



September 19, 2019

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

**RE: Change Order #3 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 41r1, 42, 43 & 44)**

These changes are the result of a design revision by district request. Due to the timing of the DSA review process as a result of the various increments of construction, the full scope of electrical and low voltage work was not known at the time of bid. After the time of bid it was required to reroute conduit at the south stairwell base, complete the electrical and low voltage connections at the elevator & make the final data connection from the new site to the existing electrical closet located at the Google campus. The costs associated with Item No. 1 are for all labor and materials required to make said changes. **\$35,213**

**Item # 2 –Underground Utilities Changes (PCO 45)**

This change is the result of a PG&E design revision. Similar to Item No. 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. After the time of bid, PG&E relocated the transformer required for the permanent power to the site. Unfortunately, some of the electrical conduits and neighboring underground utilities had been placed per the contract documents. The costs associated with Item No. 2 are for all labor, equipment and materials required to relocate the electrical conduit and storm drain line that were in conflict. **\$16,983**

**Item # 3 –Play-Yard and Striping Revisions (PCO's 40 & 47r2)**

These changes are the result of district requested design revisions. In order to keep uniformity across all sites, the District chose to expand the playground area to accommodate more students during recess. The costs associated with Item No. 3 is the difference in costs for the upgraded product as well as a credit for the striping that was deleted from the expanded footprint. **\$50,048**

**Item # 4 –Various Site-Work Related Design Changes (PCO's 37, 38r1 & 39)**

These changes are the result of design revisions. Like Item No. 1, the full scope of work was not known at the time of bid as a result of the phasing that was required to get through the DSA review process. Concrete was added at the various gray areas in between the incremental work zones to complete the site aesthetics. The costs associated with Item No. 4 are for all labor and materials required to install said concrete flatwork. **\$11,742**

**Item # 5 – Offsite Changes (PCO’s 33 & 35)**

These changes are the result of unforeseen conditions. After the time of bid and during the City of Mountain View Excavation Permit process, the contractor discovered numerous existing utilities that were not shown on the contract documents. As a result, the City of Mountain View required that all additional utilities be located via potholing and have full trench profiles provided as a part of the excavation permit process. The Costs associated with Item No. 5 are for all labor and materials to pothole and the additional drafting that was provided by the engineer. **\$19,588**

**Item # 6 – Additional Tree Trimming (PCO 23r1)**

This change is the result of an unforeseen condition. During the installation of the single-story Kindergarten classrooms, it was discovered that the redwood trees at the back of the buildings were touching the building and would need to be trimmed back in order to maintain the required clearance. The costs associated with Item No. 6 is for the labor and equipment to remove the excessive foliage. **\$2,668**

**Total Change Order No. 2 - \$136,242**

In our capacity as the District’s Construction Manager we have completed a review of Change Order # 3.

The total Change Orders to date: \$859,733

The total change to the contract: \$389,305

This equates to 11.87% of the contract value. To date, Rodan has completed 74% of the contract work.

There is \$0 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:** *(Name and address)*  
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: 003  
  
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)*  
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 #23R1 Additional Tree Demolition at Single Story Classrooms \$2,668.00  
PCO #33 Additional Potholing at North Whisman \$18,730.00  
PCO #35 Offsite Domestic Water Material Change \$858.00  
PCO #37 Slurry Fill In Between AMS Portables \$2,997.00  
PCO #38R1 Additional Concrete Above Enviroplex Staircase Slurry Fill \$4,252.00  
PCO #39 Delete Landscaping Concrete Infill at MUR & Admin \$4,493.00  
PCO #40 Additional Play Equipment \$52,735.00  
PCO #41R1 Data Cabling Pulls \$20,151.00  
PCO #42 Added Elevator Conduits \$7,844.00  
PCO #43 Elevator Generator Power \$3,170.00  
PCO #44 Electrical Conduit Re-work at Stair Pad \$4,048.00  
PCO #45 Re-Route Secondary PG&E Conduits \$16,983.00  
PCO #47R2 Striping Changes (\$2,687.00)

The original Contract Sum was	\$ 7,240,828.00
The net change by previously authorized Change Orders	\$ 253,063.00
The Contract Sum prior to this Change Order was	\$ 7,493,891.00
The Contract Sum will be increased by this Change Order in the amount of	\$ 136,242.00
The new Contract Sum including this Change Order will be	\$ 7,630,133.00

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** *(Firm name)*

\_\_\_\_\_  
**SIGNATURE**

Richard Terrones  
\_\_\_\_\_  
**PRINTED NAME AND TITLE**

September 3, 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**