

**Santa Rosa City Schools
Santa Rosa Charter School for the Arts
Change Order 09 Review**

April 5, 2017

Attn: Mr. Rick Edson

Dear Mr. Edson:

Below you will find our review and explanation of the items contained in Change Order (C.O.) 09 for the above project.

Item 31: This item includes a credit for the revisions to the Tackwall as noted on RFP 9. Tackwall was deleted in several areas which resulted in a credit for materials and labor.

Approved.

Item 31 Credit: (\$928)

Item 57: This item relates to the additional labor, materials and equipment required to install a wall mounted A/C system in the main IDF room at building F. This item was installed per district request for maintaining the integrity of the IT equipment.

Approved.

Item 57 Cost: \$13,640

Item 79: This item includes the cost of labor, materials and equipment that are a result of site work being delayed by The City of Santa Rosa due to the stoppage of work and the unmarked AT&T line. This line directly affected the existing plan.

Approved.

Item 79 Cost: \$4,810

Item 80: This item includes a credit for a contract included TV bracket and an add for two addition TV brackets. It also includes an add for the template that was created at the district's request to expedite the A/V and electrical installation at each unit.

Approved.

Item 80 Cost: \$1,605

Item 81: This item relates to the additional labor, materials and equipment required to provide steel outriggers at the south soffit of Building C. The outriggers were required per AR192 to support architectural elements and the fascia.

Approved.

Item 81 Cost: \$7,001

Item 82: This item relates to the additional labor, materials and equipment required to modify the steel framing at the elevator tower base. The tower base dimensions were increased per the manufacturer requirements. These dimensions were not provided by the manufacturer until after the plans were approved and construction of building C was 60% complete.

Approved.

Item 82 Cost: \$12,995

Item 83: This item relates to the additional labor, materials and equipment required to extend the ramp railing at the West side of Building B. This item was an owner request based on providing students a clear path of travel.

Approved.

Item 83 Cost: \$1,162

Item 84: This item relates to the additional labor, materials and equipment required to perform miscellaneous site revisions including the following: additional asphalt saw cutting to correct existing drainage issue, the extra removal of soil required by the geotechnical engineer, the cutting and removal of asphalt in front of building C to correct drainage and failing asphalt, lower a drain inlet to correct a clerical elevation error, additional rock required by Geotech for subgrade and additional haul off of excavated materials required by the Geotech for mediation of the wet conditions.

Approved.

Item 84 Cost: \$30,644

Item 85: This item relates to the additional labor, materials and equipment required to complete the following owner directed work: add bird blocking at canopies, drill ventilation holes in blocks at buildings A and B, added backing at learning walls for cabinetry, building D dry rot repairs.

Approved.

Item 85 Cost: \$10,326

Item 86: This item is a credit for the deletion of the following items: playground slurry seal, striping, ADA parking stall signage, and the labor to install the mechanical screen on building B.

Approved.

Item 86 Credit: -\$9,046

Item 87: This item relates to the additional labor, materials and equipment required to provide a traffic rated Christy box, extension and lid, repair an existing portable building water line leak, repair a unmarked water line that was damaged by building E and investigate an unmarked gas line to verify that it was no longer in service.

Approved.

Item 87 Cost: \$1,792

Item 88: This item relates to the additional labor, materials and equipment required to install metal backing for the TVs in building C. (Per RFP 005)

Approved.

Item 88 Cost: \$1,250

Item 89: This item relates to the additional labor, materials and equipment required to paint the ball wall, paint the stair nosing and varnish the ballet bars per district request.

Approved.

Item 89 Cost: \$3,341

Item 90: This item relates to the additional labor, materials and equipment required to perform the work described within RFP 6, RFI 111, and AR 59. RFP 6 work includes water line modifications at buildings A and C required due to existing underground utility conditions. RFI 111 work includes Santa Rosa City requested items including: investigative potholing, hot tap for new water service to residence, City standard full circle clamp on replaced existing water service. AR 59 work includes the Santa Rosa City approved redesign of the storm drain which was in conflict with AT&T conduits.

Approved.

Item 90 Cost: \$97,171

Item 91: This item relates to the additional labor, materials and equipment required to Replace the speed table on Humboldt St. The City of Santa Rosa required that the entire speed table be replaced because of the additional work involved with the unforeseen utilities and elevation issues with the storm drain. A credit was provided for the original scope of work that related to the repair of the speed table.

Approved.

Item 91 Cost: \$38,452

Item 92: This item relates to the additional labor, materials and equipment required to complete the following irrigation and landscape items: repair of an unmarked irrigation line, added sleeve, lateral and spray head to planter per ASI 35, grading corrections to adjust elevations at bldg. B, E and C, replace existing controller on MPR, and the hook up of the irrigation controller.

Approved.

Item 92 Cost: \$17,479

Item 93: This item relates to the additional labor, materials and equipment required to seal the deck edge at Building C, patch the stucco and paint on the soffits that were damaged from the rain intrusion. We would recommend pursuing having the deck sealed by a water proofing contractor.

Approved.

Item 93 Cost: \$3,228

Item 94: This item represents a request from the contractor for extended general conditions and a contract time extension. Through several meetings with the project team consisting of the District, Counterpoint Construction, and Midstate Construction, it was established that there were several cause and effect items that directly affected the schedule of the project. Several of the identified items were determined to be out of the contractor's control and some of the items were determined to be within the contractor's control. These items include the following:

- Low Voltage / Security Revisions
- Sitework Delay due to Contaminated Soils
- Site Utility Revisions
- Elevator Company Delays
- Loss of Sub-Contractors
- Under Performing Sub-Contractors

Using a time line and the items listed above the team was able to agree upon a thirteen-week time frame that the contractor could potentially be entitled too. The original proposal from the contractor was for 26 weeks. After multiple negotiations and agreement from all entities as to avoid involving legal counsels we could agree upon the following dollar value, which is based upon tangible additional time.

Approved.

Item 94 Cost: \$118,310

CO 09 Total Cost: \$353,192

Based on the above information, it is our recommendation that the above items, contained in Change Order 09 be approved as noted and the C.O. processed at the next regular Board Meeting.

Please feel free to contact me should you have questions and/or comments.

Sincerely,
COUNTERPOINT CONSTRUCTION SERVICES, INC.

Scott Baer
Project Manager

Cc: SRCSA File
Enc: Draft CO-09