

CHANGE ORDER

1480.00 - 0 - 1.8

CO 021

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

Change Order No. TWENTY-ONE (021)

Project No.	1480.00
Initiation Date:	6/11/2020
Contract For:	Restoration and Modernization
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		\$	45,516,271
Net change by previous Change Order	Date: 06/15/2020	\$	12,304,478
The Contract Sum prior to this Change Order was		\$	57,820,749
The Contract Sum will be INCREASED by this Change Order in the amount of		\$	215,442
The new Contract Sum including this Change Order will be		\$	58,036,191
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

DocuSigned by:
By: Mark Quattrocchi
A0D9968B54B5426...
Date: 6/15/2020

DocuSigned by:
By: Ricky J. Martellaro
6971E872F0D0452...
Date: 6/15/2020

By:
Date:

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SUMMARY:

No.	Reference:	Description:	C.O.R. #	Amount	Calendar Days Added to Contract		
					DoC M1	M2	M3
TOTALS:				\$ 215,442	0	0	0
1	AR 290	Due to unforeseen conditions, it was necessary to modify the sprinkler main in the Patton Gym to allow new support steel for the chiller to be erected.	113.002	\$ 3,935	0	0	0
2	AR 386.1	Due to differing site conditions, several rainwater leaders running concealed in the walls required removal and relocation in order to install the new structural steel system in the central building.	179.001	\$ 4,892	0		
3	AR 21.12	Due to differing site conditions, it was necessary to relocate a wall to provide a chase for the new hydronic lines and avoid interference with door C-217A.	213	\$ 11,804	0	0	0
4	AR 448.1	Due to unforeseen conditions, return air grille was not part of the original equipment supplied and a new grille was required for proper operation of the equipment.	253.002	\$ 536	0	0	0
5	ASI 43	Due to differing site conditions, the old abandoned duct in the Patton Gym required removal to allow new chiller support steel to be installed.	275	\$ 7,468	0		
6	AR 422	Due to unforeseen conditions, additional curbs were required to allow roofing installation to achieve the required height per manufacturer recommendations at seismic joints at arcades.	289	\$ 989	0	0	0
7	AR 422 Series	Due to unforeseen conditions, it was necessary to infill small windows at roof of west arcade to allow new roofing installation to meet the manufacturer requirements and provide warranty.	289.002	\$ 9,694	0	0	0
8	AR 127.7	Due to unforeseen conditions, it was necessary to modify the structure for the chiller pad support framing to accept larger vibration isolation equipment.	307.001	\$ 18,182	0		
9	ASI 57, 64	Due to differing site conditions, casework was changed to painted in lieu of stained wood and additional trim was removed and replaced requiring additional painting.	337.003	\$ 17,698	0	0	0
10	AR 503.16	Due to unforeseen conditions, additional wall framing was required making it was necessary to install new window shelves.	368	\$ 2,794	0		
11	Submittal 639.1	Due to unforeseen conditions, it was necessary to replace the mechanical equipment curbs on the science building low roof to provide enough height for roofing installation to meet requirements for warranty.	433	\$ 2,290	0	0	0
12	AR 518.1	Power to this parking lot light standard was not shown.	452	\$ 3,144	0		
13	AR 609.2	Due to differing site conditions, it was necessary to replace the gutter and add flashings for the new roof at the science bldg.	454.001	\$ 10,639	0	0	0
14	AR 351.2	Due to unforeseen conditions, it was necessary to add test ports for the gas regulator at the new boiler to confirm operating pressures, these ports did not exist on the existing piping.	465	\$ 1,170	0		
15	AR 574	As requested by the district, install shelves in the safe.	492	\$ 1,909	0	0	0
16	AR 455.6, AR 455.16	Due to differing site conditions, door hardware changes were required to maintain consistency throughout the site.	500.001	\$ 1,737	0		
17	ASI 104	CREDIT BACK-Supply and Install additional tackable wall panels in various administration spaces as directed by the district.	519C	(\$ 32,709)	0		
18	AR 474.8	Due to unforeseen conditions, additional lead paint abatement was required on handrails at the arcades.	528	\$ 39,712	0	0	0

19	ASI 115	Due to differing site conditions, it was necessary to readjust the unit ventilator fan speeds site wide to reduce noise and increase classroom comfort.	545	\$ 12,059	0 0 0 0
20	RFP 4	Due to unforeseen conditions, it was necessary to add additional ducts and rebalance the HVAC in classroom S205 due to excessive heat loads from large windows.	546	\$ 16,020	0 0 0 0
21	ASIs 97, 103, 109	Due to unforeseen conditions, additional touch up and paint of new door and columns due to bird deterrent installation was required.	547	\$ 4,199	0
22	n/a	Due to differing site conditions, additional FA panel work for old auditorium panel was required to keep the panel operational.	548	\$ 1,177	0 0 0 0
23	n/a	Due to differing site conditions, additional work was required for commissioning the HVAC system.	549.001	\$ 69,274	0
24	AR 586, AR 601	Due to fencing changes required by AMP at the new transformer enclosure and hinge upgrade.	550	\$ 6,829	0

END OF SUMMARY