



November 30<sup>th</sup>, 2020

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

**RE: Change Order #3 Justification: Kenneth Slater New Campus Project Increment 3 MUR –Rodan Builders- Mountain View Whisman School District – DSA APP #: 01-117335**

**Item # 1 – Various Design Revisions (PCO’s 27, 28, 29, 30, 32 & 34))**

These changes are the result of necessary design revisions. Due to varying conflicts, changes needed to be made to the storm drain connections, kitchen Ansul System, roll-up door fire alarm release, the mass air unit, water heater mixing valve and the water heater vent flue in order to meet code. Costs associated with Item No. 1 are for all labor and material required to make the above noted changes. **\$17,275**

**Item # 2 –Various District Requested Changes (PCO’s 24, 25, 26, 31 & 33)**

These changes are the result of district requests. To meet uniformity across all sites, changes were made to the rainwater leaders, restroom flushometers, boys restroom partition, drinking fountain stub-outs and a deleted planter for access. The costs associated with Item No. 2 are all labor and materials required to perform the above noted tasks. **\$7,045**

**Item # 3 – HVAC Remobilization and Start-up (PCO 35)**

This change is the result of an unforeseen condition. Due to the lack of permanent power, the HVAC systems could not be properly tested, and the HVAC contractor needed to return to the site once PG&E had connected the permanent power. The costs associated with Item No. 3 is for the additional labor required to make the added site visit. **\$982**

**Item # 4 – 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 \$199,889.00 owner-controlled construction contingency. Change Orders No. 1 and 2 were processed and approved previously by the Board of Trustees to document billing against that contingency. Change Orders 1-3 total \$194,886.00 leaving a balance remaining of \$5,003.00. The balance of the contingency funds is now being deducted from the contract sum and credited back to the District. **(\$5,003)**

**Total Change Order No. 3 - \$25,302**

In our capacity as the District's Construction Manager we have completed a review of Change Order # 3.

The total Change Orders to date: \$194,886

This equates to 4.87% of the contract value. To date, Rodan has completed 100% of the contract work.

There is \$0.00 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**<sup>®</sup>

# Document G701™ – 2017

## Change Order

<b>PROJECT:</b> <i>(Name and address)</i> Slater Elementary School - Rodan Builders Phase 3 MUR 220 N. Whisman Road Mountain View, CA 94043	<b>CONTRACT INFORMATION:</b> Contract For: General Construction  Date: September 20, 2018	<b>CHANGE ORDER INFORMATION:</b> Change Order Number: 003  Date: November 30, 2020
<b>OWNER:</b> <i>(Name and address)</i> Mountain View Whisman School District 1400 Montecito Avenue Mountain View, CA 94043	<b>ARCHITECT:</b> <i>(Name and address)</i> Dreiling Terrones Architecture 1103 Juanita Avenue Burlingame, CA 94010	<b>CONTRACTOR:</b> <i>(Name and address)</i> 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 #24 Added Rain Water Leader Cow Tongues \$3,697.00
- PCO #25 Restroom Flushometers (\$475.00)
- PCO #26 Deleted Planter MUR South \$90.00
- PCO #27 Storm Drain Reroute \$6,657.00
- PCO #28 Additional Ansul System Electrical \$2,565.00
- PCO #29 Roll Up Door FA Release Power \$1,331.00
- PCO #30 MAU Life-Safety Conduit \$1,353.00
- PCO #31 Extend Partition at Boys Restroom \$967.00
- PCO #32 Water Heater Mixing Valve \$2,719.00
- PCO #33 Drinking Fountain Stub-Outs \$2,766.00
- PCO #34 Water Heater Vent Flue \$2,650.00
- PCO #35 HVAC Remobilization and Start-up \$982.00

Owner Controlled Change Order Contingency (\$25,302.00)

Deductive Credit (\$5,003.00)

The original Contract Sum was	\$ 4,197,675.00
The net change by previously authorized Change Orders	\$ 0.00
The Contract Sum prior to this Change Order was	\$ 4,197,675.00
The Contract Sum will be decreased by this Change Order in the amount of	\$ 5,003.00
The new Contract Sum including this Change Order will be	\$ 4,192,672.00

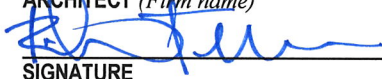
The Contract Time will be unchanged by Zero (0) days.  
The new date of Substantial Completion will be

**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

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