



PCCO #003

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

Project: 1617.00, 1617.02 - Encinal HS - Inc 1 & 2 - New Classrooms &
Modernization
210 Central Avenue
Alameda, California 94501

Phone: 707-576-0829

Phone:

Fax:

Fax:

Prime Contract Change Order #003: Change Order 003

DATE CREATED:	12/ 04 /2019	REVISION:	0
CONTRACT FOR:	1:Encinal HS - Inc 1 & 2 - New Classrooms & Modernization Prime Contract	TOTAL AMOUNT:	\$ 255,288.00

The original (Contract Sum)	\$ 24,600,145.00
Net change by previously authorized Change Orders	\$ 413,332.00
The contract sum prior to this Change Order was	\$ 25,013,477.00
The contract sum would be changed by this Change Order in the amount of	\$ 255,288.00
The new contract sum including this Change Order will be	\$ 25,268,765.00
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 California 94501

Name: Shariq Khan

By: _____
Title: AUD CBO
Date: _____


Name: Mialisa Bonta

By: _____
Title: AUD Board President
Date: _____



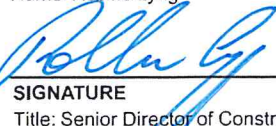
Date: 12/09/2019

Quattrocchi Kwok Architects
636 5th Street
Santa Rosa California 95404

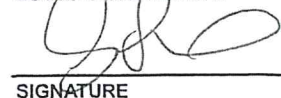
 12/9/2019
SIGNATURE DATE

Quattrocchi Kwok Architects

Name: Robbie Lyng

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

Lathrop Construction Associates, Inc.
4001 Park Road
Benicia California 94510

 12-9-19
SIGNATURE DATE



POTENTIAL CHANGE ORDERS IN THIS CHANGE ORDER:

PCO #	Description	Schedule Impact	Amount
023	The underground storm drain system did not match the record drawings, thus modifications were required. The existing pipe was a 12 inch not an 8 inch as shown on the record drawings. Additionally the point of connection was not in the location shown requiring rerouting of the line. Also, additional unknown 12 inch drain lines were encountered that had to be investigated, removed and plugged to allow the new work to proceed.	0 days	17,757.00
029	The existing 12 inch storm drain line was found to full of standing water, which indicated a broken or plugged line. The contractor was directed to investigate the problem. This required the use of the hydrovac truck and camera equipment review of the line to determine if it was simply plugged or broken. The line was found to be plugged with sand and sediment and was cleared.	0 days	13,717.00
031	Revise emergency egress plan after review of site and construction logistics plan to provide required emergency egress routes for the safety of students. Several additional gates were required adjacent to Bldg 100; the Tennis courts as well as between bldg. 600 and 700, a new ramp and gate was also required.	0 days	18,745.00
034	Add the original HVAC equipment back into the project, after further review by the design team it was determined not to accept the proposed value engineering alternate equipment. This will allow for site wide integration of the district desired Pelican control system and avoid other issue related to using a different manufacturer (other than specified) of equipment including structural considerations for additional weight etc.	0 days	79,170.00
038	Due to differing site conditions it was found the fire rated wall assemblies did not reach the underside of the roof deck as required by code. Therefore it was necessary to demolish the walls in the restrooms and end classrooms to allow the fire rated assembly to be installed code compliant.	0 days	112,111.00
041	Due incorrect dimension shown on the plans, it was necessary to relocate backing to a new elevation for whiteboards. This change allowed for the chalk tray to be located 3' above finish floor.	0 days	6,473.00
046	After reviewing the existing wall construction it was found to be unsafe to attach the new casework to the existing walls. It was necessary to develop new details for attaching the new walls to the existing walls and roof structure to allow the new work to be installed.	0 days	6,051.00
050	Lighting changes resulting in a credit as detailed in ASI 21	0 days	(37,505.00)
051	In order to install the new ADA compliant drinking fountains and bottle filling stations it was necessary to remove the old fire hose cabinets and associated piping that interfered with the new work. This allowed the ADA drinking fountain alcoves to be constructed.		16,630.00
068	During bidding, there was no color selected for the frames of the aluminum windows and curtain walls. Therefore the contractor bid clear anodized aluminum. The design team intended for the frames to be powder coated Ultrapon 2 Coat, Mineral Brown. This color change for the frames occurred between bidding and DSA approval and was therefore not included in the base price.	0 days	22,139.00



PCCO #003

		TOTAL:	\$255,288.00

CHANGE ORDER LINE ITEMS: