



September 9th, 2021

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

RE: Change Order #1 Justification: Mistral Modernization Phase 4 Increment 3.

Item # 1 – Electrical Investigation (PCO 001)

This change is due to unforeseen conditions. During demolition of interior ceilings and walls, the contractor discovered an unusual amount of new planed construction, such as new framing, new electrical pathways, new mechanical duct locations, etc. The contractor was directed to trace/test all existing cables and conduits to determine if they were still in use, as well as remove all those that were no longer necessary/in use. The costs for this change include additional labor costs to trace and test all undocumented cables and conduits, and the labor to remove all those that were not needed. **\$7,145.99**

Item # 2 – Removing Existing Shear down Corridor 2 (PCO 003.1)

This change is due to an unforeseen condition. During the demolition of the existing wall finishes, the contractor discovered that some of the walls, specified to receive new shear plywood sheathing, already had existing diagonal lumber shear members which were not noted on the contract documents as existing or to be removed. After review, the structural engineer indicated that the existing diagonal shear should be removed, and replaced with shear plywood sheathing per plan. The extra costs included in this change are for the additional labor required to remove the unforeseen existing diagonal lumber shear pieces. **\$967.43**

Item # 3 – Core through Concrete Grade Beam for new Plumbing (PCO 004)

This change is due to an unforeseen condition. During the installation of the new restroom sewer line inside the building, the contractor discovered an undocumented existing concrete grade beam below the concrete building pad, which was directly in conflict with the new sewer line. After review by the structural engineer the contractor was directed to core a hole through the existing grade beam in order to install the new sewer line through it. The costs included in this change are for the additional equipment costs to bring a core drilling machine on-site, and the additional labor costs to operate the machine and core through the existing grade beam. **\$857.64**

Item # 4 – Roof Work to Avoid Existing Utilities (PCO 005.2)

This change is due to an unforeseen condition. Due to the unusually high amount of unforeseen electrical conduits found in the overhead crawl space, which was directly in conflict with new construction, the contractor was directed to remove a portion of the existing roof in order to facilitate the investigation and removal of unused utilities, while also allowing demolition and framing work to continue beneath. Ultimately this was done to mitigate schedule delays. The costs included in this change are for the labor to remove the existing roofing and framing, as well as the labor to remove further existing utilities in conflict with new construction, and lastly, the labor and materials to restore the roof framing and roofing material. **\$20,755.00**

Item # 5 – Move Lighting Control Panel (PCO 007.1)

This change is due to a design revision. The contract documents specified for the existing lighting control panel to remain in its existing location however, the wall where it was located was going to be inside one of the new restrooms, therefore it was not possible or recommended for it to remain there. The contractor was directed to relocate the lighting control panel inside the new adjacent electrical closet. The costs included in this change are for the labor and material costs to disconnect and relocate the existing lighting control panels, install new pathways for the low voltage wires, repull & reconnect the wires, to the inside the new electrical closet. **\$8,138.96**

Item # 6 – Move Electrical Panel A (PCO 008.1)

This change is due to a design revision. The contract documents specified for Electrical Panel A to remain in place, inside what would become the new electrical closet however, after further investigation the contractor found that Electrical Panel A was directly in the way of the framing for the back wall of the new electrical closet and it was not possible for the panel to remain in its location. The contractor was directed to relocate the electrical panel to the opposite wall and out of the way of the new framing. The costs included in this change are for the labor and materials required to disconnect and remove the electrical panel, install new pathways, reinstall the existing panel at a different location, repull & reconnect all the existing power cables. **\$8,669.88**

Item # 7 – Demo existing Standalone AC unit (PCO 009.3)

This change is due to an unforeseen condition and District request. During demolition, the contractor discovered an existing standalone split system AC unit installed in the old principal's office, which was not shown in the contract documents. After discussion, the District requested that the existing unit be removed by the contractor and turned over to the District. The costs included in this change are for the labor to remove the split system AC unit installed high in the wall inside the building, as well as the condenser unit installed on the roof, as well as the labor and material costs to patch the opening in the wall, where the condensate and coolant pipes were run through, on the interior and exterior of the building. **\$4,196.46**

Item # 8 – Remove Electrical Panel A1 (PCO 010.1)

This change is due to an unforeseen condition and design revision. During demolition the contractor discovered a secondary electrical panel, not shown in the contract documents. After review by the electrical engineer, the electrical panel was found to be not necessary and the contractor was directed to remove it. The costs included in this change are for the labor to completely disconnect and remove the existing Panel A1 and dispose of all the material removed. **\$1,160.66**

Item # 9 – New Fiber to Existing Wings (PCO 011.3)

This change is due to a District request. At the first coordination meeting for this project, the District IT personnel, who were present at the meeting, requested that the existing outdated fiber optic cables from the administration building to the four Classroom wings H, J, K and L be removed and replaced with newer and significantly faster 12-string Multimode fiber optic cables. After confirmation from the District, the contractor was requested to remove the existing four runs of fiber optic cables from the Admin MDF room to each of the IDFs located at each wing, and reinstall new fiber optic lines from the new MDF building to the IDF in each wing. The costs included in this change are for the labor costs to remove and dispose of the existing fiber optic cables, and the labor and material costs to reinstall new fiber optic lines, terminate and test each line with the District standard connector at both the MDF and the IDF at each wing. **\$42,680.43**

Item #10 – Additional Concrete Demo in Nurses Room (PCO 013.2)

This change is due to an unforeseen condition. During demolition of the existing framing of the existing restrooms, the contractor discovered that the whole footprint of the existing bathroom walls inside the building had a concrete curb, which were in conflict with new framing and were not noted in the contract documents. In order to complete the new framing as designed, these existing curbs had to be removed. The costs included in this change are for the additional labor costs to remove the unforeseen existing concrete curbs inside the building. **\$2,902.87**

Item # 11 – Additional Concrete for new door at Resource room (PCO 014.1)

This change is due to a design revision. The contract documents called for the installation of a new exterior access door into one of the new rooms, labeled the Resource Room on the plans. However, the door exited into an existing planter, and there was no scope to install a concrete path from the new door to the existing walkway. The contractor was directed to install a new concrete walkway leading up to the new door. The costs included in this change are for the labor to grade the small area in preparation for the new concrete, the labor and material costs to frame the new concrete path, and the labor and materials to pour and finish the new concrete path. **\$2,194.46**

Item # 12 – New Casework at Work Room (PCO 015)

This change is due to a design revision. The contract documents called for the existing casework to remain at three locations: at two of the existing offices, and the existing casework at the back of the old reception area, which would become the new work room. However, the contract documents included new casework to be installed in the new work room, directly adjacent to the existing casework that was specified to remain. The Existing casework would not match the color, style and height of the new casework being installed, for this, the contractor was directed to remove the existing casework at the new work room and replace with new casework, to match the new installation already being provided. The costs included in this change are for the additional labor costs to remove the existing casework at the new work room, and the labor and material costs to furnish and install additional new casework in this room. **\$13,698.45**

Item #13 – Modify Wall between RR and Resource, Infill Window (PCO 016.1)

This change is due to a design revision. During demolition of the existing wall finishes of the wall between the old nurse's office and the old resource room, the contractor noted that this existing wall was not as shown in the contract documents; This wall was only to have the existing finishes removed, and new finishes installed. This existing wall between the old nurse's office and old resource room was shown in the plans to be straight and aligned with the existing windows, however the existing wall jutted inwards towards the old resource room and the existing windows aligned with the jutted wall. To leave this wall as is, would present several conflicts with the new planned construction of the new resource room, the new restrooms and the existing windows. The contractor was directed to remove the jutted portion of the wall and reframe it straight as shown in the plans, however this meant that this new wall section would not align with the existing mullions of the existing windows, as a result the contractor was also directed to infill one of the existing windows. The costs included in this change are for the additional demolition labor costs to remove a portion of the existing wall and one of the existing windows, as well as additional labor and material costs to reframe the wall as shown in the plans and infill the window, and lastly the additional labor and material costs to stucco and paint the newly infilled window. **\$10,875.84**

Item # 14 – Additional Door Hardware (PCO 017.1)

This change is due to a design revision. The contract documents specified to reuse the existing door hardware, minus the lockset which was to be furnished new, for all existing doors, however four of the existing exterior access doors did not have existing door seals or door stops to be reused, which are required. Additionally, the existing door hinges were unable to be reused for the four doors in question, and thus new hinges had to be provided and installed. The contractor was directed to furnish and install new door seals, door stops and door hinges for some of the existing doors. The costs for this change include the labor and material costs to furnish and install new door seals, door stops and new heavy-duty hinges for existing exterior access doors. **\$1,750.00**

