



Board Agenda Item #:	III D.
Date:	May 24, 2018
To:	Magnolia Board of Directors
From:	Caprice Young, Ed.D., CEO & Superintendent
Staff Lead:	Patrick Ontiveros, General Counsel & Director of Facilities
RE:	Project Change Order Requests for MSA – Santa Ana (REVISED)

I. Proposed Recommendation(s)

Staff recommends that the full Board of Directors of MPS approve the potential change orders described herein for the MSA-Santa Ana Project. The Facility Committee considered the requested approval at the Facility Committee meeting held on Monday, May 21, 2018. Subject to providing additional information for consideration by the full Board, the Facility Committee stated it would recommend approval. Specifically, the Facility Committee requested that the amounts shown below in the table be reconciled with the numbers in the Gafcon report attached to the Facilities Update.

II. Background

Board policy requires that all project change orders be brought to the Board for review and approval. General contractor “RC Construction Services, Inc.” has submitted several change order requests summarized below and attached as Exhibit A. Note that Exhibit A is a change order log which lists all change orders to date, including those which previously have been approved by the Board and those which remain to be approved. They are marked as such.

At a prior board meeting Gafcon, our construction manager for the project, mentioned that certain change orders would be forthcoming due to certain scope gaps in the drawings. No fees will be charged by the design team for making these corrections. These are costs that would have been incurred anyway by MPS had the omission not occurred. These are Change Order Requests. The formal change order request will be forthcoming from RC Construction on the prescribed industry form.

Certain change orders, specifically PCO#04R and PCO#05R, are deductive change orders agreed upon during the value engineering stage of the project which reduce the overall project



costs by **\$140,108**. Gafcon has determined that these credits being provided to MPS are fair and reasonable.

The change orders approved to date PCO#s 2, 3 and 11 (in blue) and the change orders for which approval is sought are as follows:

No.	Description	Agreed to Amount	Reason for Change Order
PCO #2	Provide power to fire alarm system	\$3,440.25	Design omission
PCO #3	Provide power to water heater	\$1,096.33	Design omission
PCO #11R	Provide power & switch to basketball backboards	\$16,531.00*	Design omission
Total Approved to Date		\$21,067.58	
PCO #4R	Deductive change order / credit for deleting windows at east masonry wall	(\$110,040.00)	Value Engineering Savings
PCO #5R	Deductive change order / credit for delete anti-graffiti, carpet tiles in certain areas, and lockers	(\$30,068.00)	Value Engineering Savings
PCO#6	Furnish and install rubberized flooring in gymnasium	\$109,383.00	At first the flooring was removed in order to save on cost. However, a rubberized flooring will allow the space to function as a full gymnasium and is the least expensive alternative. This was previously previewed for the Board. We selected the best value product. The CM reviewed the proposal and determined that this is a fair price.
PCO#7R	Furnish and install plaster at column	\$3,820.00**	Design omission
PCO#08R	Furnish & Install sheet metal cap between curtain wall and parapet wall	\$3,616.00**	Design omission
COR#09R	Provide power and thermostat to control ED-2I	\$319.19**	Design omission
COR#10	Furnish & install electrical upgrade to HP-1	\$351.00	Design omission
Total to be Approved		(\$22,618.81)	
Total of Amounts Approved to Date and to be Approved		(\$1,551.23)	



Notes to above change order table:

- * Board approved up to \$19,210.00. Negotiated amount was less. Higher amount is reflected in Gafcon report.
- ** RC construction change order request was higher than final negotiated amounts. The amounts in the Gafcon report attached to the Facilities Update pre-dated certain final negotiated amounts and consequently the numbers are different.

The Gafcon report also lists PCOs that are expected for certain server modifications required by the Orange County Health Department and revisions to the fire sprinkler stand pipe. The expected amount is approximately \$30,000. We have not been presented with change order requests yet.

III. Budget Impacts

The Board previously approved the revised project budget for MSA-Santa Ana (\$4,463,527) which is \$604,147 greater than the previously approved project budget (\$3,859,380). The Board agreed to an intercompany loan in the amount of \$600,000 to close the gap. While the total of all change orders to date are a credit, further change orders in the amount of \$30,000 may be forthcoming. Since a hard cost contingency was not included in the revised approved budget, staff may have to return to the Board to approve an increase to the intercompany loan. We are currently seeking a credit from the architects for all the costs associated with design omissions. Further, the general contractor has not drawn down its own contingency of \$130,000. Consequently, the net impact may be zero or even a credit to the project.

Exhibits:

- A. Change Order Log
- B. Change Order Request Numbers
 - COR#04R
 - COR#05R
 - COR#06
 - COR#07R
 - COR#08R
 - COR#09R
 - COR#10
 - COR#11R (Previously Approved)



Exhibit A

Change Order Request Log



Exhibit B

Change Order Request Documentation

Change Order Request #: 11



Provide Power and Key Switch for the Basketball

PROJECT: Magnolia Santa Ana, New Gymnasium Santa Ana, California	CONTRACTOR: R.C. Construction Services, Inc. 223 N. Locust Ave Rialto, CA 92377	<u>Change Order Date</u> 03/29/18 <u>Gafcon Review Date</u> 04/23/18
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Change Order Cost Summary

Description	Contractor Total	Gafcon Total	Agreed Total
1. Direct Labor (Circle City Electric)	\$12,408.25	\$9,081.60	10,896.33
2. Fringe benefits & payroll taxes - Labor			
3. Materials and Consumables (Circle City Electric)	\$2,477.30	\$2,477.30	2,477.30
4. Sales Tax Material	\$191.99	\$191.99	191.99
Total Direct Cost	\$15,077.54	\$11,750.89	13,565.62
Subcontractor Overhead & Profit (15%)	\$2,261.63	\$1,762.63	2,634.84
Subcontractor Bond (1%)	\$173.83	\$135.14	1
Contractor's Fee (7%)	\$1,226.00	\$955.41	1,058.00
Contractor Insurance (1.5%)	\$281.00	\$219.06	242.00
Contractor Bond (1%)	\$190.00	\$148.23	164.00
Totals	\$19,210.00	\$14,971.36	16,531.00

Recommended: *Mark Gandy P.E. 5-8-18*
 Contractor Representative Name/Title/Signature/Date

Recommended: *McLary SR PM 05-07-18*
 Gafcon Representative Name/Title/Signature/Date



R.C. CONSTRUCTION SERVICES, INC.
 2223 N. LOCUST AVE
 RIALTO CA 92377

License # 716719

Change Order Request

ORDER 11R

ORDER DATE 03/21/2018

REQUESTED BY

RFI 75 & 78

TO MAGNOLIA EDUCATIONAL &
 RESEARCH FOUNDATION
 250 E. FIRST STREET, STE 1500
 LOS ANGELES CA 90012

PROJECT 275008
 MAGNOLIA GYMNASIUM
 2840 W. FIRST STREET
 SANTA ANA CA 92703

The contractor agrees to perform and the owner agrees to pay for the following changes to this contract

PLANS ATTACHED
 SPECIFICATIONS ATTACHED

Description of Work	Amount
Per RFI 75 & 78 Provide power and key switch for the basketball system	
Circle City Electric	15,070.00
GC Fee @ 7%	1,055.00
Insurance @ 1.5%	242.00
Bond @ 1%	164.00

Negative changes will lower the overall contract price requiring no additional payment by owner.

Requested Amount of Change

16,531.00

The original Contract Sum was.....	3,864,000.00
Net change by previous Change Orders	0.00
The Contract Sum prior to this Change Order	3,864,000.00
The Contract Sum will be changed by this Change Order	16,531.00
The new Contract Sum including this Change Order will be.....	3,880,531.00
The Contract Time will be changed by.....	0 Days

Approved _____ Date _____

Date 05-07-10

Contractor _____

Owner *Michael Sr. PM - GAFCON*

RECORD OF NEGOTIATION SUMMARY

Change Order Request Number and Title:

COR #10 - Furnish and install power to HP-1per RFI #80. Included in the scope of work is all labor and material.

General Contractor Representatives (Name & Title):

Jon Wollam, Project Manager

Magnolia Public School Representative (Name & Title):

Mike Lengyel, Sr. Construction Manager

GC Submitted Cost:

\$352.39

Representatives Proposed Cost:

\$352.39

Final Price Agreed to:

\$352.39

Date Negotiations Concluded:

May 1, 2018

NEGOTIATION SUMMARY: (Note: Explain differences in CM estimate, proposal and final negotiated value)

1. It was agreed that the electrical contractors labor hours, materials and consumables is fair and reasonable for the scope of work.
2. It was agreed that RC Construction Contractor's Fee of 7.0% is acceptable.
3. It was agreed that RC Construction Contractor's Insurance Fee of 1.5% is acceptable.
4. It was agreed that RC Construction Contractor's Bond of 1.0% is acceptable.
5. It was agreed by RC Construction and Gafcon that the final proposed cost for COR #07R is \$352.39
6. Gafcon recommends that the MPS Board accept this COR in the amount of \$352.39.

Agreed to:



(General Contractors Representative signature)

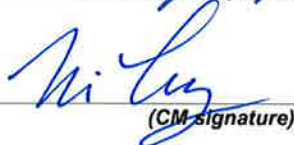


Name (Print)

5-8-18

Date

Prepared by:



(CM signature)

Michael C. Lengyel

Name (Print)

May 7, 2018

Date

Approved:

(MSP Director of Facilities & General Counsel signature)

Patrick Anton C. Ontiveros, Esq.

Name (Print)

Date

Change Order Request #: 10



Provide Power to HP-1

PROJECT: Magnolia Santa Ana, New Gymnasium Santa Ana, California	CONTRACTOR: R.C. Construction Services, Inc. 223 N. Locust Ave Rialto, CA 92377	<u>Change Order Date</u> 03/22/18 <u>Gafcon Review Date</u> 03/29/18
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Change Order Cost Summary

Description	Contractor Total	Gafcon Total	Agreed Total
1. Direct Labor (Circle City Electric)	\$161.95	\$161.96	161.93
2. Fringe benefits & payroll taxes - Labor			
3. Materials and Consumables (Circle City Electric)	\$106.25	\$106.25	106.25
4. Sales Tax Material	\$8.23	\$8.23	8.23
Total Direct Cost	\$276.43	\$276.44	276.44
Subcontractor Overhead & Profit (15%)	\$41.47	\$41.47	41.47
Subcontractor Bond	\$4.49	\$4.49	4.49
Contractor's Fee (7%)	\$22.00	\$22.00	22.00
Contractor Insurance (1.5%)	\$5.00	\$5.00	5.00
Contractor Bond (1%)	\$3.00	\$3.00	3.00
Totals	\$352.39	\$352.39	352.39

Recommended: *Robert Gregory* P.E. 5-8-18

Contractor Representative Name/Title/Signature/Date

Recommended: *Mi-Ling* 04-17-18

Gafcon Representative Name/Title/Signature/Date



R.C. CONSTRUCTION SERVICES, INC
 2223 N. LOCUST AVE
 RIALTO CA 92377

License # 716719

Change Order Request

ORDER 10
 ORDER DATE 03/21/2018
 REQUESTED BY

RFI 80

TO MAGNOLIA EDUCATIONAL &
 RESEARCH FOUNDATION
 250 E. FIRST STREET, STE 1500
 LOS ANGELES CA 90012

PROJECT 275008
 MAGNOLIA GYMNASIUM
 2840 W. FIRST STREET
 SANTA ANA CA 92703

The contractor agrees to perform and the owner agrees to pay for the following changes to this contract

PLANS ATTACHED
 SPECIFICATIONS ATTACHED

Description of Work	Amount
Per RFI 80 Provide power to HP-1	
Circle City Electric	321.00
GC Fee @ 7%	22.00
Insurance @ 1.5%	5.00
Bond @ 1%	3.00

Negative changes will lower the overall contract price requiring no additional payment by owner.

Requested Amount of Change

351.00

The original Contract Sum was.....	3,864,000.00
Net change by previous Change Orders	0.00
The Contract Sum prior to this Change Order	3,864,000.00
The Contract Sum will be changed by this Change Order	351.00
The new Contract Sum including this Change Order will be.....	3,864,351.00
The Contract Time will be changed by.....	0 Days

Approved _____ Date _____

Date 05-07-18

Contractor _____

Owner Mr. Lewis SR PM - GAFCON

RECORD OF NEGOTIATION SUMMARY

Change Order Request Number and Title: COR #09R - Furnish and install power to EF Control RFI #39. Included in the scope of work is all labor and material.



General Contractor Representatives (Name & Title): Jon Wollam, Project Manager

Magnolia Public School Representative (Name & Title): Mike Lengyel, Sr. Construction Manager

GC Submitted Cost:	<u>\$497.24</u>	Representatives Proposed Cost:	<u>\$319.00</u>
Final Price Agreed to:	<u>\$319.00</u>	Date Negotiations Concluded:	<u>May 1, 2018</u>

NEGOTIATION SUMMARY: (Note: Explain differences in CM estimate, proposal and final negotiated value)

1. It was agreed that the electrical hours for "non-productive time" should be eliminated.
2. It was agreed that RC Construction Contractor's Fee of 7.0% is acceptable.
3. It was agreed that RC Construction Contractor's Insurance Fee of 1.5% is acceptable.
4. It was agreed that RC Construction Contractor's Bond of 1.0% is acceptable.
5. It was agreed by RC Construction and Gafcon that the final proposed cost for COR #09R is \$319.00
6. Gafcon recommends that the MPS Board accept this COR in the amount of \$319.00.

Agreed to:	 (General Contractors Representative signature)	<u>Jon Wollam</u> Name (Print)	<u>5-8-18</u> Date
Prepared by:	 (CM signature)	<u>Michael C. Lengyel</u> Name (Print)	<u>May 7, 2018</u> Date
Approved:	 (MSP Director of Facilities & General Counsel signature)	<u>Patrick Anton C. Ontiveros, Esq.</u> Name (Print)	 Date

Change Order Request #: 9



Provide Power to the EF Control

PROJECT: Magnolia Santa Ana, New Gymnasium Santa Ana, California	CONTRACTOR: R.C. Construction Services, Inc. 223 N. Locust Ave Rialto, CA 92377	<u>Change Order Date</u> 03/22/18 <u>Gafcon Review Date</u> 03/29/18
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Change Order Cost Summary

Description	Contractor Total	Gafcon Total	Agreed Total
1. Direct Labor (Circle City Electric)	\$360.00	\$220.00	
2. Fringe benefits & payroll taxes - Labor			
3. Materials and Consumables (Circle City Electric)	\$28.07	\$28.07	
4. Sales Tax Material	\$2.18	\$2.46	
Total Direct Cost	\$390.25	\$250.53	
Subcontractor Overhead & Profit (15%)	\$58.50	\$37.58	
Subcontractor Bond	\$4.49	\$2.88	
Contractor's Fee (7%)	\$32.00	\$20.37	
Contractor Insurance (1.5%)	\$7.00	\$4.67	
Contractor Bond (1%)	\$5.00	\$3.16	
Totals	\$497.24	\$319.19	319.00

Recommended:  P.E. 5-8-18
Contractor Representative Name/Title/Signature/Date

Recommended:  SR PM 05-07-18
Gafcon Representative Name/Title/Signature/Date



R.C. CONSTRUCTION SERVICES, INC
2223 N. LOCUST AVE
RIALTO CA 92377

License # 716719

Change Order Request

ORDER **9R**

ORDER DATE 03/21/2018

REQUESTED BY

RFI 39

**TO MAGNOLIA EDUCATIONAL &
 RESEARCH FOUNDATION
 250 E. FIRST STREET, STE 1500
 LOS ANGELES CA 90012**

**PROJECT 275008
 MAGNOLIA GYMNASIUM
 2840 W. FIRST STREET
 SANTA ANA CA 92703**

The contractor agrees to perform and the owner agrees to pay for the following changes to this contract

PLANS ATTACHED
 SPECIFICATIONS ATTACHED

Description of Work	Amount
Per RFI 39 Provide power to the EF Control	
Circle City Electric	291.00
GC Fee @ 7%	20.00
Insurance @ 1.5%	5.00
Bond @ 1%	3.00

Negative changes will lower the overall contract price requiring no additional payment by owner.

Requested Amount of Change

319.00

The original Contract Sum was.....	3,864,000.00
Net change by previous Change Orders	0.00
The Contract Sum prior to this Change Order	3,864,000.00
The Contract Sum will be changed by this Change Order	319.00
The new Contract Sum including this Change Order will be.....	3,864,319.00
The Contract Time will be changed by.....	0 Days

Approved _____ Date _____

Contractor _____

Owner *McLury* Date 05-07-18
SR PM - GAF-LCD

RECORD OF NEGOTIATION SUMMARY

Change Order Request Number and Title: **COR #08R - Furnish and install all labor and materials to modify cap at the curtain wall and parapet wall per the approved sheet metal submittal.**

General Contractor Representatives (Name & Title): **Jon Wollam, Project Manager**

Magnolia Public School Representative (Name & Title): **Mike Lengyel, Sr. Construction Manager**

GC Submitted Cost: **\$4,163.71**

Representatives Proposed Cost: **\$3,195.58**

Final Price Agreed to: **\$3,616.00**

Date Negotiations Concluded: **May 1, 2018**

NEGOTIATION SUMMARY: (Note: Explain differences in CM estimate, proposal and final negotiated value)

1. It was agreed that the cost submitted by R&J sheet metal for labor and material was fair and reasonable.
2. The subcontractors overhead and profit rates are accepted.
3. The hours associated with the painting of the cap seemed excessive. It was agreed to reduce the cost from \$1,500.00 to \$1,000.00.
4. It was agreed that RC Construction Contractor's Fee of 7.0% is acceptable.
5. It was agreed that RC Construction Contractor's Insurance Fee of 1.5% is acceptable.
6. It was agreed that RC Construction Contractor's Bond of 1.0% is acceptable.
7. It was agreed by RC Construction and Gafcon that the final proposed cost for COR #08R is \$3,616.00
6. Gafcon recommends that the MPS Board accept this COR in the amount of \$3,616.00

Agreed to:  (General Contractors Representative signature)  **Jon Wollam** Name (Print) **5-8-18** Date

Prepared by:  (CM signature) **Michael C. Lengyel** Name (Print) **May 7, 2018** Date

Approved: _____ (MSP Director of Facilities & General Counsel signature) **Patrick Anton C. Ontiveros, Esq.** Name (Print) _____ Date

Change Order Request #: 8

Change Cap At Curtain Wall and Parapet Wall



<u>PROJECT:</u> Magnolia Santa Ana, New Gymnasium Santa Ana, California	<u>CONTRACTOR:</u> R.C. Construction Services, Inc. 223 N. Locust Ave Rialto, CA 92377	<u>Change Order Date</u> 03/22/18 <u>Gafcon Review Date</u> 03/29/18
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Change Order Cost Summary

Description	Contractor Total	Gafcon Total	Agreed Total
1. Direct Labor (R&J Sheet Metal)	\$824.49	\$824.49	824.49
2. Paint	\$1,500.00 1,000.00	\$617.55	1,000.00
3. Materials and Consumables (R&J Sheet Metal)	\$1,077.50	\$1,077.50	1,077.50
4. Sales Tax Material	\$94.28	\$94.28	94.28
Total Direct Cost	\$3,496.27	\$2,613.82	
Subcontractor Overhead & Profit (15%)	\$299.44	\$299.44	
Subcontractor Bond	\$0.00	\$0.00	
Contractor's Fee (7%)	\$266.00	\$203.93	
Contractor Insurance (1.5%)	\$61.00	\$46.76	
Contractor Bond (1%)	\$41.00	\$31.64	
Totals	\$4,163.71	\$3,195.58	3,616.00

Recommended: P.E. 5-8-18
 Contractor Representative Name/Title/Signature/Date

Recommended: SR. PM 05-07-18
 Gafcon Representative Name/Title/Signature/Date



R.C. CONSTRUCTION SERVICES, INC
2223 N. LOCUST AVE
RIALTO CA 92377

License # 716719

Change Order Request

ORDER **8R**
 ORDER DATE 03/21/2018
 REQUESTED BY

Sheet Metal Submittal

**TO MAGNOLIA EDUCATIONAL &
 RESEARCH FOUNDATION
 250 E. FIRST STREET, STE 1500
 LOS ANGELES CA 90012**

**PROJECT 275008
 MAGNOLIA GYMNASIUM
 2840 W. FIRST STREET
 SANTA ANA CA 92703**

The contractor agrees to perform and the owner agrees to pay for the following changes to this contract

PLANS ATTACHED
 SPECIFICATIONS ATTACHED

Description of Work	Amount
Per Marked up Sheet Metal Submittal Change cap at at curtain wal and parapet wall	
R&J Sheet Metal	2,296.00
Paint	1,000.00
GC Fee @ 7%	231.00
Insurance @ 1.5%	53.00
Bond @ 1%	36.00

Negative changes will lower the overall contract price requiring no additional payment by owner.

Requested Amount of Change

3,616.00

The original Contract Sum was.....	3,864,000.00
Net change by previous Change Orders	0.00
The Contract Sum prior to this Change Order	3,864,000.00
The Contract Sum will be changed by this Change Order	3,616.00
The new Contract Sum including this Change Order will be.....	3,867,616.00
The Contract Time will be changed by.....	0 Days

Approved _____ Date _____

Date 05-17-18

Contractor _____

Owner *Michael Garcia* GARCIA SR PM

RECORD OF NEGOTIATION SUMMARY

Change Order Request Number and Title: **COR #07R - Furnish and install at interior column face at Kitchen Servery from floor to roof deck, on 3 siders per RFI #51. Included in the scope of work is all labor and material.**

General Contractor Representatives (Name & Title): **Jon Wollam, Project Manager**

Magnolia Public School Representative (Name & Title): **Mike Lengyel, Sr. Construction Manager**

GC Submitted Cost: **\$4,138.24**

Representatives Proposed Cost: **\$3,445.76**

Final Price Agreed to: **\$3,820.00**

Date Negotiations Concluded: **May 1, 2018**

NEGOTIATION SUMMARY: (Note: Explain differences in CM estimate, proposal and final negotiated value)

1. It was agreed that the foreman had double the time as compared to the Journeyman for Apex Plastering and it was agreed to reduce his hours by 50%.
2. It was agreed that RC Construction Contractor's Fee of 7.0% is acceptable.
3. It was agreed that RC Construction Contractor's Insurance Fee of 1.5% is acceptable.
4. It was agreed that RC Construction Contractor's Bond of 1.0% is acceptable.
5. It was agreed by RC Construction and Gafcon that the final prposed cost for COR #07R is \$3,820.00
6. Gafcon recommends that the MPS Board accept this COR in the amount of \$3,820.00

Agreed to:  (General Contractors Representative signature)  **Jon Wollam** 5-8-18
Name (Print) Date

Prepared by:  (CM signature) Michael C. Lengyel
Name (Print) May 7, 2018
Date

Approved: _____ Patrick Anton C. Ontiveros, Esq.
(MSP Director of Facilities & General Counsel signature) Name (Print) _____
Date

Change Order Request #: 7



Provide Plaster At Column

PROJECT: Magnolia Santa Ana, New Gymnasium Santa Ana, California	CONTRACTOR: R.C. Construction Services, Inc. 223 N. Locust Ave Rialto, CA 92377	<u>Change Order Date</u> 03/19/18 <u>Gafcon Review Date</u> 03/27/18
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Change Order Cost Summary

Description	Contractor Total	Gafcon Total	Agreed Total
1. Direct Labor (Apex Plastering Co.)	\$2,769.47	\$2,189.07	2,479.42
2. Fringe benefits & payroll taxes - Labor			
3. Materials and Consumables (Apex Plastering Co.)	\$474.00	\$474.00	
4. Sales Tax Material	\$36.74	\$41.48	
Total Direct Cost	\$3,280.21	\$2,704.55	
Subcontractor Overhead & Profit (15%)	\$492.03	\$405.68	
Subcontractor Bond (2%)	\$0.00	\$31.10	
Contractor's Fee (7%)	\$264.00	\$219.89	
Contractor Insurance (1.5%)	\$61.00	\$50.42	
Contractor Bond (1%)	\$41.00	\$34.12	
Totals	\$4,138.24	\$3,445.76	3,820.00

Recommended: *[Signature]* P.E. 5-8-18
 Contractor Representative Name/Title/Signature/Date

Recommended: *[Signature]* - SR PM 05-07-18
 Gafcon Representative Name/Title/Signature/Date



R.C. CONSTRUCTION SERVICES, INC.
 2223 N. LOCUST AVE
 RIALTO CA 92377

License # 716719

Change Order Request

ORDER **7R**
 ORDER DATE 03/21/2018
 REQUESTED BY

RFI 51

TO MAGNOLIA EDUCATIONAL &
 RESEARCH FOUNDATION
 250 E. FIRST STREET, STE 1500
 LOS ANGELES CA 90012

PROJECT 275008
 MAGNOLIA GYMNASIUM
 2840 W. FIRST STREET
 SANTA ANA CA 92703

The contractor agrees to perform and the owner agrees to pay for the following changes to this contract

PLANS ATTACHED
 SPECIFICATIONS ATTACHED

Description of Work	Amount
Per RFI 51 Cost to provide plaster at column	
Apex Plastering Co (Split Difference)	3,482.00
GC Fee @ 7%	244.00
Insurance @ 1.5%	56.00
Bond @ 1%	38.00

Negative changes will lower the overall contract price requiring no additional payment by owner.

Requested Amount of Change

3,820.00

The original Contract Sum was.....	3,864,000.00
Net change by previous Change Orders	0.00
The Contract Sum prior to this Change Order	3,864,000.00
The Contract Sum will be changed by this Change Order	3,820.00
The new Contract Sum including this Change Order will be.....	3,867,820.00
The Contract Time will be changed by.....	0 Days

Approved _____ Date _____

Date _____

Contractor _____

Owner *M. Lopez-Garcia SR PM*

RECORD OF NEGOTIATION SUMMARY

Change Order Request Number and Title: COR #06 - Furnish and install new rubberized gym floor per ASI #02. Included in the scope of work is a slip sheet moisture barrier, all thresholds and transitions and floor prep of the concrete floor slab.

General Contractor Representatives (Name & Title): Jon Wollam, Project Manager

Magnolia Public School Representative (Name & Title): Mike Lengyel, Sr. Construction Manager

GC Submitted Cost: \$109,383.00 Representatives Proposed Cost: \$109,383.00

Final Price Agreed to: \$109,383.00 Date Negotiations Concluded: May 1, 2018

NEGOTIATION SUMMARY: (Note: Explain differences in CM estimate, proposal and final negotiated value)

1. It was agreed that the proposal submitted by McWil Sports Surface for the rubberized flooring, including a wall base, basketball court games lines and reducers at interior doors and moisture barrier was acceptable. (Gafcon received a quote on 12/28/17 that was \$3,500.00 more than the price in this proposal).
2. The costs for the thresholds, transitions strips and preping of the concrete floor slab is fair and reasonable.
3. The request for the additional 7 days at \$1,500.00 per day is acceptable due to all of the overhead and surrounding work in the gym must be completed prior to installation of the floor.
4. It was agreed that RC Construction Contractor's Fee of 7.0% is acceptable.
5. It was agreed that RC Construction Contractor's Insurance Fee of 1.5% is acceptable.
6. It was agreed that RC Construction Contractor's Bond of 1.0% is acceptable.
7. It was agreed by RC Construction and Gafcon that the final proposed cost for COR #06 is \$109,383.00
8. Gafcon recommends that the MPS Board accept this COR in the amount of \$109,383.00

Agreed to:   5-8-18
 (General Contractors Representative signature) Name (Print) Date

Prepared by:  Michael C. Lengyel May 7, 2018
 (CM signature) Name (Print) Date

Approved: _____ Patrick Anton C. Ontiveros, Esq. _____
 (MSP Director of Facilities & General Counsel signature) Name (Print) Date

Change Order Request #: 6



Addition of New Gym Floor

PROJECT: Magnolia Santa Ana, New Gymnasium Santa Ana, California	CONTRACTOR: R.C. Construction Services, Inc. 223 N. Locust Ave Rialto, CA 92377	<u>Change Order Date</u> 03/19/18 <u>Gafcon Review Date</u> 03/27/18
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Change Order Cost Summary

Description	Contractor Total	Gafcon Total	Agreed Total
1. McWil Sports Surfaces, Inc.	\$81,520.00	\$81,520.00	81,520.00
2. Thresholds & Transitions	\$1,200.00	\$1,200.00	1,200.00
3. Floor Prep	\$6,500.00	\$6,500.00	6,500.00
4. Additional Days GCs @ \$1,500/day	\$10,500.00	\$10,500.00	10,500.00
Total Direct Cost	\$99,720.00	\$99,720.00	99,720.00
Subcontractor Overhead & Profit (15%)	Included Above	Included Above	Included Above
Subcontractor Bond (1%)	Included Above	Included Above	Included Above
Contractor's Fee (7%)	\$6,980.00	\$6,980.00	6,980.00
Contractor Insurance (1.5%)	\$1,600.00	\$1,600.00	1,600.00
Contractor Bond (1%)	\$1,083.00	\$1,083.00	1,083.00
Totals	\$109,383.00	\$109,383.00	109,383.00

Recommended:  P.E. 5-8-18

Contractor Representative Name/Title/Signature/Date

Recommended:  04-17-18

Gafcon Representative Name/Title/Signature/Date

REQUESTED
AND
RECEIVED BY
GAFCON

135 W. 155th St. - Gardena, CA 90248
Phone: 310.200.8124 Fax: 424.233.1819
Email: grant@mcwilss.com

Quotation #: 17-1228.1
Date: 12/28/2017
Project: Magnolia Pacific Tech School
Spec Section: rubber flooring
To: RC Construction

We hereby submit quotations on the following project and specifications:

We propose to supply Connor Control XT Smooth, 8mm in gym room #1. This includes wall base, 2" basketball court game lines and reducers at interior doors. Excludes: painted or inlayed lettering or logos, exterior door thresholds or transitions. See other exclusions below.

5mm, 8mm Grant

RFI will confirm product elevation outline in the floor Magnolia to confirm

Exclusions:
Major floor prep (Floating or resheeting floor due to uneven or damaged concrete or plywood)
Moisture abatement due to Insitu relative humidity readings over 85% per 1000sf
Demolition of existing surface
Asbestos abatement if needed
Moving of furniture, unrelated building materials or debris from work site
Any slab not within 1/8" in 10' will not be acceptable for installation
Upon acceptance of bid this proposal becomes part of the contract

California Contractors Lic. #676605
SBE Company OSDS Ref# 57366

This is a quotation on the goods named, subject to the conditions noted below:

We propose to furnish material and labor complete in accordance with the above specifications for the sum of US Dollars:

\$70,340.00

Add: slip sheet moisture barrier \$14,640.00

Quotation Valid For 30 Days

To accept this proposal and proceed with scheduling, sign below and return:

Name

Organization

Date



R.C. CONSTRUCTION SERVICES, INC
 2223 N. LOCUST AVE
 RIALTO CA 92377

License # 716719

Change Order Request

ORDER 6

ORDER DATE 03/19/2018

REQUESTED BY

ASI 02

TO MAGNOLIA EDUCATIONAL &
 RESEARCH FOUNDATION
 250 E. FIRST STREET, STE 1500
 LOS ANGELES CA 90012

PROJECT 275008
 MAGNOLIA GYMNASIUM
 2840 W. FIRST STREET
 SANTA ANA CA 92703

The contractor agrees to perform and the owner agrees to pay for the following changes to this contract

PLANS ATTACHED
 SPECIFICATIONS ATTACHED

Description of Work	Amount
Per ASI 02 Addition of new Gym Floor	
McWil Sports Surfaces, Inc.	81,520.00
Thresholds & Transitions	1,200.00
Floor Prep	6,500.00
Additional Days GCs \$1500/ day	10,500.00
GC Fee @ 7%	6,980.00
Insurance @ 1.5%	1,600.00
Bond @ 1%	1,083.00

Negative changes will lower the overall contract price requiring no additional payment by owner.

Requested Amount of Change

109,383.00

The original Contract Sum was.....	3,864,000.00
Net change by previous Change Orders	0.00
The Contract Sum prior to this Change Order	3,864,000.00
The Contract Sum will be changed by this Change Order	109,383.00
The new Contract Sum including this Change Order will be.....	3,973,383.00
The Contract Time will be changed by.....	7 Days

Approved _____ Date _____

Date 05-07-18

Contractor _____

Owner Mr. Tony - GAFCON Sr PM



135 W. 155th St. - Gardena, CA 90248
Phone: 310.200.8124 Fax: 424.233.1819
Email: grant@mcwilss.com

Quotation #: 17-1228.1
Date: 2/20/2018
Project: Magnolia Pacific Tech School
Spec Section: rubber flooring
To: RC Construction

We hereby submit quotations on the following project and specifications:

We propose to supply Connor Control XT Smooth, 6mm in gym room #1, 1 color. This includes wall base, 2" basketball court game lines and reducers at interior doors. Excludes: painted or inlayed lettering or logos, exterior door thresholds or transitions. See other exclusions below.

Exclusions:
Major floor prep (Floating or reshecting floor due to uneven or damaged concrete or plywood)
Moisture abatement due to Insitu relative humidity readings over 85% per 1000sf
Demolition of existing surface
Asbestos abatement if needed
Moving of furniture, unrelated building materials or debris from work site
Any slab not within 1/8" in 10' will not be acceptable for installation
Upon acceptance of bid this proposal becomes part of the contract

California Contractors Lic. #676605
SBE Company OSDS Ref# 57366

This is a quotation on the goods named, subject to the conditions noted below:

We propose to furnish material and labor complete in accordance with the above specifications for the sum of US Dollars:

\$66,880.00

Add: slip sheet moisture barrier \$14,640.00

Quotation Valid For 30 Days

To accept this proposal and proceed with scheduling, sign below and return:

Name

Organization

Date

RECORD OF NEGOTIATION SUMMARY

Change Order Request Number and Title: COR #05R - Credit for deleting concrete floor finishes, carpet, lockers and Anti-Graffiti Coating on gymnasium exterior walls

General Contractor Representatives (Name & Title): Jon Wollam, Project Manager

Magnolia Public School Representative (Name & Title): Mike Lengyel, Sr. Construction Manager

GC Submitted Cost: (\$28,203.00)

Representatives Proposed Cost: (\$31,084.42)

Final Price Agreed to: (\$30,068.00)

Date Negotiations Concluded: May 1, 2018

NEGOTIATION SUMMARY: *(Note: Explain differences in CM estimate, proposal and final negotiated value)*

1. It was agreed that the credit provided by RC Construction for the carpet was fair and reasonable, Gafcon had underestimated the amount of actual sq. ft.
2. It was agreed that the credits for the concrete floor finishes, lockers and anti-graffiti coating are fair and reasonable.
3. It was agreed that RC Construction Contractor's Fee of 7.0% should be included in the credit.
4. It was agreed that RC Construction Contractor's Insurance Fee of 1.5% should be included in the credit.
5. It was agreed that RC Construction Contractor's Bond of 1.0% should be included in the credit.
6. It was agreed by RC Construction and Gafcon that the final credit due back to the Owner is **-\$30,068.00**.
7. Gafcon recommends that the MPS Board accept this COR in the amount of **-\$30,068.00**.

Agreed to:   5-8-18
(General Contractors Representative signature) *Name (Print)* *Date*

Prepared by:  Michael C. Lengyel May 7, 2018
(CM signature) *Name (Print)* *Date*

Approved: _____ Patrick Anton C. Ontiveros, Esq. _____
(MSP Director of Facilities & General Counsel signature) *Name (Print)* *Date*

Change Order Request #: 5



Delete Carpet, Concrete Floor Finish, Lockers & Anti-Graffiti

PROJECT: Magnolia Santa Ana, New Gymnasium Santa Ana, California	CONTRACTOR: R.C. Construction Services, Inc. 223 N. Locust Ave Rialto, CA 92377	<u>Change Order Date</u> 03/19/18 <u>Gafcon Review Date</u> 03/27/18
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Change Order Cost Summary

Description	Contractor Total	Gafcon Total	Agreed Total
1. Ricardi Floor Coverings - Carpet	(\$560.00)	(\$695.16)	(560.00)
2. Specialty Floor Coverings - Carpet CONCRETE FLOOR FIN.	(\$5,344.00)	(\$5,344.00)	(5,344.00)
3. Island Pacific Coatings - Anti Graffiti	(\$6,200.00)	(\$6,200.00)	(6,200.00)
4. California Facility Specialties - Lockers	(\$16,099.00)	(\$16,099.00)	(16,099.00)
5.			
Total Direct Cost	(\$28,203.00)	(\$28,338.16)	(28,203.00)
Subcontractor Overhead & Profit (15%)	Included Above	Included Above	Included Above
Subcontractor Bond (1%)	Included Above	Included Above	Included Above
Contractor's Fee (7%)	\$0.00	(\$1,983.67)	(1,983.67)
Contractor Insurance (1.5%)	\$0.00	(\$454.83)	(454.83)
Contractor Bond (1%)	\$0.00	(\$307.77)	(307.77)
Totals	(\$28,203.00)	(\$31,084.42)	(31,084.42)

Recommended:  P.E. 5-8-18
Contractor Representative Name/Title/Signature/Date

Recommended:  SR PM 05/07/18
Gafcon Representative Name/Title/Signature/Date



R.C. CONSTRUCTION SERVICES, INC
 2223 N. LOCUST AVE
 RIALTO CA 92377

Change Order Request

License # 716719

ORDER **5R**
 ORDER DATE 03/19/2018
 REQUESTED BY

ASI 01

**TO MAGNOLIA EDUCATIONAL &
 RESEARCH FOUNDATION
 250 E. FIRST STREET, STE 1500
 LOS ANGELES CA 90012**

**PROJECT 275008
 MAGNOLIA GYMNASIUM
 2840 W. FIRST STREET
 SANTA ANA CA 92703**

The contractor agrees to perform and the owner agrees to pay for the following changes to this contract

PLANS ATTACHED
 SPECIFICATIONS ATTACHED

Description of Work	Amount
Per ASI 01 Delete Carpet, Concrete Floor Finish, Lockers and anti-graffiti	
Riccardi Floor Coverings - Carpet	-560.00
Specialty Flooring - Concrete Finish	-5,344.00
Inland Pacific Coatings - Anti Graffiti	-6,200.00
California Facility Specialties - Lockers	-16,099.00
Contractor Fee	-1,127.00
Insurance	-440.00
Bond	-298.00

Negative changes will lower the overall contract price requiring no additional payment by owner.

