



November 6, 2019

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

**RE: Change Order #1 Justification: Crittenden and Cooper Reroof Project – Joseph Murphy Construction – Mountain View Whisman School District**

**Item # 1 – Crittenden\_Additional Roof Coating at Maintenance Building Near 500 Wing (PCO 1)**

This change is the result of an unforeseen condition. It was discovered during construction that the small maintenance building had not been included in the initially contract. The costs associated with Item No. 1 are for all labor and materials to install the additional 96 square feet of 3 coat roofing system. **\$7,301.97**

**Item # 2 – Crittenden\_Various Dry Rot Repairs (PCO 2)**

This change is the result of an unforeseen condition. It was discovered during construction that some of the existing roofing underlayment was damaged over time and needed to be replaced. The costs associated with Item No. 2 are for all labor and materials required to replace the 352 square feet of damaged 1x8 underlayment. **\$3,468.02**

**Item # 3 – Cooper\_Replacement of Existing Exterior Lighting and Associated Conduit (PCO 3)**

This change is the result of an unforeseen condition. It was discovered during demolition that the existing exterior lighting was installed incorrectly and would need to be replaced to be functional and meet current building codes. The costs associated with Item No. 3 are for all labor and material to remove and replace 5 exterior light fixtures and roughly 400 feet of conduit. **\$10,812.00**

**Item # 4 – Cooper\_Raise the Existing Gas Lines (PCO 4)**

This change is the result of an unforeseen condition. It was discovered during construction that the existing gas line at the main roof section was too low in proximity to the new roofing and would need to be raised to meet code and the manufacturers specifications. The costs associated with Item No. 4 is for all labor and materials required to raise the 2" and 2 – 1 1/4" gas lines. **\$3,180.00**

**Item # 5 – Cooper\_Repair and Replace the Existing Roof Drains (PCO 5)**

This change is the result of an unforeseen condition. It was discovered during demolition that the 4 existing roof drains were inadequate and would not work with the new specified drain inlets. The costs associated with Item No. 5 are to remove and replace the existing elbow connections below the new point of connection.

**\$4,543.80**

**Item # 6 – Deduct for Balance of Allowance (PCO 3)**

The contract for this project included a \$50,000 allowance for unforeseen conditions. In order to offset the added work noted in items 1 through 5 above, the remaining balance is being noted as a deduction to the contract to reconcile the final contract amount. **(\$20,694.21)**

**Total Deductive Change Order No. 1 – (\$20,694.21)**

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

The total Change Orders to date: **(\$20,694.21)**

This equates to -3.2% of the contract value. To date, Joseph Murphy Construction has completed 100% of the contract work.

There is \$63,057.50 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

## **CONTRACT CHANGE ORDER**

CONTRACTOR/ SUPPLIER: <b>Joseph Murphy Construction</b> <b>3160 Crow Canyon Place</b> <b>San Ramon, Ca. 94583</b>	CHANGE ORDER No. 001  PROJECT: <b>Crittenden &amp; Cooper Re-Roof Project</b> PROJECT No.
DATE OF ISSUE: June 11, 2019	EFFECTIVE DATE: June 11, 2019
<b>The Contractor is hereby directed to make the following changes in the Contract Documents.</b>	
Description:	
1	CR - Additional Coating at Maintenance Building Near 500
2	CR - Various Dry Rot Repair
3	CO - Replacement of Existing Exterior Lighting and Associated Conduit
4	CO - Raise Existing Gas Line
5	CO - Repair/Replace Existing Drains
6	Allowance for Unforeseen Conditions Remaining Balance
<b>CHANGE IN CONTRACT PRICE:</b>  Original Contract Price: <b>\$630,575.00</b>	<b>CHANGE IN CONTRACT TIMES:</b>  Original Contract Times: <b>N/A</b>
Net changes from previous C.O.'s No. <u>00</u> to <u>00</u>  <b>\$0.00</b>	Net changes from previous C.O.'s No. <u>  </u> to <u>  </u>  <b>N/A</b>
Contract Price Prior to this Change Order:  <b>\$630,575.00</b>	Contract Times prior to this Change Order:  <b>N/A</b>
Net Decrease of this Change Order:  <b>(\$20,694.21)</b>	Net Increase of this Change Order:  <b>N/A</b>
Contract Price with all Approved Change Orders:  <b>\$609,880.79</b>	Contract Times with all Approved Change Orders:  <b>N/A</b>
CONSTRUCTION MANAGEMENT: <b>Greystone West Company</b> 921 West Spain St. Sonoma, Ca. 95476 By:	OWNER: <b>Mountain View Whisman School District</b> 1400 Montecito Ave. Mountain View, Ca.94043 By:
Date:	Date:
ARCHITECT: <b>Skyline Engineering</b> 1351 Distribution Way Salinas, Ca. 93901 By:	CONTRACTOR/ SUPPLIER: <b>Joseph Murphy Construction</b> 3160 Crow Canyon Place San Ramon, Ca. 94583 By:
Date:	Date: