



January 27, 2019

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

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

Item # 1 – Fire Water Service Connection Change (PCO's 25R1)

This change is the result of an unforeseen condition. During excavation it was found that the point of connection for the main fire water line was roughly double the depth that was included in the bid. The added depth to the trench requires additional safety equipment thus resulting in a slower process and a 3-day loss to the schedule for that work. The costs associated with Item No. 1 are for all additional labor, equipment, traffic control and materials required to compensate for the additional depth. **\$27,897**

Item # 2 – PG&E Gas Related Delays (PCO's 26 & 27)

These changes are the result of unforeseen conditions. It was discovered during demolition that the location of the existing gas service differed from both the District's and PG&E's as-built documents. This unforeseen condition lead to redesigned connection and disconnection locations which in turn required an additional review and application processing through PG&E. The costs associated with Item No. 2 are for all general conditions provided by the contractors for the duration of the delays. **\$203,606**

Item # 3 – Additional Subgrade at Mechanical Equipment Pad (PCO 29)

This change is the result of an unforeseen condition. During construction it was found that the subgrade at the mechanical equipment pad was too wet from the abundance of rain received and would not meet compaction. The costs associated with Item No. 3 are for all additional labor, materials and equipment required to over excavate the area and place new base rock in order to meet the industry standard compaction rate. **\$10,739**

Item # 4 – District Changes (PCO's 28, 31r1 & 34)

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 Epoxy flooring at the kitchen, HVAC in the kitchen storage room and the replacement trees along San Luis Ave. The costs for Item No. 4 are for all labor, equipment and materials required to make the requested changes. **\$13,369**

Total Change Order No. 2 – \$255,611

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

The total Change Orders to date: \$473,233

This equates to 14.78% of the contract value. To date, Coulter Construction has completed 100% of the contract work.

There is \$(182,468) 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[®]

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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: 002
 Date: January 23, 2020

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 #25R1 Walschon Additional Work \$27,897.00
- PCO #26 Cupertino Electric Additional Hours - PG&E Delays \$24,668.00
- PCO #27 Coulter Additional Hours - PG&E Delays \$178,938.00
- PCO #28 Change in Epoxy Floor Scope \$5,822.00
- PCO #29 Excavate Subgrade at Mechanical Pad \$10,739.00
- PCO #31R1 Added HVAC at Kitchen Storage Room \$3,794.00
- PCO #34 Replacing Trees \$3,753.00

Owner Controlled Change Order Contingency (\$73,143.00)

The original Contract Sum was	\$	<u>3,202,030.00</u>
The net change by previously authorized Change Orders	\$	<u>0.00</u>
The Contract Sum prior to this Change Order was	\$	<u>3,202,030.00</u>
The Contract Sum will be increased by this Change Order in the amount of	\$	<u>182,468.00</u>
The new Contract Sum including this Change Order will be	\$	<u>3,384,498.00</u>

The Contract Time will be unchanged by Zero (0) days.
 The new date of Substantial Completion will be

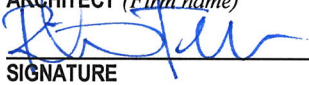
NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

Dreiling Terrones Architecture
 ARCHITECT *(Firm name)*

Coulter Construction
 CONTRACTOR *(Firm name)*

Mountain View Whisman School District
 OWNER *(Firm name)*


 SIGNATURE

 SIGNATURE

 SIGNATURE

Richard Terrones
 PRINTED NAME AND TITLE

 PRINTED NAME AND TITLE

 PRINTED NAME AND TITLE

January 27, 2020
 DATE

 DATE

 DATE