



CHANGE ORDER No. : 04

CHANGE ORDER # 4
DATE: 4/5/2019
DSA # 28-22, 01-117503

PROJECT INFORMATION:

Project Name: Napa Central Kitchen

Contractor Name: SW Allen Construction, Inc
Address: 4777 Auburn Blvd, Suite 100
City, ST, Zip: Sacramento, CA 95841
Telephone #: (916) 344-2098

CONFORMANCE WITH CONTRACT DOCUMENTS, PROJECT MANUAL, DRAWINGS AND SPECIFICATION. All Change Order work shall be in strict conformance with the Contract Documents, Project Manual, Drawings and Specifications as they pertain to work of a similar nature.

COST INFORMATION (Description on page 2)

- A.) The Original Contract Sum was:
B.) Net change by previously authorized change orders:
C.) The Contract Sum prior to this Change Order: (A + B)
D.) The amount of this change order (note + or - for add or deduct)

	Change Order Percentages
\$4,541,779.00	
\$375,719.00	8.3%
\$ 4,917,498.00	
\$64,839.00	1.4%

Total Amount of Change Orders (cumulative) to date:

\$ 440,558.00 9.7%

E.) The new Contract Sum INCLUDING this change order (C + D)

\$ 4,982,337.00

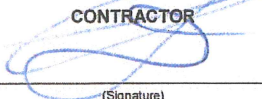
SCHEDULE INFORMATION


Original Construction Days: 138
Previously Approved Days: 0
Adjusted Days - This Change Order: 0
Revised Construction Days: 138

This change order is not valid until signed by the Owner.

Signature by the Contractor indicates the Contractor's agreement with the proposed adjustments in Contract Sum and Contract Time set forth in this Proposed Change Order as full and complete global settlement and satisfaction of any direct or indirect additional cost incurred by Contractor Order. The signer of this document certifies that he/she has the official capacity and authority to do so on behalf of the company

APPROVAL SIGNATURES:

CONTRACTOR
By: 
(Signature)
By: Stephen W. Allen
(Print Name)
By: President
(Title)

CONSTRUCTION MANAGER
By: 
(Signature)
By: C. Ray Green Jr.
(Print Name)
By: Senior Project Manager
(Title)

ARCHITECT
By: 
(Signature)
By: MARK GUSTAFSON
(Print Name)
By: President
(Title)

Owner (Napa Valley Unified School District)

By: _____
Jennifer Gibb
Facilities Financial Analyst
NVUSD

By: _____
Mike Pearson
Ex. Director of Facilities, Maintenance & Operations
NVUSD

CHANGE ORDER

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PCO #	DESCRIPTION		ADD	DEDUCT
47.1	Replace Soffit @ Main Entry	Requested by: Contractor Reason: Unforeseen Condition	\$4,825.00 0.1%	
52	Hood Support Unistrut & Paint	Requested by: Contractor Reason: Design Omission	\$8,477.00 0.2%	
54	Hot Water Piping @ Kitchen 102	Requested by: Contractor Reason: Design Omission	\$8,720.00 0.2%	
57	Re-caulk Windows	Requested by: Contractor Reason: Unforeseen Condition	\$10,620.00 0.2%	
58	Disposal Of Contaminated Soil	Requested by: Contractor Reason: Unforeseen Condition	\$5,217.00 0.1%	
60	Relocate Existing Parking Lot Light Pole	Requested by: Contractor Reason: Unforeseen Condition	\$5,216.00 0.1%	
61	Remove Existing Brush @ Planter	Requested by: Contractor Reason: Unforeseen Condition	\$2,434.00 0.1%	
62.1	Replace Existing Front Gate	Requested by: Contractor Reason: Owner Initiated	\$10,007.00 0.2%	
63	Correct Floor Variances	Requested by: Contractor Reason: Unforeseen Condition	\$3,458.00 0.1%	
64	Add Kettle Fillers	Requested by: Contractor Reason: Owner Initiated	\$1,932.00 0.0%	
70	Add Shunt Trip Under Hood Electric	Requested by: Contractor Reason: Design Omission	\$1,530.00 0.0%	
71	Remove & Reinstall Conduit @ Coolers	Requested by: Contractor Reason: AHJ	\$2,403.00 0.1%	
TOTAL ADD:			\$64,839.00	TOTAL DEDUCT: \$0.00
TOTAL COST:			\$64,839.00	

ERROR LEGEND

ERROR#1: STOP - PER THE PUBLIC CONTRACT CODE, THIS PCO EXCEEDS 10% OF THE ALLOWABLE AMOUNT -CHANGE ORDER NOT ALLOWED
 ERROR#2: STOP - THE CO IS OVER 10% OF THE TOTAL CONTRACT AMOUNT