Item # 15 – RWL for MDF building (PCO 019)

This change is due to a design revision. The contract documents did not include provisions to tie in the new MDF Building's Rain Water Leader into to the new adjacent Storm Drain line, and thus would have just daylighted rain water into the new concrete walkway. The contractor was directed to install a small additional length of Storm Drain and tie in the MDF Building's Rain Water Leader into this line. The costs included in this change are for the material and labor costs to extend a small length of the new Storm Drain line adjacent to the new MDF building, and the additional labor costs to tie into the storm drain line into MDF Building's new Rain Water Leader. **\$754.33**

Item # 16 – Offset HVAC duct at Conference room (PCO 020)

This change is due to an unforeseen condition and design revision. During the installation of the new HVAC ductwork, the contractor noted that the new ductwork coming from the existing offices, above the new conference room could not be installed as shown in the plans due to there being less area in the crawl space than shown. The framing for the duct openings at both side walls of the conference room would need to be reframed, and a new offset Duct piece would need to be furnished and installed in order to finish the installation of the new HVAC ductwork above the conference room, heading towards the new reception area soffit. The contractor was directed to proceed with the reframing of the duct openings and the furnishing and installation of the new offset duct piece. The costs included in this change are for the additional labor costs to reframe two HVAC duct openings, as well as the additional material costs to procure an offset piece of HVAC ducting. **\$2,914.12**

Item # 17 – Replace 3/8” Ply with 5/8” Sheetrock (PCO 021.1)

This change is due to an unforeseen condition and design revision. This change is the result of various overlapping reasons. Several of the finishes on existing walls, at the new principal’s office and the new staff room, were specified on the contract documents as existing Gypsum board, however the contractor noted that the actual existing wall finishes at several of the walls in question, were just painted 3/8” plywood, and not Gyp Board as noted in the plans. The contract documents included provisions to add several new power and data receptacles to the walls in question, additionally, during demolition the IOR noted that most of all existing light switches to remain were above the maximum allowed height of 48”, and would have to be lowered. This presented an issue with new wall finishes at the walls in question, as cutting and patching 3/8” plywood is not conducive of a clean and finished look, and would telegraph all cutlines once finished. In order to avoid potential patchy and unsightly new wall finishes, the contractor was directed to remove all of the existing 3/8” plywood at two of the walls inside the new Principal’s office, and three of the walls inside the new Staff Room, and replace with new painted 5/8” Gypsum board. The costs included in this change are for the additional labor costs to remove the existing 5/8” plywood at five walls, and the labor and material costs to install new 5/8” gyp board. **\$17,162.29**

Item # 18 – Skim Coat Existing Wallpaper (PCO 022)

This change is due to a design revision. The contract documents specified for all existing wall paper to be painted over, however at most locations the existing wall paper was in very poor condition, with tears, holes and missing pieces. Simply painting over the existing wall paper would not yield a desired new wall finish. The contractor was directed to remove all existing wall paper and skim coat the existing sheet rock underneath in order to provide a clean and flat new wall finish. The costs included in this change are for the additional labor costs to remove and dispose of all existing wall paper, and the additional labor and material costs to skim coat existing walls where wall paper was removed in order to apply the new finishes. **\$9,282.02**

Item # 19 – Additional Floor Prepping (PCO 025)

This change is due to an unforeseen condition. After demolition of the flooring was completed, the contractor noticed that the subflooring conditions were in a poorer state than originally and realistically anticipated. Several areas had unforeseen conduits coming out of the concrete pad that had to be cut and patched, several areas had uneven subfloor and suboptimal moisture levels. Several areas of the existing flooring glue presented unusual difficulties when removing it completely. The contractor was directed to perform additional subfloor preparation outside of their original scope as necessary, such as removing existing unforeseen conduits, grinding the existing concrete subfloor, adding a layer of slurry to level out the subfloor, etc. The costs included in this change are for the additional labor and materials required to prepare the subfloor for new flooring, that were unforeseen and outside of the contractors logically estimate scope. **\$13,455.36**

Item # 20 – Additional Demo and Framing at Nurse Room (PCO 027)

This change is due to an unforeseen condition. During demolition of the existing wall finishes and framing, the contractor noticed that the existing framing at the old existing bathrooms was not as shown on the contract documents. The existing bathrooms were framed independently from the rest of the framing, which presented several conflicts with new construction; Conflicts with new HVAC ducts, new electrical conduits, conflicts with new framing and finishes for the new Nurses office. The contractor was directed to remove all of the unforeseen existing stand-alone framing and replace framing members as necessary to maintain structural soundness of the building, as well as to allow new utilities, framing and finishes to be installed as designed. The costs included in this change are for the additional labor costs to remove and dispose of unforeseen existing framing, and the additional labor and material costs to replace several framing members out side of the scope of work as outlined in the contract documents. **\$4,695.45**

Item # 21 – Added and Relocated Access Panels (PCO 029)

This change is due to a design revision. The contract documents did not include provisions to add additional access panels in the ceiling of the new work room, which are required by code, due to the installation of new fire smoke dampers on the new HVAC ducts. Additionally, four of the existing access panels in the corridors and corner offices had to be removed, reframed and reinstalled due to conflicts with new utilities and new HVAC ducts. The costs included in this change are for the added labor and material costs to reframe, furnish and install new access panels in the new work room, and the labor and slight material costs to reframe the existing access panels in the corridors, and corner offices. **\$4,862.31**

Item # 22 – Disconnect and Cap Abandoned Pipes (PCO 031)

This change is due to an unforeseen condition. There was an existing, abandoned, irrigation backflow preventer, not shown on the contract documents; located behind existing planting and existing wooden fence and in direct conflict with the location of the new concrete walkway on the east face of the building. The contractor was directed to completely remove the backflow preventer and the concrete pad on which it rested, and cap the abandoned utility underground. The costs for this change include the added labor costs to remove and dispose of the backflow preventer, and the concrete pad, and the additional labor costs to cut and cap the existing abandoned irrigation line below grade. **\$577.36**

Item # 23 – Repair Loose Mortar Bed (PCO 032)

This change is due to an unforeseen condition. After the removal of the existing tile flooring at the location of the old restrooms, the contractor discovered that the subfloor at this location was composed of a large portion of loose, broken and cracked mortar infill, presumably from a previous improvement project, that needed to be removed and replaced in order to properly prep and install the new flooring. The contractor was directed to remove, clean and properly replace the mortar bed, in order to install the new flooring and flooring prep. The costs included in this change are for the added labor costs to remove and clean the existing pieces of broken mortar, and the labor and material costs to replace the mortar bed and infill the voids in the existing subfloor. **\$2,620.63**

Item # 24 – Relocate 3 Light fixtures (PCO 033)

This change is due to an unforeseen condition. There were three new light fixtures slated to be installed on the previous existing location of light fixtures in the corridor leading to the new reception area. However, due to the location of the new HVAC duct, the new light fixtures could not be installed on the existing elevation of the existing backboxes, and would have to be lowered. Lowering the existing back boxes was not possible due to a direct conflict with an existing wooden beam, therefore the only solution was to relocate the new light fixtures to the opposite wall. The contractor was directed to install the new light fixtures opposite of the wall shown in the contract documents. The costs included in this change are for the additional labor and material costs to extend new pathways and wire from the existing location of the light fixture backboxes, directly to the opposite wall. **\$2,557.27**

Item # 25 – Additional Door Closers for Rated Doors (PCO 035)

This change is due to a design revision. There were four new doors installed in a fire rated corridor that did not have a door closer specified in the contract documents. Per code, doors installed adjacent to fire rated walls must have a door closer. The contractor was directed to furnish and install door closers at the four doors in question. Additionally, several door-stops on new doors, not specified in the contract documents, were also added in order to protect the new wall finishes. The costs included in this change are for the material costs to furnish four new door closers and nine new door stops, and the labor to install them. **\$2,975.12**

Total Change Order No. 1 – \$187,850.33

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

The total Change Orders to date: **\$187,850.33**

This equates to **8.68%** of the contract value. To date, S&H has completed **97%** of the contract work.

There is **\$28,449.67** 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 questions, please do not hesitate to reach out.

Sincerely,
Greystone West Company

Juan Sagarra
Project Manager



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Prime Contract Change Order #001: Change Order 001

Table with 4 columns: DATE CREATED, REVISION, CONTRACT FOR, TOTAL AMOUNT. Values include 6/21/2021, 0, 1:Gabriela Mistral ES Modernization Inc. 3, Ph 4 Prime Contract, and \$ 187,850.33.

Summary table with 2 columns: Description and Amount. Rows include 'The original (Contract Sum) \$ 2,163,000.00', 'Net change by previously authorized Change Orders \$ 0.00', 'The contract sum prior to this Change Order was \$ 2,163,000.00', 'The contract sum will be increased by this Change Order in the amount of \$ 187,850.33', 'The new contract sum including this Change Order will be \$ 2,350,850.33', and 'The contract time will not be changed by this Change Order'.

Not valid until signed by both the Owner and the Architect.

Signature of the contractor indicates his or her approval herewith, including any adjustment in the Contract Sum or Contract Time.

The compensation (time and cost) set forth in this Change Order comprises the total compensation due the Contractor, all Subcontractors and all Suppliers, at all tiers, for the work or change defined in the Change Order, including all impact on unchanged work. By signing this Change Order the Contractor acknowledges and agrees, on behalf of themselves, all Subcontractors and all Suppliers, at all tiers, that the stipulated compensation includes payment for all work contained in the Change Order, plus all payment for the interruption of schedules, extended and unabsorbed overhead costs, delay, disruption, and all impact, ripple impact or cumulative impact on all other work under this Contract.

By execution of this Change Order the Contractor specifically waives, relinquishes, and releases any and all rights under Section 1542 of the California Civil Code which reads as follows:

"A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS WHICH THE CREDITOR DOES NOT KNOW OR SUSPECT TO EXIST IN HIS OR HER FAVOR AT THE TIME OF EXECUTING THE RELEASE, WHICH IF KNOWN BY HIM OR HER MUST HAVE MATERIALLY EFFECTED HIS OR HER SETTLEMENT WITH THE DEBTOR."



Date: 08/27/2021

Quattrocchi Kwok Architects
636 5th Street
Santa Rosa California 95404

Handwritten signature of Mark Quattrocchi

8/27/2021

SIGNATURE DATE

Main Office

Mountain View Whisman School District
750 San Pierre Way
Mountain View California 94903

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SIGNATURE DATE

page 1 of 2

S & H Construction, Inc.
560 Boscell Common
Fremont California 94538

Handwritten signature of S & H Construction, Inc.

08-31-2021

SIGNATURE DATE

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POTENTIAL CHANGE ORDERS IN THIS CHANGE ORDER:

PCO #	Description	Schedule Impact	Amount
001	Electrical Investigation	0 days	7,145.99
003.1	Removing Existing Shear down Corridor 2		967.43
004	Core though concrete Grade Beam for new Plumbing		857.64
005.2	Roof Work to Avoid Existing Utilities		20,755.00
007.1	Move Lighting Control Panel		8,138.96
008.1	Move Electrical Panel A		8,669.88
009.3	Demo existing Standalone AC unit		4,196.46
010.1	Remove Electrical Panel A1		1,160.66
011.3	New Fiber to Existing Wings		42,680.43
013.2	Additional Concrete Demo in Nurses Room		2,902.87
014.1	Additional Concrete for new door at Resource room.		2,194.46
015	New Casework at Work Room		13,698.45
016.1	Modify Wall between RR and Resource, Infill Window		10,875.84
017.1	Additional Door Hardware		1,750.00
019	RWL for MDF building		754.33
020	Offset HVAC duct at Conference room		2,914.12
021.1	Replace 3/8" Ply with 5/8" Sheetrock		17,162.29
022	Skim Coat Existing Wallpaper		9,282.02
025	Additional Floor Prepping		13,455.36
027	Additional Demo and Framing At Nurse Room		4,695.45
029	Added and Relocated Access Panels		4,862.31
031	Disconnect and Cap Abandoned Pipes		577.36
032	Repair Loose Mortar Bed		2,620.63
033	Relocate 3 Light Fixtures		2,557.27
035	Additional Door Closers for Rated Doors		2,975.12
TOTAL:			\$187,850.33

CHANGE ORDER LINE ITEMS: