

# CHANGE ORDER

1480.00 - 0 - 1.8

**CO  
019**

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

<b>Change Order No.</b>	<b>NINETEEN (019)</b>
Project No.	1480.00
Initiation Date:	12/4/2019
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*



The original Contract Sum was	Date: 12/09/2019	\$ 45,516,271
Net change by previous Change Order		\$ 11,738,475
The Contract Sum prior to this Change Order was		\$ 57,254,746
The Contract Sum will be INCREASED by this Change Order in the amount of		\$ 336,512
The new Contract Sum including this Change Order will be		\$ 57,591,258
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 Suppliers, 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.

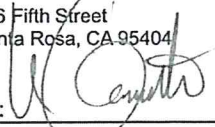
By execution of this Change Order the Contractor specifically waives, relinquishes, and releases any and all rights under Section 1542 of the California Civil Code which reads as follows:

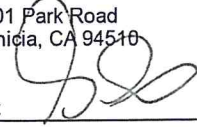
"A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS WHICH THE CREDITOR DOES NOT KNOW OR SUSPECT TO EXIST IN HIS FAVOR AT THE TIME OF EXECUTING THE RELEASE, WHICH IF KNOWN BY HIM MUST HAVE MATERIALLY EFFECTED HIS SETTLEMENT WITH THE DEBTOR."


**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  
Name: Robbie Lyng

By:   
Date: 12/9/2019

By:   
Date: 12-9-19

By:   
Date: 12/10/19

Name: Shariq Khan

Name: Mialisa Bonta

By: \_\_\_\_\_  
Title: AUUSD CBO  
Date: \_\_\_\_\_

By: \_\_\_\_\_  
Title: AUUSD Board Meeting  
Date: \_\_\_\_\_

PROJECT: Historic Alameda HS Modernization

Change Order No. NINETEEN (019)  
 Project No. 1480.00  
 Contract For: Restoration and Modernization  
 DSA App. No. 01-116058

SUMMARY:

SUMMARY:					Calendar Days Added to Contract			
No.	Reference:	Description:	C.O.R. #	Amount	DoC	M1	M2	M3
TOTALS:				\$ 336,512	0	0	0	0
1	AR 191	Due to unforeseen conditions, demo and patching of plaster was required. The existing plaster was damaged and failing in this area. There was also additional work in this area for fire sprinkler supports and access panel installation at corridor outside the IOR office first floor.	188	\$ 8,233	0	0	0	0
2	AR 279	Due to unforeseen conditions, it was discovered that the concrete beam was not level and required saw cutting to allow new work to be installed.	235	\$ 1,783	0	0	0	0
3	n/a	As requested by the district and required to complete work in time to open the school, overtime differential costs were incurred. Please note painters were not allowed overtime on this PCO.	274.004	\$ 19,983	0	0	0	0
4	ASI 52.R1	Due to unforeseen existing conditions, dryrot was discovered. It was necessary to demolish the existing plaster and replace with new gypsum board at the window alcoves in the central Bldg.	284	\$ 41,383	0	0	0	0
5	AR 421.2	Supply and install new foundation vents at entire perimeter of central and science Bldg. These vents were not visible until the site clearing of the existing plants at the building perimeter was completed. At that time it was discovered many were damaged or missing and replacement would be required.	293	\$ 39,349	0	0	0	0
6	ASI 77	Supply and install new doors at additional locations. During the course of construction, it was found that several of the exterior doors originally slated to remain and be reused would need replacement including new hardware.	393	\$ 16,263	0	0	0	0
7	ASI 80	Additional painting of medallions not shown on drawings.	400	\$ 8,964	0	0	0	0
8	AR 602	Additional lead paint abatement at the ceiling of the southern science classroom.	430.001	\$ 3,987	0	0	0	0
9	ASI 26	Due to the numerous structural steel elements added as a requirement of DSA testing and inspection program, plaster patching was required in several additional areas.	447.001	\$ 1,762	0	0	0	0
10	AR 534.1	Due to differing site conditions, it was necessary to modify the clouds due to the existing wall being out of square.	449	\$ 1,018	0	0	0	0
11	AR 526.4	Door hardware at opening 108 was not as shown on record drawings. There are 3 doors side by side at this opening. The fixed doors were now active and the active doors were now fixed. This required hardware changes to make the doors operate correctly and comply with ADA.	460	\$ 2,783	0	0	0	0
12	Submittal 250	Changes made to science room tables per submittal comments. The submittal review added drilled grommet hole in epoxy top of every table not previously included.	461	\$ 2,655	0	0	0	0
13	AR 599.1	Due to unforeseen site conditions, additional demolition was required to allow ADA parking stall installation. The seat wall at the stair leading up to the colonnade from the ADA parking stall protruded into the new parking stall and required saw cutting and demolition.	467	\$ 2,301	0	0	0	0
14	AR 455.26	Door closers were not shown to be installed at all doors in the main corridor. To maintain consistency and eliminate floor stops which can be a tripping hazard, closers were installed on 27 additional doors.	472	\$ 10,228	0	0	0	0
15	ASI 93	Provide AV cabling for short throw projectors as requested by the district.	482	\$ 35,971	0	0	0	0

16	n/a	Increase the guard rail length at the west arcade due to differing site conditions.	487	\$ 7,843	0	0	0	0
17	n/a	Patch the faux finish in the lobby area. The finish was failing when the project started. It is possible that additional spots showed failures due to the building not being conditioned for long periods of time, but this was unavoidable due to the nature of the work.	495	\$ 14,445	0	0	0	0
18	AR 461 Series	The existing irrigation was found to be old, galvanized piping which was corroded and leaking, using battery operated control slaves. After review of the existing conditions and confirmation by the district, it was determined to replace the irrigation to the north west planter area north of the West building.	497	\$ 12,045	0	0	0	0
19	ASI 89	Furnish & install a new exterior clock. The existing clock was non operational and unable to be reused.	510	\$ 8,365	0	0	0	0
20	ASI 100	Supply and install a hose bib at outdoor learning center as requested by the district.	512	\$ 1,263	0	0	0	0
21	n/a	Furniture for the science bldg was dusty/dirty from storage. When delivered by the district's moving company, LCA was asked to clean it.	515	\$ 4,178	0	0	0	0
22	AR 443.7	Due to unforeseen conditions, the existing windows were installed by having the frames welded to a steel embed. In order to install the new aluminum storefront windows and comply with code, it was required install welded studs and wood nailers to facilitate new storefront window installation using screws, as it is not possible to weld aluminum to steel.	516	\$ 17,833	0	0	0	0
23	AR 443.7	Due to the need to add the wood nailers for attachment of the storefront windows, it was required to provide a break metal cover for the wood nailers to protect them and make the storefront installation complete.	516.001	\$ 13,418	0	0	0	0
24	AR 523.1	In lieu of patching the low roof in numerous locations at small penetrations, it was determined, after review with the district, that the best approach would be to re-coat the entire roof.	517	\$ 13,164	0	0	0	0
25	RFI 626	As requested by the district, provide painting and flooring in the Dojo Room	518	\$ 41,271	0	0	0	0
26	ASI 104	Supply and Install additional tackable wall panels in various administration spaces as directed by the district.	519	\$ 32,709	0	0	0	0
27	AR 617	Due to unforeseen conditions, there were numerous locations where additional wall demolition was required to allow the high pressure grouting equipment and Helical pile installation equipment to be used. This additional demolition caused the raceways to be removed and necessitated their replacement.	520	\$ 18,396	0	0	0	0
28	AR 628	Supply and install wood trim base at reception desks to conceal metal brackets. The wood base was not shown on the drawings and the site requested the metal brackets be concealed.	525	\$ 4,290	0	0	0	0
29	AR 432.6	Supply and install protective covers on hydronic piping controls in the Patton Gym to prevent damage from thrown balls and other activities.	527	\$ 6,478	0	0	0	0
30	ASI 97	The color was not on the schedule, but was chosen originally by the design team. The design team then changed color at all interior stairway handrails and banisters to dark brown to limit the appearance of being dirty.	529	\$ 11,571	0	0	0	0
31	AR 443.3	Additional cleaning of the Patton Gym as requested by the district.	531	\$ 6,569	0	0	0	0
32	AR 78 Series	Credit to VE the off site restoration of some north elevation windows per the attached quotes.	532	(\$ 84,793)	0	0	0	0
33	AR 440.2	Patch and repair damaged ceiling in plan room/construction office.	533	\$ 2,216	0	0	0	0
34	AR 632	Replace water heater in nurses office with larger unit including power.	535	\$ 3,966	0	0	0	0
35	n/a	Install Hose Bibb on Roof for mechanical equipment not shown on plans.	536	\$ 4,622	0	0	0	0

END OF SUMMARY