



QUATTROCCHI KWOK
ARCHITECTS

Quattrocchi Kwok Architects
636 5th Street
Santa Rosa, California 95404
Phone: 707-576-0829
Fax:

PCCO #002

Project: 1649.00 - Haight Elementary School Modernization
2025 Santa Clara Avenue
Alameda, California 94501

Phone:
Fax:

Prime Contract Change Order #002: Change Order 002

DATE CREATED:	8/21/2019	REVISION:	0
CONTRACT FOR:	001:Haight Elementary School Modernization Prime Contract	TOTAL AMOUNT:	\$ 278,078.00

The original (Contract Sum)	\$ 4,714,617.00
Net change by previously authorized Change Orders	\$ 259,139.00
The contract sum prior to this Change Order was	\$ 4,973,756.00
The contract sum will be increased by this Change Order in the amount of	\$ 278,078.00
The new contract sum including this Change Order will be	\$ 5,251,834.00
The contract time will not be changed by this Change Order	

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."

Alameda Unified School District
2060 Challenger Drive
Alameda, CA 94501

Name: Shariq Khan

By: _____
Title: AUD CBO
Date: _____

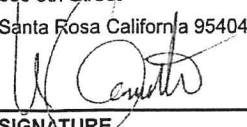
Name: Mialisa Bonta

By: _____
Title: AUD Board President
Date: _____



Date: 08/27/2019

Quattrocchi Kwok Architects
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Santa Rosa, California 95404

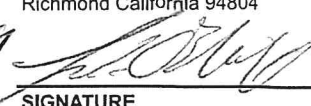

SIGNATURE DATE 8/27/19

Quattrocchi Kwok Architects

Name: Robbie Lyng


SIGNATURE DATE 8/30/2019
Title: Senior Director of Construction

Alten Construction
1141 Marina Way South
Richmond, California 94804


SIGNATURE DATE 8/30/19



POTENTIAL CHANGE ORDERS IN THIS CHANGE ORDER:

PCO #	Description	Schedule Impact	Amount
007	Daikin water source heat pumps required the installation of a wireless transmitter to work with Pelican Controls at each unit.		23,654.00
008	At site meeting it was determined that due to unforeseen conditions it was necessary to perform this electrical work at the new mechanical equipment and clean up of (E) equipment in boiler room.		30,091.00
009	Per onsite meeting it was determined to add control joints to new plaster classroom walls at patio to provide better anti-cracking measures.		1,956.00
010	As requested by the district replace & install new carpet to Admin Rooms 36 & 37.		3,251.00
011	As requested by the district at on site meeting to add power & data at new admin not included in the original scope.		21,830.00
012	As requested by the district during site meeting to revise (E) irrigation to continue to provide water to the (E) garden next to the play structure and lawn area and add a drip system to planting areas at the new student drop off.		10,227.00
013	Per onsite meeting with City of Alameda Official, the official directed contractor to follow city standards which was beyond contract scope.		10,637.00
014	Required to reroute (E) SD and SS lines lying in the middle of new Unisex toilet 35A.		1,882.00
015	As requested by the district add interior painting to Admin Walls in Rooms 36, 37 & 39.		4,352.00
016	Patio classroom countertops conflicted with new window trim at new walls.		1,060.00
017	Prep and paint of all four ceilings at stairwells were not included in base bid with painting of walls.		11,420.00
018	The contractor required clarification on how to connect the new fluid cooler which had 2 inlets and 2 outlets yet the plans had shown only 1 inlet and 1 outlet.		3,896.00
019	Adjustment of new paving and drainage between drop off and (E) AC. Also, replaced an (E) SDDI to meet ADA requirements.		5,926.00
021	Doors 82 & 87, Men & Women Restrooms on Second Floor, (E) doors with cylindrical locks were modified in order to accept the faculty restroom mortise lockset as required by DSA reviewers.		4,658.00
022	CE #022 - ASI 011 - Louvers @ New Classroom Wall Per ASI #011.0/ RFP 002 to remove 2" vent and hydronic supply/return piping in Room 240 for HP-15. Per ASI #011.0/ RFP 002 relocated hydronic piping and DWV piping for HP-15. Per the direction of Alten Construction, BCM to proceed on T&M to furnish and install louvers, connect ductwork to new louver cans, measure and order new saddles, and rework ductwork for new louver locations per ASI 11. Please see the attached change order from BCM for more details.		22,616.00
023	District requested to install RWL cleanouts at portables per the district standard.		4,288.00
024	As requested by the district to replace (E) Concrete Flatwork in Front of School on Santa Clara Ave Side.		22,519.00
025	As requested by the district provide 4 new exterior fixtures to replace the (E) damaged exterior fixtures at patio walls.		15,382.00
027	As requested by the district install external WP Box and cabling within 4' of outside 4' x 8' frame of new LED marquee sign.		5,480.00
028	Replacement of Entrance/Office Lockset with Storeroom Lockset for group 2.		13,948.00



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	Replacement of hardware group 2 with group 8 at 4 doors. Addition of hardware for 4 doors missing from door schedule.		
029	As requested by the district rerouting of inefficient copper lines in the mechanical room to provide clean install of new boiler. Repair corroded storm drain piping in Room 11 & 13 walkway and broken underground 1-1/2" PVC irrigation line at new fence install. Relocated 3 storm drain cleanouts.		5,265.00
030	As requested by the district to add bottom rail to the new fencing at the drop off lane area. Installed bottom tension wire at new fence is ineffective in stopping balls going under fence.		4,022.00
031	Repainting the exterior of the school per RFP-001/RFP-006 required the removal & reinstallation of (E) signage at all exterior painted areas.		4,443.00
032	As requested by the district to install self-leveling polyurethane calking at gaps left in patio floor at the removed metal panels.		844.00
033	Required demolition of (E) mechanical closet wall in room 40 to enlarge for new heat pump.		5,302.00
034	New door opening cut into (E) CMU wall revealed a $\pm 1"$ differential between the interior and exterior slab that needed to be reduced to meet ADA at the entry.		2,697.00
035	The 2 (E) doors were equipped with (E) panic hardware and the replacement locksets scheduled would not work on these doors without major modification.		5,089.00
036	As requested by the district the restoration of the (E) irrigation system to be operable for the (E) plantings only and to provide a light layer of mulch over the entire area after testing system.		24,841.00
038	As requested by the district the (E) HM frame damage was required to be restored to receive new glazing and paint.		6,502.00
TOTAL:			\$278,078.00