



QUATTROCCHI KWOK
ARCHITECTS

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

Phone: 707-576-0829

Fax:

PCCO #003

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

Phone:

Fax:

Prime Contract Change Order #003: Change Order 003

DATE CREATED:	12/9/19	REVISION:	0
CONTRACT FOR:	001:Haight Elementary School Modernization Prime Contract	TOTAL AMOUNT:	\$ 379,399.01

The original (Contract Sum)	\$ 4,714,617.00
Net change by previously authorized Change Orders	\$ 537,217.00
The contract sum prior to this Change Order was	\$ 5,251,834.00
The contract sum will be increased by this Change Order in the amount of	\$ 379,399.01
The new contract sum including this Change Order will be	\$ 5,631,233.01
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."



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: _____

Quattrocchi Kwok Architects
636 5th Street
Santa Rosa California 95404

 12/9/2019
SIGNATURE DATE

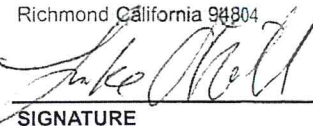
Quattrocchi Kwok Architects

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

Printed On: 12/6/2019 01:41 PM



POTENTIAL CHANGE ORDERS IN THIS CHANGE ORDER:

PCO #	Description	Schedule Impact	Amount
039	As requested by the district during on site meeting to remove and replace original patio surface at four locations.	0 days	20,843.00
040	While performing modernization contract work it was discovered that the existing hollow metal storefront at several locations were too deteriorated to paint over and needed to be repaired first.	0 days	4,130.00
041	This PCO is due to condensate drainage not being included in the DSA Approved plans.	0 days	17,910.00
042	During an onsite meeting the District requested that the A/C paving next to the gutter be removed and replaced to decrease the slope of the A/C.	0 days	11,087.00
043	As requested by the district, work was added to remove and replace the existing metal wall and roof over the administration with new, due to dry-rot and water leaks.	0 days	60,341.00
044	The contractor, manufacturer and engineers determined that the addition of a neutral conductor to the existing HVAC panel-boards and branch circuits feeding the HP units was needed to complete install. This was an unforeseen condition and safety.	0 days	164,754.00
045	Additional electrical work to repair conduits and conductors that were abandoned in the ceiling and made safe, also to bring constant hots to emergency fixtures.	0 days	(5,000.00)
046	As requested by the district to add a seal coating to the existing play yard and parking lot.	0 days	16,960.00
048	District requested the replacement of the existing play yard and parking lines covered by the new seal coating.	0 days	21,600.00
049	Additional electrical work related to boiler and pumps, that were not shown on the DSA Approved drawings.	0 days	20,263.00
050	Determined during site walk with AUSD Staff, Don Albright, Robby Lyng, QKA and GC, to add additional power and data to the administration area.	0 days	8,519.00
051	As requested by the district, add new Marquee Sign at exterior administration.	0 days	5,591.00
052	Per district direction to replace deteriorated existing exterior fixtures with new at new patio walls, due to safety concerns.	0 days	9,610.00
053	Per AUSD direction; replace leaking backflow, reconnect 2" irrigation line, and installed a storm drain cleanout.	0 days	1,592.42
054	District requested the replacement of the existing kindergarten play yard lines covered by the new seal coating.	0 days	2,954.05
055	Additional electrical work to repair conduits and conductors that were abandoned in the ceiling and made safe, also to bring constant hots to emergency fixtures.		2,509.56
056	District requested to switch double door hardware at administration to provide safer entry and exit; patch and paint any doors where the old hardware was replaced with new, due to rust, cover existing holes for safety and clean up doors.	0 days	2,199.43
057	Supply and install sheet metal pipe guards to protect the students, as requested by the district.	0 days	8,306.47
058	Supply and install new mortise lock sets on restrooms to replace broken lock and meet ADA requirements, as requested by the district.	0 days	5,229.08
TOTAL:			\$379,399.01

CHANGE ORDER LINE ITEMS: