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Eric Volta

Date: 05/05/2025

CHANGE ORDER #8A

Contractor Name: Rodan Builders, Inc.
Contract Name: Bid Package A, General Trades
Project Name: MVHS Modernization and Additions to Classrooms 100-400 Wings
DSA Application Number: 01-120470
Contract Number: C24-118

PCO #	Description	CCD #	RFI #	Amount of Change
014	Due to inconsistencies between the construction drawings and specifications related to the transition from wireless to wired locksets for 40 classroom doors, and inclusion of access control locks on 11 locker room doors, which were not originally specified in the bid documents, the contractor shall: <ol style="list-style-type: none">For 40 classroom doors that were changed from wireless to wired access control locks, furnish and install new electronic power transfer devices and continuous hinges, and perform all necessary prep work on each door and frame to accommodate the wired system.For 11 locker room exterior doors that were not previously specified to include access control locks, furnish and install all necessary components, including but not limited to: cylinder cores, door pulls, mounting brackets, door sweeps, kick plates, door closers, electronic power transfer switches, and continuous hinges supporting the power transfer, and perform all necessary prep work on each door and frame to accommodate the wired system.	ASI 001, ASI 001.1	88	\$ 85,470.00
	Total of Change Order #8A			\$ 85,470.00

Original Contract Amount:	\$ 7,225,000.00
Change Order #1A Amount:	\$ 80,266.00
Change Order #2A Amount:	\$ 9,162.00
Change Order #3A Amount:	\$ 24,293.00
Change Order #4A R1 Amount:	\$ (9,083.00)
Change Order #5A Amount:	\$ 0.00
Change Order #6A Amount:	\$ (13,938.00)
Change Order #7A Amount:	\$ 1,242.00
Change Order #8A Amount:	\$ 85,470.00
Revised Contract Amount:	\$ 7,402,412.00





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**Mountain View-Los
Altos
H.S. District's
Signature:**

Date:

**Program Manager's
Signature:**

Date:

Architect's Signature:

Date:

**Contractor's
Signature:**

Date:



Re: MVHS Mods and Adds to CR 100-400 Wings: Summary of Door Hardware Changes and Associated Cost Breakdown

From Chinmay Uday Sapre <Chinmay.Sapre@cumming-group.com>

Date Wed 4/23/2025 1:51 PM

To Mathiesen, Mike <mike.mathiesen@mvla.net>

Cc Maryam Saffari <Mary.Saffari@cumming-group.com>; Patrick Maravelias <Patrick.Maravelias@cumming-group.com>; Michael Ford <Michael.Ford@cumming-group.com>; eddiev <eddiev@qka.com>; Kristen G <kristeng@qka.com>

 1 attachment (4 MB)

WD 029 - PCO 014 - Hardware Changes.pdf;

Hi Mike, hope you're doing well. Happy Wednesday! Based on our discussion last week, please see below the revised email for detailed explanation and cost breakdown for the door hardware PCO:

Attached is Work Directive WD 029 – PCO 014, which outlines proposed changes to doors related to the switch from wireless to hard wired locks and changes made to the construction drawings and specifications compared to the bid documents. The proposed change order (PCO) is an additional expense of **\$85,470.00**.

After several discussions with QKA and Rodan Builders, we've come to a shared understanding that this proposed change has merit. The bid documents had some inconsistencies—especially between the drawings and the specs—where both wireless and hardwired access control systems were shown, resulting in some necessary work not being included in the contractor's original bid. Addition of wired locks and associated door components and prep work to the locker room doors is as part of this change.

Multiple reviews were conducted between Cumming Group, QKA, and their consultant (TBD) to verify that there is no duplication of costs between the contractors' schedule of values (SOV) and the proposed change order, and the variance is reasonable (within 10%) in comparison to TBD's construction estimate.

Here's a breakdown of what's included in the PCO:

- Material and Labor for installing a new electronic power transfer device, a continuous hinge to support the power transfer, and prep on the doors and door frames for 40 classroom doors.
- Material and Labor for installing all the door components including but not limited to cylinder cores, door pulls, mounting brackets, door sweeps, kick plates, door closures, electronic power transfer switch, and continuous hinge supporting the power transfer, and prep on the doors and door frames for 11 locker room doors.

Please see the table below for a brief summary and breakdown of costs:

Category	Components included	Cost	Justification/Basis of Expense	Comments
Schedule of Values - Materials	Materials for all classroom and locker room doors,	\$190,000.00	Construction Documents issued at bid time	Aligning with the construction cost estimate (tbd

	cores, and hardwired locksets			consultants) with a 10% variance.
Schedule of Values - Labor	Labor for Installation of included door materials	\$66,000.00	Construction Documents issued at bid time	Aligning with the construction cost estimate (tbd consultants) with a 10% variance.
Schedule of Values - Access Control Materials	Door wiring and materials associated with AC42 panels	\$130,292.00	Construction Documents issued at bid time	Aligning with the construction cost estimate (tbd consultants) with a 10% variance.
Schedule of Values - Access Control Labor	Labor for installation of included door wiring and materials	\$74,966.00	Construction Documents issued at bid time	Aligning with the construction cost estimate (tbd consultants) with a 10% variance.
TOTAL FOR SCHEDULE OF VALUES	-	\$461,258.00	-	-
PCO 014 - Revision of Door components/accessories for classroom doors (40)	Material and Labor based on the changes to classroom doors' components/accessories (40 doors)	\$30,905.00	ASI 001 - Revision of Door Hardware groups to ensure alignment between the door hardware schedule and specifications	Cost reviewed and verified by QKA (tbd consultants).
PCO 014 - Revision of Door components/accessories for locker room doors (11)	Material and Labor based on the changes to locker room doors' components/accessories due to addition of wired locksets (11 doors)	\$46,795.00	ASI 001.1 - Revision of Door Hardware groups to accommodate wired locksets RFI #088 - Updated Door Hardware Specification for 2 doors	Cost reviewed and verified by QKA (tbd consultants).
TOTAL FOR PCO	-	\$85,470.00	-	-

Could you please review and let us know if the Work Directive looks good. Also, if it helps, this email and/or the table with the cost breakdown can be included as a backup to the change order itself - let us know your thoughts.

Thanks.