



QUATTROCCHI KWOK
ARCHITECTS

Quattrocchi Kwok Architects
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Santa Rosa, California 95404
Phone: 707-576-0829
Fax:

PCCO #004

Project: 1617.03 - Encinal HS Ph 2 Campus Modernization
210 Central Avenue
Alameda, California 94501
Phone:
Fax:

Prime Contract Change Order #004: Change Order 004

DATE CREATED:	9/11/2020	REVISION:	0
CONTRACT FOR:	1: Encinal High School Campus Modernization Prime Contract	TOTAL AMOUNT:	\$ 613,941.00

The original (Contract Sum)	\$ 11,449,910.00
Net change by previously authorized Change Orders	\$ 722,615.00
The contract sum prior to this Change Order was	\$ 12,172,525.00
The contract sum will be increased by this Change Order in the amount of	\$ 613,941.00
The new contract sum including this Change Order will be	\$ 12,786,466.00
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

Date: Oct 19, 2020

By: Shariq Khan
Name: Shariq Khan
Title: AUSD CBO



Date: 10/15/2020

Date: _____

By: _____
Name: Mialisa Bonta
Title: AUSD Board President

Quattrocchi Kwok Architects
636 5th Street
Santa Rosa California 95404

[Signature] 10/15/2020
SIGNATURE DATE

Name: Robbie Lyng
Robbie Lyng Oct 20, 2020
Robbie Lyng (Oct 20, 2020 08:38 PDT)
SIGNATURE DATE

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

[Signature] 10-16-20
SIGNATURE DATE



POTENTIAL CHANGE ORDERS IN THIS CHANGE ORDER:

PCO #	Description	Schedule Impact	Amount
012	Install modesty panels and shelves at science demonstration tables as recommended by the Science Dept.	0 days	8,754.00
024.1	Due to unforeseen conditions it was necessary to replace additional concrete sidewalks to remove uneven walking surfaces and improve safety.	0 days	12,389.00
030	Dry rot was found at the exterior walls of the health portable this required repair to provide a water tight and suitable substrate for painting.	0 days	5,190.00
033	Due to the length of time between design and construction additional damaged glazing was discovered and required additional repair work. It was necessary to replace glazing putty to prevent leakage at more windows in bldg. 600	0 days	14,888.00
038	Remove low voltage wiring and conduits found to be abandoned and no longer needed cleaning up the building wall for painting.	0 days	2,031.00
051	Install exterior building signage as required by Alameda Fire Dept.	0 days	75,212.00
058	Install new rails and stairs at the kitchen loading dock to improve site safety and prevent falls.	0 days	31,021.00
065	Install new shelving units supplied by the district, to meet current code the old units were found to be unusable.	0 days	19,217.00
071	Provide individual device reporting programming of the fire alarm system as requested by MOF and Alameda Fire Dept.	0 days	2,475.00
076	Provide power conductors at dishwasher in science prep, conduit was found to be empty.	0 days	1,718.00
078	This work change order was anticipated, knowing that further investigation was required during construction. Performing the investigation once construction started allowed the price to be significantly lower than had it been estimated during bidding, saving the district money.	0 days	397,978.00
080	Furnish dishwasher, ice maker and refrigerator identified as owner supplied as requested by the district for bldg 100.	0 days	3,882.00
081	When grading was performed it exposed an unsupported portion of loading dock slab. To correct this safety concern it was necessary to add a retaining wall at the northwest corner of the loading dock to contain soil and support the slab.	0 days	4,175.00
082	To improve student safety it was necessary to add guardrails at the walkway between bldg 600 and 700 due the basement access hatch and HVAC units.	0 days	6,146.00
083	Due to unsafe conditions additional power rerouting at the gym was required.	0 days	21,259.00
092	To improve site security it was necessary to install an additional light fixture and wiring on the front of the health building.	0 days	1,264.00
096	Painting required to identify the fire lane as a no parking zone as required by Alameda Fire Dept. also includes additional curb painting to improve site safety.	0 days	4,755.00
097	To provide privacy for activities in Breakout room B315, install shades on the windows.	0 days	1,587.00
TOTAL:			\$613,941.00

CHANGE ORDER LINE ITEMS: