



February 10<sup>th</sup>, 2022

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

**RE: Change Order #2 Justification: Mistral Modernization Phase 4 Increment 3.**

**Item # 1 – Trims around Misc. Doors and Windows (PCO 026.1)**

This change is due to a design revision and unforeseen condition. During installation of new finishes in the interior of the building, there were several spots around existing windows and existing door frames that had unintended unfinished gaps between new finishes. The contractor was directed to install and paint wooden trim around said existing windows and door frames. The costs included in this change are for the labor and material costs for added wood trims around unforeseen gaps in new finishes. **\$2,813.73**

**Item # 2 –Stucco Patches (PCO 028.1)**

This change is due to a design revision and unforeseen conditions. There were several existing open holes on the exterior stucco around the building, as well as a few exterior fixtures that were removed, that the contract documents did not have direction to replace the stucco once the fixtures were removed, that needed to be patched or sealed. The contractor was directed to reapply stucco at these locations, and where required, to install weather rated blank cover plates, in order to seal the exterior of the building. The costs for this change include the additional labor and material costs to stucco patch a handful of holes on the exterior stucco of the building, and the material costs to provide weather rated blank cover plates. **\$2,737.50**

**Item # 3 – Exposed Plumbing by Door N104A (PCO 030.1)**

This change is due to an unforeseen condition. During demolition the contractor discovered an unforeseen plumbing line directly in conflict with new wall finishes and a new door frame for the new principal's office. After review the most cost-effective solution was to build a chase wall around the unforeseen utility, rather than relocate it, as it was substantial in size. The costs associated with this change are for the additional labor and material costs required to frame the new chase wall to encapsulate the unforeseen plumbing line. **\$2,731.31**

**Item # 4 – Castro Fiber Optic Troubleshooting (PCO 034)**

This change is due to a design revision. The fiber line that provides data for the Castro campus is ran all the way from the Mistral Admin building; this line was removed during demolition and coiled in an adjacent utility box, but was not reinstalled as the contract documents contained a scope gap and did not provide direction to re-terminate Castro's existing fiber line on the new fiber termination block inside Mistral new MDF building. The contractor was directed to pull Castro's fiber line into the new MDF building, and re-terminate in the new fiber block. The costs associated with this change are for the labor costs to pull the existing fiber line into the new MDF building, the Labor and Material costs to furnish and install the District standard connectors, and the labor costs to test the existing fiber line. **\$7,500.00**

#### **Item # 5 – Credit for Stone Veneer (PCO 036)**

This credit is due to a District request. The contractor was directed to credit the costs to furnish and install new brick veneer on the new columns in front of the new entrance to the admin building. This is due in part because of excessive long lead on the selected material, which was the only close approximation to the existing veneer that the construction team was able to source. Instead, the new columns were finished with stucco and painted, which the district found to be more desirable and acceptable than brick veneer. The costs credited in this change are the labor and material costs for furnishing and installing new brick veneer, offset slightly by the costs from adding stucco and paint to the new columns. **(\$3,707.18)**

#### **Item # 6 – Punch Down Phone Line (PCO 037)**

This change is due to a design revision. Similar to item #4 in this change order, the existing phone lines for the Castro campus were run from the previous MDF room in the Mistral Admin, which was demolished. The existing 50-pair phone line for the Castro campus was coiled up inside a utility box adjacent to the new MDF room at Mistral but, the contract documents did not contain provisions to pull the existing phone line into the new MDF room and terminate the line on a punch block. The contractor was directed to pull the existing phone line into the new MDF room, and terminate it into a new punch block. The costs for this change include the labor costs to pull the 50-pair phone line from the existing utility box, into the new MDF room, and the labor and material costs to furnish and install a new punch block, and the labor to terminate each strand of the existing phone line. **\$3,835.91**

#### **Item # 7 – Window Frame & Glazing (PCO 039)**

This credit is due a design revision. During construction, it became apparent that the specified new windows for this project were not going to be delivered in time to for the building to be complete before the start of school in August. Because of this, the construction team procured an alternate material, with much wider availability, but slightly cheaper than what was originally specified. The contractor was directed to provide a credit for the difference in costs between the windows that were specified in the contract documents and the windows that they were able to source and install in a timely matter. **(\$2,190.00)**

#### **Item # 8 – Window Covering Change (PCO 040)**

This change is due to a District request, and unforeseen condition. The new principal's office has an existing exterior access door with a window panel. This door was not called out to receive new window covering on the contract documents. The district requested that new mini-blinds be installed on this existing door. The costs included in this change are for the slight increase in material and labor costs to furnish and install new mini-blinds at the existing exterior access door on the new Principal's office. **\$574.88**

#### **Item # 9 – Added Electrical at Staff Lounge (PCO 041)**

This change is due to a design revision. Due to an unforeseen error in the contract documents the specified location of the new refrigerator at the Mistral Staff lounge, protrudes past the existing window and frame by a few inches when installed directly up to the new kitchen casework, by a few inches. Because of this the District decided to relocate the fridge to another location. The new refrigerator required a dedicated circuit, and thus the contractor was directed to relocate the provided dedicated circuit to another receptacle, closer to the new location of the fridge. The costs for this change include the added labor and material costs to modify the new receptacle to be a dedicated circuit, which involves removing and repulling new wire. **\$2,734.25**

#### **Item # 10 – Outdoor Speakers (PCO 042)**

This change is the result of a design revision. The originally specified outdoor speakers did not match what is installed on the rest of the campus. The product was changed to match the exterior speakers already installed at this campus. The costs included in this change are the slight increase in material costs due to the change in specified exterior speakers. **\$798.04**

**Item # 11 – Hood Vent & Ceiling Patch (PCO 043)**

This change is due to a District request. The District opted to run the new kitchen range smoke hood via a filter pad, in lieu of venting to the outside. Part of the contract documents included installing the rough in for the hood vent, however, as it was not going to be used, the District requested the vent be removed and the ceiling patched. The costs in this change include the additional labor costs to remove the vent rough in, and the additional labor and material costs to completely patch the ceiling and tiles. **\$2,774.77**

**Item # 12 – Credit for Cabinetry (PCO 044.1)**

This credit is due to a unforeseen condition and design revision. Due to material shortages and excessive long delivery times for raw materials, the originally specified casework for the new reception area was changed slightly in order to adhere to the project schedule. The credit included in this change are for the slight costs savings accrued from modifying the casework at the reception area. **(\$3,285.00)**

**Item #13 – Credit for Allowance**

This change is due to the credit of the allowance included in this contract. **(\$25,000.00)**

**Total Change Order No. 2 – (\$7,681.79)**

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

The total Change Orders to date: **\$180,168.54**

This equates to **8.30%** of the contract value. To date, S&H has completed **99%** of the contract work.

There is **\$36,131.46** 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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Santa Rosa, California 95404  
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Project: 1483.06 - Gabriela Mistral ES Modernization Inc. 3, Ph 4  
505 Escuela Avenue  
Mountain View, CA, California 94040  
Phone:  
Fax:

## Prime Contract Change Order #002: Change Order 002

<b>DATE CREATED:</b>	12/ 16 /2021	<b>REVISION:</b>	0
<b>CONTRACT FOR:</b>	1:Gabriela Mistral ES Modernization Inc. 3, Ph 4 Prime Contract	<b>TOTAL AMOUNT:</b>	(\$7,681.79)

The original (Contract Sum)	\$ 2,163,000.00
Net change by previously authorized Change Orders	\$ 187,850.33
The contract sum prior to this Change Order was	\$ 2,350,850.33
The contract sum will be decreased by this Change Order in the amount of	(\$7,681.79)
The new contract sum including this Change Order will be	\$ 2,343,168.54
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. The signing of the Change Order indicates that the Change Order constitutes full mutual accord and satisfaction for the changed work, and that the time and cost under the Change Order constitutes the total equitable adjustment owed the Contractor, all Subcontractors and all Suppliers, at all tiers, as a result of the change. The Contractor, on behalf of themselves, all Subcontractors and all Suppliers, at all tiers, agrees to waive all rights, without exception or reservation of any kind whatsoever to file any further claim related to this Change Order. No further claim or request for equitable adjustment of any kind whatsoever shall arise out of or as a result of this change or the impact of this change on the remainder of the 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: 01/28/2022

**Quattrocchi Kwok Architects**

636 5th Street  
Santa Rosa California 95404

SIGNATURE

1/28/2022

DATE

**Mountain View Whisman School District**

1400 Montecito Ave.  
Mountain View California 94043

SIGNATURE

DATE

**S & H Construction, Inc.**

560 Boscell Common  
Fremont California 94538

SIGNATURE

01-31-2022

DATE

## POTENTIAL CHANGE ORDERS IN THIS CHANGE ORDER:

PCO #	Description	Schedule Impact	Amount
026.1	<u>CE #026.1 - Trims Around Misc. Doors &amp; Windows</u> To do the Trims around miscellaneous doors and windows as required by Owner.	0 days	2,813.73
028.1	<u>CE #028.1 - Stucco Patches</u> To do the 7-9 stucco patches at the miscellaneous places as required by Owner.	0 days	2,737.50
030.1	<u>CE #030.1 - Exposed Plumbing at Door N104A</u> To build the chase for exposed plumbing at Door N104A in Principle room as per RFI#51.	0 days	2,731.31
034	<u>CE #034 - Fiber Optics Troubleshooting</u> To test, troubleshoot and repair the fiber optics lines from Castro building to Gabriela mistral admin building as required by the project manager at the job site	0 days	7,500.00
036	<u>CE #036 - Stone Veneer Credit</u> Credit for not installing the stone veneer as required by Owner	0 days	(3,707.18)
037	<u>CE #037 - Punch Down Phone Line</u> For punching down the Castro 50 pair phone line as required by the Owner.	0 days	3,835.91
039	<u>CE #039 - Window Frame &amp; Glazing</u> Credit for Window frame and Glazing change as required by The Owner.	0 days	(2,190.00)
040	<u>CE #040 - Window Covering Change</u> To provide and install (1) Hunter Douglas Horizontal CL82 Aluminum Blind 1" 8 gauge in 001 Glacier White (w/Hold down brackets) as required by The Owner. Total Amount is \$574.88 Note:- The specified product that we provided has been discontinued. The above price is from another Manufacturer. Product data is attached.	0 days	574.88
041	<u>CE #041 - Added Electrical at Staff Lounge</u> For Electrical work at Staff Lounge as required by The Owner.	0 days	2,734.25
042	<u>CE #042 - Outdoor Speakers</u> To install new proposed outdoor speakers as required by the Owner.	0 days	798.04
043	<u>CE #043 - Hood Vent &amp; Ceiling Patch</u> Remove the hood vent and patch the ceiling as required by project manager in email dated 12/8/2021.	0 days	2,774.77
044.1	<u>CE #044.1 - Credit for Cabinetry</u> credit for cabinetry miscues	0 days	(3,285.00)
045	<u>CE #045 - ALLOWNCE</u> Allowance	0 days	(25,000.00)
<b>TOTAL:</b>			<b>(\$7,681.79)</b>

## CHANGE ORDER LINE ITEMS: