



“OUR CHILDREN – OUR FUTURE”

**Ravenswood City School District**  
**ADMINISTRATIVE OFFICE**  
2120 Euclid Avenue, East Palo Alto, California 94303  
(650) 329-2800 Fax (650) 325-3015

*Board Members:*  
Tamara Sobomehin, President  
Stephanie Fitch, Vice President  
Marielena Gaona- Mendoza, Clerk  
Ana Maria Pulido, Member  
Sharifa Wilson, Member

Ms. Gina Sudaria  
*Interim Superintendent*

**Date:** June 25, 2020

**To:** Honorable Board of Trustees

**From:** Ms. Gina Sudaria, Interim Superintendent

**Re: Consideration to Approval Change Order #1 with Lewis & Tibbitts, Inc. for the Costano Elementary School Kindergarten Playground Renovation**

**QUICK SUMMARY/ABSTRACT:**

The District awarded the construction contract to Lewis & Tibbitts, Inc. on April 4, 2019 for the construction of a new kinder playground including new play structures, security fencing, play yard and landscaping. The project was deemed high priority at the time and it was critical that the project move forward immediately in order to be completed by the end of summer. The award was also based on the fact that a soils report would be forthcoming soon afterward and a change order for additional soil preparation would be considered should the soils report indicate that treatment would be required.

In June of 2019, Cleary Consultants, Geotechnical and Engineers and Geologists, completed the soils survey of the site and after completing their observations and testing, concluded that certain recommendations should be incorporated into the design and construction of the project. During that same time period, the project was suspended after it was discovered that the project site is located directly over the Hetch Hetch pipeways. After a year-long redesign, the SFPUC approved the drawings on June 11, 2020.

**RATIONALE:**

The soil preparation and subgrade stabilization work is necessary for construction of the playground. This effort is the next part of the continuing improvements to the Costano Kinder Area and to the School campus, which one of the goals is ensuring that our students have a safe environment. This critical project will achieve this by providing a long awaited and much needed kindergarten playground area.

**FINANCIAL IMPACT:**

The total cost of this change order is \$ 32,160.47

**RECOMMENDATION:**

It is recommended that the Board of Trustees approve Change Order #1 to the contract with Lewis & Tibbitts, Inc. for the Costano Elementary School Kindergarten Playground Modification



**Costano Elementary School - Kindergarten  
Play Area Renovation  
Project #:2018-19-06  
Bid# 2019-40102**

**PROPOSED CHANGE ORDER – PCO # 001**

TO: Norine Bruno DATE ISSUED: 6-5-2020

FROM: Nick Benigno PRICING DUE BY: \_\_\_\_\_

REFERENCE RFQ # \_\_\_\_\_ CONSTRUCTION CHANGE DIRECTIVE  
# \_\_\_\_\_ RFI \_\_\_\_\_ Cleary Consulting Soils Report

AMOUNT \$ 32,160.47

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**Please submit an itemized quotation for change in the contract sum and time incidental to the proposed modifications to the Contract Documents as described herein. Cost breakdown format shall be as specified including all back up documentation.**

Added soil preparation and subgrade stabilization work scope per Cleary Consulting soils report issued after NTP from June 10, 2019 including labor, equipment, and materials per attached breakdown.

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RAVENSWOOD CITY SCHOOL DISTRICT

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**THIS IS NOT A CHANGE ORDER. THIS IS A DIRECTIVE TO PROCEED WITH THE WORK HEREIN DESCRIBED WHEN SIGNED BELOW.**

REQUESTED BY:

A.  Architect  
] Owner

B.  DSA Inspector

C.  Contractor

D.