Requested Amount of Change

-30,068.00

The original Contract Sum was.....	3,864,000.00
Net change by previous Change Orders	0.00
The Contract Sum prior to this Change Order	3,864,000.00
The Contract Sum will be changed by this Change Order	-30,068.00
The new Contract Sum including this Change Order will be.....	3,833,932.00
The Contract Time will be changed by.....	0 Days

Approved _____ Date _____

Date 05/07/18

Contractor _____

Owner Nilus GAFCO SR PM

RECORD OF NEGOTIATION SUMMARY

Change Order Request Number and Title: COR #04R - Credit for deleting windows at east masonry wall of the gymnasium

General Contractor Representatives (Name & Title): Jon Wollam, Project Manager




Magnolia Public School Representative (Name & Title): Mike Lengyel, Sr. Construction Manager

GC Submitted Cost: (\$101,259.32) Representatives Proposed Cost: (\$110,039.96)

Final Price Agreed to: (\$110,039.96) Date Negotiations Concluded: May 1, 2018

NEGOTIATION SUMMARY: (Note: Explain differences in CM estimate, proposal and final negotiated value)

1. It was agreed that Subcontractor Overhead & Profit of 15% need to be added back into the cost of the work.
2. It was agreed that Huntington Glazing Inc proposed credit in the amount of **-\$106,000.00** was acceptable.
3. It was agreed that RC Construction Contractor's Fee 7% should be included in the credit.
4. It was agreed that RC Construction Contractor's Insurance Fee 1.5% should be included in the credit.
5. It was agreed that RC Construction Contractor's Bond of 1.0% should be included in the credit.
6. It was agreed by RC Construction and Gafcon that the final credit due back to the Owner is **-\$110,039.96**.
7. Gafcon recommends that the MPS Board accept this COR in the amount of **-\$110,039.00**.

Agreed to:	 _____ (General Contractors Representative signature)	 Jon Wollam _____ Name (Print)	5-8-18 _____ Date
Prepared by:	 _____ (CM signature)	Michael C. Lengyel _____ Name (Print)	May 7, 2018 _____ Date
Approved:	_____ (MSP Director of Facilities & General Counsel signature)	Patrick Anton C. Ontiveros, Esq. _____ Name (Print)	_____ Date



R.C. CONSTRUCTION SERVICES, INC
2223 N. LOCUST AVE
RIALTO CA 92377

Change Order Request

License # 716719

ORDER 4R

ORDER DATE 03/19/2018

REQUESTED BY

CCD 07

**TO MAGNOLIA EDUCATIONAL &
 RESEARCH FOUNDATION
 250 E. FIRST STREET, STE 1500
 LOS ANGELES CA 90012**

**PROJECT 275008
 MAGNOLIA GYMNASIUM
 2840 W. FIRST STREET
 SANTA ANA CA 92703**

The contractor agrees to perform and the owner agrees to pay for the following changes to this contract

PLANS ATTACHED
 SPECIFICATIONS ATTACHED

Description of Work	Amount
Per CCD 07 Credit for deleting windows at masonry wall	
Nuway, Inc.	5,441.00
Huntington Glazing	-106,700.00
Negotiated amount (Gafcon)	-8,781.00

Negative changes will lower the overall contract price requiring no additional payment by owner.

Requested Amount of Change

-110,040.00

The original Contract Sum was.....	3,864,000.00
Net change by previous Change Orders	0.00
The Contract Sum prior to this Change Order	3,864,000.00
The Contract Sum will be changed by this Change Order	-110,040.00
The new Contract Sum including this Change Order will be.....	3,753,960.00
The Contract Time will be changed by.....	0 Days

Approved _____ Date _____

Contractor _____

Owner *Mr. Gafcon* Date 05/07/18
GAFCON SR AM

Change Order Request #: 4

Credit For Deleting Windows At Masonry Wall



PROJECT: Magnolia Santa Ana, New Gymnasium Santa Ana, California	CONTRACTOR: R.C. Construction Services, Inc. 223 N. Locust Ave Rialto, CA 92377	<u>Change Order Date</u> 03/19/18 <u>Gafcon Review Date</u> 03/27/18
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Change Order Cost Summary

Description	Contractor Total	Gafcon Total	Agreed Total
1. Direct Labor (Nuway, Inc.)	\$3,634.22	\$3,634.22	3,634.22
2. Fringe benefits & payroll taxes - Labor			
3. Materials and Consumables (Nuway Inc.)	\$1,661.11	\$1,661.11	1,661.11
4. Sales Tax Material	\$145.35	\$145.35	145.35
5. Huntington Glazing Inc. Proposal Alternate Bid	(\$106,700.00)	(\$106,700.00)	(106,700.00)
Total Direct Cost	(\$101,259.32)	(\$101,259.32)	(101,259.32)
Subcontractor Overhead & Profit (15%)	\$0.00	\$816.10	816.10
Subcontractor Bond (2%)	\$0.00	\$125.14	125.14
Contractor's Fee (7%)	\$0.00	(\$7,022.27)	(7,022.27)
Contractor Insurance (1.5%)	\$0.00	(\$1,610.11)	(1,610.11)
Contractor Bond (1%)	\$0.00	(\$1,089.50)	(1,089.50)
Totals	(\$101,259.32)	(\$110,039.96)	(110,040.00)

Recommended: *Mark Gregory* P.E. 5-8-18
 Contractor Representative Name/Title/Signature/Date

Recommended: *Mr. Long* SR. PM. 05/07/18
 Gafcon Representative Name/Title/Signature/Date