



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 #009: Change Order 009

DATE CREATED:	11/ 12 /2020	REVISION:	0
CONTRACT FOR:	1:Encinal HS - Inc 1 & 2 - New Classrooms & Modernization Prime Contract	TOTAL AMOUNT:	\$ 218,292.00

The original (Contract Sum)	\$ 24,600,145.00
Net change by previously authorized Change Orders	\$ 2,230,902.00
The contract sum prior to this Change Order was	\$ 26,831,047.00
The contract sum will be increased by this Change Order in the amount of	\$ 218,292.00
The new contract sum including this Change Order will be	\$ 27,049,339.00

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: _____

By: _____

Name: Shariq Khan

Title: AUSD CBO

Date: _____

By: _____

Name: Mialisa Bonta

Title: AUSD Board President



Date: 12/04/2020

Quattrocchi Kwok Architects
636 5th Street
Santa Rosa California 95404

[Signature]

SIGNATURE

12/4/2020

DATE

Quattrocchi Kwok Architects

Name: Robbie Lyng

SIGNATURE

Title: Senior Director of Construction

DATE

Lathrop Construction Associates, Inc.

4001 Park Road
Bencia California 94510

[Signature]

SIGNATURE

DATE

POTENTIAL CHANGE ORDERS IN THIS CHANGE ORDER:

PCO #	Description	Schedule Impact	Amount
013.1	As requested by the District, demolish and dispose of the Quonset hut adjacent to the Health Center. Grade site and place compacted base rock for location of temporary relocation of dumpsters.	0 days	41,053.00
043	Install additional fencing at new electrical yard due to changes in the yard layout, as required by AMP.	0 days	10,340.00
051	Due to unforeseen conditions, it was necessary to perform additional demolition, framing and sheetrock installation to remove the plumbing at the existing fire extinguisher cabinets and provide for the installation of new drinking fountains.	0 days	9,375.00
071	Due to water intrusion, it was necessary to abate mold on the exterior wall behind the lockers of both first and second floor locker corridors in Bldg. 200. This included demolition of locker bases, removal of sheetrock, and other affected members.	0 days	40,676.00
108	To enhance student safety and prevent vandalism, it was necessary to weld caps on open ends of cross braces of the structural frames exposed in classrooms.	0 days	20,598.00
126	Due to unforeseen conditions, install metal framing and structural steel tube to allow new storefront window installation at this location.	0 days	2,416.00
151.1	Custodial sinks in Bldg. 200 were found to be non operational and drains plugged. These sinks were replaced and made fully operational.	0 days	8,700.00
154	Due to the proximity to the access road, and the sandy condition of the native soil, provide lean concrete back fill at the mechanical yard retaining wall as needed.	0 days	6,880.00
155	Due to differing conditions not shown on record drawing of the existing wall, additional sealant was required to maintain the manufacturer's warranty for water tightness at the metal wall panels.	0 days	8,719.00
160	To improve site safety, an additional handrail was added to the entrance ramp at Bldg. 700.	0 days	9,678.00
164	To improve site safety, install rails under the stair landings at Bldg 900. This will keep students and staff from entering the space under the stair.	0 days	18,496.00
166	Due to framing and structural steel conflicts behind the casework at the the backsplash height, it was necessary to fabricate and install electrical monuments for the science rooms from the epoxy countertop material.	0 days	4,377.00
168	In order to prevent foreign objects from getting into the low gutter and plugging the outlets on Bldg 900, install gutter guards as recommended by the roofing supplier.	0 days	1,775.00
169	Due to differing site conditions, it was found there was no power available at the location of the new irrigation controller. Power was provided as required.	0 days	1,658.00
170	To improve site safety install, additional railing at seating in north quad.	0 days	21,222.00
171	To protect the plaster corners at the Maker's Space roll up door opening, install SS corner guards.	0 days	2,896.00
174	To improve student safety, install new temporary pedestrian access road for portables at the front of the site during initial phase of construction.	0 days	7,884.00
176	In an effort to certify the mechanical work for Bldg. 200 independently from the balance of the project and allow maintenance to take over the mechanical equipment, the hydronic system required additional balancing work. This was to facilitate the turnover of the boiler system prior to project completion.	0 days	1,549.00
TOTAL:			\$218,292.00

CHANGE ORDER LINE ITEMS: