



QUATTROCCHI KWOK
ARCHITECTS

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

Phone: 707-576-0829

Fax:

PCCO #004

Project: 1601.00 - Lincoln Middle School Modernization
1250 Fernside Blvd.
Alameda, California 94501

Phone: n/a

Fax:

Prime Contract Change Order #004:

DATE CREATED:	11/ 18 /2019	REVISION:	0
CONTRACT FOR:	1:Lincoln Middle School Modernization Prime Contract	TOTAL AMOUNT:	\$ 213,750.43

The original (Contract Sum)	\$ 5,860,156.00
Net change by previously authorized Change Orders	\$ 1,143,154.80
The contract sum prior to this Change Order was	\$ 7,003,310.80
The contract sum would be changed by this Change Order in the amount of	\$ 213,750.43
The new contract sum including this Change Order will be	\$ 7,217,061.23
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."



Date: 12/09/2019

Alameda Unified School District
2060 Challenger Drive
Alameda California 94501

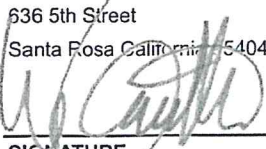
Name: Shariq Khan

By: _____
Title: AUSD CBO
Date: _____

Name: Mialisa Bonta

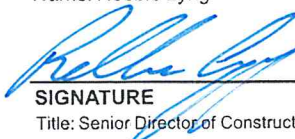
By: _____
Title: AUSD Board President
Date: _____

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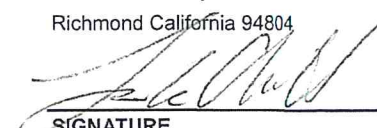
 12/9/2019
SIGNATURE DATE

Quattrocchi Kwok Architects

Name: Robbie Lyng

 12/10/19
SIGNATURE DATE
Title: Senior Director of Construction

Alten Construction
1141 Marina Way South
Richmond California 94804

 12/9/19
SIGNATURE DATE



POTENTIAL CHANGE ORDERS IN THIS CHANGE ORDER:

PCO #	Description	Schedule Impact	Amount
018	Create a path with D.G. for South courtyard. Recreate break area per district direction at Building A.	0 days	7,257.59
019	Investigate, locate and provide new water connection to replace existing water-less urinals. Due to unforeseen condition per the RFI-081: The 5 existing urinals to be replaced, P3, (3 in building B, 1 in building G, and 1 in building A) are shown to have a water point of connection in the wall directly behind the urinals. However, there is no point of connection in a area behind the urinals. In order to locate the point of connection more drywall needed to be removed.	0 days	11,680.22
020	Supply and install additional glazing throughout the site to replace existing Plexiglas windows not included in original scope.	0 days	3,216.44
021	Replace specified sink with shallow sink to meet ADA requirements.	0 days	588.14
022	Due to unforeseen conditions additional plumbing demolition, capping and rerouting was required in numerous locations to allow the new work to proceed. Per responses to RFI 15, which required additional plumbing demolition cutting and capping in rooms B 604, 605 and 608, RFI 16, required removal and capping utilities of a drinking fountain to allow the installation of the fire riser and RFI 57 which required the demolition of existing plumbing vents found in walls of building C that were scheduled to be removed to for new work.	0 days	5,604.56
023	Supply and install transaction windows as requested by the district in the attendance office in lieu of fixed glazing.	0 days	5,962.58
024	Install additional signs on interior spaces that were re-purposed as directed by the district.	0 days	942.93
025	Relocate the Main Water point of connection as required by EBMUD, which required additional demolition and patch back of hardscape.	0 days	14,306.74
026	Due to unforeseen conditions, electrical routing was not as shown on record drawings. Numerous relocation's and repairs of feeders and other electrical circuits were required to allow the new work to proceed. Pull panel feeder to bldg. 800 per District direction. Trace out and repair conduit found imbedded in sidewalk. Replace conduit and wire not on as-builts that was demolished in walls and then found to be required. Hook up exhaust fans in bundling C power not shown on drawings. Install 120V receptacle for chemical station in boiler room not shown on drawings.	0 days	36,303.50
027	Provide point of use hot water at two lavatories, hot water not shown on plans.	0 days	1,641.61
028	Repair power to heat pump, conduit found to be buried in concrete slab poured during original construction with no warning tape or colored concrete to indicate buried electrical. cut during demolition.	0 days	3,694.02
030	Wall of wood shop was modified at some point in the past and not built as shown on record drawing requiring a additional framing and mechanical work to allow new work to be installed safely.	0 days	8,425.17
031	Install building signage as required by the Alameda Fire Dept. to aid emergency responders in identifying buildings.	0 days	10,156.34
032	Supply and install 2l exit gates with panic hardware in addition to the existing gates in the ornamental fence at the school entrance as requested by the School Site/District. To provide additional exits in the event of an emergency.	0 days	21,551.07



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033	Supply and install chain link enclosure at the fire riser to prevent vandalism as requested by the district.	0 days	5,550.11
034	Overtime differential as needed by various trades to open school on schedule.	0 days	11,203.17
035	Add Lights in three Closets in Admin area Building B these closets were created during the construction and did not have lighting, lighting was requested by the site.	0 days	4,388.32
036	As requested by the district re-feed non operational power outlet in wood shop	0 days	1,234.22
037	In order to match existing new windows installed powder coat the new transaction windows in the attendance office.	0 days	2,746.15
038	At the existng double gate on East Shore drive there was no work scheduled for the project. At the request of the district the existing chain link gate was replaced with new panic bar operated pedestrian gate per the response to RFI 108.	0 days	11,035.50
039	Provide landscaping in courtyard as directed by district.	0 days	26,343.54
040	Install corner guards not shown on plans	0 days	900.03
042	Provide Aluminum letters to match other district fencing projects for consistency. Provide Lion Logo not shown on plans.	0 days	8,434.09
043	Acoustic ceiling fabric changed from what was required at bid time to an upgraded product. ACT Panels Fabric Upgraded per finish schedule. At time of bid 2/27 the only thing spec'd were using Guilford of Maine fabric. Since every fabric and color choice very greatly in price range we proposed the FR701 fabric line and white panels which are both the most commonly used. The Finish Legend that came out on 5/10 called out for a color from the Guilford of Main Anchorage 2335 line.	0 days	2,982.96
044	Due to differing site conditions additional work was required in the staff room kitchen area. Added new outlets and power for the refrigerator and the countertop/microwave. Install new suspended ceiling and flooring and base as requested by the district	0 days	7,601.43
TOTAL:			\$213,750.43

CHANGE ORDER LINE ITEMS: