



Anaheim Union High School District
 Facilities and Planning
 501 Crescent Way ~ Post Office Box 3520
 Anaheim ~ California 92803~3520
 Tel: 714-817-8236 Fax: 714-817-0598

Project: Site Work for Relocatable Classrooms
Contract Number: 2008-25

Purchase Order Number: 964A0015
DSA Number: 04-109514

CHANGE ORDER

TO: Meadows Construction Services, Inc.
 1691 Jenks Dr.
 Corona, CA 92880

Change Order No. 00002
10/1/2008

The following modifications have been made to your basic contract for the reasons listed below:

Item	Responsibility Code	Days	Change Amount
WO 00015	Differing Conditions	0	\$1,020.00

Undocumented Footing Removal-2

During the course of excavation, the Contractor encountered an undocumented and unforeseen existing footing at the Northern end of the Eastern Relocatable building pad. The Contractor shall remove and dispose of said footing allowing for the placement of the Relocatable building footings.

WO 00016	Differing Conditions	0	\$5,114.00
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Water Line Replacement

During the course of over-excavation for the fire lane South of the Relocatable building pads, the Contractor encountered existing copper water lines that were installed at an improper depth and were damaged as a result. The Contractor shall repair the damaged water lines and install at the proper depth required by code.

WO 00017	Differing Conditions	0	\$6,408.00
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Electrical POC Changes

During the course of construction, it became apparent that the existing electrical panel that was to supply power the Relocatable classrooms did not have the capacity for expansion as stated in the Contract Documents. Additionally, the distances and sizes of transformer feeders were not correctly specified and differed from what was actually required. The Contractor shall provide material and labor to tap into the existing electrical panel and install the appropriate size and amount of transformer feeders necessary to provide power to the Relocatable classrooms.

WO 00018	Required Extra Scope	0	\$9,606.00
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Relocatable Pull Box Replacement

During the course of construction, it was determined that several existing in-ground electrical/low voltage pull boxes were improperly installed resulting in irreparable damage. The District elected to replace the damaged boxes with new traffic rated boxes and install to code.

WO 00019	Differing Conditions	0	\$1,646.00
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Pad #1 - Transite Pipe

During the course of excavation for footings at Relocatable Pad #1, the Contractor encountered an undocumented and unforeseen transite water line which interfered with the Northern footing line. The Contractor shall uncover the pipe for abatement, backfill and re-compact prior to placement of footing.

WO 00021	Optional Extra Scope	0	\$13,714.00
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Caulking at Bldgs and Exp Joints

During the preliminary exterior punch list walk, the District determined that it would be beneficial to install an additional waterproofing barrier at the perimeter of the Relocatable buildings where they meet the finished concrete surface as well as the expansion joints in the surrounding flat work.

WO 00022	Required Extra Scope	0	\$1,560.00
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Relocatable Door Stops

During the preliminary exterior punch list walk, the District determined that Door stops were required to be installed at the Relocatable buildings to prevent the door from damaging the exterior finishes.



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CHANGE ORDER

TO: Meadows Construction Services , Inc .
 1691 Jenks Dr.
 Corona, CA 92880

Change Order No. 00002
10/1/2008

The following modifications have been made to your basic contract for the reasons listed below:

Item	Responsibility Code	Days	Change Amount
WO 00023	Optional Extra Scope	0	\$17,736.00
Relocatable Pad #2 Sod Installation			

During the final phases of construction, the District elected to install sod (Marathon) at the Relocatable Pad #2 in lieu of the specified turf (Hydroseed) to maintain a consistent appearance with the concurrent Anaheim High School Contract (Bid 2007-17) which recently installed sod at the Science and Technology Courtyard.

Contractor agrees to furnish all labor and materials and perform all of the above described work indicated in each item attached in compliance with the applicable sections of the Contract Documents. The amount of the charges under the Change Order is limited to the charges allowed under article 7 of the General Conditions. The adjustment in the contract sum, if any, and the adjustment in the contract time, if any, set out in the Change Order shall constitute the entire compensation and/or adjustment in the contract time and contract sum due to the Contractor arising out of the change in the work covered by this Change Order, unless otherwise provided in the Change Order. It is understood that this Change Order shall be effective when approved by the Governing Board of the District.

The Original Contract Sum was	\$1,444,845.00
Net Change by Previously Authorized Requests and Changes	(\$15,601.00)
The Contract Sum Prior to This Change Order was	\$1,429,244.00
The Contract Sum Will be Increased	\$56,804.00
The New Contract Sum Including This Change Order	\$1,486,048.00
The Contract Time Will Not Be Changed	0 days
The Date of Substantial Completion as of this Change Order Therefore is	8/29/2008
Cumulative Percentage of Original Contract	2.85%

	Signature	Date
AUHSD Timothy Holcomb		
Contractor	<i>Richard Burns</i>	10-6-08
Architect	<i>David Samy</i>	10.6.08
Project Manager	<i>Walt</i>	10/7/08
Inspector of Record	<i>APM</i>	10-7-08

It is further understood and agreed that this adjustment constitutes compensation in full for all costs and markup directly or indirectly attributable to this change, or for all delays related thereto, including but not limited to all extended overhead and loss of productivity costs and for performance for this change within the time frame stated and Contractor expressly waives any claims for any additional compensations, damages or time extensions, in connection with the above referenced changes. We the undersigned Contractor have given careful consideration to the change proposed and hereby agree if this proposal is approved that we will accept as full payment the price shown above.



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DSA Number: 04-109514

WORK ORDER

TO: Meadows Construction Services, Inc.
 1691 Jenks Dr.

Work Order No. 00015
8/12/2008

Corona, CA 92880

Contractor is directed to make the following changes in the Contract. All work shall be performed subject to the conditions as contained in the Contract. This Work Order shall constitute a full and final settlement of any and all claims the Contractor has, arising out of the revision set forth herein, including claims for impact and delay costs, excluding those identified herein.

Reference:
DESCRIPTION OF PROPOSAL

During the course of excavation, the Contractor encountered an undocumented and unforeseen existing footing at the Northern end of the Eastern Relocatable building pad. The Contractor shall remove and dispose of said footing allowing for the placement of the Relocatable building footings.

Item	Description	Quantity	Units	Unit Price	Tax Rate	Tax Amount	Net Amount
00001	Contractor shall provide labor and material to excavate, remove and dispose of undocumented footings located at the Northern end of Relocatable building pad #3 on 07/17/08. Refer to attached cost review sheet.	1.000		\$1,020.00	0.00%	\$0.00	\$1,020.00

Proposal Details:

It is understood that this Work Order will be effective when signed by the District Representative. Contractor agrees to furnish all labor and materials and perform all of the above described work in accordance with the above terms in compliance with the applicable sections of the Contract Documents. The amount of the charges (if applicable) under the Work Order is limited to \$100,000. The adjustment in the contract sum, if any, and the adjustment in the contract time, if any, set out in this Work Order shall constitute the entire compensation and/or adjustment in the contract time and contract sum due to the Contractor arising out of the change in the work covered by this Work Order, unless otherwise provided in the Work Order.

COST:

- Lump Sum \$1,020.00 Not to Exceed _____
- Time and Materials. Submit daily time and material equipment documentation on TIME AND MATERIAL DAILY EXTRA WORK REPORT forms.
- Submit quotation promptly for the work described above. The cost of the work will be determined from the CHANGE ORDER PROPOSAL subject to review, and will be resolved to be mutually agreeable.
- In accordance with contract unit prices.

TIME:

- No Change Impact unknown at this time Impact to contract completion date is estimated at 0 days
- Will not change completion date but is expected to impact durations of specific CPM activities.

Activity numbers: _____ Days 0

The Contractor will create activities in the Contractor's Detailed Construction Schedule immediately following approval of this Work Order showing the impact of this work. These activities will be reviewed and approved in accordance with the Contractor's weekly and monthly schedule.

	Signature	Date
AUHSD Timothy Holcomb	<i>[Signature]</i>	8/12/08
Contractor	<i>[Signature]</i>	8-12-08
Architect	<i>[Signature]</i>	8/14/08
Project Manager	<i>[Signature]</i>	8/12/08
Inspector of Record	<i>[Signature]</i>	8/12/08

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Project: Site Work for Relocatable Classrooms
Contract Number: 2008-25

Purchase Order Number: 964A0015
DSA Number: 04-109514

WORK ORDER

TO: Meadows Construction Services, Inc.
 1691 Jenks Dr.

Work Order No. 00016
8/12/2008

Corona, CA 92880

Contractor is directed to make the following changes in the Contract. All work shall be performed subject to the conditions as contained in the Contract. This Work Order shall constitute a full and final settlement of any and all claims the Contractor has, arising out of the revision set forth herein, including claims for impact and delay costs, excluding those identified herein.

Reference:
DESCRIPTION OF PROPOSAL

During the course of over-excavation for the fire lane South of the Relocatable building pads, the Contractor encountered existing copper water lines that were installed at an improper depth and were damaged as a result. The Contractor shall repair the damaged water lines and install at the proper depth required by code.

Item	Description	Quantity	Units	Unit Price	Tax Rate	Tax Amount	Net Amount
00001	Contractor shall provide labor and material replace approximately 75lf of 2" copper water pipe and approximately 75lf of 3" copper water pipe at several locations where pipe was not at a proper depth at the Southern end of Relocatable building pads #1 and #2 on 08/07/08 and 08/08/08. Contractor shall excavate, install at code depth, backfill and compact. Refer to attached cost review sheet.	1.000		\$5,114.00	0.00%	\$0.00	\$5,114.00

Proposal Details:

It is understood that this Work Order will be effective when signed by the District Representative. Contractor agrees to furnish all labor and materials and perform all of the above described work in accordance with the above terms in compliance with the applicable sections of the Contract Documents. The amount of the charges (if applicable) under the Work Order is limited to \$100,000. The adjustment in the contract sum, if any, and the adjustment in the contract time, if any, set out in this Work Order shall constitute the entire compensation and/or adjustment in the contract time and contract sum due to the Contractor arising out of the change in the work covered by this Work Order, unless otherwise provided in the Work Order.

COST:

- Lump Sum \$5,114.00 Not to Exceed _____
- Time and Materials. Submit daily time and material equipment documentation on TIME AND MATERIAL DAILY EXTRA WORK REPORT forms.
- Submit quotation promptly for the work described above. The cost of the work will be determined from the CHANGE ORDER PROPOSAL subject to review, and will be resolved to be mutually agreeable.
- In accordance with contract unit prices.

TIME:

- No Change Impact unknown at this time Impact to contract completion date is estimated at 0 days
- Will not change completion date but is expected to impact durations of specific CPM activities.

Activity numbers: _____ Days 0

The Contractor will create activities in the Contractor's Detailed Construction Schedule immediately following approval of this Work Order showing the impact of this work. These activities will be reviewed and approved in accordance with the Contractor's weekly and monthly schedule.

	Signature	Date
AUHSD Timothy Holcomb		8/12/08
Contractor		8-12-08
Architect		8/14/08
Project Manager		8/12/08
Inspector of Record		8/12/08

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Project: Site Work for Relocatable Classrooms
Contract Number: 2008-25

Purchase Order Number: 964A0015
DSA Number: 04-109514

WORK ORDER

TO: Meadows Construction Services , Inc.
 1691 Jenks Dr.
 Corona, CA 92880

Work Order No. 00017
8/12/2008

Contractor is directed to make the following changes in the Contract. All work shall be performed subject to the conditions as contained in the Contract. This Work Order shall constitute a full and final settlement of any and all claims the Contractor has, arising out of the revision set forth herein, including claims for impact and delay costs, excluding those identified herein.

Reference:
DESCRIPTION OF PROPOSAL

During the course of construction, it became apparent that the existing electrical panel that was to supply power the Relocatable classrooms did not have the capacity for expansion as stated in the Contract Documents. Additionally, the distances and sizes of transformer feeders were not correctly specified and differed from what was actually required. The Contractor shall provide material and labor to tap into the existing electrical panel and install the appropriate size and amount of transformer feeders necessary to provide power to the Relocatable classrooms.

Item	Description	Quantity	Units	Unit Price	Tax Rate	Tax Amount	Net Amount
00001	Contractor shall provide labor and material to upgrade transformer feeders from what was specified to a size and distance that will accommodate the electrical load and actual placement of equipment. Contractor shall also provide and install a bus tap feeder at the existing panel which did not have the capacity for expansion as noted in the Contract Documents. Refer to attached PCO #20 dated 08/05/08 and Attachment "A" dated 08/12/08.	1.000		\$6,408.00	0.00%	\$0.00	\$6,408.00

Proposal Details:

It is understood that this Work Order will be effective when signed by the District Representative. Contractor agrees to furnish all labor and materials and perform all of the above described work in accordance with the above terms in compliance with the applicable sections of the Contract Documents. The amount of the charges (if applicable) under the Work Order is limited to \$100,000. The adjustment in the contract sum, if any, and the adjustment in the contract time, if any, set out in this Work Order shall constitute the entire compensation and/or adjustment in the contract time and contract sum due to the Contractor arising out of the change in the work covered by this Work Order, unless otherwise provided in the Work Order.

COST:

- Lump Sum \$6,408.00 Not to Exceed _____
- Time and Materials. Submit daily time and material equipment documentation on TIME AND MATERIAL DAILY EXTRA WORK REPORT forms.
- Submit quotation promptly for the work described above. The cost of the work will be determined from the CHANGE ORDER PROPOSAL subject to review, and will be resolved to be mutually agreeable.
- In accordance with contract unit prices.

TIME:

- No Change Impact unknown at this time Impact to contract completion date is estimated at 0 days
- Will not change completion date but is expected to impact durations of specific CPM activities.

Activity numbers: _____ Days 0

The Contractor will create activities in the Contractor's Detailed Construction Schedule immediately following approval of this Work Order showing the impact of this work. These activities will be reviewed and approved in accordance with the Contractor's weekly and monthly schedule.

	Signature	Date
AUHSD Timothy Holcomb		15A0608
Contractor		8-12-08
Architect		8/14/08
Project Manager		8/12/08
Inspector of Record		8/12/08

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Contract Number: 2008-25

Purchase Order Number: 964A0015
DSA Number: 04-109514

WORK ORDER

TO: Meadows Construction Services, Inc.
 1691 Jenks Dr.

Work Order No. 00018
8/18/2008

Corona, CA 92880

Contractor is directed to make the following changes in the Contract. All work shall be performed subject to the conditions as contained in the Contract. This Work Order shall constitute a full and final settlement of any and all claims the Contractor has, arising out of the revision set forth herein, including claims for impact and delay costs, excluding those identified herein.

Reference:

DESCRIPTION OF PROPOSAL

During the course of construction, it was determined that several existing in-ground electrical/low voltage pull boxes were improperly installed resulting in irreparable damage. The District elected to replace the damaged boxes with new traffic rated boxes and install to code.

Item	Description	Quantity	Units	Unit Price	Tax Rate	Tax Amount	Net Amount
00001	Contractor shall provide labor and material to remove and replace (4) damaged, improperly installed, existing electrical pull boxes with (4) new 2' x 3' pull boxes with traffic rated lids. Install gravel base and match finish height to surrounding new grade. Refer to attached cost reveal sheet.	1.000		\$9,606.00	0.00%	\$0.00	\$9,606.00

Proposal Details:

It is understood that this Work Order will be effective when signed by the District Representative. Contractor agrees to furnish all labor and materials and perform all of the above described work in accordance with the above terms in compliance with the applicable sections of the Contract Documents. The amount of the charges (if applicable) under the Work Order is limited to \$100,000. The adjustment in the contract sum, if any, and the adjustment in the contract time, if any, set out in this Work Order shall constitute the entire compensation and/or adjustment in the contract time and contract sum due to the Contractor arising out of the change in the work covered by this Work Order, unless otherwise provided in the Work Order.

COST:

- Lump Sum \$9,606.00 Not to Exceed _____
- Time and Materials. Submit daily time and material equipment documentation on TIME AND MATERIAL DAILY EXTRA WORK REPORT forms.
- Submit quotation promptly for the work described above. The cost of the work will be determined from the CHANGE ORDER PROPOSAL subject to review, and will be resolved to be mutually agreeable.
- In accordance with contract unit prices.

TIME:

- No Change Impact unknown at this time Impact to contract completion date is estimated at 0 days
- Will not change completion date but is expected to impact durations of specific CPM activities.

Activity numbers: _____ Days 0

The Contractor will create activities in the Contractor's Detailed Construction Schedule immediately following approval of this Work Order showing the impact of this work. These activities will be reviewed and approved in accordance with the Contractor's weekly and monthly schedule.

	Signature	Date
AUHSD Timothy Holcomb		8/19/08
Contractor		8/19/08
Architect		8/19/08
Project Manager		8/19/08
Inspector of Record		8.19.08

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WORK ORDER

TO: Meadows Construction Services, Inc.
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Work Order No. 00019
8/19/2008

Corona, CA 92880

Contractor is directed to make the following changes in the Contract. All work shall be performed subject to the conditions as contained in the Contract. This Work Order shall constitute a full and final settlement of any and all claims the Contractor has, arising out of the revision set forth herein, including claims for Impact and delay costs, excluding those identified herein.

Reference:
DESCRIPTION OF PROPOSAL

During the course of excavation for footings at Relocatable Pad #1, the Contractor encountered an undocumented and unforeseen transite water line which interfered with the Northern footing line. The Contractor shall uncover the pipe for abatement, backfill and re-compact prior to placement of footing.

Item	Description	Quantity	Units	Unit Price	Tax Rate	Tax Amount	Net Amount
00001	Contractor shall provide labor and material to expose underground transite pipe at the Northern end of Pad #1 and backfill and re-compact after its removal. Refer to attached cost review sheet.	1.000		\$1,646.00	0.00%	\$0.00	\$1,646.00

Proposal Details:

It is understood that this Work Order will be effective when signed by the District Representative. Contractor agrees to furnish all labor and materials and perform all of the above described work in accordance with the above terms in compliance with the applicable sections of the Contract Documents. The amount of the charges (if applicable) under the Work Order is limited to \$100,000. The adjustment in the contract sum, if any, and the adjustment in the contract time, if any, set out in this Work Order shall constitute the entire compensation and/or adjustment in the contract time and contract sum due to the Contractor arising out of the change in the work covered by this Work Order, unless otherwise provided in the Work Order.

COST:

- Lump Sum \$1,646.00 Not to Exceed _____
- Time and Materials. Submit daily time and material equipment documentation on TIME AND MATERIAL DAILY EXTRA WORK REPORT forms.
- Submit quotation promptly for the work described above. The cost of the work will be determined from the CHANGE ORDER PROPOSAL subject to review, and will be resolved to be mutually agreeable.
- In accordance with contract unit prices.

TIME:

- No Change Impact unknown at this time Impact to contract completion date is estimated at 0 days
 - Will not change completion date but is expected to impact durations of specific CPM activities.
- Activity numbers: _____ Days 0

The Contractor will create activities in the Contractor's Detailed Construction Schedule immediately following approval of this Work Order showing the impact of this work. These activities will be reviewed and approved in accordance with the Contractor's weekly and monthly schedule.

	Signature	Date
AUHSD Timothy Holcomb		8/19/08
Contractor		8/19/08
Architect		8/19/08
Project Manager		8/19/08
Inspector of Record		8/19/08

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DSA Number: 04-109514

WORK ORDER

TO: Meadows Construction Services, Inc.
 1691 Jenks Dr.

Work Order No. 00021
9/16/2008

Corona, CA 92880

Contractor is directed to make the following changes in the Contract. All work shall be performed subject to the conditions as contained in the Contract. This Work Order shall constitute a full and final settlement of any and all claims the Contractor has, arising out of the revision set forth herein, including claims for impact and delay costs, excluding those identified herein.

Reference:

DESCRIPTION OF PROPOSAL

During the preliminary exterior punch list walk, the District determined that it would be beneficial to install an additional waterproofing barrier at the perimeter of the Relocatable buildings where they meet the finished concrete surface as well as the expansion joints in the surrounding flat work.

Item	Description	Quantity	Units	Unit Price	Tax Rate	Tax Amount	Net Amount
00001	Contractor shall provide labor and material to caulk all concrete expansion joints (approx. 2,500lf) and the perimeter of the relocatable buildings where the exterior meets concrete (approx. 500lf). Refer to attached cost review sheet	1.000		\$13,714.00	0.00%	\$0.00	\$13,714.00

Proposal Details:

It is understood that this Work Order will be effective when signed by the District Representative. Contractor agrees to furnish all labor and materials and perform all of the above described work in accordance with the above terms in compliance with the applicable sections of the Contract Documents. The amount of the charges (if applicable) under the Work Order is limited to \$100,000. The adjustment in the contract sum, if any, and the adjustment in the contract time, if any, set out in this Work Order shall constitute the entire compensation and/or adjustment in the contract time and contract sum due to the Contractor arising out of the change in the work covered by this Work Order, unless otherwise provided in the Work Order.

COST:

- Lump Sum \$13,714.00 Not to Exceed _____
- Time and Materials. Submit daily time and material equipment documentation on TIME AND MATERIAL DAILY EXTRA WORK REPORT forms.
- Submit quotation promptly for the work described above. The cost of the work will be determined from the CHANGE ORDER PROPOSAL subject to review, and will be resolved to be mutually agreeable.
- In accordance with contract unit prices.

TIME:

- No Change Impact unknown at this time Impact to contract completion date is estimated at 0 days
 - Will not change completion date but is expected to impact durations of specific CPM activities.
- Activity numbers: _____ Days 0

The Contractor will create activities in the Contractor's Detailed Construction Schedule immediately following approval of this Work Order showing the impact of this work. These activities will be reviewed and approved in accordance with the Contractor's weekly and monthly schedule.

	Signature	Date
AUHS Timothy Holcomb		17 SEP 08
Contractor		9-16-08
Architect		
Project Manager		9/16/08
Inspector of Record		9/16/08

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WORK ORDER

TO: Meadows Construction Services, Inc.
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Work Order No. 00022
9/16/2008

Corona, CA 92880

Contractor is directed to make the following changes in the Contract. All work shall be performed subject to the conditions as contained in the Contract. This Work Order shall constitute a full and final settlement of any and all claims the Contractor has, arising out of the revision set forth herein, including claims for impact and delay costs, excluding those identified herein.

Reference:

DESCRIPTION OF PROPOSAL

During the preliminary exterior punch list walk, the District determined that Door stops were required to be installed at the Relocatable buildings to prevent the door from damaging the exterior finishes.

Item	Description	Quantity	Units	Unit Price	Tax Rate	Tax Amount	Net Amount
00001	Contractor shall provide labor and material to install door stops at (16) doors at the newly installed relocatable classrooms where the door swings into the building. Refer to attached cost reveal sheet.	1.000		\$1,560.00	0.00%	\$0.00	\$1,560.00

Proposal Details:

It is understood that this Work Order will be effective when signed by the District Representative. Contractor agrees to furnish all labor and materials and perform all of the above described work in accordance with the above terms in compliance with the applicable sections of the Contract Documents. The amount of the charges (if applicable) under the Work Order is limited to \$100,000. The adjustment in the contract sum, if any, and the adjustment in the contract time, if any, set out in this Work Order shall constitute the entire compensation and/or adjustment in the contract time and contract sum due to the Contractor arising out of the change in the work covered by this Work Order, unless otherwise provided in the Work Order.

COST:

- Lump Sum \$1,560.00 Not to Exceed _____
- Time and Materials. Submit daily time and material equipment documentation on TIME AND MATERIAL DAILY EXTRA WORK REPORT forms.
- Submit quotation promptly for the work described above. The cost of the work will be determined from the CHANGE ORDER PROPOSAL subject to review, and will be resolved to be mutually agreeable.
- In accordance with contract unit prices.

TIME:

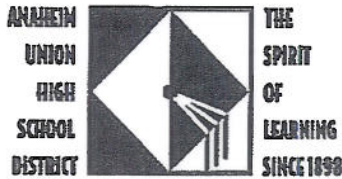
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Activity numbers: _____ Days 0

The Contractor will create activities in the Contractor's Detailed Construction Schedule immediately following approval of this Work Order showing the impact of this work. These activities will be reviewed and approved in accordance with the Contractor's weekly and monthly schedule.

	Signature	Date
AUHSD Timothy Holcomb		9/16/08
Contractor		9-16-08
Architect		9/17/08
Project Manager		9/16/08
Inspector of Record		9/16/08

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Purchase Order Number: 964A0015
DSA Number: 04-109514

WORK ORDER

TO: Meadows Construction Services, Inc.
 1691 Jenks Dr.

Work Order No. 00023
9/27/2008

Corona, CA 92880

Contractor is directed to make the following changes in the Contract. All work shall be performed subject to the conditions as contained in the Contract. This Work Order shall constitute a full and final settlement of any and all claims the Contractor has, arising out of the revision set forth herein, including claims for impact and delay costs, excluding those identified herein.

Reference:

DESCRIPTION OF PROPOSAL

During the final phases of construction, the District elected to install sod (Marathon) at the Relocatable Pad #2 in lieu of the specified turf (Hydroseed) to maintain a consistent appearance with the concurrent Anaheim High School Contract (Bid 2007-17) which recently installed sod at the Science and Technology Courtyard.

Item	Description	Quantity	Units	Unit Price	Tax Rate	Tax Amount	Net Amount
00001	Contractor shall provide labor and material to install "Marathon" sod in lieu of specified Turf (Hydroseed) at the Relocatable Pad #2. Contractor shall install sod to later than 09/30/08 and provide (2) lawn cuttings and (2) fertilizing sessions no later than 10/31/08. Refer to attached cost review sheet.	1.000		\$17,736.00	0.00%	\$0.00	\$17,736.00

Proposal Details:

It is understood that this Work Order will be effective when signed by the District Representative. Contractor agrees to furnish all labor and materials and perform all of the above described work in accordance with the above terms in compliance with the applicable sections of the Contract Documents. The amount of the charges (if applicable) under the Work Order is limited to \$100,000. The adjustment in the contract sum, if any, and the adjustment in the contract time, if any, set out in this Work Order shall constitute the entire compensation and/or adjustment in the contract time and contract sum due to the Contractor arising out of the change in the work covered by this Work Order, unless otherwise provided in the Work Order.

