



December 10, 2020

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

RE: **Change Order #5 Justification:** Project # 2019-0063 –**Rodan Builders, Inc.** Alternative Education High School – San Mateo Union School District.

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

Item #1 – PCO#13.4 Network and Audio-Visual Changes

This change is the result of a design revision by district request. It was discovered after the time of bid, that the network switches were shown to be installed above the T-bar ceiling which raised concern for the life of the switches. In order to provide a better operating environment and ease future access, the district added a wall-mounted enclosure below the ceiling at each IDF location. Additionally, it was noticed that classroom A100 did not include an AV system in the contract drawings and would need to be added to create uniformity across the campus. Costs associated with Item No. 1 are for procurement and installation of the 13 IDF's and additional AV system. **\$50,994.00**

Item #2 – PCO#14.3 Structural Footing Changes

This change is the result of a design revision / oversight. It was discovered during construction that the concrete ramp walls conflicted with the adjacent bioswale construction. The geotechnical engineer recommended 18 inches of compacted class 2 base rock be placed below the footing bottoms and that the ramp wall footings extend a minimum of 12" below the bioswales to minimize the effects of the anticipated Bay Mud consolidation. Costs associated with Item No. 2 are for the additional excavation, off-haul, Class 2 base, geo-foam, rebar & concrete required to make the recommended changes. **\$74,508.00**

Item #3 – PCO#15 Generator Costs

This change is the result of an unforeseen condition. Late in the process, PG&E revealed that they would not be able to accommodate our scheduled installation for permanent power. In an effort to minimize the affects to the overall schedule, it was decided to install a temporary generator in order to continue testing of the electrical, HVAC and fire alarm systems. Costs for the Item No. 3 are for the delivery, set-up and removal of the temporary generator. **\$18,205**

Item #4 PCO #16.1 Canopy Column Extensions

This change is the result of an architectural oversight. It was discovered after assembly that the height of the canopy columns had not been adjusted when the building elevation was raised five feet to comply with the FEMA Flood Plane revision. The columns at building C were refabricated off site; however, the columns at building A were poured in place and needed to be modified on site. Costs for Item No. 4 are for all additional labor and material required to make the eleven 5' column extensions. **\$85,928.00**

Item #5 PCO #17

This change is the result of a district request. In the effort retain student population, provide high quality teaching experience and partial conformance to evolving COVID-19 protocols; the district upgraded the Audio-Visual systems in each of the standard classrooms. Costs associated with Item No. 5 are for all necessary labor and materials required to furnish and install two 86" interactive monitors in 8 locations. **\$138,603.00**

In our capacity as the District's Construction Manager, we have completed a review of Change Order #5.

The total cost of Change Order #5 is: \$368,238.00.

Change Orders #1-#4 total \$1,483,648.00. If approved, total change orders to date would be \$1,851,886 or 19.3% of Rodan Builders has completed 82% 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

Mikael Estrada
Project Manager



QUATTROCCHI KWOK
ARCHITECTS

Quattrocchi Kwok Architects
636 5th Street
Santa Rosa, California 95404

Phone: 707-576-0829

Fax:

PCCO #005

Project: 1732.00 - Alternative Ed School
860 Hinckley Road
San Mateo, California 94010

Phone:

Fax:

Prime Contract Change Order #005: Change Order 005

DATE CREATED:	11/ 30 /2020	REVISION:	0
CONTRACT FOR:	001:Rodan Builders Prime Contract	TOTAL AMOUNT:	\$ 368,238.00

The original (Contract Sum)	\$ 9,581,632.00
Net change by previously authorized Change Orders	\$ 1,483,648.00
The contract sum prior to this Change Order was	\$ 11,065,280.00
The contract sum would be changed by this Change Order in the amount of	\$ 368,238.00
The new contract sum including this Change Order will be	\$ 11,433,518.00
The contract time will not be changed by this Change Order by 0 days	

Not valid until signed by both the Owner and the Architect.

Signature of the contractor indicates his or her approval herewith, including any adjustment in the Contract Sum or Contract Time.

The compensation (time and cost) set forth in this Change Order comprises the total compensation due the Contractor, all Subcontractors and all Suppliers, at all tiers, for the work or change defined in the Change Order, including all impact on unchanged work. By signing this Change Order the Contractor acknowledges and agrees, on behalf of themselves, all Subcontractors and all Suppliers, at all tiers, that the stipulated compensation includes payment for all work contained in the Change Order, plus all payment for the interruption of schedules, extended and unabsorbed overhead costs, delay, disruption, and all impact, ripple impact or cumulative impact on all other work under this Contract. The signing of the Change Order indicates that the Change Order constitutes full mutual accord and satisfaction for the changed work, and that the time and cost under the Change Order constitutes the total equitable adjustment owed the Contractor, all Subcontractors and all Suppliers, at all tiers, as a result of the change. The Contractor, on behalf of themselves, all Subcontractors and all Suppliers, at all tiers, agrees to waive all rights, without exception or reservation of any kind whatsoever to file any further claim related to this Change Order. No further claim or request for equitable adjustment of any kind whatsoever shall arise out of or as a result of this change or the impact of this change on the remainder of the work under this Contract.

By execution of this Change Order the Contractor specifically waives, relinquishes, and releases any and all rights under Section 1542 of the California Civil Code which reads as follows:

"A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS WHICH THE CREDITOR DOES NOT KNOW OR SUSPECT TO EXIST IN HIS OR HER FAVOR AT THE TIME OF EXECUTING THE RELEASE, WHICH IF KNOWN BY HIM OR HER MUST HAVE MATERIALLY EFFECTED HIS OR HER SETTLEMENT WITH THE DEBTOR."

Quattrocchi Kwok Architects
636 5th Street
Santa Rosa California 95404

San Mateo Union High School District
650 North Delaware
San Mateo California 94401

Rodan Builders, Inc.
3486 Investment Blvd. Suite B
Hayward California 94545

SIGNATURE	DATE	SIGNATURE	DATE	SIGNATURE	DATE
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POTENTIAL CHANGE ORDERS IN THIS CHANGE ORDER:

PCO #	Description	Schedule Impact	Amount
013.4	Costs to replace the specified above ceiling 24 square plywood backboard installation from detailed with a surface wall mounted 24 x10 IDF cabinet. Pricing also includes new AV system in room A100 and admin building IDF ceiling enclosures	0 days	50,994.00
014.3	Costs associated with changes to footings and walls per CCD 19.	0 days	74,508.00
015	CE #015 - Generator for Equipment Testing Costs associated with bringing in a generator to assist with fire alarm, HVAC, and elevator testing prior to permanent power with PG&E. The pricing below reflects a one month max of use (1 week for HVAC/Fire alarm testing, 1 week for elevator testing, 1 week for furniture move). We are also including a setup and disconnect cost by our electrician. This does not reflect any additional fuel drops or maintenance work on the generator during this period.	0 days	18,205.00
016.1	Costs associated with CCD 21. Pricing includes disassemble canopy A, cut/prep/weld five (5) column stubs to existing columns, and furnish/install four (4) new columns at Wing C. . Per our discussion of this change order, the shop labor was done on time and material. Rodan will forfeit all markup on this pricing, and Hewatt has given back half of their markup in an effort to keep costs down.	0 days	85,928.00
017	CE #017 - Planar TV Addition Costs associated with installing sixteen (16) LCD flat screens in rooms A101, A102, A201, A202, A207, A208, A209, and A210.	0 days	138,603.00
TOTAL:			\$368,238.00

CHANGE ORDER LINE ITEMS: