



July 7, 2020

Elizabeth McManus
San Mateo Union School District
650 North Delaware Street
San Mateo, CA 94401

RE: **Change Order #4 Justification:** Project # 2019-XX –**Rodan Builders, Inc.** Alternative Education High School – San Mateo Union School District.

Alternative Education High School – DSA APP #: 01-118100

Item #1 – PCO#8 Stainless Steel Handrail

This change is the result of an owner request. When the building was raised five feet to comply with the FEMA Flood Plane revision, it necessitated multiple ramps and stairways for access making railings a significant visual aesthetic. To avoid the ongoing maintenance of paint and to improve the appearance of the building, the District requested the ramp and stair railing be revised to stainless steel. **\$96,303.**

Item #2 – PCO #9 Additional Soils Off Haul

This change is the result of an unforeseen condition / oversight. The installation of displacement piles results in soil swell. When the building was raised the pile depth and pile count were both significantly increased but the earthwork contract was already in place and the soil swell calculations were never revised. The net increase was calculated at 876 CY. **\$46,410.**

Item #3 – PCO #10 Costs Associated with Potential Claim 880 Hinckley

This change is the result of an owner request. On April 7, 2020 we were notified of a potential damage claim from the owners of 880 Hinckley. On advice of Counsel a benchmark survey was requested to document any grade changes and a dewatering pit was installed to monitor potential changes in groundwater elevation or migration. **\$10,468.**

Item #4 – PCO #11 Installation of Surveillance Cameras and Access Control System

This change is the result of an owner request. In order to promote safety and security, the District hired Guidepost Solutions to design a surveillance camera and access control system for the campus. **\$453,152.**

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

The total cost of Change Order #4 is: \$606,333.

Change Orders #1-#3 total \$877,315. If approved, total change orders to date would be \$1,483,648 or 15.5% of Rodan Builders has completed 57% of contract work to date.

Based upon the review of the merit and the compensation, it is our recommendation that this change order be approved. If you have any questions, please do not hesitate to call.

Sincerely,
Greystone West Company

Todd Lee
Senior Project Manager