #16R1 Additional Diagonal Steel Bracing \$4,218.00
- PCO #17 Revised Wall Height to Accommodate Electrical Panel Connections \$2,924.00
- PCO #18 Furring at Proscenium Wall \$3,021.00
- PCO #19 Over-Excavate at Existing Gas Line per Clearn Consultants Recommendation \$3,354.00
- PCO #20 Added Fire Sprinkler Branch Line Above Stage \$1,911.00
- PCO #21 Relocate Fire Sprinkler Branch Line at Electrical Conduit Conflict \$1,296.00
- PCO #22 Added Seismic Bracing at Fire Sprinkler 4-way Main \$1,299.00
- PCO #23 Raised Fire Sprinkler Main to Avoid Conflict with HVAC Ducting \$1,263.00
- PCO #24 Insulation and Drywall at Assembly Room \$31,119.00

Owner Controlled Change Order Contingency (\$217,622.00)

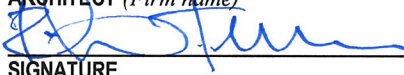
The original Contract Sum was	\$ 3,202,030.00
The net change by previously authorized Change Orders	\$ 0.00
The Contract Sum prior to this Change Order was	\$ 3,202,030.00
The Contract Sum will be unchanged by this Change Order in the amount of	\$ 0.00
The new Contract Sum including this Change Order will be	\$ 3,202,030.00

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

September 3, 2019

DATE

Coulter Construction

CONTRACTOR (*Firm name*)

SIGNATURE

PRINTED NAME AND TITLE

DATE

Mountain View Whisman School District

OWNER (*Firm name*)

SIGNATURE

PRINTED NAME AND TITLE

DATE