



May 21<sup>st</sup>, 2020

Rebecca Westover  
Mountain View Whisman School District  
750-A San Pierre Way  
Mountain View, CA 94043

**RE: Change Order #1 Justification: Landels Play structure Grant**

**Item # 1 – Remove and Replace Valley Gutter (PCO 1.1)**

This change is due to unforeseen conditions. When the contractor began to remove the existing playground perimeter curb, as described in the plans, the contractor discovered that the existing curb extended further under the existing valley gutter slated to remain. The existing Valley Gutter and Existing Curb were poured monolithically in the past. Removing the existing curb without extensive damage to the existing valley gutter was not feasible. Additionally, when the curb and gutter were removed the contractor discovered there was no existing aggregate base beneath the concrete to reuse as described in the plans. The contractor was directed to remove and replace the existing gutter alongside the existing curb, as well as remove 12” of the existing soil and replace and compact 12” of aggregate base. The costs included in this change are for the additional labor to remove the existing valley gutter, the labor and material costs to prepare the subgrade, and the labor and material costs to replace the Valley gutter. **\$18,435.34**

**Item #2 – Wet Subgrade Mitigation (PCO 2)**

This change is due to unforeseen and differing site conditions. Once the contractor had removed all of the existing mulch and graded the site to the specified elevation, the existing subgrade was still overly saturated and was no able to be compacted to the geotechnical specifications. The Geotechnical engineer suggested excavating an additional 12” of the subgrade and replacing it with compacted aggregate base, in order to maintain the installation schedule, set by the Playground Manufacturer/Installer. The contractor was directed to proceed with the Geotech’s recommendations. The costs in this change include the labor, equipment and material costs to over excavate 12” of the existing subgrade and replace it with compacted aggregate base. **\$47,238.56**

**Item #3 – Added Concrete at Curb (PCO 3)**

This change is due to an unforeseen condition and design revision. The contractor discovered that the existing curb, that the synthetic turf nailer board needed to be installed to, did not extend down to the new elevation of the synthetic turf, additionally there was extensive concrete overpour underneath the existing curb, from previous construction, that would need to be removed in order to extend the existing curb further. In order to mitigate extra costs, the contractor was directed to build a new curb in front of the existing curb, to provide appropriate backing for the synthetic nailer board to be installed. The costs included in this change are the Labor and Material costs to form and pour a new concrete curb, in front of the existing curb. **\$9,752.00**

**Item #4 – Owner Controller Allowance**

This contract included an owner-controlled allowance for unforeseen conditions. **(\$50,000.00)**

**Total Change Order No. 1 – \$25,426.71.**

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

The total Change Orders to date: **\$25,426.71.**

This equates to **5.35%** of the contract value. To date, Terramark has completed **75%** of the contract work.

There is **\$22,013.29** 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,  
Greystone West Company

Juan Sagarra  
Project Manager



**AIA**<sup>®</sup>

# Document G701™ – 2017

## Change Order

**PROJECT:** *(Name and address)*  
Landels Elementary School Play Structure  
115 W Dana Street  
Mountain View, CA 94041

**CONTRACT INFORMATION:**  
Contract For: General Construction  
Date: April 06, 2020

**CHANGE ORDER INFORMATION:**  
Change Order Number: 001  
Date: May 7, 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)*  
Terramark  
PO Box 22089  
San Jose, CA 95151

**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 #1 Remove and Replace Valley Gutter \$18,435.34

PCO #2 Wet Subgrade Mitigation \$47,238.56

PCO #3 Added Concrete at Curb \$9,752.81

Owner Controlled Allowance (\$50,000.00)

The original Contract Sum was	\$	<u>474,400.00</u>
The net change by previously authorized Change Orders	\$	<u>0.00</u>
The Contract Sum prior to this Change Order was	\$	<u>474,400.00</u>
The Contract Sum will be increased by this Change Order in the amount of	\$	<u>25,426.71</u>
The new Contract Sum including this Change Order will be	\$	<u>499,826.71</u>


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**

May 7, 2020  
\_\_\_\_\_  
**DATE**

Terramark  
\_\_\_\_\_  
**CONTRACTOR** *(Firm name)*

\_\_\_\_\_  
**SIGNATURE**

\_\_\_\_\_  
**PRINTED NAME AND TITLE**

\_\_\_\_\_  
**DATE**

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

\_\_\_\_\_  
**SIGNATURE**

\_\_\_\_\_  
**PRINTED NAME AND TITLE**

\_\_\_\_\_  
**DATE**