



October 24<sup>th</sup>, 2019

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

**RE: Change Order #2 Justification: Portable Refresh Project – BRCO - Mountain View Whisman School District.**

**Item # 1 – Delete Assistive Listening System (PCO 3)**

This credit is due to a design revision. The contract documents included brief details to install unspecified Assistive Listening devices. However, this was never intended to be in the scope for this project, and therefore the contractor was asked to credit those costs back to the District, as the contractor had included a portion for ALS in order to provide a responsive bid. This credit amount includes the entirety of the contractor's scheduled value for ALS. **(\$6,890.00)**

**Item # 2 – Dry Rot Repairs (PCO 9)**

These added costs are the result of unforeseen conditions. Due to the nature of this project, it was expected to encounter several cases of dry rot throughout the several sites due to be modernized under this contract. Dry rot was found at the Graham Preschool portables and the Bubb YMCA. The contractor was directed to repair the affected areas. The costs included in this change are for the added demolition labor costs to remove all of the dry rot at the two affected sites, as well as the material and labor costs to repair the affected areas. An allowance for dry rot repairs was included in this contract. **\$4,705.00**

**Item # 3 – Reframe Bathroom Walls at Latham (PCO 11)**

This change is due to unforeseen conditions. During the framing of the new bathroom at Latham Office B, the contractor discovered that the air intake for the HVAC unit was at a slightly different location than shown in the plans, and was directly in conflict with one of the new bathroom walls by a few inches. The contractor was directed to modify the framing for the new bathroom, to create a notch around the existing air intake. The costs included in this change are for the slight increase in labor to frame the new bathroom walls inside Latham Office B. **\$412.00**

**Item # 4 – Replace Drywall-VCTB at Rm 51 Graham (PCO 15)**

This change is due to a design revision. The contract documents did not include direction to restore the wall finishes in Graham room 51 after the existing casework was removed from this location per the plans. The contractor was directed to install new gypsum wall board and tack board panels at this location. The costs included in this change are for the labor and materials required to restore the wall finishes adjacent to the existing bathrooms in Graham room 51. **\$3,037.00**

#### **Item # 5 – Seal Corners for Rats at Bubb (PCO 18)**

This change is the result of an unforeseen condition. After the existing wall and floor finishes had been removed at Bubb, the contractor encountered a point of rodent intrusion inside the portable. The contractor was directed to seal and secure this breach to prevent further damage caused by rodents. The costs included in this change are for the labor and materials to seal all possible openings by which a rodent might enter the Bubb YMCA portable. **\$530.00**

#### **Item # 6 – Cut FRP 6” for Epoxy Flooring (PCO 27)**

This change is the result of unforeseen conditions and design revisions. This project involved a mixture of different scopes at each of the seven affected sites, some bathrooms received new wall and floor finishes, others just received floor finishes. This PCO is in regards to the bathrooms that were only detailed to receive floor finishes. The flooring subcontractor noted that in order to properly build the epoxy cove base for the new epoxy flooring, the existing FRP wall finishes, which ran all the way to the ground, would need to be cut at least 6” from the ground to create a stable, and water tight epoxy cove base. The costs for this change include the labor costs to carefully cut up to 6” of the existing FRP, taking care not to damage the wall sheathing underneath, and ultimately provide a stable, as well as warrantable, surface for the new epoxy flooring cove base. **\$2,722.00**

#### **Item # 7 – Flooring Overtime Differential (PCO 28)**

This change is due to a District request. The flooring subcontractors were rescheduled to mobilize and start installing floor finishes several times due to the unusual amount of unforeseen conditions experienced in this project, particularly with the delays experienced by the increased time it took to remove the existing flooring, and subsequent poor condition of the subflooring preventing new flooring to be installed properly. The cheapest, cost and time effective solution was to install new flooring underlayment and skim coating on top of existing subfloors, at all sites. In order to complete this project in time for occupancy, the District agreed to pay for the cost differential between premium time and standard time, and asked the contractor to direct his flooring subcontractors to work overtime on weekdays, as well as weekends. The costs included in this change are for the premium time differential for the two flooring subcontractors to work overtime and on weekends, as was agreed upon between the District, Greystone, and the Contractor. **\$9,394.00**

#### **Item # 8 – Lower Toilet & Accessories at Graham 53-55 (PCO 31)**

This change is the result of unforeseen conditions and a design revision. At Graham rooms 53 through 55, the scope of work in the existing bathrooms involved lowering the existing wall mounted toilets to a preschool-acceptable height. However, complications arose when the mounting flange on the existing toilets did not allow the toilets to be lowered to the correct height due to conflicts with the new epoxy cove base. The solution that was both cost effective and plausible within the schedule of this project, was to switch to floor mounted toilets. For this, the existing wall finishes needed to be removed and reinstalled to modify the existing plumbing point of connections to be floor mounted, in lieu of wall mounted. The costs included in this change are the added demolition labor costs to remove existing wall finishes and existing plumbing; added costs from the plumbers to install new sewer and water utilities to service a floor mounted toilet; and added labor costs to restore the wall finishes, as well as material costs for the new toilets themselves. **\$12,447.00**

**Item # 9 – Replace Sheet metal covers and warp with VCTB at Bubb (PCO 32)**

This change is due to a design revision and unforeseen conditions. The YMCA portable at Bubb contained steel columns that protruded beyond the face of the wall finishes. Due to the excessive adhesion of the existing wall finishes to the drywall beneath (extra costs covered under PCO 16 in Change Order #1), the existing metal covers for the steel columns in question were also not reusable. The contractor was directed to furnish and install new sheet metal covers as well as tack board panels to cover the steel columns. The added costs included in this change are for the material and labor costs necessary to build new sheet metal covers, and the labor and materials to envelope the sheet metal covers with tack board panels. **\$3,389.00**

**Item # 10 – Connect UG Utilities at New Restrooms (PCO 34.2)**

This change is due to a design revision. The contract documents detailed the new sewer and water connections for the two new bathrooms at Latham and Theuerkauf to be just outside each respective portable. However, upon further examination of both sites, the actual location of the sewer and water point of connections to their respective mainlines were several feet further away from the portables, as well as deeper, than shown in the plans. This required additional excavation and asphalt demolition, as well as additional length of pipe. The added costs included in this change are for the added labor to find and uncover the actual locations of the mainline point of connections, as well as the added labor and material to install the increased length of pipe, and lastly the added labor and material to backfill and patch of the utility trenches. **\$11,285.00**

**Item # 11 – Added signage at Theuerkauf (PCO 35)**

This change is due to a design revision. The contract documents did not include provisions to add new interior signage to the preschool portables. Exterior signage was not originally included due to new signage installed at the Theuerkauf portables during the modernization project of Summer 2018. The costs for this change include the material costs to furnish new interior classroom signag. **\$1,797.00**

**Item # 12 – Install missing toilet accessories at Existing restrooms (PCO 36)**

This change is the result of a design revision and District request. The contract documents did not include direction to install new toilet accessories at bathrooms where the existing wall finishes were to remain. In order to provide a more aesthetically complete final product, The Contractor was requested to remove the existing toilet accessories at all aforementioned bathrooms and install new District furnished toilet accessories. Included in this change are the labor costs to remove existing toilet accessories, and install new accessories at all bathrooms where existing wall finishes were to remain. **\$5,880.00**

**Item # 13 – Cut doors dragging on new flooring (PCO 37)**

This change is the result of an unforeseen condition. The added floor underlayment necessary raised the final floor height by a total of ¼". This caused several of the new half-height doors to drag on the new flooring. The contractor was directed to remove the affected doors, and perform a small cut at the bottom, to prevent dragging and damage of the new flooring. The costs included in this change are for the labor to remove and cut all affected doors dragging on the new floors. **\$1,696.00**

**Item # 14 – Replace trim at mod lines and patches (PCO 39)**

This change is due to a design revision. Code requirements state that all casework must be securely fastened to the nearest wall in order to prevent tipping hazards. This requires appropriate backing to be installed at the framing located behind each respective piece of casework. This project included new casework scope at all seven sites, however the majority of affected portables were only to receive painting on existing wall finishes, in lieu of the removal and installation of new wall finishes. At locations where the walls were only to be painted, the contractor's most cost-effective option was to cut as little of the existing wall finishes and sheathing as necessary around the location where backing was required. Once backing was installed the holes could be patched back with the cut pieces of tack board however, this created unsightly seams to the existing tack board. The contractor was directed to install tack board mod line trim pieces at these seam locations. The costs included in this change are for the labor and materials to paint, cut to shape and install tack board mod line trim at all necessary locations. **\$2,130.00**

**Item # 15 – Paint exposed piping at Theuerkauf (PCO 40.1)**

This change is the result of a design revision. This change order is related to Item #10 (PCO 34.2). The contractor was directed to paint the newly installed utility lines installed at the back of the Theuerkauf portables. Although this project included new exterior painting for most portables, this scope was not included at Theuerkauf because the portables in question had been recently painted, during the modernization project of Summer 2018. The costs included in this change are the labor costs to paint the new exposed plumbing pipes at Theuerkauf. **\$795.00**

**Item # 16 – Remob to Install Signage (PCO 41)**

This change is the result of a design revision. Due to a slight design review oversight, the review time for the signage submittal was delayed past the contractor's scheduled date to order all required signage, and therefore the schedule to install the signage was also delayed. The contractor was required to come install signage a week and a half after substantial completion and occupancy of the newly modernized portables throughout the district. The costs included in this change are the remobilization costs for the contractor to send a crew to all seven sites to install the new signage after the contractor had demobilized from Mountain View. **\$424.00**

**Item # 17 – Relocate Grab Bars CR 23 & 24 at Theuerkauf (PCO 42)**

This change is the result of an unforeseen condition. The scope of this project at the existing bathrooms at Theuerkauf consisted only of new flooring, this means that any existing accessories installed on the wall, were to remain in place. However, as construction came to a close the contractor and inspector noted that the height of the existing grab bars at the Theuerkauf bathrooms were not code compliant as previously installed by others, and needed to be moved down. This required the existing FRP wall finish and sheathing to be cut open in order to install the necessary structural backing at the correct location. The costs included in this change are the labor and material costs to cut the existing wall finishes and install structural backing at the correct location, as well as the labor costs to remove and reinstall the existing grab bars. **\$2,237.00**

**Item # 18 – Extend FA Line from Bldg P to Portable at Latham (PCO 45)**

This change is due to a differing site condition. The final DSA approved contract documents included new fire alarm scope at the Latham preschool. The contract documents detailed a spare conduit that could be used to install new fire alarm wiring from the fire alarm panel at the Latham preschool, to the main control panel located within Building P of the Mistral Elementary, however the contractor was not able to locate this spare conduit and therefore was directed to install a new set of fire alarm conduits from Latham Room 1, to Mistral Building P. The costs included in this change are for the labor to excavate a trench from Room 1 to Building P; the labor and materials to install a new conduit line, and lastly the labor and material to backfill and patch the new fire alarm trench. **\$12,190.00**

**Item # 19 – Replace 3 half doors with Full-sized doors at Graham (PCO 46)**

This change is the result of a District request. The original contract documents detailed all of the Graham preschool to receive half doors at every restroom in the Graham Portables. The District requested full height doors at both bathrooms in room 52 and one bathroom in room 51 to serve as staff restrooms for the new preschool. The costs for this change include the labor costs to remove the new half-height door as well as the labor and material costs to furnish, prep, and install the three new full height doors. **\$3,180.00**

**Item # 20 – Install Trim top of new walls at Latham and Theuerkauf (PCO 47)**

This change is due to a District Request and Design revision. At Latham, three new interior rooms were added, two office spaces inside Latham Office A, and one Bathroom inside Latham Office B; At Theuerkauf a new bathroom was added to Room 25. The contract documents did not detail the new interior walls to have trim pieces installed at the top of walls directly adjacent to the ceiling. In order to provide a more aesthetically complete look to the new interior partitions the District requested the contractor to install trim pieces at the top of walls for each of the new interior walls at Latham and Theuerkauf. The costs included in this change are for the materials to procure the trim pieces, and the labor to paint and install the trim pieces at Latham and Theuerkauf. **\$3,604.00**

**Item # 21 – Misc HVAC & Controls Repairs (PCO 48)**

This change is due to a District Request. During a maintenance call at Latham and Bubb, for a suspected malfunction of the new Thermostats, the HVAC controls subcontractor discovered that the issue was in fact with the HVAC units themselves. In order to provide a functioning HVAC unit for the preschool classroom at Latham room 2, and the Bubb YMCA in a speedy manner, the controls subcontractor was asked to procure the necessary parts to repair the two units in question, as well as ultimately perform the repair. This project did not include any scope with the HVAC unit themselves, therefore this is a justifiable extra cost from the HVAC controls subcontractor. The costs included in this change are for the labor and materials costs necessary to procure the needed parts and perform the repair of the two HVAC units at Latham and Bubb respectively. **\$2,247.00**

**Item # 22 – Caulk FRP to Epoxy (PCO 49)**

This change is due to a design revision. This PCO is directly related to Item #6 (PCO 27) above. The contractor was directed to caulk the seam between the new epoxy flooring cove base and existing FRP walls, where it was required to cut 6" of existing FRP, per PCO 27. The costs for this change include the labor and materials costs to caulk all seams between existing FRP and new epoxy flooring at several existing restrooms throughout the District. **\$583.00**

**Item # 23 – Delete WI Cabinet Inspection-Certification (PCO 50)**

This credit is due to a District request. The Woodwork Institute recommends that all new casework systems be inspected in order to confirm full code compliance and determine quality. This process can take upwards to several weeks during the congested schedules of summer construction, which would've delayed this project past the desired occupancy date by the District. The District noted that it is acceptable for this inspection to be waived, in the interest of time, as long as the installing contractor is fully certified with the Woodwork Institute and the Contractor will assure quality and apply all required warranties in the case that any defects exist. The terms set by the District were acceptable by the contractor and the WI Inspection was waived. This inspection is typically at the costs of the contractor, and therefore these costs were included in the original bid. The contractor was asked to credit the costs for the WI Inspection back to the District. The costs included in this credit are the solely the WI Inspection costs. **(\$2,279.00)**

**Item #24 – Allowance for DSA Changes (PCO 51)**

This credit is due to the District due to the unused portion of the allowance included in this contract for DSA Changes, as the Latham Preschool set of contract documents was issued to bid prior to DSA approval. **(\$15,000.00)**

**Item #25 – Allowance for Exposed Conduits at Crittenden (PCO 52)**

This credit is due to the District due to the allowance included in the contract to modify the existing exposed conduits located in the Crittenden portable. **(\$5,000.00)**

**Item # 26 – Allowance for dry rot Repairs (PCO 53)**

This credit is due to the District due to the unused portion of the allowance included in this contract to repair any dry rot found within the existing portables. **(\$20,000.00)**

**Total Change Order No. 2 – \$35,515.00**

In our capacity as the District's Construction Manager we have completed a review of Change Order # 2.

The total Change Orders to date: **\$191,497.16**

This equates to **9.41%** of the contract value. To date, BRCO has completed **100%** of the contract work.

There is **\$11,902.84** 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.:

## 2

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

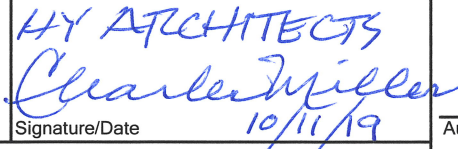
Date: <u>10/11/2019</u>
DSA File #: <u>43-66</u>
DSA Application #: <u>01-118037, 118078, 118079, 118094, 118113, 118140, 118155</u>
Campuses: <u>Bubb, Crittenden, Graham, Huff, Landels, Latham, Theuerkauf</u>
Project Name: <u>Alterations to Existing Relocatable Buildings</u>

**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: 3, 9, 11, 15, 18, 27, 28, 31, 32, 34.2, 35, 36, 37, 39, 40.1, 41, 42, 45, 46, 47, 48, 49, 50, 51, 52 and 53

ADJUSTMENT TO CONTRACT AMOUNT / TIME	
Original Contract Amount	\$2,034,000.00
Prior Contract Adjustments	\$155,982.16
Contract Sum Prior to this Change Order	\$2,189,982.16
Adjustment Per This Change Order	\$35,515.00
Revised Contract Amount	\$2,225,497.16
Original Contract Period: _____ Start Date: _____ End Date: _____	Date Prior to this CO: _____
The Contract Time will be <u>  </u> Increased; <u>  </u> Decreased; By <u>0</u> 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.