Quattrocchi Kwok Architects
636 5th Street
Santa Rosa, California 95404

Project: 1696.02 - Napa Valley USD New Central Kitchen
1360 Menlo Avenue
Napa, California 94558

Phone: 707-576-0829

Phone:

Fax:

Fax:

Prime Contract Change Order #004: Change Order 004

DATE CREATED:	2/ 25 /2019	REVISION:	0
CONTRACT FOR:	1: NVUSD Central Kitchen	TOTAL AMOUNT:	\$ 64,839.00

The original (Contract Sum)	\$ 4,541,779.00
Net change by previously authorized Change Orders	\$ 377,389.00
The contract sum prior to this Change Order was	\$ 4,919,168.00
The contract sum will be increased by this Change Order in the amount of	\$ 64,839.00
The new contract sum including this Change Order will be	\$ 4,984,007.00
The contract time will not be changed by this Change Order by 0 days	

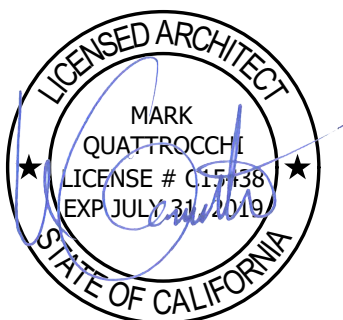
Not valid until signed by both the Owner and the Architect.

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."



Date: 02/28/2019

Quattrocchi Kwok Architects
636 5th Street
Santa Rosa California 95404

Napa Valley USD
2425 Jefferson St
Napa California 94558

SW Allen Construction, Inc.
4777 Auburn Blvd. Suite 100
Sacramento California 95841-360

SIGNATURE

DATE

SIGNATURE

DATE

SIGNATURE

DATE

POTENTIAL CHANGE ORDERS IN THIS CHANGE ORDER:

PCO #	Description	Schedule Impact	Amount
047	PCO for cost to remove and replace soffit due to dryrot.	0 days	4,825.00
052	Additional cost for hood support framing, unistrut, & paint, which is over and above the approved cost in PCO 10.	0 days	8,477.00
054	PCO for labor hours tracked on T&M that were over and above the quoted hours on PCO 18. In order to avoid delay WWF was instructed to move forward on T&M for this work. PCO 18 was later approved for the hard quote, which included only 24 labor hours. The T&M has since been turned in showing a total of 78 labor hours. This PCO includes the additional 54 labor hours that were tracked and signed off on.	0 days	8,720.00
057	Removal and replacement of caulk at existing windows.	0 days	10,620.00
058	PCO for the final costs for the disposal of contaminated soil. These costs are in addition to the costs approved in PCO 004.	0 days	5,217.00
060	Relocate existing parking lot light due to conflict with new driveway.	0 days	5,216.00
061	Cost to remove existing brush from NE planter.	0 days	2,434.00
062	PCO for cost of new gate at the east side of the driveway and posts. The (e) posts are old and need to be replaced. New gate is to be installed 90 feet to the north of the crest of the rise in the driveway.	0 days	10,007.00
063	T&M to float floor due to severe floor variances.	0 days	3,458.00
064	Provide and install kettle fillers per Owner Rep's request.	0 days	1,932.00
070	Provide and install three 3-pole shunt trip breakers and one 2-pole shunt trip breakers for under hood electric shut off with Ansul. RFI#127.1r specified relays but they would cost more with labor than the shunt trip solution.	0 days	1,530.00
071	Remove conduit and wire in cooler. Reinstall spaced down, per Health Inspector.	0 days	2,403.00
TOTAL:			\$64,839.00



PCO/COR Cover Sheet

Site Name:	Date:
Project Name:	Project #:
CM Name:	DSA File #:
Architect Name:	PCO/COR #:
Contractor Name:	

Contractor Proposed Cost: \$_____ Amount Recommended for Approval: \$_____

Reason for Change

Unforeseen Condition

Design Errors

Design Omissions

AHJ Initiated

Owner Initiated

General Conditions

Bid Set – DSA Approved Drawings

Summary of Change

Change Document(s)

Cost is fair, reasonable, and within industry standards.

Proposed Basis of Dollar Adjustment

Lump sum Increase Decrease of \$_____

Unit Price: \$_____ Time & Materials, Not to Exceed: \$_____

Proposed Cost Adjustment

Added to original contract sum

Deducted from original contract sum

Unchanged

Contract Time

Increased by _____ calendar days

Decreased by _____ calendar days

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Project Manager Signature

The signature below indicates that the Project Manager assigned to this project has thoroughly reviewed the scope of the project and circumstances associated with the change, in detail, and has deemed the above and attached information to be accurate, and the Change justified.

Firm: _____ Print Name: _____

Signature: *C. Ray Green Jr.* Date: _____



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