COST:

- Lump Sum \$17,736.00 Not to Exceed _____
- Time and Materials. Submit daily time and material equipment documentation on TIME AND MATERIAL DAILY EXTRA WORK REPORT forms.
- Submit quotation promptly for the work described above. The cost of the work will be determined from the CHANGE ORDER PROPOSAL subject to review, and will be resolved to be mutually agreeable.
- In accordance with contract unit prices.

TIME:

- No Change Impact unknown at this time Impact to contract completion date is estimated at 0 days
- Will not change completion date but is expected to impact durations of specific CPM activities.

Activity numbers: _____ Days 0

The Contractor will create activities in the Contractor's Detailed Construction Schedule immediately following approval of this Work Order showing the impact of this work. These activities will be reviewed and approved in accordance with the Contractor's weekly and monthly schedule.


	Signature	Date
AUHSD Timothy Holcomb		29 SEP 08
Contractor		9/29/08
Architect		9/29/08
Project Manager		9/29/08
Inspector of Record		10/2/08


l_w_o_01



Memorandum

Date: October 23, 2008

To: Joe Farley 

From: Tim Holcomb and John Oskoui 

Subject: Construction Controls Group Contract Fee Increase

Background

In May of 2005, the district entered into a contract with Construction Controls Group, Inc. (CCG), to conduct an audit of the Measure Z program. The audit results were presented to the Board of Trustees in September of 2005. The very serious nature of the deficiencies noted in the audit and the necessary urgency to apply its recommendations led the district to immediately amend the contract with CCG to enact their proposed solutions. The implementation of the recommendations resulted in increasingly successful control of the program, and in some cases required district staff and CCG to augment the duties of the existing consultants and contractors due to their failures to adequately perform their duties. In one case, the district terminated the services of one of its construction management companies due to their failure to perform. CCG then added extra staff to complete the construction management of that company's assigned projects. By early 2007, district staff, with the assistance of CCG, had gotten the program under control and was finally able to develop reasonable plans for the completion of the remaining program tasks. As of June 30, 2007, the total cost of CCG's services was \$2,817,887.36. Based on the new program completion plan, the district entered into a new contract with CCG for program and project management services for the period of July 1, 2007, through the planned completion of the remainder of the Measure Z projects in June 30, 2009. The contract limited the cost of CCG's services to \$2.5 million which was the level of effort that was estimated at that time to complete the program tasks.

Analysis

During the course of the last year and a half, the level of effort required of CCG to assist the district staff in completing the Measure Z program has been greater than was originally estimated. The primary contributing factors for this increase in effort are:

- Vacancies in district staff positions and new projects that were not anticipated
- Litigious contractors which increased the level of claims avoidance activities
- Cleanup and closeout of the previous projects

An explanation of these factors is provided below.

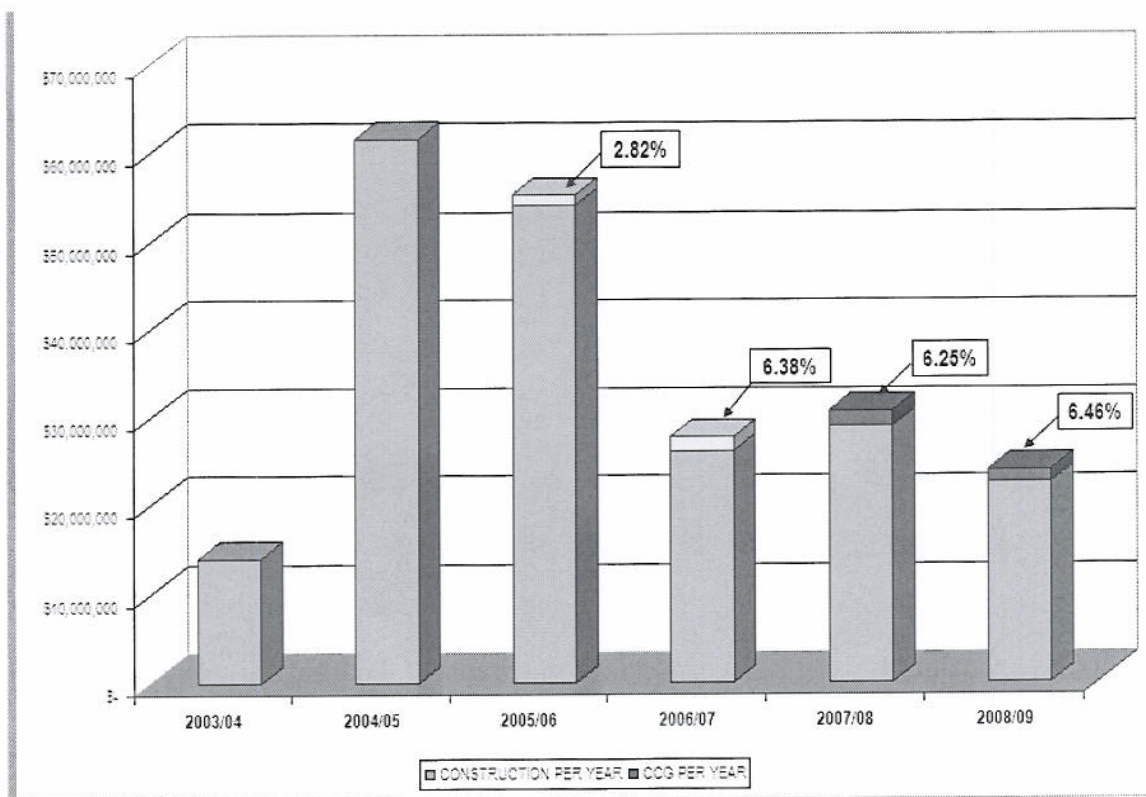
The resignation of Jim Harris, the assistant director of maintenance, created an opening that was not filled due to the state budget crisis. Therefore, the district's in-house project manager was assigned to take over the management of non-Measure Z projects that would have been managed by Mr. Harris. For example, a number of projects of this nature were completed this summer including, but not limited to, air conditioning at Orangeview Junior High School, site improvements at Ball Junior High School and the consolidation and relocation of the alternative and adult education programs. One of the largest impacts from an unanticipated project was the need to expedite the design and construction of 15 classrooms and a restroom facility at Anaheim High School to support the district's participation in the Quality Education Investment Act program. This project of approximately \$2.5 million was conceived, designed and constructed in less than one year as a result of district staff's and CCG's combined aggressive project management oversight. The added cost to have CCG staff manage additional projects has been approximately \$255,000.

The construction phase of the Anaheim High School Expansion and Katella High School Modernization projects began at the same time as the new CCG contract. Unfortunately, both of the contractors immediately began their claims strategy with delayed starts and claims oriented construction scheduling. The effort required to counter these claims strategies has required three times the level of schedule reviews and timely letter writing by CCG's scheduler than would normally be required. This added cost, of approximately \$170,000, has resulted in a nearly perfect, on-schedule completion of the projects and clear documentation to rebut any contractor claims for delay.

While the district and CCG team has been managing the completion of the remaining Measure Z projects, it has also been tying up the remaining loose ends of the previous projects. The effort to effectively complete this task has been greater than expected because of latent deficiencies in the projects that are only now becoming apparent. The biggest challenge has been to organize and make use of all of the thousands of documents, from the earlier projects of the program, that were left in various stages of disarray by former district staff, construction managers, and consultants. This has made it difficult to close out projects with the Division of the State Architect and with the Office of Public School Construction. The urgency and level of effort to complete this organization task has also been impacted by the necessity to comply with document production requests under litigation in the program as well as to support the district's positions in these cases and in prior claims. Fortunately, this effort has resulted in favorable resolution of all of the prior claims under the program except for the final two cases which remain unresolved at this time. As could be expected, this effort was, and is, the most difficult to estimate. The added cost to have CCG staff assist with the close out of Measure Z projects has been approximately \$425,000.

Conclusion

Due to the factors noted above, the cost to maintain sufficient staff to handle the workload of the program and other assigned projects has been greater than was anticipated when the contract was established in June 2007. Yet, as the chart below illustrates, the cost of CCG's program and project management services in relation to the cost of construction has remained low. As a point of reference, the industry norms for project management and program management are six percent and two percent respectively.



District staff has directed CCG to realize every possible opportunity to save construction dollars and to make note of instances where CCG's services have led to savings that might otherwise have not be realized. In many cases, CCG has saved the district significant sums by validating and rejecting improper charges against the district. CCG's calculation of the total savings and avoided costs that their staff has provided to the district exceeds the costs of their services.

CCG's services have been instrumental in the successful implementation of the district's construction program over the course of the last two years. It is imperative that we continue to receive the needed program and project management support services to successfully close out the prior projects, the major projects currently under construction, and the other remaining projects.

Recommendation

Staff respectfully requests that the Board of Trustees approve amending the contract with Construction Controls Group, Inc., by adding \$850,000 to the contract cost. The additional contract amount will be funded through Measure "Z" funds or other related funds as appropriate to the projects being managed.