CHANGE ORDER

OWNER	☐	San Leandro Unified School District, Song Chin-Bendib
ARCHITECT	☐	AEDIS Architecture & Planning, Joe Vela
CONTRACTOR	☐	BRCO Constructors Inc., Erik Green
CONSTRUCTION MANAGER	☐	Kitchell CEM, Justin Smith
DSA FIELD ENGINEER	☐	DSA Oakland, Yung Su
IOR	☐	Jerome Zalinski, IOR
OTHER	☐	Accounting Department, AEDIS Architecture & Planning
OTHER	☐	DSA Coordinator, AEDIS Architecture & Planning

PROJECT:	Bancroft Middle School - Restroom Renovation	**CHANGE ORDER NUMBER:**	**02**
(name, address)	1150 Bancroft Avenue	DATE:	November 15, 2011
	San Leandro, CA 94577	SLUSD BID PACKAGE:	11-09
		ARCHITECTS PROJECT NO.:	2010011
TO CONTRACTOR:	BRCO Constructors Inc.	CONTRACT DATE:	May 17, 2011
(name, address)	PO Box 367	DSA APPLICATION NO.:	01-111364
	Loomis, CA 95650	DSA FILE NO.:	1-35

TOTAL COST OF THIS CHANGE ORDER: **INCREASE** $ 107,841.00

Not valid until signed by the Owner, Architect, Construction Manager and Contractor.

The original Contract Sum was	$	546,000.00
Net change by previously authorized Change Orders		13,491.00
The Contract Sum prior to this Change Order was		559,491.00
The Contract Sum will be [increased] ~~[decreased]~~ ~~[unchanged]~~ by this Change Order in the Amount of		107,841.00
The new Contract Sum including this Change Order will be	$	667,332.00

The Contract Time will be [~~increased~~] [~~decreased~~] [unchanged] by 0 Calendar days.

The Date of Completion as of the date of this Change Order therefore is August 12, 2011

ARCHITECT:

Principal-In-Charge Date
AEDIS Architecture & Planning
1494 Hamilton Avenue
San Jose, CA 95125

(affix Architect's stamp here)

CONTRACTOR:

BRCO Constructors Inc.
PO Box 367
Loomis, CA 95650

OWNER:

San Leandro Unified School District Date
14735 Juniper Street
San Leandro, CA 94579

Recommended by:
CONSTRUCTION MANAGER:

Kitchell CEM
2750 Gateway Oaks Drive
Sacramento, CA 95833

APPROVED
DIVISION OF THE STATE ARCHITECT
ACS _____ FLS _____ SSS _____
APP# _____-_____ Date _____

The Contract is changed as follows:

