



December 11, 2018

Dr. Jason Yamashiro Superintendent
Dixie School District
380 Nova Albion Way
San Rafael, CA

RE: **Change Order #1 Justification:** Project # 01-116280 -GCCCI Inc. – Mary Silveira ES Modernization Project- Dixie School District

Item #1. Additional Data Conduits and Trenching (COR 001R1)

The infrastructure that supports the data feeds to the portable classrooms was determined to be insufficient in size requiring the need for additional conduits to be run. The contractor was required to run an additional 1.5” conduit from buildings F103 and F104 to the IDF in room F101. The contractor was also required to run Sealtite from rooms E101 to rooms E102 and E103. The cost for additional conduits and trenching pursuant to RFI #5 response is **\$13,155.00** and will be billed against the project’s owner-controlled allowance.

Item #2. Added Amplifier in existing FACP (COR 002)

Per the electrical engineer’s direction, the contractor was required to install an amplifier in the existing fire alarm panel pursuant to RFI 17 response. The cost of **\$2848.00** will be billed against the project’s owner-controlled allowance

Item #3. Battery back-up for Light Fixture (COR 003)

Pursuant to RFI #7 directive the contractor was to install two emergency ballasts in fixtures type SB2 in room 117. The cost of **\$645.00** will be billed against the project’s owner-controlled allowance.

Item #4. Classroom Ceiling Changes (COR 004)

The contact documents designated the classroom ceilings to be sloped. Upon investigation the contractor discovered existing electrical and HVAC equipment would not fit in the interstitial space above the new ceiling. The contractor was directed by the design team to install the new ceiling flat with ceiling elevation determined by the lowest conflicting structure or conduit. This resulted in additional framing at soffit areas, the need to straighten newly exposed soffits, removing the existing tack wall surface and installing staple up acoustic ceiling tiles on the vertical face of the soffits. The cost of **\$24,005.00** will be billed against the project’s owner-controlled allowance

Item #5. Carpet Changes (COR 005)

The project documents specified Interface Aerial 312 Carpet Tile. The district requested the installation of Powerbond Applause III Mosaic sheet carpet. The **\$2777.00** upcharge for the change in carpet material will be billed against the project’s owner-controlled allowance.

Item #6. Pavement Markings Per DSA Approved Drawings (COR 006R1)

The LLB Contractor bid the project prior to DSA approval. Upon receipt of the DSA approved plans, it was determined that changes were made to the parking lot signage. Additional signage was required at the parking drop-off lane. The cost of **\$450.00** will be billed against the project's owner-controlled allowance.

Item #7. Added Storm Drain (COR 007)

Pursuant to a district request to eliminate surface water run-off from the existing v-ditch at the rear of the school the contractor installed an area drain and connected the area drain into an adjacent existing Storm Drain Drainage Inlet (SDDI). The contractor also installed a concrete collar around the existing SDDI to help avoid landscape run off. The cost of **\$7,086.00** will be billed against the project contingency.

Item #8. Fence Replacement (COR 008)

Pursuant to a district request the contractor removed and replaced approximately 150 ft of 4-foot-high vinyl coated chain link fencing. The cost of **\$10,320.00** will be billed against the project's owner-controlled allowance.

Item #9. Delete TerraPave (COR 009)

Pursuant to ASI 5 the contractor deleted the synthetic turf from the courtyard scope of work, removed four existing trees and added concrete pavement to the courtyard. These changes resulted in a net credit. The credit of **<\$23,485.00>** will be added back into the project's owner-controlled allowance.

Item #10. Courtyard planter revisions (COR 10)

Pursuant to ASI 3 the contractor was required to modify the flatwork edge detail at the transition into the planter area. The contractor was required to excavate and add rebar to create a thickened concrete edge. The cost of **\$2,132.00** will be billed against the project's owner-controlled allowance.

Item #11. Courtyard Irrigation Sleeves (COR 11)

Pursuant to district direction the contractor installed irrigation sleeves from the lawn area to each planter in the courtyard. The work was performed on a Time and Materials basis and verified by the project Inspector of Record. The cost of **\$3,543.00** will be billed against the project's owner-controlled allowance.

Item #12. Modified Rain Water Leader Brackets (COR 13)

Pursuant to ASI #9 the contractor was required to modify the rain water leader upper support brackets. This included fabrication of a welded upper support clamp that attached to the bottom of the fascia. The cost of **\$600.00** will be billed against the project's owner-controlled allowance.

Item #13. Classroom Data Changes (COR 14)

Pursuant to district direction the contractor was required to relocate data outlets for the new front row system and VoIP phones. The contractor was required to install wire mold to the new locations. The cost of **\$11,591.00** will be billed against the project's owner-controlled allowance.

Item #14. Relocated Light Switch (COR 15)

Pursuant to design team direction the contractor was required to relocate the light fixture in the administration restroom and rewire the light switch. The cost of **\$1,135.00** will be billed against the project's owner-controlled allowance.

Item #15. Power for Planter Irrigation Controller (COR 16)

Pursuant to district direction the contractor was required to install power to an owner furnished irrigation controller that will service the new courtyard landscape areas. The cost of **\$1,584.00** will be billed against the project's owner-controlled allowance.

Item #16. Added Door Closure (COR 17)

Pursuant to the ASI 011 the contractor was required to add a door closure to the Kindergarten and staff Women's restroom doors. The cost of **\$1,159.00** will be billed against the project's owner-controlled allowance.

Item #17. Electrical Irrigation Wire (COR 18)

Pursuant to district request the contractor installed new electrical conduit and wiring to power the existing field irrigation controller. The contractor was required to set two inground boxes, trench approximately 110 feet, install one 1.5" conduit, backfill and install warning tape then complete backfill and reconnect power to the outlet and irrigation controller. The work was performed on a Time and Materials basis with tags presented as back-up. The cost of **\$4,097.00** will be billed against the project's owner-controlled allowance.

Item #18. Concrete Overlay (COR 19)

Pursuant to district direction the contractor was required to overlay the existing concrete flatwork at the transition into the new concrete sidewalk at the entrance to the kindergarten wing. The existing flatwork grade was lower than the new flatwork grade making a transition necessary. The cost of **\$801.00** will be billed against the project's owner-controlled allowance.

Item #19. Courtyard Planters (COR 20)

Pursuant to ASI 012 the contractor was requested to add storm drainage piping, waterproofing at the lower planters and import topsoil to all of the courtyard planters. This would complete the basic landscape scope of work and leave the courtyard planters ready for planting by the district. The cost of **50,915.00** will be billed against the project's owner-controlled allowance.

Item #20. Field Swale Revisions (COR 21)

Pursuant to RFP 001 the contractor was required to revise the storm drain system at playfields. The work consisted of removing the swales subdrain, installing two new drainage inlets, installing two 12" drainage pipes with backfill to create a drainage culvert over half the length of the fields swale. The work also included adding an asphalt path to connect the fields to the playground walkway. The cost of **\$48,918.00** will be billed against the project's owner-controlled allowance.

Item #21. Added Gutter Over Handicap Ramp (COR 22)

Pursuant to design team direction the contractor installed a six-foot section of 20 gage galvanized gutter above the handicap ramp in the courtyard. The gutter was required in order to take the run-off from the roof and direct it into the storm drain system. The cost of **\$1075.00** will be billed against the project's owner-controlled allowance.

The project contained a **\$270,000.00** owner-controlled allowance. The cost of all PCO's is **\$165,351.00**. The remaining contingency balance of **\$104,649.00** will be deducted from the contract. **Change Order #1** will be a credit in the amount of **<\$104,649.00>**

In our capacity as the District's Construction Manager we have completed a review of Change Order #1.

The Decrease in cost of Change Order #1 is: \$104,649.00

The total Change Orders to date is -\$104,649.00

This equates to a decrease of 3.22% of the contract value.

Based upon the review of the merit and the compensation, it is our recommendation that you approve this change order. If you have any questions, please do not hesitate to call.

Sincerely,
Greystone West Company

Jamie Ferranti
Project Manager