



November 3rd, 2022

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

RE: **Change Order #1 Justification: BRCO, Inc.,
Mountain View Whisman School District Phase 2 HVAC Modernization and Replacement Project**

Item #1- Miscellaneous Credits: CORs 1, 2, & 3.1

This change is the result of unforeseen conditions and design changes.

COR 1 totals (\$1,471.00) and applies to a credit for ½” lag bolts originally specified at Crittenden Middle School vs 3/8” lag bolts specified for Monta Loma and Theuerkauf. The structural engineer of record confirmed that ½” lag bolts were also acceptable for use at Crittenden to attach rooftop mechanical curbs. This credit applies to the cost difference in hardware.

COR 2 totals (\$7,950.00) and is the result of unforeseen conditions at Crittenden Middle School. Trane rooftop units at the administration wing required new rooftop curbs for mounting. Upon removal of the units being replaced, the existing mechanical curbs were found to be identical in configuration and in good condition, thus allowing reuse. This credit is for the originally specified roof curbs in this location.

COR 3.1 totals (\$11,249.00) and is the result of value engineering proposed by the contractor. By moving rooftop equipment closer to the classroom equipment, the distances for refrigerant lines and controls wiring were reduced. This credit is for the reduction in material needed for the project.

The total credit for this item is: **(\$20,670.00)**

Item #2- Level Curbs on Uneven Roof at Crittenden Middle School: COR 4

This change is the result of an unforeseen condition. New mechanical curbs for rooftop equipment required an anchored installation to the rooftop. Following layout, it was discovered that the existing roof had irregular slopes in 4 locations, requiring the use of shims to conform curb shape to the rooftop. BRCO did not seek costs for added material, only for the labor required to shape and install shims to the roof.

The total cost of this item is: **\$4,007.00**

Item #3- Removal of Existing Mechanical Unit Platforms at Crittenden Middle School: COR 5

This change is the result of an unforeseen condition. New fan coil units for classrooms in the project were required to include seismic anchoring to the floor. Existing second story units at Crittenden Middle were discovered to have wood framed platforms requiring removal in order to accommodate anchoring of replacement units. The cost for this item applies to demolition of existing platforms and drywall patching.

The total cost of this item is: **\$6,508.00**

Item #4- Replacement Louver Vanes at Monta Loma Elementary School: COR 7

This change is the result of an unforeseen condition. In eight locations at Monta Loma Elementary School ductwork elbows were attached to exterior louver panels. Upon removal of the duct elbows, the louver panels were found to have openings to allow for duct attachment. The new units required removal of the duct elbows and patching of the louver panel vanes where prior elbows were attached. The cost of this item is for patching the louver panel and painting to match existing conditions.

The total cost of this item is: **\$4,047.00**

Item #5- Removal of AC Paving for Mechanical Pad at Crittenden Middle School: COR 8

This change is the result of an unforeseen condition. A revised concrete detail was required for the mechanical equipment slab installation at Crittenden Middle School. This change required removal of the existing asphalt, installation of compacted base rock and raising the height of a sewer cleanout.

The total cost of this item is: **\$3,127.00**

Item #6- Revised Electrical Connection at Crittenden & Re-Wiring at Theuerkauf: COR 9.1, COR 10.1, COR 20.1, COR 22

This change is the result of three related unforeseen conditions. Upon removal of existing classroom units at Crittenden Middle School, it was discovered that reusing electrical connections as originally planned would not be workable. Building code does not allow for inaccessible wire splices- all splice points must be accessible from a junction box or from an access panel. The point of connection for new units is through the top of the enclosure, where existing units were fed from the back of the enclosure sitting against the wall; while the difference in distance was roughly 3 feet, there was no mechanism to extend the wiring without using inaccessible splice points. A junction box was located in an accessible location for the new units and new wiring was pulled for power.

The second change was a result of voltage differences in new units versus existing units. The new mechanical units operate at a lower voltage than the prior units. Accommodating this voltage change required the use of a stepdown transformer or refeeding wiring to a lower voltage electrical panel. As wiring required revision from the issue above, these two changes were accomplished within the same scope. The voltage change also required

a change in the specified overcurrent protection (circuit breakers) to 70 amps based on a different operating voltage. The same overcurrent protection increase was required at Theuerkauf, and required

COR 9.1 Totals \$54,052
COR 10.1 Totals \$ 5,913
COR 20.1 Totals \$14,037
COR 22 Totals \$ 7,097

The total cost of this item is: **\$81,099**

Item #7- Revised Blocking at Buildings L, N & P for Monta Loma: COR 11

This change is the result of an unforeseen condition. Following layout for rooftop HVAC units at Monta Loma, a layer of 4" foam insulation was found on buildings L, N & P, requiring additional materials to extend structural anchoring of rooftop units to the building.

The total cost of this item is: **\$5,473.00**

Item #8- Missing Circuits Crittenden Middle School Branch Selectors: COR 12.1

This change is the result of an engineering scope gap. Units at Crittenden Middle Schools specified the re-use of existing circuits for electrical power. Added branch selectors for the new HVAC system were newly installed components that did not have available circuits for re-use. The cost of this change is for added wire and circuit breakers to power the branch selectors.

The total cost of this item is: **\$6,252.00**

Item #9- Added Fence at Crittenden Enclosure: COR 13

This change is the result of a scope gap. Newly installed outdoor units at Crittenden Middle School utilized a concrete pad for anchoring. The pad required the addition of a chain-link enclosure for safety. The cost of this change is for the supply and installation of chain-link fencing and gates for maintenance access around the units.

The total cost of this item is: **\$4,770.00**

Item #10- Remove Ledger-Drywall for Angle Anchor: COR 16

This change is the result of an unforeseen condition. New units required structural anchoring to floors and walls. The approved structural details showed anchoring with a 14-gauge angle bracket; upon removal of the existing units, wall conditions were found to vary in many locations and preclude the secure attachment of the proposed bracket. Additional drywall demolition was required in all locations to securely mount the new units to structural studs.

The total cost of this item is: **\$5,088.00**

Item #11- Replace Bad Rooftop Conduit: Crittenden Middle School: COR 21.1

This change is the result of an unforeseen condition. During the installation of new rooftop mounted HVAC units on the administration wing of Crittenden Middle School, the existing conduit was found to be badly corroded and leaking. Replacement was required to energize the new units.

The total cost of this item is: **\$2,153.00**

Total Cost of Change Order #1- Item 1: \$101,854

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

The total cost of Change Order #1 is: \$101,854

The total Change Orders to date is \$101,854

There is \$332,046.00 remaining in the change order contingency for this project after Change Order No. 1 with project completion level at 95%.

The original contract sum is \$4,339,000. By approval of this change order, the contract sum will be increased to \$4,453,869.

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 call.

Sincerely,
Greystone West Company



Damien Lee
Project Manager



AIA Document G701™ – 2017

Change Order

PROJECT: <i>(Name and address)</i> HVAC Modernization & Replacement Phase 2 Crittenden Middle School Monta Loma Elementary School Theuerkauf Elementary School	CONTRACT INFORMATION: Contract For: General Construction Date: May 17, 2022	CHANGE ORDER INFORMATION: Change Order Number: 001 Date: October 26, 2022
OWNER: <i>(Name and address)</i> Mountain View Whisman School District 1400 Montecito Avenue Mountain View, CA 94043	ARCHITECT: <i>(Name and address)</i> Dreiling Terrones Architecture 1103 Juanita Avenue Burlingame, CA 94010	CONTRACTOR: <i>(Name and address)</i> BRCO Constructors, Inc. 3650 Cincinnati Avenue Rocklin, CA 95765

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.)

- Item #1 Miscellaneous Credits: CORs 1, 2 & 3.1 (\$20,670.00)
- Item #2 Level Curbs on Uneven Roof at Crittenden Middle School: COR 4 \$4,007.00
- Item #3 Removal of Existing Mechanical Unit Platforms at Crittenden Middle School: COR 5 \$6,508.00
- Item #4 Replacement Louver Vanes at Monta Loma Elementary School: COR 7 \$4,047.00
- Item #5 Removal of AC Paving for Mechanical Pad at Crittenden Middle School: COR 8 \$3,127.00
- Item #6 Revised Electrical Connection at Crittenden & Re-Wiring at Theuerkauf: CORs 9.1, 10.1, 20.1 & 22 \$81,099.00
- Item #7 Revised Blocking at Buildings L, N & P for Monta Loma: COR 11 \$5,473.00
- Item #8 Missing Circuits Crittenden Middle School Branch Selectors: COR 12.1 \$6,252.00
- Item #9 Added Fence at Crittenden Enclosure: COR 13 \$4,770.00
- Item #10 Remove Ledger-Drywall for Angle Anchor: COR 16 \$5,088.00
- Item #11 Replace Bad Rooftop Conduit at Crittenden Middle School: COR 21.1 \$2,153.00

The original Contract Sum was	\$ 4,339,000.00
The net change by previously authorized Change Orders	\$ 0.00
The Contract Sum prior to this Change Order was	\$ 4,339,000.00
The Contract Sum will be increased by this Change Order in the amount of	\$ 101,854.00
The new Contract Sum including this Change Order will be	\$ 4,445,3869.00

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

October 26, 2022
DATE

BRCO Constructors, Inc.
CONTRACTOR (*Firm name*)

SIGNATURE

PRINTED NAME AND TITLE

DATE

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

SIGNATURE

PRINTED NAME AND TITLE

DATE