Item No.			Supporting Doc (ASI, RFI, FCD)	PCO No.	Days	Amount
2.1	**Description:**	The tile and walls in the restrooms 20, 21, 16 & 17 were damaged beyond partial repair and spot replacement. BRCO was directed remove and replace all wall tile in restrooms #20 and #21.	RFI #8	2R1, 38	0	$ 12,189.00
	Reason:	Field Condition				
	Requested by:	Owner				
2.2	**Description:**	BRCO was directed to demo wall and relocate mirror in restroom #1 and 5 to meet ADA requirements.	RFI #4	4	0	$ 2,038.00
	Reason:	Unforeseen Condition				
	Requested by:	Owner				
2.3	**Description:**	Remove existing toilet, wall demolition, reconfigure plumbing, patch walls & finishes to accommodate ADA requirements.	None	5	0	$ 2,339.50
	Reason:	Field Condition				
	Requested by:	Owner				
2.4	**Description:**	Remove existing dividing walls within/between restrooms 10,11,13,14, to replace with structurally sound wall and ceiling.	ASI #1	6	0	$ 35,100.00
	Reason:	Unforeseen Condition				
	Requested by:	Owner				
2.5	**Description:**	Once exposed, the existing plumbing lines were dilapidated and subsequently demolished and reconfigured to install the new plumbing lines. This condition and interior wall renovation caused the re-framing of the entry door in restrooms #6 and #9.	RFI #20	9	0	$ 5,769.50
	Reason:	Unforeseen Condition				
	Requested by:	Owner				
2.6	**Description:**	The tile in the restroom 6 was damaged in multiple areas and needed to be replaced. The original plan for partial removal failed as the wall continuously crumbled. BRCO was directed remove all damaged wall tile in restroom.	RFI #16	16	0	$ 5,500.00
	Reason:	Field Condition				
	Requested by:	Owner				
2.7	**Description:**	Removal and remediation of paint and piping material found in the entrance soffit below restroom #9.	None	19	0	$ 3,838.00
	Reason:	Unforeseen Condition				
	Requested by:	Owner				
2.8	**Description:**	Targeted areas of the concrete floor was demolished & repaired as part of the restroom renovation. BRCO was directed to reinforce the concrete with rebar per the District & State structural standards.	ASI #2	20	0	$ 522.00
	Reason:	Unforeseen Condition				
	Requested by:	Owner				
2.9	**Description:**	BRCO was instructed to provide a Portable toilet and hand washing station for office staff during the pre-school weeks.	None	21	0	$ 750.00
	Reason:	Value/Flexibility/Functionality Added				
	Requested by:	Owner				
2.10	**Description:**	The existing wall structure required structural reinforcement in order to fasten electrical equipment. BRCO was directed provide this reinforcement in target areas to support the new restroom lights.	ASI #4	23R1	0	$ 19,360.00
	Reason:	Unforeseen Condition				
	Requested by:	Owner				

2.11	**Description:**	The renovations to wall configurations in restrooms 1, 5, 7, 12, 15 (lav) and 18 affected the ADA dimensions of the room. BRCO was directed to realign the toilets or lavatory in these rooms.	RFI #37, 43,43.1	24, 34, 35, 37	0	$	2,583.00
	Reason:	Unforeseen Condition					
	Requested by:	Owner					
2.12	**Description:**	Multiple layers of flooring materials existed beneath the floor. These layers needed to be demolished and prepped for the new epoxy material.	None	25	0	$	505.00
	Reason:	Unforeseen Condition					
	Requested by:	Owner					
2.13	**Description:**	The renovations to wall configurations in restrooms #8 affected the ADA dimensions of the room. BRCO was directed to install a new door and frame.	ASI #5	26	0	$	8,900.00
	Reason:	Unforeseen Condition					
	Requested by:	Owner					
2.14	**Description:**	Due to the inadequate access to the plumbing walls from the interior of the restroom, BRCO was directed to access the interior wall from the outside breezeway.	None	27	0	$	7,034.00
	Reason:	Unforeseen Condition					
	Requested by:	Owner					
2.15	**Description:**	In effort to expedite the project, BRCO was directed to modify the flooring material and provide an alternative product in select adult restrooms.	ASI #6	28	0	$	2,392.00
	Reason:	Unforeseen Condition					
	Requested by:	Owner					
2.16	**Description:**	BRCO was directed to replace the existing rusted and corroded floor drain in restrooms #13 and #14.	RFI #39	29R1	0	$	589.00
	Reason:	Unforeseen Condition					
	Requested by:	Owner					
2.17	**Description:**	In effort to expedite work to meet school opening, off shift work on Saturdays and Sundays was authorized to complete restroom finishes and accessories.	None	31, 33, 36	0	$	3,432.00
	Reason:	Value/Flexibility/Functionality Added					
	Requested by:	Owner					
2.18	**Description:**	PROJECT ALLOWANCE	None			$	(5,000.00)
	Reason:	Unforeseen Condition					
	Requested by:	Owner					
		CHANGE ORDER No. 02		**TOTAL**	**0**		**107,841.00**

NOTE: Contractor has reviewed each Change Order item. The Contractor is in agreement that no further claims are warranted for time extension, material, labor, overhead and profit for these changes.