



January 9, 2019

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

RE: Change Order #4 Justification: Kenneth Slater New Campus Project Increment 1 –Rodan Builders-Mountain View Whisman School District – DSA APP #: 01-116962 (Site Work)

Item # 1 –Various Site-Work Related Unforeseen Conditions (PCO’s 46, 48, 54r1, 57 & 63)

These changes are the result of unforeseen conditions. There were various conflicts caught during construction that were outside of the original contract scope. These items include an unmarked City Monitoring Well, storm drain back-fill changes by the Geotechnical Engineer of record, a relocated water valve, the addition of drainage at the planter between the MUR and the Flex Portables and various changes to the landscaping between the new filed and North Whisman. The costs associated with Item No. 1 are for all labor and materials required to make the above noted changes. **\$15,080**

Item # 2 –Added Oak Tree at the Kindergarten Play Yard (PCO 50)

This change is the result of district requested design revision. It was decided after the time of bid, to add shade to the Kindergarten play area. The costs associated with Item No. 2 are for all labor, equipment and materials required to install the additional oak tree. **\$2,718**

Item # 3 –PG&E Related Underground Utilities Changes (PCO 52)

This change is the result of a PG&E design revision. After the time of bid, PG&E relocated the transformer required for the permanent power to the site. Unfortunately, a portion of storm drain had been placed per the contract documents. The costs associated with Item No. 3 are for all labor, equipment and materials required to relocate the storm drain line that was in conflict. **\$4,635**

Item # 4 – PG&E Related Temporary Generator and Security/Fire Watch (PCO’s 58, 59, 65 & 66)

These changes are the result of unforeseen conditions. Due to various conflicts during the construction process, it was realized that PG&E wasn’t going to be able to provide permanent power to the site in time for the start of school. In order to open the school in time for the 2019-2020 school year, it was decided to bring on a generator to provide temporary power until PG&E could make their final connection. The costs associated with Item No. 4 are all costs for the rental of and fuel for the generator as well as a off-hours site security and fire watch. **\$136,388**

Item # 5 – Storm Drain Rework at the Flex Portables (PCO’s 53)

These changes are the result of design revisions. Due to the timing of the DSA review process as a result of the various increments of construction, the full scope of underground work was not known at the time of bid. As a result, there were a number of utility conflicts discovered at the structural retaining wall at the south end of the field. The civil engineer of record made various landscaping and grade changes in order to minimize the utility conflicts and also create a smoother transition to the field area for students and staff. Unfortunately, a section of storm drain had been installed during a previous phase. The costs associated with Item No. 5 are to relocate the roughly 180’ of 8” and 115’ of 6” storm drain that had been previously installed. **\$24,782**

Item # 6 – Additional Overtime for Site Work (PCO 49r1 & 61)

These changes are the result of unforeseen conditions. At the time of bid, the project was scheduled to be completed on a standard 40-hour work week. Due to an exceptionally wet winter the delivery of the modular units for the two-story building were delayed which in turn delayed the surrounding site work. As a result, said site work needed to be performed on an accelerated schedule and required crews to work overtime. The costs associated with Item No. 6 is to cover the difference between the standard and overtime labor rates that were required to complete the project prior to the start of school. **\$49,068**

Item # 7 – Gas Service Tie-in Changes (PCO’s 55r3 & 64)

These changes are the result of a design revision caused by unforeseen conditions. During construction it was discovered that the point of connection for the new gas service to the campus would not work due to multiple unmarked existing utilities at North Whisman. Through coordination with PG&E and the engineer of record for the project, it was decided that a connection could be made through the neighboring campus at 325 Gladys. The costs associated with Item No. 7 is to install the 280’ of 2” poly gas line and replace a total of 11 pressure reducing valves on the existing campus. **\$57,318**

Total Change Order No. 4 - \$289,989

In our capacity as the District’s Construction Manager we have completed a review of Change Order # 4.

The total Change Orders to date: \$1,149,722

The total change to the contract: \$679,294

This equates to 15.87% of the contract value. To date, Rodan has completed 88% 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: <i>(Name and address)</i> 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: 004 Date: January 8, 2020
OWNER: <i>(Name and address)</i> Mountain View Whisman School District 1400 Montecito Avenue Mountain View, CA 94043	ARCHITECT: <i>(Name and address)</i> Dreiling Terrones Architecture 1103 Juanita Avenue Burlingame, CA 94010	CONTRACTOR: <i>(Name and address)</i> Rodan Builders 3486 Investment Boulevard, Suite B Hayward, CA 94545

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 #46 Drainage at Planter Between MUR and Flex Portables \$1,727.00
- PCO #48 Monitoring Well Cover \$2,591.00
- PCO #49R1 Landscape Premium Time \$7,418.00
- PCO #50 Oak Tree Add to Kindergarten Yard \$2,718.00
- PCO #52 Reroute Storm Drain at PG&E Transformer \$4,635.00
- PCO #53 Storm Drain Rework at Flex Portables / MUR \$24,782.00
- PCO #54R1 O'Grady and FieldTurf \$7,343.00
- PCO #55R3 Gas Tie-In at Google-Leased Campus \$55,583.00
- PCO #57 Storm Drain Cleary Recommended Backfill \$1,156.00
- PCO #58 Generator and Associated Costs, through September 30, 2019 \$38,802.00
- PCO #59 Generator and Associated Costs, October 1 - October 31, 2019 \$24,652.00
- PCO #61 Premium Time - Eggli, O'Grady, Rodan \$41,650.00
- PCO #63 Relocate Water Valve \$2,263.00
- PCO #64 Additional PRV's at the Google MUR \$1,735.00
- PCO #65 Generator and Associated Costs, November 1 - November 30, 2019 \$43,012.00
- PCO #66 Generator and Associated Costs, through August 31, 2019 \$29,922.00

The original Contract Sum was	\$ 7,240,828.00
The net change by previously authorized Change Orders	\$ 389,305.00
The Contract Sum prior to this Change Order was	\$ 7,630,133.00
The Contract Sum will be increased by this Change Order in the amount of	\$ 289,989.00
The new Contract Sum including this Change Order will be	\$ 7,920,122.00

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

January 8, 2020

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