

# CHANGE ORDER

1480.00 - 0 - 1.8

**CO  
010****PROJECT: Historic Alameda HS Modernization**2200 Central Avenue  
Alameda, CA 94501**Change Order No.****TEN (010)**

Project No.

1480.00

Initiation Date:

1/31/2019

Contract For:

Restoration and Modernization

Contract Date:

11/01/2016

DSA File No.

1-H1

DSA App. No.

01-116058

OPSC App. No.

**CONTRACTOR: Lathrop Construction Associates, Inc.**4001 Park Road  
Benicia, CA 94510

You are directed to make the following changes in this contract: (Refer to Summary on following page)

Reserved for Architect's Stamp

The original Contract Sum was	\$45,516,271
Net change by previous Change Order	\$5,742,674
The Contract Sum prior to this Change Order was	\$51,258,945
The Contract Sum will be INCREASED by this Change Order in the amount of	\$719,462
The new Contract Sum including this Change Order will be	<b>\$51,978,407</b>
The Contract Time will be UNCHANGED by this Change Order in the amount of	0 days
The Date of Completion as of the date of this Change Order:	

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

Signature of the contractor indicates his 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 Supplies, at all times, 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 work under this Contract. The signing of the Change Order indicates that the Change Order constitutes the total equitable adjustment owed the Contractor, all Subcontractor 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 FAVOR AT THE TIME OF EXECUTING THE RELEASE, WHICH IF KNOWN BY HIM MUST HAVE MATERIALLY EFFECTED HIS SETTLEMENT WITH THE DEBTOR."

**ARCHITECT**Quattrocchi Kwok Architects  
636 Fifth Street  
Santa Rosa, CA 95404**CONTRACTOR**Lathrop Construction Associates, Inc.  
4001 Park Road  
Benicia, CA 94510**OWNER**Alameda Unified School District  
2060 Challenger Drive  
Alameda, CA 94501

By:

2/1/2019

Date:

By:

Date:

By:

Date:



Date 02/01/2019

Date: \_\_\_\_\_  
Name: Shariq KhanBy: \_\_\_\_\_  
Title: AUSD CBODate: \_\_\_\_\_  
Name: Mia BontaBy: \_\_\_\_\_  
Title: AUSD Board President

PROJECT: Historic Alameda HS Modernization

Change Order No.

TEN (010)

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Contract For:

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## SUMMARY:

					Calendar Days Added to Contract			
No.	Reference:	Description:	C.O.R. #	Amount	DoC	M1	M2	M3
TOTALS:				\$719,462	0	0	0	0
1	RFI 164	Due to unforeseen site conditions, there was a much larger amount of demolition required for the soil densification work. As required by DSA, new steel frames were installed and additional repairs to the framing of floors, walls and ceilings in both the Central and Science building were needed.	055.2	\$57,885	0	0	0	0
2	RFI 146 series	Due to unforeseen conditions, it was necessary to replace large sections of the rat slabs in the Science building. These slabs were heaving due to soil stabilization/high pressure grouting required by CGS and DSA. This is the final section that required replacement.	097.4	\$7,680	0	0	0	0
3	AR 288	Due to unforeseen conditions, it was necessary to demolish the small remaining sections of walls and floors left behind by the structural steel installation. Attempting to preserve and reuse them would provide unsatisfactory conditions for the finishes to be reinstalled in the classrooms.	115.3	\$19,003	0	0	0	0
4	AR 169.3	Due to differing site conditions, the existing concrete beams were not as shown on the record drawings. It was necessary to re-frame the restroom walls in the first floor restroom in the Science building in order to meet ADA clearance requirements.	137.1	\$4,372	0	0	0	0
5	ASI 40, RFI 221.2, RFI 442	Due to varying site conditions, such as damaged plaster, uneven wall conditions, etc., additional demolition and furring was required throughout the project to allow new finishes to be installed.	186.1	\$53,334	0	0	0	0
6	AR 441, 441.3 and 446	Due to differing site conditions, it was required to enlarge soffits and frame around concrete columns to allow utility installations in the central corridors.	203.2	\$7,615	0	0	0	0
7	ASI 052	PCO 254.2 provides the costs to demolish and replace sections of plaster at interior walls due to flaking. This required additional abatement and replacing of plaster with gypsum board.	254.2	\$133,212	0	0	0	0
8	AR 179.6, RFI 245 series	Due to unforeseen conditions, re-framing the existing locker bases was required. This was to accommodate the differing wall depths of the original corridor construction and to allow for the installation of new lockers.	256.1	\$16,348	0	0	0	0
9	RFI 480	Due to differing site conditions, the elevator wall and custodial room walls were not as shown on the record drawings. These areas had to be partially demolished to allow for structural steel installation. Additional framing and gypsum board installation was needed in these areas to repair the demolished finishes.	265.1	\$7,014	0	0	0	0
10		PCO 268 provides the costs for the differing site conditions. The original poured in place concrete walls in the restrooms C218 and C-219 were not flat and required the addition of concrete backer to provide a suitable substrate for the tile installation.	268	\$4,836	0	0	0	0
11	ASI 052, RFI 462.1	Due to the unforeseen time required for the state to review and process the reports related to the soil densification and stabilization it was necessary for the trades to work overtime in an effort to meet the required completion schedule. These costs are for the premium differential only.	274	\$36,652	0	0	0	0
12	PCO 276, AR 484.3	Due to unforeseen conditions, it was required to use tile backer board over the existing concrete walls as they were not flat and did not provide a suitable substrate for the new finishes.	276	\$4,836	0	0	0	0

13	RFI 267.2	Due to unforeseen conditions, it was required to cut and modify column bracing to allow duct installation.	281	\$3,913	0	0	0	0
14	AR 458	Due to differing site conditions, it was necessary to install additional furring on exposed concrete beams to allow finishes to be installed.	283	\$1,705	0	0	0	0
15	AR 504	At locations where lobby lights were controlled by a breaker, it was necessary to re-feed the lights and provide switching to meet current code requirements, as the existing conditions were non-compliant.	288	\$2,288	0	0	0	0
16	AR 507	Due to unforeseen conditions, it was necessary to demolish large areas of the ceilings in the first floor of the Science building. This was to allow for the installation of structural steel beams required by DSA. The first floor ceilings required re-framing and sheetrock to the first floor ceilings after this work was completed.	290.1	\$25,174	0	0	0	0
17	PCO 295, AR 233 series	Due to unforeseen site conditions, numerous areas of the concrete walls were deteriorated and left side rebar was exposed to the elements. To prevent future deterioration and damage to the structure, the rebar had to be repaired and concrete walls patched due to safety & DSA.	295	\$54,073	0	0	0	0
18	SJS change requests 1704-43 and 1704-45, ASI 008 series	As a result of the existing materials testing program required by DSA, changes were required to structural steel previously detailed.	300	\$2,485	0	0	0	0
19	AR 52.3	Due to unforeseen site conditions, it was necessary to level the floors in the classrooms on the second and third floors of the Central building. This was to allow for proper flooring installation and meet ADA requirements.	301	\$13,678	0	0	0	0
20	AR 508	Due to differing site conditions, the existing walls at rooms S120 and S122 were not reflected by the record drawings. Concrete beams and other structural items were conflicting with new utilities, requiring additional wall framing and finishes.	303	\$8,684	0	0	0	0
21	AR 469.1	As required by CA Building Code, the Power Distribution Coordination Study was performed and found that several breakers needed to be replaced.	308	\$3,214	0	0	0	0
22	AR 364.2	To facilitate maintenance and prevent the need to shut down heat for the entire building in the event of a problem, it was determined to add isolation valves at each building section.	318	\$11,443	0	0	0	0
23	AR 535 series, ASI 52	Due to unforeseen existing conditions, it was necessary to demolish failing plaster at several concrete columns. This required additional furring and gypsum board installation to provide acceptable new finishes.	327	\$9,886	0	0	0	0
24	RFI 60.3	PCO 330 provides the costs to fix the existing second floor joists, and required the addition of metal joist hanger reinforcing. The hangers required furring to fit the original lumber sizes. Per DSA requirements	330	\$25,265	0	0	0	0
25	AR 537	PCO 331 provides the costs to relocate the magnetic hold opens on the elevator lobby doors, due to additional DSA structural requirements.	331	\$2,915	0	0	0	0
26	AR 363.3	PCO 332 provides the costs to provide rough in for exterior speakers on buildings, as requested by the District.	332	\$3,990	0	0	0	0
27	AR 276.1	Due to differing site conditions it was necessary to modify the ceiling framing in the 3rd floor corridor of the Science building. Lowering the ceiling to allow the mechanical systems required clearances in the above ceiling space.	334	\$11,531	0	0	0	0
28	AR 276.5	Due to unforeseen conditions it was necessary to provide 4 additional access points into the 3 floor plenum for lighting controls required by code.	335	\$3,093	0	0	0	0
29	AR 164 Series	Due to DSA structural requirements additional demolition of walls and ceilings were required in the science building, this demolition then required new walls and ceiling framing. Due to defected structure.	336	\$44,505	0	0	0	0
30	AR 517	Due to unforeseen conditions, there were existing leakage and the framing was found to have dry rot. It was necessary to demolish the short walls under the existing windows and install larger storefront windows.	340	\$29,358	0	0	0	0

31	AR 455.13	Due to unforeseen site conditions doors in the central building corridor that were scheduled to remain and be reused required replacement The existing doors were found to be out of square, skewed by several inches from top to bottom, cut off short and of varying heights.	353	\$72,514	0	0	0	0
32	AR 561	Install expansion loops in hydronic piping on roof at CM and CG line expansion joints are required where piping crosses the seismic joints per code and DSA.	361	\$20,975	0	0	0	0
33	AR 455.12	Due to unforeseen conditions the entry doors on science required different hardware to maintain the existing frame rather than demolish the existing, to meet code requirements.	362	\$15,986	0	0	0	0

END OF SUMMARY