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COST IMPACT: A.  NONE B.  DEDUCT: \$ \_\_\_\_\_  
C.  ADD: \$32,160.47

TIME IMPACT: A.  NONE B.  DEDUCT \_\_\_\_\_ DAYS  
C.  ADD: \_\_\_\_\_ DAYS

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**APPROVAL OF THE PCO BY ALL PARTIES LISTED BELOW SERVES, AS A NOTICE TO PROCEED AND PCO WILL BE FOLLOWED BY A FORMAL CHANGE ORDER.**

Contractor:

BY: \_\_\_\_\_



Architect:

BY: \_\_\_\_\_

District:

BY: \_\_\_\_\_

Construction Manager:

BY: \_\_\_\_\_



1470 INDUSTRIAL AVENUE SAN JOSE, CALIFORNIA 95112

main: (408) 925-0220 www.digLT.com fax: (408) 925-0240

June 5, 2020

Ravenswood City School District  
Project: Costano Elementary School Kindergarten Area Renovation  
2120 Euclid Avenue,  
E. Palo Alto, CA 94303

Attn: Ms. Norine Bruno  
Telacu Construction Management

**PCO#001: Additional Subgrade Preparation and Stabilization Work**

**Changes as follows:**

- Subgrade preparation and recommendations per Cleary Consultants Soils Report June 10, 2019.
  - Added subgrade soils preparation (rip and recompact 12" of subgrade soils) and stabilization fabric under AC pavements and site concrete areas. Added aggregate base material for increased subbase section under concrete, resulting in additional excavation and offhaul of native material.
    - Labor: \$12,978.92
    - Equipment: \$5,335.54
    - Materials & Dump Fees: \$13,417.63
    - Bond Fee 1.35%: \$428.38
    - Total: \$32,160.47

**Stipulations:**

- Includes soil report recommendations
- Excludes over-excavation and recompaction of unsuitable sub-soils beyond what is stated in soils report, if encountered
- Excludes ADA upgrades, POT, and adherence to ADA slope compliance beyond any areas shown in drawings
- Excludes permits, fees, and compaction testing if required

**PCO 001 Total Price: \$32,160.47**

Thanks,

Nick Benigno  
Lewis & Tibbitts Inc.

**Labor, Equipment, Material Breakdown**

**PROJECT** Costano Kindergarten Play Area Renovation  
**DATE PERFORMED** \_\_\_\_\_  
**DATE OF REPORT** \_\_\_\_\_  
**REPORT #** 1  
**WORK PERFORMED BY** LEWIS & TIBBITTS INC., 1470 INDUSTRIAL AVE., SAN JOSE, CA 95112  
**CONTRACTOR JOB #** 19135H  
**DESCRIPTION OF WORK** Added costs for additional soils preparation and subgrade work per soils report provided after project award.

EQUIP. NO.	EQUIPMENT	HOURS	HOURLY RATE	EXTENDED AMOUNTS	P.R. NO.	LABOR	HOURS	HOURLY RATE	EXTENDED AMOUNTS
	Foreman Pickup	24.00	\$29.65	\$711.60					
	Flatbed Crew Truck	24.00	\$36.40	\$873.60		Foreman	24	\$90.53	\$2,172.72
	Skip Loader	16.00	\$48.45	\$775.20					
	5yd Dump Truck	16.00	\$58.75	\$940.00		Operator	56	\$83.93	\$4,700.08
	Water Truck	16.00	\$44.10	\$705.60					
	Roller	16.00	\$39.60	\$633.60		Laborer	48	\$66.75	\$3,204.00
				SUB-TOTAL					\$4,639.60
MATERIAL AND SUB CONTRACTOR									
DESCRIPTION	NO. UNIT	UNIT COST							
3/4" Aggregate Base w/trucking (TN)	155.00	\$14.50	\$2,247.50						
Mirafi Fabric (roll)	3.00	\$940.00	\$2,820.00						
Dump Fees (load)	12.00	\$550.00	\$6,600.00						
			SUB-TOTAL	\$11,667.50					
				SUB-TOTAL O/T					
				SUB-TOTAL REG	\$10,076.80				
RENTED EQUIPMENT				Added Percentage O/T - (Insurance & Taxes) 12%					
DESCRIPTION	NO. UNIT	UNIT COST							
			SUB-TOTAL						
				Added Percentage Regular - (Insurance & Taxes) 12%	\$1,209.22				
				Subsistence NO. _____ @ _____					
				Travel Expense NO. _____ @ _____					
				Other _____					
				Total Cost of Labor	(A)	\$11,286.02			
				Total Cost of Contractor Owned Equip, Material and Subs	(B)	\$16,307.10			
				Total Cost of Rented Equipment	(C)				
CONTRACTOR'S REPRESENTATIVE _____				15% On Labor	(A)	\$1,692.90			
OWNER REPRESENTATIVE _____				15% On Contractor Owned Equip, Material and Subs	(B)	\$2,446.07			
				15% On Rented Equipment	(C)				
				Subtotal		\$31,732.08			
				1.35% Bond Fee		\$428.38			
				<b>TOTAL THIS REPORT</b>		<b>\$32,160.47</b>			

June 10, 2019  
Project No. 1134.3  
Ser. 6259

Steve Eichman, Chief Business Official  
Ravenswood City School District  
2120 Euclid Ave  
East Palo Alto, CA 94303

**RE: LIMITED GEOTECHNICAL INVESTIGATION  
NEW KINDERGARTEN PLAY AREA RENOVATION  
COSTAÑO ELEMENTARY SCHOOL  
2695 FORDHAM STREET  
EAST PALO ALTO, CALIFORNIA**

Dear Mr. Eichman:

### Introduction

As requested, we have performed a limited geotechnical investigation for the planned Kindergarten Play Area Renovation project at Costañó Elementary School in East Palo Alto, California. The purpose of this investigation was to explore the soil conditions in the general location of the planned site improvements, and to develop recommendations for the geotechnical engineering aspects of the project design.

A subsurface investigation was performed by Staff Engineering Geologist, Ms. Kelly Dustin using a hand auger on May 2, 2019. A total of five shallow borings were excavated to a maximum depth of four feet at the playground site. The cutting samples collected from the borings were delivered to our lab for limited laboratory testing.

### Site Conditions

#### **A. Surface Conditions**

The kindergarten play area renovation site is located at the northwest corner of the campus adjacent to the parking lot off Fordham Street. The relatively level project site is presently occupied by the

existing play yard which consists of grass, dirt, asphalt, and concrete areas as well as an adjacent grass area. Adjacent pedestrian asphalt walkways were observed to be in generally fair condition, and adjacent pedestrian/vehicular concrete walkways were observed to be in generally good condition. Small to large-sized trees are located intermittently on the perimeter and interior of the planned site in landscaping; we understand that these trees may need to be removed for construction accessibility.

**B. Subsurface Conditions**

Four shallow exploratory borings generally encountered sandy clay to the maximum depth explored of approximately four feet.

The upper sandy clay (CL) soils encountered at the site are considered to have a moderate expansion potential based on their plasticity characteristics (plasticity indices of 15 percent) and the free swell test data (free swells of 60 percent).

**C. Groundwater:**

Free groundwater was not encountered within the explored depth of this limited investigation. A historically high groundwater level in the site vicinity is mapped at approximately 10 feet on Seismic Hazard Report 111, Plate 1.2, "Depth to Historically High Groundwater" for the Palo Alto Quadrangle.

**Conclusions and Recommendations**

Based on the findings of our limited geotechnical investigation, we conclude that the playground improvements can be constructed as planned provided the recommendations of this report are incorporated into the design and construction of the project.

The upper soils have a moderate expansion potential. Therefore, it will be necessary to properly moisture condition (to at least two percent above optimum) and recompact the upper 12 inches of surface soils beneath slabs, and support the new play structures on spread footings which obtain support below the zone of seasonal moisture change (18 inches) in underlying sandy clay and/or in properly compacted engineered fill. The proposed slabs-on-grade will also need to be supported on a cushion of imported, Class 2 aggregate base to minimize slab movements due to long-term moisture fluctuations; and it will also be necessary to keep the soils underlying the cushion in a moist state prior to placing the non-expansive materials. The following recommendations are based on our findings.

**A. Stripping and Site Preparation**

Existing pavements, foundations, underground utilities, curbs, underground obstructions, trees designated to be removed, and other site improvements (not designated to remain) within areas to be graded should be removed to their full depth and extent and hauled from the site. Any pre-existing fills encountered within these areas should be removed to their full depth and extent.

The new construction areas should then be stripped to a sufficient depth to remove all pavements, debris-laden soils, surface vegetation and organic rich topsoil.

Holes resulting from the removal of underground obstructions (such as old foundations or abandoned utilities) or pre-existing fills that extend below the planned finished grade should be cleared of loose soil and debris, moisture conditioned and recompact, and backfilled with suitable material compacted to the requirements discussed below for engineered fill.

**B. Subgrade Recomaction**

After the new construction areas have been cleared, stripped and excavated to required grade, the exposed soil should be moisture conditioned and compacted. The upper 12 inches of the exposed subgrade should be processed such that the moisture is at least two percent above the laboratory established optimum moisture content, and then compacted to at least 90 percent relative compaction as determined by ASTM Test Designation D1557. The moisture conditioning process should be observed by our representative.

The subgrade should be maintained at least two percentage points above the optimum moisture content prior to placing additional fill or Class 2 aggregate base. Should drying of the soils occur, they should again be scarified, moisture conditioned to the proper moisture content and recompact.

Placement of stabilizing fabric (Mirafi 600X or equivalent) and a 12 to 18-inch layer of Class 2 aggregate baserock may be required to stabilize subgrade areas (concrete flatwork and AC hardscape) if excessive pumping or instability is observed, prior to placement of the required Class 2 aggregate baserock section.

**C. Trench Backfill**

The presently available subsurface information indicates that the required utility trenches can be excavated with conventional backhoe equipment. Trenches deeper than five feet should be

Steve Eichman, Chief Business Official  
Ravenswood City School District  
June 10, 2019  
Page 4

properly braced or sloped in accordance with the current requirements of CAL-OSHA or the local governmental agency, whichever is more stringent.

Utility trenches should be backfilled with engineered fill placed in lifts not exceeding eight inches in uncompacted thickness, except thicker lifts can be used with the approval of our representative provided satisfactory compaction is achieved. If on-site soil is used, the material should be compacted to at least 90 percent relative compaction by mechanical means only. Imported clean sand can also be used for backfilling trenches provided it is compacted to at least 95 percent relative compaction.

Water jetting to achieve the required level of backfill compaction should not be permitted.

#### **D. Slabs-on-Grade and Safety Surfaced Playground**

Exterior concrete flatwork, sidewalks, mowbands, curbs, 12-inch concrete planter walls, and “safety surfaced” playgrounds should be underlain by at least eight inches of Class 2 aggregate baserock placed on the prepared subgrade, as described above.

The baserock and the upper 12 inches of underlying subgrade should be compacted to at least 90 percent relative compaction in pedestrian flatwork areas, or 95 percent in vehicular traffic pavement areas.

Reinforcement of slabs should be provided in accordance with their anticipated use and loading, but as a minimum, slabs should be reinforced with No. 3 bars at 18 inches on center, both ways, or No. 4 bars at 24 inches on center, both ways. Concrete slabs should be articulated with a maximum joint spacing of eight feet in both directions.

#### **E. Asphaltic Concrete Pavements**

New pedestrian asphaltic concrete (AC) hardscape areas required for the project should consist of at least 2.5 inches AC over eight inches Class 2 aggregate baserock.

The upper 12 inches of new pavement area subgrade and baserock should be compacted to at least 95 percent relative compaction. Any fill required below the upper 12 inches of subgrade should be compacted to at least 90 percent.

#### **F. Construction Observation**

We should be retained to provide soil engineering observation and testing services during the grading and foundation installation phases of the project. This will provide the opportunity for

Steve Eichman, Chief Business Official  
Ravenswood City School District  
June 10, 2019  
Page 5

correlation of the soil conditions found in our investigation with those actually encountered in the field, and thus permit any necessary modifications in our recommendations resulting from changes in anticipated conditions.

We have provided our findings and recommendations in accordance with generally recognized geotechnical engineering principles and practices. No other warranty is implied.

We are pleased to have served the Ravenswood City School District on this project. If you have any questions concerning our findings, please call.

Yours very truly,  
CLEARY CONSULTANTS, INC.



Kelly Dustin  
Staff Engineering Geologist

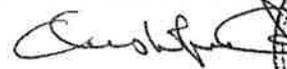


Grant Foster  
Geotechnical Engineer 2584



KD/GF/CC:kd

Copies: Addressee (1)



Chris Ciechanowski  
Geotechnical Engineer