<b>1 - REVIEWED &amp; RECOMMENDED</b> (Architect/Engineer of Record)  <div style="text-align: center;">                   Signature/Date <u>10/11/19</u> </div>	<b>5 - CONTRACTOR OFFER</b> Company Name: <u>BRCO Constructors, Inc.</u> Address: <u>3650 Cincinnati Avenue, Rocklin, CA 95677</u>  Authorized Representative, Name & Title (PRINT) _____  Signature / Date _____
<b>2 - CONSTRUCTION MANAGER (CM) - (when applicable)</b>  Signature / Date _____	<b>6 - DISTRICT ACCEPTANCE</b>  C.O. NOT VALID WITHOUT Signature / Date _____
<b>PROJECT INSPECTOR (PI) - (when applicable)</b>  Signature / Date _____	<b>4 - PROJECT MANAGER (PM)</b>  Signature / Date _____
<b>4 - PROJECT MANAGER (PM)</b>  Signature / Date _____	<b>DSA APPROVAL (when applicable)</b>

**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.'s 1 & 2 \$191,497.16  
 CO Contingency Balance: \$11,902.84  
 Over budget: \$0.00

Item No.	Description	Contract Time Modification	Contract Sum Modification
PCO 3	Delete Assistive Listening System	Total Days Added: 0	-\$6,890.00
	REF:	Revised Date: N/A	
PCO 9	Dry Rot Repairs	Total Days Added: 0	\$4,705.00
	REF:	Revised Date: N/A	
PCO 11	Reframe Bathroom Walls at Latham	Total Days Added: 0	\$412.00
	REF:	Revised Date: N/A	
PCO 15	Replace Drywall-VCTB at Rm 51 Graham	Total Days Added: 0	\$3,037.00
	REF:	Revised Date: N/A	
PCO 18	Seal Corners for Rats at Bubb	Total Days Added: 0	\$530.00
	REF:	Revised Date: N/A	
PCO 27	Cut FRP 6" for Epoxy Flooring	Total Days Added: 0	\$2,722.00
	REF:	Revised Date: N/A	
PCO 28	Flooring Overtime Differential	Total Days Added: 0	\$9,394.00
	REF:	Revised Date: N/A	
PCO 31	Lower Toilets & Accessories at Graham Rms 53-55	Total Days Added: 0	\$12,447.00
	REF:	Revised Date: N/A	
PCO 32	Replace Sheet Metal Covers and Wrap with VCTB at Bubb	Total Days Added: 0	\$3,389.00
	REF:	Revised Date: N/A	
PCO 34.2	Connect UG Utilities at New Restrooms	Total Days Added: 0	\$11,285.00
	REF:	Revised Date: N/A	



PCO 35	Added Signage at Theuerkauf	Total Days Added: 0	\$1,797.00
	REF:	Revised Date: N/A	
PCO 36	Install Missing Toilet Accessories at Existing Restrooms	Total Days Added: 0	\$5,880.00
	REF:	Revised Date: N/A	
PCO 37	Cut Doors Dragging on New Flooring	Total Days Added: 0	\$1,696.00
		Revised Date: N/A	
PCO 39	Replace Trim at Mod Lines and Patches	Total Days Added: 0	\$2,130.00
		Revised Date: N/A	
PCO 40.1	Paint Exposed Piping at Theuerkauf	Total Days Added: 0	\$795.00
		Revised Date: N/A	
PCO 41	Remob to Install Signage	Total Days Added: 0	\$424.00
		Revised Date: N/A	
PCO 42	Relocate Grab Bars CR 23 & 24 at Theuerkauf	Total Days Added: 0	\$2,237.00
		Revised Date: N/A	
PCO 45	Extend FA Line from Bldg P to Portable at Latham	Total Days Added: 0	\$12,190.00
		Revised Date: N/A	
PCO 46	Replace 3 Half Doors with Full-sized Doors at Graham	Total Days Added: 0	\$3,180.00
		Revised Date: N/A	
PCO 47	Install Trim Top of New Walls at Latham and Theuerkauf	Total Days Added: 0	\$3,604.00
		Revised Date: N/A	
PCO 48	Misc HVAC & Controls Repairs	Total Days Added: 0	\$2,247.00
		Revised Date: N/A	
PCO 49	Caulk FRP to Epoxy	Total Days Added: 0	\$583.00
		Revised Date: N/A	
PCO 50	Delete WI Cabinet Inspection-Certification	Total Days Added: 0	-\$2,279.00
		Revised Date: N/A	
PCO 51	Allowance for DSA Changes	Total Days Added: 0	-\$15,000.00
		Revised Date: N/A	

PCO 52	Allowance for Exposed Conduits at Crittenden	Total Days Added: 0 Revised Date: N/A	-\$5,000.00
PCO 53	Allowance for Dry Rot Repairs	Total Days Added: 0 Revised Date: N/A	-\$20,000.00
<b>TOTAL- CHANGE ORDER NO. 2</b>		<b>Cal days added: 0</b>	<b>\$35,515.00 Total</b>