SPECIAL BOARD MEETING
March 25th, 2019

Office of Student and Family Support Services
3300 Cortez Street
Oxnard, CA 93036

JOHN D. PUGLISI, Ph. D.
Superintendent

Board of Education
Joe Esquivel, President
Linda Aguilar, Clerk
Eleanor Torres
Felix Eisenhaur, DMA
Edith Martinez-Cortes
Office of Student and Family Services
3300 Cortez Street
Oxnard, CA 93036
Closed Session: 5:30 p.m.
Open Session: 5:45 p.m.

1. Preliminary Business - 5:30 p.m.
   1.1 Call to Order - 5:30 p.m.
   1.2 Pledge of Allegiance
   1.3 Roll Call

2. Approval of the Agenda
   2.1 Agenda corrections, additions, and modifications.
   2.2 Approval of the Agenda

3. Public Comment/Closed Session
   3.1 Public Comment (Closed Session) The public may address the Board concerning items that are scheduled for discussion during the closed session only. These presentations are limited to three minutes each, or a total of fifteen minutes in all.

4. Closed Session - 5:30 P.M.
   4.1 Conference with legal counsel - anticipated litigation. Significant exposure to litigation, pursuant to Gov. Code 54956.9(d)(2). Number of cases: 1.

   4.2 Conference with legal counsel - anticipated litigation. Initiation of litigation, pursuant to Gov. Code 54956.9(d) (4). Number of cases: 1.

5. Communications
   5.1 Reconvene Open Session and Report of Closed Session

   5.2 Public Comment Procedures for receiving communication from the public on topics that fall under the subject jurisdiction of the Governing Board. 1. Special Board Meeting - A member of the public may address the Governing Board on any item(s) on the agenda. (Each person speaking may not exceed a total of three minutes on each item). The speaker may choose to speak during public comment or at the time of the agenda item prior to board consideration. These presentations are limited to three minutes or a total of twenty minutes.

6. Information/Action
   6.1 Approval of the Agreement of Governance Consultant Services with California School Board Association
   6.2 Approval of Annual List of Pre-Qualified Bidders
   6.3 Master Planning Workshop
   6.4 Approval of Corrected Change Order for RAN Enterprises
6.5 Approval of the Transportation Plan Framework

7. Adjournment

7.1 Adjournment
4.1
Agenda Item Details

Meeting       Mar 25, 2019 - RSD Special Board Meeting
Category      4. Closed Session-5:30 P.M.
Subject       4.1 Conference with legal counsel - anticipated litigation. Significant exposure to litigation, pursuant to Gov. Code 54956.9(d)(2). Number of cases: 1.
Access        Public
Type

Public Content

Speaker:

Rationale:

Administrative Content

Executive Content
Agenda Item Details

Meeting 
Mar 25, 2019 - RSD Special Board Meeting

Category
4. Closed Session-5:30 P.M.

Subject
4.2 Conference with legal counsel - anticipated litigation. Initiation of litigation, pursuant to Gov. Code 54956.9(d)(4). Number of cases: 1.

Access
Public

Type

Public Content

Speaker:

Rationale:

Administrative Content

Executive Content
Agenda Item Details

Meeting           Mar 25, 2019 - RSD Special Board Meeting
Category          6. Information/Action
Subject           6.1 Approval of the Agreement of Governance Consultant Services with California School Board Association
Access            Public
Type              Action
Fiscal Impact     Yes
Dollar Amount     3,400.00
Budgeted          Yes
Budget Source     General Fund
Recommended Action Staff recommends approval.

Public Content
Speaker: Superintendent Puglisi

Rationale:
Luan Rivera, consultant with CSBA, will provide a Governance Workshop in May.

CSBAWorkshop.pdf (745 KB)

Administrative Content

Executive Content
California School Boards Association

AGREEMENT FOR GOVERNANCE CONSULTING SERVICES

THIS Agreement made and entered into by and between the CALIFORNIA SCHOOL BOARDS ASSOCIATION, a nonprofit California corporation, hereinafter referred to as “CSBA” and Rio School District hereinafter referred to as “District.”

CONDITION PRECEDENT

To be eligible for this program, the district must be a member in good standing of CSBA.

The parties hereby agree as follows:

1. DUTIES AND RESPONSIBILITIES OF DISTRICT

1.1 District agrees to:

a. assure attendance by all board members, and the superintendent of Rio School District as requested by CSBA;

b. provide appropriate facilities for each session; and

c. provide necessary food and refreshments.

2. DUTIES, RESPONSIBILITIES AND RECOMMENDATIONS OF CSBA

2.1 CSBA agrees to:

a. conduct phone interviews with board members and superintendent as appropriate;

b. provide governance consulting services, which may include a workshop to be completed not later than June 30, 2019 on governance leadership, such as district goal setting, board self-evaluation, superintendent evaluation, developing norms and protocols, developing a governance planning calendar, and other governance-related activity as CSBA and District may agree.

c. provide any necessary copyrighted course materials as needed for the governance leadership workshop;

d. provide summary materials from the governance consulting services.

3. COMPENSATION AND REIMBURSEMENT OF EXPENSES

3.1 In consideration for the consulting services, the District agrees to pay CSBA a base fee of $3,400, plus reasonable travel expenses.

3.2 Payment is due within 30 days upon receipt of invoice from CSBA, following the service delivery.
3.3 In the event that District cancels the workshop after it is scheduled, District agrees to reimburse CSBA for any travel expenses already incurred by the consultant at the time of the cancellation.

4. CONTRACT TERMINATION

4.1 The terms of the Agreement shall terminate no later than June 30, 2019, or sooner if all provisions have been satisfied.

4.2 Unless otherwise terminated pursuant to this Agreement, CSBA or District may terminate this agreement without cause by giving thirty (30) days written notice to the other party.

4.3 Should CSBA default in the performance of this Agreement or materially breach any of its provisions, District may terminate this Agreement by giving written notification to CSBA.

4.4 Should District default in the performance of this Agreement or materially breach any of its provisions, CSBA may terminate this Agreement by giving written notification to District.

5. GENERAL PROVISIONS

5.1 For the purposes of communication between the parties, the following shall be the representatives of the parties:

Joe Esquivel  
Board President  
Rio School District  
2500 E Vineyard Ave.  
Suite 100  
Oxnard, CA 93036  
Phone: (805) 485-3111

John D. Puglisi, Ph. D.  
Superintendent  
Rio School District  
2500 E Vineyard Ave.  
Suite 100  
Oxnard, CA 93036  
Phone: (805) 485-3111

Naomi Eason, Ed.D  
Assistant Executive Director, Member Services  
California School Boards Association  
3251 Beacon Boulevard  
West Sacramento, CA 95691  
Phone: (916) 669-3293  
Fax: (916) 371-3407

5.2 This Agreement is the entire agreement and supersedes any oral or written agreements previously entered into concerning the conduct of the Governance consulting services.

5.3 If any provision in this Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions will nevertheless continue in full force.

5.4 This Agreement will be governed and construed according to the laws of the State of California.
AGREED

SCHOOL DISTRICT

BY: Joe Esquivel, Board President

DATE: ______________________

BY: John D. Puglisi, Ph.D., Superintendent

DATE: ______________________

CALIFORNIA SCHOOL BOARDS ASSOCIATION

BY: Naomi Eason, Ed.D.
Assistant Executive Director,
Member Services

DATE: 2/14/19
6.2
**Agenda Item Details**

Meeting: Mar 25, 2019 - RSD Special Board Meeting

Category: 6. Information/Action

Subject: 6.2 Approval of Annual List of Pre-Qualified Bidders

Access: Public

Type: Action

Fiscal Impact: No

Recommended Action: The Board is asked to approve the Pre-Qualified Bidder list for the next year.

**Public Content**

Speaker: Wael Saleh, Assistant Superintendent of Business Services

Rationale:

California Assembly Bill 1565 (AB 1565), passed in 2014 & was updated with AB 2031 (2018) states that if the governing board of the district uses funds received pursuant to the Leroy F. Greene School Facilities Act of 1998 for contracts totaling $1,000,000, that the governing board of the district shall require prospective bidders (General and MEP subcontractors) to complete and submit, to the district, a standardized prequalification questionnaire and financial statement. This prequalification questionnaire must meet the minimum requirements set forth by the Department of Industrial Relations (DIR) for pre-qualification.

Administrative Regulation 3311 (AR 3311) and Public Contract Code (PCC) 20111.5, state that the district may establish a procedure for prequalifying bidders on a quarterly basis and may authorize that pre-qualification be considered valid for up to one calendar year following the date of the initial pre-qualification. PCC 20111.6 requires all prospective bidders to complete and submit to the governing board of a school district a standardized pre-qualification questionnaire and financial statement for board adoption.

On February 20, 2019, the Board approved the contract with Quality Bidders to provide an online pre-qualification application process. Applications received by Quality Bidders have been reviewed by staff, and the attached pool of pre-qualified bidders is recommended for approval. Once eligible bidders have been notified of their approval by the District, their approval shall be renewed annually via the same online process. All interested parties in contracting for school construction projects with the District, have had 3 weeks to submit their pre-qualification package to Quality Bidders. With the help of the District’s Construction Manager, numerous emails and calls have been placed to current or past contractors and sub-contractors encouraging them to submit the required documentation, which was due by 5pm on March 20th.

Ten (10) days after Board approval of this bidder list, the District may send out documents requesting bids from the pre-qualified list for any future facility project.

Adoption of an online pre-qualification process, which is compliant with the law, will save significant District staff time by automating the pre-qualification and reference checks of all prospective bidders. In neighboring Districts, over 300 prospective bidders have gone through this online pre-qualification process and are familiar with the process. Once eligible bidders have been notified of their approval by the Board of Trustees, their approval can be renewed annually via the same online process.

Attached is the list of pre-qualified bidders.

There will be no impact to the District’s General Fund. The District’s costs will be funded out of dedicated facilities bond and related mitigation fee funds.
Agenda Item Details
Meeting Mar 25, 2019 - RSD Special Board Meeting
Category 6. Information/Action
Subject 6.3 Master Planning Workshop
Access Public
Type Discussion

Public Content
Speaker: Superintendent Puglisi

Rationale:
The Superintendent, Wael Saleh, Assistant Superintendent of Business Services and Dr. Joel Kirschenstein, district consultant, will present updates on the Master Plan.

Administrative Content

Executive Content
**Agenda Item Details**

**Meeting**  
Mar 25, 2019 - RSD Special Board Meeting

**Category**  
6. Information/Action

**Subject**  
6.4 Approval of Corrected Change Order for RAN Enterprises

**Access**  
Public

**Type**  
Action

**Fiscal Impact**  
Yes

**Dollar Amount**  
7,086.53

**Budgeted**  
Yes

**Budget Source**  
Measure G Funds

**Recommended Action**  
It is recommended that the Corrected Change Order with RAN be approved.

**Goals**

- Goal 1: Improved student achievement at every school and every grade in all content areas
- Goal 2: Engage parents and other District stakeholders in the development of meaningful partnerships to support student learning.
- Goal 3: Create welcoming and safe environments where students attend and are connected to their school

**Public Content**

**Speaker:**
Weel Saleh, Assistant Superintendent, Business Services

**Rationale:**

At a regularly-held meeting on October 17, 2018, the Rio School District ("District") Board of Trustees ("Board") approved a change order with RAN Enterprises ("RAN") in the amount of $18,779.46. The change order on the October 17, 2018 Board meeting agenda included the following line items: “revised attachment to roof deck” in the amount of $14,734.18; “duct change at MPR storage room” in the amount of $1,458.54; and “out of sequence work at bldg. B” in the amount of $2,568.74. Recently, it was discovered that the first line item contained an inadvertent clerical error. Although RAN submitted a change order request for $14,734.18 for the “revised attachment to roof deck” work, the District’s construction manager recommended approval of a defensible cost and the architect of record recommended approval of a change order in the amount of $3,041.25 for this work. The attached background documents include correspondence, dated August 22, 2018, from the District’s construction manager to the architect of record with the change order request and related comments about the change order value; correspondence, dated August 30, 2018, from the architect of record to the construction manager recommending an additional cost of $3,041.25 for the roof deck work and associated rationale; a copy of the October 17, 2018 board meeting item with the clerical error; and correspondence, dated March 20, 2019, from the construction manager to the District recommending correction of the clerical error.
It is requested that the Board rescind its October 17, 2018 approval of the change order in the amount of $18,779.46 and approve the corrected change order in the amount of $7,086.53. The $7,086.53 change order includes the corrected amount of $3,041.25 for the "revised attachment to roof deck" work; "duct change at MPR storage room" in the amount of $1,458.54; and "out of sequence work at bldg. B" in the amount of $2,586.74. As recommended by the District's construction manager, RAN will retain the right to issue a rebuttal to the corrected amount, with final resolution of any additional change or correct to be ratified by the Board at a subsequent meeting.
Rio School District
2500 E Vineyard Ave
Oxnard, CA 93036

Attn: Dr. Puglisi

Subject: Rio STEAM K-8 Campus
         Rio School District
         Oxnard, CA

Re: Project 0045-015 Rio STEAM K-8 Campus
    BP #19 HVAC
    Recommendation for Clerical Correction to CO #19.4R1 RAN Enterprises

Dear Dr. Puglisi,

Please accept this letter as recommendation to request approval for CO #19.4R1 to RAN Enterprises as correction to clerical mistakes to the previously Board approved CO 19.4 on October 17, 2018. The correction pertains to the value of PCO 19.9R2. The cost erroneously listed in the original CO as the contractor’s requested amount, $14,734.18, is corrected to the value approved by the field review team, $3041.25 in the table below as follows;

<table>
<thead>
<tr>
<th>PCO No.</th>
<th>GC No.</th>
<th>Description</th>
<th>Reason</th>
<th>Cost/Credit</th>
</tr>
</thead>
<tbody>
<tr>
<td>19.9R2</td>
<td>01R02</td>
<td>Revised Attachment to Roof Deck</td>
<td>Changes to the structural attachment method at acoustical decking</td>
<td>3041.25</td>
</tr>
<tr>
<td>19.22R1</td>
<td>02R01</td>
<td>Duct Change at MPR Storage Room</td>
<td>Added Duct for HVAC in storage room</td>
<td>1458.54</td>
</tr>
<tr>
<td>19.35</td>
<td>30</td>
<td>Out of Sequence Work at Bldg. B</td>
<td>Installation Condition different than originally scheduled sequence of work</td>
<td>2586.74</td>
</tr>
</tbody>
</table>

Total CO #19.4 $7,086.53
Previous Approved CO’s $29,722.21
Original Contract $1,649,060.00
Revised Contract $1,684,808.74

RAN Enterprises will retain the right to issue a rebuttal to the corrected amount, and final resolution will be ratified by the Board in the event of additional change or correction.

Should you have any questions, please contact me at any time.

Respectfully,

Robert Perks
Project Manager, Balfour Beatty

cc. Rachel Adams (A4E)
    Jesus Muguerza Ibarra, Balfour Beatty
    Dennis Kuykendall, Balfour Beatty
Agenda Item Details

Meeting: Oct 17, 2018 - RSD Regular Board Meeting
Category: 10. Consent
Subject: 10.18 Approval of Change Order with RAN for revisions to the bid set of plans.
Type: Action (Consent)
Fiscal Impact: Yes
Dollar Amount: 18,779.46
Budgeted: Yes
Budget Source: Measure G Funds

Recommended Action: It is recommended that the Change Order with RAN for revisions to the bid set of plans be approved.

Goals:
- Goal 3: Create welcoming and safe environments where students attend and are connected to their school
- Goal 1: Improved student achievement at every school and every grade in all content areas

Speaker:
John Puglisi, Ph.D., Superintendent

Rationale:
This change order is an additional cost related to revisions to the bid set of plans or otherwise changed conditions from the original bid documents as noted in the attached descriptions. The value was negotiated and validated by Balfour Beatty and A4E to ensure that it provides the District with appropriate value and is in alignment with current market pricing.

KAN Change Order.pdf (12.09/ Kb)

Our adopted rules of Parliamentary Procedure, Robert’s Rules, provide for a consent agenda listing several items for approval of the Board by a single motion. Most of the items listed under the consent agenda have gone through Board subcommittee review and recommendation. Documentation concerning these items has been provided to all board members and the public in advance to assure an extensive and thorough review. Items may be removed from the consent agenda at the request of any board member.

Motion & Voting
(not specified)

Motion by Eleanor Torres, second by Felix Eisenhauer.
Final Resolution: Motion Carries
Yea: Eleanor Torres, Edith Martinez-Cortez, Joe Esquivel, Felix Eisenhauer, Rosa Balderrama
Attn: Dr. Puglisi

Subject: Rio STEAM K-8 Campus
Rio School District
Oxnard, CA

Re: Project 0045-015 Rio STEAM K-8 Campus
BP #19 HVAC
Recommendation to Approve CO #19.4 RAN Enterprises

Dear Dr. Puglisi,

Please accept this letter as recommendation to request approval for CO #19.3 to RAN Enterprises for added or deleted scope items at the above Project, and as amendment to their contract. Scope change to the project is as follows:

<table>
<thead>
<tr>
<th>POC No.</th>
<th>GC No.</th>
<th>Description</th>
<th>Reason</th>
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</tr>
</thead>
<tbody>
<tr>
<td>19.892</td>
<td>01092</td>
<td>Revised Attachment to Roof Deck</td>
<td>Changes to the structural attachment method at acoustical decking</td>
<td>$14,734.15</td>
</tr>
<tr>
<td>19.290</td>
<td>02290</td>
<td>Duct/Chimney MTR @ Stage R0Bk</td>
<td></td>
<td></td>
</tr>
<tr>
<td>19.320</td>
<td>03320</td>
<td>Out of Sequence Work at Bdg. B</td>
<td>Installation Condition different than originally scheduled sequence of work</td>
<td>$2,988.74</td>
</tr>
</tbody>
</table>

Total CO #19.4 $18,779.46

Previous Approved CO's $26,722.21

Original Contract $1,648,000.00

Revised Contract $1,696,501.87

Should you have any questions, please contact me at any time.

Respectfully,

Robert Perks
Project Manager, Balfour Beatty

cc. Rachel Adams (A4E)
Jesus Muguerza Ibarra, Balfour Beatty
Dennis Kuykendall, Balfour Beatty
Rio School District  
2500 E. Vineyard Ave, Suite 1-100  
Oxnard, Ca 93036  

**CO 19.4**  
10-9-18

**Contract #:** 0045-015  
**CO No.:** 19.4

**Project Name:** RIO STEAM K-8 CAMPUS

**Contractor:** RAN Enterprises

**Scope of Work:** SEE ATTACHED

**Cost:**

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
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</thead>
<tbody>
<tr>
<td>Original Contract Amount</td>
<td>$1,648,000.00</td>
</tr>
<tr>
<td>Previous Approved Change Orders</td>
<td>$97,722.21</td>
</tr>
<tr>
<td>This Change Order</td>
<td>$18,779.46</td>
</tr>
<tr>
<td>Adjusted Contract Amount</td>
<td>$1,668,501.21</td>
</tr>
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</table>

**Time:**

<table>
<thead>
<tr>
<th>Description</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Original Contract Completion Date</td>
<td>December 2018</td>
</tr>
<tr>
<td>Previously Approved Completion Extension Days</td>
<td>0</td>
</tr>
<tr>
<td>Completion Days Extension this Change Order</td>
<td>0</td>
</tr>
<tr>
<td>Adjusted Contract Completion Date</td>
<td>December 2018</td>
</tr>
</tbody>
</table>

It is agreed by the contractor that the amended contract amount and/or time, if any, includes full and complete equitable adjustment and compensation for all contract work and extra work performed on the project including but not limited to changes, differing site conditions, suspensions, delays, rescheduling, acceleration, impact and extended overhead as it relates specifically to items of the attached listing. Contractor hereby waives any and all right to additional compensation or time arising out of the work specific to items of the attached listing, and hereby acknowledges and agrees that the amount shown above constitutes payment in full according to the contract documents.

Except to the extent the contract has been modified by previously issued district change orders, and further modified by this change order, the contract remains in full force and effect.

**RIO SCHOOL DISTRICT**

By ________________________________  
Date ________________________________

**District Architect; Architecture 4 Education**

By ________________________________  
Date ________________________________

**Contractor: RAN Enterprises**

By ________________________________  
Date 12-20-2018 Thierry Abinader

**District PM/CM; Balfour Beatty Construction**

By ________________________________  
Date ________________________________

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Please reference previous memo regarding this.
<table>
<thead>
<tr>
<th>CCO No.</th>
<th>GC No.</th>
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<td>01R2</td>
<td>Revised Attachment to Roof Deck</td>
<td>Changes to the structural attachment method at acoustical decking</td>
<td>14734.18</td>
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<tr>
<td>19.22R1</td>
<td>02R1</td>
<td>Duct Change at MPR Storage Room</td>
<td>Added Duct for HVAC to storage room</td>
<td>1458.54</td>
</tr>
<tr>
<td>19.33</td>
<td>30</td>
<td>Out of Sequence Work at Bldg. B</td>
<td>Installation Condition different than originally scheduled sequence of work</td>
<td>2588.74</td>
</tr>
</tbody>
</table>

Total CO #19.4 $18,779.46
Previous Approved CO's $29,722.21
Original Contract $1,648,000.00
Revised Contract $1,696,501.67
August 30, 2018

Rob Perks
Project Manager
Balfour Beatty Construction
300 East Esplanade, Suite 1120
Oxnard, CA 93036

RE: PCO #19.9R2 Added cost for wedge anchors at acoustic deck

Dear Rob,

We received the revised cost proposal on 8/22/18 and have the following comments:

1) Per our June review of the Change Order we directed the contractor to proceed T&M.
2) The Revised cost summary for 19.9R2 submitted identifies the same hours represented in their original March proposal - the date of the document remains the same as well.
3) The T&M tags provided illustrate 100 hrs, and within those tags other work is identified as well. This is in conflict with the 145hrs provided in the cost estimate. Per our discussion, A4E and Balfour Beatty believe the wedge anchor install to actually be less than the unistrut attachment per DSA approved details.
4) The Contractor has also not submitted for reference a T&M tag reflecting the original installation for a DSA approved detail for credit reference.
5) The contractor has not submitted receipts for the material or shipping for approval.

A4E will accept the proposed cost of the materials, accept the proposed credit for screws, and accept the proposed credit for 30 hrs of labor. We reject the proposed truck cost, and reject the proposed 145hrs of additional labor. We do propose a compromise, however, and will accept 45hrs of additional labor hours. With this compromise, A4E can recommend an additional cost of $3041.25 for RSD Board Approval. Forward final Change Order for signature.

Sincerely,

Rachel Adams, AIA, LEED AP
Managing Principal
Attn: Dr. Puglisi

Subject: Rio STEAM K-8 Campus
        Rio School District
        Oxnard, CA

Re: Project 0045-015 Rio STEAM K-8 Campus
    BP #19 HVAC
    PCO #19.9R2 from RAN Enterprises for review and recommendation

Dear Ms. Adams,

Please accept this letter as request to review PCO #19.9R2 to RAN Enterprises for added or deleted scope items at the above Project. Scope change to the project is as follows;

**Item 1.1** Re-submitted: Added cost per RFI #0330-Attachment detail to perforated deck

**Reason:** Proposed added cost to install new details, per response to RFI#330, for the attachment of the ductwork to the perforated deck. Balfour Beatty argues that the change order value is without merit as presented due to the fact that no documentation per A4E’s request was provided by the contractor per AFE’s review to PCO 19.9R1 on 5/30/2018. We agree that change had a cost impact to the contractor, however Balfour Beatty is at an impasse with contractor to provide a defensible cost.

**Project Cost Update:**

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
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</thead>
<tbody>
<tr>
<td>RAN Enterprises Base Agreement</td>
<td>$1,648,000.00</td>
</tr>
<tr>
<td>PCO #19.9R2</td>
<td>$14,734.18</td>
</tr>
<tr>
<td>Total Construction Cost to Date</td>
<td>$1,662,734.18</td>
</tr>
</tbody>
</table>

Should you have any questions, please contact me at any time.

Respectfully,

Robert Perks
Project Manager, Balfour Beatty

cc. Dr. Puglisi (Rio School District)
    Jesus Muguerza Ibarra, Balfour Beatty
    Dennis Kuykendall, Balfour Beatty
<table>
<thead>
<tr>
<th>Item No.</th>
<th>GC No.</th>
<th>Description</th>
<th>Reason</th>
<th>Cost/Credit</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.1</td>
<td></td>
<td>Resubmitted: Added cost per RFI #0330-Attachment detail to perforated deck</td>
<td>Resubmitted: Proposed added cost to install new details, per response to RFI #330, for the attachment of the ductwork to the perforated deck</td>
<td>$14,734.18</td>
</tr>
</tbody>
</table>

Total PCO #19.9R2  
$14,734.18

Previous Approved CO's  
$28,263.64

Original Contract  
$1,648,000.00

Revised Contract  
$1,680,997.82
**Rio Steam K-8 - BP #19 HVAC**

**(COR) CHANGE ORDER REQUEST # 10R2**

<table>
<thead>
<tr>
<th>Owner Name:</th>
<th>Rio School District</th>
<th>Date:</th>
<th>3/17/2018</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Description:</td>
<td>Rio Steam Academy BP-19 HVAC</td>
<td>P. Purchase #</td>
<td></td>
</tr>
<tr>
<td>Architect/Engineer</td>
<td>Architecture for Education</td>
<td>Attn:</td>
<td>Rob Perks</td>
</tr>
<tr>
<td>From (Contractor):</td>
<td>Ran Enterprises Inc</td>
<td>initiator</td>
<td>Thierry Abinader</td>
</tr>
</tbody>
</table>

The following is an itemized quotation regarding proposed modifications to the contract documents.

Per the District's response to RFI #330 which has modified the construction documents by modifying and providing new details for the attachment of the ductwork to the perforated deck that did not previously exist on the drawings, please find below the cost associated with this added work.

Please provide your approval immediately in order to proceed with the work accordingly.

**Revised 1 4-23-2018:**

Per the District's directive, we will only be installing the clips per RFI #330 for the following areas for perforated decking at Bldg A Bldg. E, Bldg. D. If additional rooms will require this attachment, then this change order will be revised to reflect those new locations. Please find below the costs associated with added work.

**Revised 2 8/3/2018:**

Attached time tickets to date

<table>
<thead>
<tr>
<th>Subcontractor's Cost (See attached supporting documentation)</th>
<th>(Incl. subcontractor's 15% O. H. &amp; P.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1: $0</td>
<td>$0</td>
</tr>
<tr>
<td>2: $0</td>
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<td>8: $0</td>
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</table>

Subtotal A: $0

General Contractor's Cost

- Labor (See attached supporting documentation) $14,281.50 1471.50
- 0.00% of Labor $0.00
- Material (See attached supporting documentation) $1,246.00 1045
- Taxes at 7.75% of material $99.49 88.99
- Equipment (See attached documentation) $0.00

Subtotal B: $12,622.99 2605.49

Overhead and Profit = 15% of A $0.00
Overhead and Profit = 15% of B $1,893.49 390.82
Bond 1.5% $217.75 44.94

Grand Total (A+B+C+D) $14,734.18 3041.25

- The proposed change does increase the Final Completion Date by 9 working days
- The proposed change does NOT affect the Final Completion Date required by the Contract.
- This proposed Change Order is effective for ____ calendar days.
- FAILURE TO PROVIDE ADEQUATE RESPONSE AND PROPER APPROVAL AND DIRECTIVETO THIS COR BY
- 3/27/2018 WILL IMPACT THE DELIVERY SCHEDULE AND CAUSE ADDITIONAL COST TO THE PROJECT

Contractor: Thierry Abinader
Signature
Title: Treasurer/Manager
Date: 8/3/2018
(COR) CHANGE ORDER REQUEST # 10R2

Project Number: 0  Requested By District

Owner Name: Rio School District  Date: 3/17/2018

Project Description: Rio Steam Academy BP-19 HVAC  P. Purchase #: 0

General Contractor: RAN Enterprises Inc

<table>
<thead>
<tr>
<th>Equipment Lease or Rental</th>
<th>Time at Rate</th>
<th>Per</th>
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<tr>
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<th>Means #</th>
<th>Quantity</th>
<th>Material list Price</th>
<th>Per</th>
<th>Extension</th>
<th>Labor Unit Price</th>
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<th>Extension</th>
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<tr>
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<td>3.00</td>
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<td>L.s.</td>
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<td>2 Deduct material screws and unistrut</td>
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<td>$230.00</td>
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<td>$-230.00</td>
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<td>3 Added labor to install the new attachment</td>
<td>145.00</td>
<td></td>
<td></td>
<td>$0.00</td>
<td>$98.10</td>
<td>Ea.</td>
<td>$14,245.50</td>
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<td>4 Deduct Labor for regular attachment</td>
<td>(30.00)</td>
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<td></td>
<td>$0.00</td>
<td>$98.10</td>
<td>Ea.</td>
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<td>$200.00</td>
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<td></td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td></td>
</tr>
</tbody>
</table>

**TOTAL MATERIALS**: $1,725.00  **LABOR**: $11,241.50

(a) the Prime Contractor has reviewed the Claim and is filing it in a good-faith belief that the Prime Contractor is entitled to the remedy and/or compensation described in the Claim; (b) each document and item of other supporting information submitted with the Claim is authentic, accurate and complete (i.e., not altered or modified in any manner); (c) the Claim accurately sets forth the total amount of the District's monetary and/or other liability for the Claim; and (d) the Prime Contractor acknowledges that the filing of false and/or fraudulent claims may result in fines and/or imprisonment pursuant to Government Code Sections 12650, et seq., and Penal Code Section 72.

Page 2 of 2
# Time and Material Ticket

**COMPANY:** Ran Enterprises, Inc.  
**PROJECT:** Rio Steam K-8 - HVAC  
**DATE:** 5/14/2018

**Description:** COR #10 Added Attachment to Perforated Decking

<table>
<thead>
<tr>
<th>CONTRACTOR</th>
<th>WORK PERFORMED AND PROGRESS</th>
<th># of Employees</th>
<th>Classification</th>
<th>Hours</th>
<th>Total</th>
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<tbody>
<tr>
<td>Ran Enterprises</td>
<td>COR #10</td>
<td>1</td>
<td>HVAC</td>
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<tr>
<td>Frank Woodworth</td>
<td>✓</td>
<td>1</td>
<td>✓</td>
<td>3</td>
<td>3</td>
</tr>
</tbody>
</table>

**Material:** Clips were provided by Electrical Contractor.

**Other:**

**Initiated By:**

**NAME:** Ray Purcell  
**SIGNATURE:** [Signature]  
**DATE:** 5/14/18
Time and Material Ticket

COMPANY: Ran Enterprises, Inc.
PROJECT: Rio Steam K-8 - HVAC

DATE: 6.25.2018

Description: RFI #37, RL Partial Work Per District Directive, Metal Duct Installation & Perforated Decking, Equipment Scale, and Metal Decking, Attachment Per Co. #18, Bldg. E

<table>
<thead>
<tr>
<th>CONTRACTOR</th>
<th>WORK PERFORMED AND PROGRESS</th>
<th># of Employees</th>
<th>Classification</th>
<th>Hours</th>
<th>Total</th>
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<tbody>
<tr>
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<td>Installation AS Above Description</td>
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<td>HVAC</td>
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<td>8</td>
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<tr>
<td>Noyes &amp; Linneman</td>
<td></td>
<td>1</td>
<td></td>
<td></td>
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<tr>
<td>Frank Woodruff</td>
<td></td>
<td>1</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hess &amp; Ghali</td>
<td>Supervision</td>
<td>1</td>
<td></td>
<td>5</td>
<td>5</td>
</tr>
</tbody>
</table>

Material: Wedge Anchors, Screw Washers & Hardware

Other: From worked on Perforated Decking Attachment - #18 His Hess

Initiated By: H. H. L

DUCT INSTALLATION IN LIBRARY IS BEING DONE PER PLANS. NO CHANGE TO SIZE OR LOCATION AND REQUIRES NO T&M. THE ONLY CHANGE ARE THE WEDGE ANCHORS. COMPARE STRUCTURAL ATTACHMENTS VS WEDGE ANCHORS FOR COMPARISON.

NAME: Ray Pierce
SIGNATURE: [Signature]
DATE: 6.25.18
## Time and Material Ticket

**COMPANY:** Ran Enterprises, Inc.  
**PROJECT:** Rio Steam K-8 - HVAC  
**DATE:** 6-27-2018

**Description:** RFI#371-R1, Partial Installation Per District Directive, Metal Duct Installation and Hanger Attachment to Perforated Decking Per COR#10-R1, Bldg. E

<table>
<thead>
<tr>
<th>CONTRACTOR</th>
<th>WORK PERFORMED AND PROGRESS</th>
<th># of Employees</th>
<th>Classification</th>
<th>Hours</th>
<th>Total</th>
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<tbody>
<tr>
<td>Ran Enterprises</td>
<td>Installation Per Above Descriptions</td>
<td></td>
<td></td>
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<td>15</td>
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<tr>
<td>Weylin Lindaman</td>
<td>✓</td>
<td>✓</td>
<td>HVAC</td>
<td>7.5</td>
<td>7.5</td>
</tr>
<tr>
<td>Frank Woodward</td>
<td>✓</td>
<td>✓</td>
<td></td>
<td>7.5</td>
<td>7.5</td>
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</tbody>
</table>

**Material:** Not Yet Signed by BGC

**TOTAL:_**

**Other:** Hrs. For Hangers and Seismic Installation.

How much time doesn't on Hangers?

**Initiated By:** (Signature)

**NAME:** RAY BUCECC  
**SIGNATURE:**  
**DATE:** 6-27-18
Time and Material Ticket

COMPANY: Ran Enterprises, Inc.
PROJECT: Rio Steam K-8 - HVAC

DATE: 6-28-2018

Description: RFI #371-RI, Partial Installation Per District Directive and metal Duct Installation and Hanger Attachment to perforated Decking for exposed ducts Per COR #10-RI and extra elbows and offsets. Installation to set clear the Beam in Library Bldg. E.

