

CHANGE ORDER

1480.00 - 0 - 1.8

**CO
011**

PROJECT: Historic Alameda HS Modernization
2200 Central Avenue
Alameda, CA 94501

| | |
|-------------------------|------------------------|
| Change Order No. | ELEVEN (011) |
| Project No. | 1480.00 |
| Initiation Date: | 3/1/2019 |
| Contract For: | Restoration and Modern |
| 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



Date: 03/19/2019

| | |
|---|---------------|
| The original Contract Sum was | \$ 45,516,271 |
| Net change by previous Change Order | \$ 6,462,136 |
| The Contract Sum prior to this Change Order was | \$ 51,978,407 |
| The Contract Sum will be INCREASED by this Change Order in the amount of | \$ 899,674 |
| The new Contract Sum including this Change Order will be | \$ 52,878,081 |
| 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

By:

Date: 3/19/2019

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

By:

Date:

Date: _____
Name: Shariq KhanBy: _____
Title: AUSD CBO

OWNER
Alameda Unified School District
2060 Challenger Drive
Alameda, CA 94501

By:

Date:

Date: _____
Name: Mia BontaBy: _____
Title: AUSD Board President

PROJECT: Historic Alameda HS Modernization

Change Order No. ELEVEN (011)
 Project No. 1480.00
 Contract For: Restoration and Moder
 DSA App. No. 01-116058

SUMMARY:

| | | | | | Calendar Days Added to Contract | | | |
|----------------|--------------------|---|----------|------------|------------------------------------|----|----|----|
| No. | Reference: | Description: | C.O.R. # | Amount | DoC | M1 | M2 | M3 |
| TOTALS: | | | | \$ 899,674 | 0 | 0 | 0 | 0 |
| 1 | AR 262.1 | Due to unforeseen conditions, modify shaft framing to allow duct work to pass below beam. | 109 | \$ 1,338 | 0 | 0 | 0 | 0 |
| 2 | AR 288 | Due to differing unforeseen site conditions, additional demolition of walls was required to facilitate the new work. This cost is in addition to the previous costs submitted in PCO 115.1. | 115.002 | \$ 18,339 | 0 | | | |
| 3 | AR 185.3 | Due to the DSA required soil stabilization using high pressure grout, the existing slab had to be demolished. This required the installation of new hydronic pipe supports at the west arcade after grouting was completed. | 126.1 | \$ 7,900 | 0 | 0 | 0 | 0 |
| 4 | AR 138 | Due to differing site conditions change duct sizes to provide required of air flow. | 127 | \$ 15,324 | 0 | | | |
| 5 | AR 48.1 | Due to unforeseen conditions, provide Young remote actuators for VAVs found to be in inaccessible locations. | 131 | \$ 10,311 | 0 | 0 | 0 | 0 |
| 6 | AR 48 series | Due to unforeseen conditions with crawl space access, framing modifications were needed to accomodate added damper and VAV changes. | 131.2 | \$ 10,258 | 0 | 0 | 0 | 0 |
| 7 | AR 349 | Due to unforeseen conditions, the requirements for shoring installation necessitated that additional ceilings be removed. | 153 | \$ 1,583 | 0 | 0 | 0 | 0 |
| 8 | RFI 325.1 | Lead Paint abatement required for demolition and reconstruction on GL SK in the Science Bldg. | 167.1 | \$ 2,269 | 0 | 0 | 0 | 0 |
| 9 | AR 410 | Due unforeseen site conditions, it was necessary to remove and cap utilities that were found under the existing slab. These would interfere with the new footings and equipment installation in the basement at the auditorium. | 190 | \$ 14,251 | 0 | 0 | 0 | 0 |
| 10 | N/A | Relocate conex containers as requested by District | 191 | \$ 2,078 | 0 | 0 | 0 | 0 |
| 11 | AR 221 | Due to existing conditions, it was necessary to provide furring and additional sheetrock in order to conceal roof drains in the classrooms. | 218.1 | \$ 2,139 | 0 | 0 | 0 | 0 |
| 12 | ASI 47 | Due to DSA inspection and testing requirements including the addition of exposed structural steel at the stairwells in science additional gypsum board and framing was required. | 227 | \$ 7,214 | 0 | 0 | 0 | 0 |
| 13 | AR 209.1 | Due to an unforeseen existing condition, a sump in the basement floor required concrete infill. | 234 | \$ 1,967 | 0 | 0 | 0 | 0 |
| 14 | AR 60.2, 60.3 | Due to unforeseen existing conditions, shims and furring adjustments were needed at the ceiling joists to support the installation of finishes. The balance of this work was priced out in PCO 330. | 237.1 | \$ 4,556 | 0 | 0 | 0 | 0 |
| 15 | AR 179.3 and 179.4 | Replace existing site storm drain and RWL piping found to be broken and damaged beyond repair at direction of the district. | 245.1 | \$ 21,549 | 0 | 0 | 0 | 0 |
| 16 | ASI 52.1 | Due to unforeseen existing conditions, remove additonal wet and damaged plaster and window trim in the Science & Central Building. | 254.001 | \$ 253,577 | 0 | 0 | 0 | 0 |
| 17 | AR 52 Series | Additional demolition and removal of damaged plaster found in the science and central Bldg. | 254.3 | \$ 36,827 | 0 | 0 | 0 | 0 |
| 18 | AR 466 | Due to an unknown existing condition at the basement floor, the concrete required chipping, bushing and leveling before waterproofing work. | 271 | \$ 799 | 0 | 0 | 0 | 0 |

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|----|------------------------------|--|-------|-----------|---|---|---|---|
| 19 | N/A | Continued costs associated with unforeseen time required for the state CGS Department 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. In order to maintain the schedule premium time was required by several trades in order to maintain schedule. This was due to CA. DGS extended review time for the soil stabilization report and approval. | 274.1 | \$ 37,973 | 0 | 0 | 0 | 0 |
| 20 | Submittal 639 | Due to unforeseen conditions and RFI responses and submittal review HVAC changes were required at Science building duct work. | 298 | \$ 29,701 | 0 | 0 | 0 | 0 |
| 21 | AR 522 | Due to unforeseen conditions and to reduce costs for additional demolition, cover old material with new plywood providing a viable substrate for new equipment installation. | 310 | \$ 2,159 | 0 | 0 | 0 | 0 |
| 22 | AR 215 | Due to unforeseen existing site conditions, it was necessary to demolish walls in classroom S214 and the corridor and re frame science building corridor walls on the second floor. | 312 | \$ 2,598 | 0 | 0 | 0 | 0 |
| 23 | ASI 56 | Frame future door opening room C126 as requested by owner. | 313 | \$ 678 | 0 | 0 | 0 | 0 |
| 24 | ASI 55.1 and ASI 55.2 | Due to differing site conditions, it was required to re frame and install gyp on walls in classroom 125 walls and corridor and stairwell columns in the science Bldg. | 319 | \$ 27,254 | 0 | 0 | 0 | 0 |
| 25 | AR 164.2 | Due to unforeseen conditions, several fire sprinklers needed to be removed and reinstalled to allow access for demolition activities. | 326 | \$ 2,284 | 0 | 0 | 0 | 0 |
| 26 | RFI 245 Series | Due to unforeseen conditions, the corridor locker bases were modified to accommodate the existing wall depths and permit trim to plane out smoothly. | 328 | \$ 27,312 | 0 | 0 | 0 | 0 |
| 27 | AR 343.1 | Provide AV changes as requested by the District IT Dept in room S125. | 329 | \$ 691 | 0 | 0 | 0 | 0 |
| 28 | AR 549 | Due to the additional structural steel required by the DSA Special Inspections and Testing program, the fire protection main line was relocated to avoid conflict with new steel. | 341 | \$ 27,469 | 0 | 0 | 0 | 0 |
| 29 | AR 224.2, 444, AR 445 series | Due to differing site conditions found upon steel, installation changes were required to fabricated steel components. | 346 | \$ 10,749 | 0 | 0 | 0 | 0 |
| 30 | AR 466.3 | Due to unforeseen site conditions involving a second unknown slab discovered under the current basement floor, additional waterproofing was required to provide a dry and waterproof basement for the new equipment. | 347 | \$ 41,566 | 0 | 0 | 0 | 0 |
| 31 | N/A | Due to differing site conditions, it is necessary to chip and patch the existing concrete beams at the classroom doors to comply with ADA requirements. | 350 | \$ 27,248 | 0 | 0 | 0 | 0 |
| 32 | AR 532 | Due to unforeseen conditions, it was required to fur up the floor in room S212 to make it comply with ADA requirements. | 351 | \$ 1,942 | 0 | 0 | 0 | 0 |
| 33 | AR 397.1 | Due to differing site conditions, it was necessary to install a framed soffit at existing structural components to conceal them. | 352 | \$ 1,422 | 0 | 0 | 0 | 0 |
| 34 | ASI 47 | As a requirement of the DSA Special Inspections and Testing program, destructive testing was performed on existing structural components. These test locations in the Science Bldg required repairs. | 359 | \$ 2,725 | 0 | 0 | 0 | 0 |
| 35 | AR 556 | Due to differing site conditions, it was required to add support angles to allow the arcade decking to be installed. | 360 | \$ 8,959 | 0 | 0 | 0 | 0 |
| 36 | AR 32.4 | To allow ease of maintenance, install a main water shut off valve in the science building room S-103. | 363 | \$ 3,847 | 0 | 0 | 0 | 0 |
| 37 | N/A | To prevent strong odors from impacting the educational program, change the roofing material to a Garland cold applied systems at the Science building low roof and arcades. | 371 | \$ 6,333 | 0 | 0 | 0 | 0 |
| 38 | AR 449 | Due to differing site conditions, it was necessary to install a new SS sheet metal cap at the roof for the old boiler flue opening. This was needed to make the opening safe as only a screen was found existing. | 372 | \$ 17,363 | 0 | 0 | 0 | 0 |

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| 39 | AR 455.19 | Due to unforeseen conditions, the demolition of various door frames was required for the installation of new framing and finishes. These door frames required replacement as they were not salvageable. | 373 | \$ 3,965 | 0 | 0 | 0 | 0 |
| 40 | AR 273.1 | Due to unforeseen conditions, the slab in the pipe chase under the walkway is not sufficient to anchor pipe supports so additional supports are required. | 375 | \$ 3,893 | 0 | 0 | 0 | 0 |
| 41 | AR's 455.1, 519, 562, and 568 | Due to various unforeseen conditions, the following framing activities were required: frame sloped top on corridor wall at science; add soffit in science corridor for MEP crossing; frame for duct penetration on lower roof due to existing structural beam interference; reframe opening for door at S110 to accept new door. | 376 | \$ 4,015 | 0 | 0 | 0 | 0 |
| 42 | N/A | Incorporate keying and core changes as requested by District M&O. | 377 | \$ 15,523 | 0 | 0 | 0 | 0 |
| 43 | N/A | As requested by the owner, furnish and install science room tables for Rooms S101, S111, S113, S120, S122, S201, S203, S205 and S211, per the attached quote. | 378 | \$ 103,526 | 0 | 0 | 0 | 0 |
| 44 | AR 541 | Due to unforeseen conditions, it was necessary to install blocking for the addition of DSA required smoke baffles at the stairs. | 379 | \$ 5,069 | 0 | 0 | 0 | 0 |
| 45 | AR 546.1 | Due to differing site conditions, it was necessary to selectively demo, patch and skim coat the existing plaster in the central stairwell of the Science Building. | 380 | \$ 61,169 | 0 | 0 | 0 | 0 |
| 46 | AR 500.1 | Due to unforeseen existing conditions, The existing roof hatch was found to be roofed over and unusable, so new ladders were required to access the chiller. | 382 | \$ 8,042 | 0 | 0 | 0 | 0 |
| 47 | N/A | Costs for securing the EBMUD permit. This is a direct reimbursable. | 383 | \$ 1,920 | 0 | 0 | 0 | 0 |

END OF SUMMARY