



November 30th, 2020

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

**RE: Change Order #2 Justification: Kenneth Slater New Campus Project Increment 4 –Rodan Builders-
Mountain View Whisman School District – DSA APP #: 01-117942**

Item # 1 – Offsite Design Revisions (PCO's 12, 21,23, 25r2, 26 & 27)

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 offsite work was not known at the time of bid. After the time of bid changes were made to the ADA concrete, crosswalk striping, traffic signals, island pavers and the PG&E signal trench to accommodate both City of Mountain View and District standards. The costs associated with Item No. 1 are for all labor, equipment and materials required to make the above noted changes.

\$51,838.00

Item # 2 –Various District Requested Changes (PCO's 9, 14, 17r1)

These changes are the result of district requests. In order to meet uniformity across all sites, the district chose to add televisions to the Flex classrooms, wax and seal the tile floors and also painted the exterior of the portable classrooms to match the rest of the site. The costs associated with Item No. 2 are to furnish and install the previously noted changes. **\$31,482.00**

Item # 3 – Offsite Unforeseen Conditions (PCO's 10 & 20r1)

These changes are the result of unforeseen conditions. It was discovered after the time of bid that the existing tree on the south side of the driveway conflicted with the new ADA path of travel to the site and needed to be removed. Additionally, there was an abandoned concrete storm drain line found at the base of the new traffic signal at the southeast corner of N Whisman and Pacific Ave. The costs associated with Item No. 3 are to remove the tree and cut, remove and plug the existing storm drain ends with concrete per CMV request.

\$12,519.22

Item # 4 – Onsite Design Revisions (PCO’s 15 & 19)

These changes are the result of various design revisions. After the time of bid, an elevator shunt-trip & dedicated circuit were added to accommodate code requirements. Costs associated with Item No. 4 are for all labor and materials required to install the new shunt-trip and associated dedicated circuit. **\$13,721.00**

Item # 5 – Onsite Unforeseen Conditions (PCO’s 8r1, 11, 16 & 18)

These changes are the result of unforeseen conditions. Various unforeseen conditions arose during construction requiring exterior wall cut and patch work, closure panels, final plumbing connections and Additional data installation. Costs associated with Item No. 5 are for all labor and materials to complete the above noted changes. **\$5,866.00**

Item # 6 – Deduct for Balance of Owner Controlled Change Order Contingency included in the Lease-Leaseback Contract

The Guaranteed Maximum Price (GMP) contract for this project included a \$202,346 owner-controlled construction contingency. Change Order No. 1 was processed and approved previously by the Board of Trustees to document billing against that contingency. Change Orders 1 & 2 total \$202,073.22 leaving a balance remaining of \$272.78. The balance of the contingency funds is now being deducted from the contract sum and credited back to the District. **(\$272.78)**

Total Change Order No. 2 - \$115,426.22

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

The total Change Orders to date: \$202,073.22

This equates to 9.07% of the contract value. To date, Rodan has completed 100% 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 - Phase 4 Flex Portables
220 N. Whisman Road
Mountain View, CA 94043

CONTRACT INFORMATION:

Contract For: General Construction
Date: January 10, 2019

CHANGE ORDER INFORMATION:

Change Order Number: 002
Date: November 30, 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)*

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 #8R1 Wall Cut and Patch for Portable Tie-Ins \$1,222.00
- PCO #9 Floor Wax and Seal \$640.00
- PCO #10 Tree Removal at Driveway Entrance \$6,253.00
- PCO #11 AMS Portable Closure Panels \$1,236.00
- PCO #12 Offsite Change of Scope \$31,898.00
- PCO #14 Exterior Paint at Flex Portables \$8,963.00
- PCO #15 Elevator Shunt Trip \$9,558.00
- PCO #16 Final Plumbing Connections \$1,720.00
- PCO #17R1 Temporary TV Relocation at Flex Portables \$21,879.00
- PCO #18 Additional Data \$1,688.00
- PCO #19 Dedicated Circuit for Shunt Trip \$4,163.00
- PCO #20R1 Cut and Cap Existing Storm Drain at Traffic Signal Pole Foundation \$6,266.22
- PCO #21 Widen PG&E Traffic Signal Trench per Greenbook Standards \$4,258.00
- PCO #23 Additional Concrete \$3,271.00
- PCO #25R2 Additional Crosswalk Striping \$1,003.00
- PCO #26 CMV Striping Changes \$9,601.00
- PCO #27 Polymeric Sand at Pavers \$1,807.00

Owner Controlled Change Order Contingency (\$115,426.22)

Deductive Credit (\$272.78)

The original Contract Sum was	\$ 2,225,807.00
The net change by previously authorized Change Orders	\$ 0.00
The Contract Sum prior to this Change Order was	\$ 2,225,807.00
The Contract Sum will be decreased by this Change Order in the amount of	\$ 272.78
The new Contract Sum including this Change Order will be	\$ 2,225,534.22

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

November 30, 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