<table>
<thead>
<tr>
<th>CONTRACTOR</th>
<th>WORK PERFORMED AND PROGRESS</th>
<th># of Employees</th>
<th>Classification</th>
<th>Hours</th>
<th>Total</th>
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<td>Ran Enterprises</td>
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<td>HVAC</td>
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</tr>
<tr>
<td>Weylin Lindaman</td>
<td>√</td>
<td>1</td>
<td>√</td>
<td>8</td>
<td>8</td>
</tr>
<tr>
<td>Frank Woodworth</td>
<td>√</td>
<td>1</td>
<td>√</td>
<td>5</td>
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</tr>
<tr>
<td>Hoss Ghaliari</td>
<td>Supervision</td>
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</tr>
</tbody>
</table>

Material: BUT NOT VERIFIED BY BBL

TOTAL 4.5 hrs for offsets Installation and Hanger Marking

OTHER 3.5 hrs for offsets Installation

Initiated By: [Signature]

NAME: [Signature]

DATE: 6-28-18

How much time spent on hangers?

YES THE ELBOWS WERE NEEDED TO GET PAST STEEL BEAM. STEEL BEAM IS CLEARLY SHOWN ON STRUCTURAL DRAWING AND NOT SURE WHY RANS SHOP DRAWINGS DID NOT CAPTURE THAT AND MAKE NECESSARY ADJUSTMENTS PRIOR TO FABRICATION.

TURN OVER.
# Time and Material Ticket

**COMPANY:** Ran Enterprises, Inc.  
**PROJECT:** Rio Steam K-8 - HVAC  
**DATE:** 6/9/2018

**RFI #371-RL, Bldg. E**  
**Description:** Metal Dust & Hanger attachments installation to perforated metal decking. Per COR #10-RL, Partial installation per District Directive Bldg. E.

<table>
<thead>
<tr>
<th>CONTRACTOR</th>
<th>WORK PERFORMED AND PROGRESS</th>
<th># of Employees</th>
<th>Classification</th>
<th>Hours</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ran Enterprises</td>
<td>Installation for above description</td>
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</tr>
<tr>
<td>Weylin Lindaman</td>
<td></td>
<td>1</td>
<td>HVAC</td>
<td>7</td>
<td>7</td>
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<tr>
<td>Frank Wedgworth</td>
<td></td>
<td>1</td>
<td></td>
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<tr>
<td>Hoss Chalabi</td>
<td>Supervision</td>
<td>4</td>
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</table>

**Material:** but not verified by RBC

**Other:** 3 hrs. for hanger and seismic installation.

**How much time spent on hangers?**

**Initiated By:** [Signature]

**NAME:** Ray Puccell  
**SIGNATURE:** [Signature]  
**DATE:** 6-29-18
Time and Material Ticket

COMPANY: Ran Enterprises, Inc
PROJECT: Rio Steam K-8 - HVAC
DATE: 07/02/2018

Description: RFI#371-R1, Hanger's Seismic Installation: To perforated metal deck Per COR#10-R1, Partial Work Per District Directive and starting duct sealing on exposed duct in Library Bldg.

<table>
<thead>
<tr>
<th>CONTRACTOR</th>
<th>WORK PERFORMED AND PROGRESS</th>
<th># of Employees</th>
<th>Classification</th>
<th>Hours</th>
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<td>John F. Wedgeworth</td>
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<td>Hose Chatteri Supervision</td>
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<td>V</td>
<td>2</td>
<td>2</td>
</tr>
</tbody>
</table>

Material:

Other:

Initiated By: [Signature]

Ray Porcell
NAME
SIGNATURE
DATE 7/2/18

Seismic Hangers Required Per Contract
Crew has worked daily for weeks so still no partial work
Duct sealing is required Per Contract on all duct
All work done is per contract and not added work
May 30, 2018

Rob Perks
Project Manager
Balfour Beatty Construction
300 East Esplanade, Suite 1120
Oxnard, CA 93036

RE: PCO #19.8R Added cost for wedge anchors at acoustic deck

Dear Rob,

We received the proposed cost on 5/23/18 and reviewed your response. While we appreciate your review of your original costs, we do not believe the proposed costs correctly reflect the actual cost for the modified installation in relation to the original installation time and material anticipated within the bid pricing. Thus, we request the contractor to complete the work on T&M, providing the necessary backup documentation per General Conditions Article 18. We also request Balfour Beatty to track an installation at a standard deck condition to use as reference for the credit to be applied.

Please submit Change Order with documentation for final review and approval.

Sincerely,

Rachel Adams, AIA, LEED AP
Managing Principal
Attn: Dr. Puglisi

Subject: Rio STEAM K-8 Campus
        Rio School District
        Oxnard, CA

Re: Project 0045-015 Rio STEAM K-8 Campus
    BP #19 HVAC
    Recommendation to Approve PCO #19.9R1 to RAN Enterprises

Dear Ms. Adams,

Please accept this letter as recommendation to request approval for PCO #19.9R1 to RAN Enterprises for added or deleted scope items at the above Project. Scope change to the project is as follows:

**Item 1.1 Added cost per RFI #0330-Attachment detail to perforated deck**

Reason: Proposed added cost to install new details, per response to RFI #330, for the attachment of the ductwork to the perforated deck

---

**Project Cost Update:**

<table>
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<tr>
<th>Item</th>
<th>Amount</th>
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<tbody>
<tr>
<td>RAN Enterprises Base Agreement</td>
<td>$1,648,000.00</td>
</tr>
<tr>
<td>PCO #19.9</td>
<td>$14,734.18</td>
</tr>
<tr>
<td>Total Construction Cost to Date</td>
<td>$1,662,734.18</td>
</tr>
</tbody>
</table>

Should you have any questions, please contact me at any time.

Respectfully,

Robert Perks
Project Manager, Balfour Beatty

cc. Dr. Puglisi (Rio School District)
    Jesus Muguerza Ibarra, Balfour Beatty
    Dennis Kuykendall, Balfour Beatty
Rio School District  
Project No  0045-015  
Rio STEAM K-8 Campus  
BP#19  HVAC  
RAN Enterprises

<table>
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<tr>
<th>Item No.</th>
<th>GC No.</th>
<th>Description</th>
<th>Reason</th>
<th>Cost/Credit</th>
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<tr>
<td>1.1</td>
<td></td>
<td>Added cost per RFI #0330-Attachment detail to perforated deck</td>
<td>Proposed added cost to install new details, per response to RFI #330, for the attachment of the ductwork to the perforated deck</td>
<td>$14,734.18</td>
</tr>
</tbody>
</table>

Total PCO #19.9R1  $14,734.18
Original Contract  $1,648,000.00
Revised Contract  $1,662,734.18
April 23rd, 2018

Rob Perks
Project Manager
Rio School District
Balfour Beatty Construction
300 Esplanade, Suite 1120
Oxnard, CA 93036

Project: Rio STEAM Academy BP # 19 - Heating Ventilation and Air Conditioning

Subject: Re: District’s response to COR #10 dated 4-18-2018

Dear Mr. Perks,

RAN is in receipt of the District’s response to Change order #10 dated April 6th 2018, and received on April 18th 2018. The letter states that the Design team did not receive the change order request until March 27th 2018. This is simply not true. RAN’s Change Order #10 was submitted to the District on 3-17-2018. The District’s response was not in compliance with its obligations under the Contract and the General Conditions. As a result, RAN’s procurement of material and subsequent installations have been impacted.

As you already know, Change Order #10 is for the added material and labor to provide added attachments that were not shown on the construction documents for the perforated decking at the project. The letter states that “Per discussion at 3/29 meeting the alternate wedge anchor does not appear to be necessary at Bldg A or Bldg D as ducts may hang from beams via DSA approved structural details” Please note that the above statement is incorrect. Please reference the District’s meeting minutes for the meeting that took place on 3-28-2018 which states “The areas which are in questions regarding the attachment details to the perforated deck are: Building A, Building E, the gym and library.” and “[...] Wedge anchor to be used at bldg. A, D and the library.” Therefore, the new requirements of the wedge anchor clips per RFI #330 are to be used at all perforated decks in buildings A, E and D. Furthermore, there are no approved DSA structural details for the perforated deck. If the design team wants to use the unistrut attachment from beam to beam then this will be addressed in a separate change order as it is not applicable to the perforated deck attachment.

The letter states “Per discussion at 3/29 meeting the alternate wedge anchor will necessary at Bldg E library exposed duct locations” This is correct, but in addition, the wedge anchors will also be used in buildings A and D as identified above.

The letter states “Installation of the hangers utilizing wedge anchors will not require any additional labor from the original attachment method; we do not accept your proposed labor cost” We strongly disagree with this
statement. This statement is incorrect and false. There are much more added labor costs involved in the installation of the wedge anchor versus the SMACNA requirements of attachment of ductwork to the structure.

Please find attached COR #10R1 for the revisions to this change order as per previous discussions.

Please provide approval and official directive as per the construction documents for this added cost in order to proceed accordingly. The District is responsible for all damages, delays and added costs as it relates to this design error and delay.

If you have any questions, please call me any time at (714) 842-8688

Respectfully,

Thierry Abinader
Treasurer/Manager
RAN Enterprises, Inc.
Rio Steam K-8 - BP #19 HVAC

(COR) CHANGE ORDER REQUEST # 10R1

Owner Name: Rio School District    Date: 3/17/2018

Project Description: Rio Steam Academy BP-19 HVAC

Architect/Engineer: Architecture for Education

From (Contractor): Ran Enterprises Inc

The following is an itemized quotation regarding proposed modifications to the contract documents.

Per the District's response to RFI #330 which has modified the construction documents by modifying and providing new details for the attachment of the ductwork to the perforated deck that did not previously exist on the drawings, please find below the cost associated with this added work.

Please provide your approval immediately in order to proceed with the work accordingly.

Revised 1 4-23-2018:
Per the District's directive, we will only be installing the clips per RFI #330 for the following areas for perforated decking at Bldg A Bldg E, Bldg D. If additional rooms will require this attachment, then this change order will be revised to reflect those new locations. Please find below the costs associated with added work.

<table>
<thead>
<tr>
<th>Subcontractor's Cost (See attached supporting documentation)</th>
<th>Incl. subcontractor's 15% O. H. &amp; P.</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>$0</td>
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<tr>
<td>2</td>
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<td>3</td>
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<td>7</td>
<td>$0</td>
</tr>
<tr>
<td>8</td>
<td>$0</td>
</tr>
</tbody>
</table>

Subtotal A: $0

General Contractor's Cost

| Labor (See attached supporting documentation) | $11,281.50 |
| 0.00% of Labor | $0.00 |
| Material (See attached supporting documentation) | $1,245.00 |
| Taxes at 7.75% of material | $86.49 |
| Equipment (See attached documentation) | $0.00 |

Subtotal B: $12,622.99

Overhead and Profit = 15% of A $0.00
Overhead and Profit = 15% of B $1,893.45
Bond 1.5% $217.75

Grand Total (A+B+C+D) | $14,734.18

The proposed change does increase the Final Completion Date by 9 working days.
The proposed change does NOT affect the Final Completion Date required by the Contract.

This proposed Change Order is effective for ______ calendar days.
FAILURE TO PROVIDE ADEQUATE RESPONSE AND PROPER APPROVAL AND DIRECTIVE TO THIS COR BY
3/27/2018 WILL IMPACT THE DELIVERY SCHEDULE AND CAUSE ADDITIONAL COST TO THE PROJECT.

Contractor: Thierry Abinader
Signature: ____________________________
Title: Treasurer/Manager
Date: 4/23/2018

Page 1 of 2
**Rio Steam K-8 - BP #19 HVAC**

**(COR) CHANGE ORDER REQUEST # 10R1**

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(a) the Prime Contractor has reviewed the Claim and is filing it in a good-faith belief that the Prime Contractor is entitled to the remedy and/or compensation described in the Claim; (b) each document and item of other supporting information submitted with the Claim is authentic, accurate and complete (i.e., not altered or modified in any manner); (c) the Claim accurately sets forth the total amount of the District's monetary and/or other liability for the Claim; and (d) the Prime Contractor acknowledges that the filing of false and/or fraudulent claims may result in fines and/or imprisonment pursuant to Government Code Sections 12650, et seq., and Penal Code Section 72.
Request For Information

Project [14817000] - Rio STEAM K-8 Campus  Date 3/13/2018

Balfour Beatty Construction
Oxnard, CA  93036

RFI No. 0330

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<td>Michael Shea</td>
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<td>Architecture for Education, Inc.</td>
<td></td>
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<tr>
<td>65 North Catalina Avenue</td>
<td></td>
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<tr>
<td>Pasadena, CA 91106</td>
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<td>Rachel Adams (Architecture for Education, Inc.)</td>
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<td>Jesus Muguerra</td>
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<tr>
<td>Balfour Beatty Construction</td>
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Subject: Attachment Detail to Perf. Deck

Information Requested

Mechanical, Electrical, Fire Sprinkler and Plumbing contractors are in need of an attachment detail to attach to the perforated decking at all buildings using that type of decking. Please provide details.

Posted to Drawings

- Subcontractor Name: BBC
- Subcontractor's RFI#: 35

Response Information

Use VWC-35-375 Versa-Wedge Hanger Clip. Install per manufacturers recommendations and ESR-3477. ESR 3477 attached.

Disclaimer

Please find attached to this email RFI 0330 Attachment Detail to Perf. Deck for RSD project 0045-015 Rio STEAM K-8 Campus for your review, implementation and coordination.

Pursuant to the contract General Conditions (Refer to General Conditions Section 1.10 Bulletin and Section 18.5 Notice to Dispute Regarding Contract Price or Contract Time), in the event there is any additional costs, credits, and/or schedule impacts resulting from the response to the RFI, it is the responsibility of the Bid Package Trade Contractor to notify the Construction Manager of such within...
THREE (3) DAYS of the receipt of this notice. Notification stating the factual basis for the claim and citing in detail the Project Documents upon which the claim is based, including a detailed cost breakdown, is to be transmitted to our jobsite trailer.

***NOTE: FAILURE TO RESPOND WITHIN THE REQUIRED TIME PERIOD OF THREE (3) DAYS WITH THE REQUIRED DOCUMENTATION, WILL EITHER RESULT IN BALFOUR BEATTY CONSTRUCTION NOTIFYING THE OWNER OF A NO COST CHANGE OR COMPILING THE COST CREDIT ON YOUR BEHALF***

Michael Shea  (Architecture for Education, Inc.)

Authorized Signature  Printed Name  Date

Michael Shea  13 MAR 2018
VERSAC-WEDGE® HANGER CLIP | VWC-35-375
MANUFACTURER'S RECOMMENDED INSTALLATION PROCEDURES
[ ROOF APPLICATION ]
FOR ROOF SLOPE < 5%

PART NO. VWC-35-375

NOTE TO PURCHASER: Provide a copy of these instructions to all field installation personnel. Threaded bolt, flat washer, and hex nuts are NOT supplied by NMBS.

INSTALLATION NOTES:
1. Insert threaded bolt into hanger clip and tighten bolt into place until snug tight. Then tighten nut at least 1/2 a turn more.
2. Install the standard hanger clip by inserting it up into the dovetail shaped rib, rotate hanger clip 90 degrees, and pull downward to seal the hanger clip.
3. Install a flat washer (minimum 3" O.D.) and hex nut onto threaded bolt up to bottom of the dovetail shaped rib.
4. Tighten the hex nut "finger tight" to reseat the hanger clip and continue tightening hex nut with a wrench so that the threaded bolt is stationary and remains vertical. Avoid overtightening of the hex nut that may cause the dovetail rib opening to spread. A ½" gap must be maintained.
5. Standard hanger clip assembly is designed for a vertical (only) static load. See load chart for maximum static load capacity.
6. Minimum center-to-center spacing along dovetail rib shall not be less than 5 feet.
7. Avoid placement of hanger clip assemblies at the deck side laps.
8. Do not exceed the load carrying capacity of the Versa-Dek® 3.5 LS (Acoustical) roof deck.
9. Once the load is applied to the hanger assembly, repeat step 4.

The above suggested installation recommendations are to be followed so that the hanger assembly will remain in place and function as a means to support the applied vertical static hanging load.

All suspended loads must be included in the analysis and calculations for stress and deflection. The designer (Engineer of Record) must take into account the sequence of loading and any seismic design considerations.
DIVISION: 05 00 00—METALS
SECTION: 05 05 23—METAL FASTENINGS

REPORT HOLDER:

NEW MILLENNIUM BUILDING SYSTEMS, LLC
7575 WEST JEFFERSON BOULEVARD
FORT WAYNE, INDIANA 46804

EVALUATION SUBJECT:

VERSA-WEDGE® STEEL DECK HANGERS

Look for the trusted marks of Conformity!

“2014 Recipient of Prestigious Western States Seismic Policy Council (WSSPC) Award in Excellence”

ICC-ES Evaluation Reports are not to be construed as representing aesthetics or any other attributes not specifically addressed, nor are they to be construed as an endorsement of the subject of the report or a recommendation for its use. There is no warranty by ICC Evaluation Service, LLC, express or implied, as to any finding or other matter in this report, or as to any product covered by the report.

Copyright © 2016 ICC Evaluation Service, LLC. All rights reserved.
DIVISION: 05 00 00—Metals
Section: 05 05 23—Metal Fastenings

REPORT HOLDER:
NEW MILLENNIUM BUILDING SYSTEMS, LLC
7575 WEST JEFFERSON BOULEVARD
FORT WAYNE, INDIANA 46804
(260) 969-3560
www.newmill.com

EVALUATION SUBJECT:

VERSA-WEDGE® STEEL DECK HANGERS

1.0 EVALUATION SCOPE
Compliance with the following code:
Properties evaluated:
Structural

2.0 USES
Versa-Wedge® hangers are used to suspend building components from the underside of New Millennium’s Versa-Dek® (re-entrant-type) steel deck panels recognized in ESR-2657 and ESR-2635, for both bare deck and concrete-filled installations.

3.0 DESCRIPTION
The Versa-Wedge steel deck hanger system consists of a Versa-Wedge Clip (VWC) or Versa-Wedge Tube (VWT) hanger and the following components: threaded rod or hex bolt; hex nuts; steel washer; and steel rivets. Versa-Wedge hangers (VWC and VWT) are formed from steel per the approved quality documentation and are made in different sizes to accommodate different Versa-Dek steel deck panels. Minimum sizes of Versa-Wedge hanger system components must be in accordance with Figure 1. The steel rivets must be Celus® Tigerbolt® Structural Blind Rivets.

4.0 DESIGN AND INSTALLATION

4.1 Design:
Allowable tension loads (gravity loads) and deflections (at allowable tension load) for Versa-Wedge hangers installed in the underside re-entrant-type Versa-Dek steel deck panels are provided in Table 1 for concrete-filled floor decks and in Tables 2 and 3 for bare roof decks with and without rivets, respectively. Tabular allowable tension loads and deflections are applicable to one Versa-Wedge hanger installed at the mid-span of the steel deck panel and in either the center of the steel deck panel width or the flutes immediately adjacent to center of the steel deck panel. Allowable tension loads and deflections do not take into account effects of the threaded rod, hex bolt, steel washer, or hex nut. Tabular deflection values are of the Versa-Wedge hanger (VWC and VWT) relative to the steel deck panel at the allowable tension load. Maximum panel spans noted in Tables 1, 2 and 3 are measured from the centerline of panel bearing width.

Design of the threaded rod, hex bolt, steel washer, and hex nut must be completed by a registered design professional and design capacities must not be less than the allowable loads in Tables 1 through 3. Analysis and design of the steel deck panels must consider uniform loads and point loads applied through the Versa-Wedge hanger system according to the installed condition and must not exceed the spans permitted under ESR-2635 and ESR-2657 as applicable.

4.2 Installation:
The Versa-Wedge steel deck hanger system must be installed in accordance with the manufacturer’s published installation instructions, into the underside of the steel deck panels, complying with and installed in accordance with ESR-2657 and ESR-2635, as applicable. The steel deck panels must not be installed at a slope greater than 5 percent.

For installation of the Versa-Wedge hanger system, a threaded rod or bolt is inserted into the hanger and secured with nuts that are finger-tight with at least one-half turn more. The hanger is inserted into the gap at the dovetail rib of the steel deck panel by rotating the hanger 90 degrees. The hanger is pulled down to seat into the steel deck panel rib. A washer is inserted and secured with a nut that is finger-tight. The washer must be flush with the bottom flange of the steel deck panel and the hanger must be seated into the steel deck panel rib. When installation is in roof (bare) deck panels, in addition to the nut, the washer may be attached to the bottom flange of the deck panel with rivets (see Table 2). For assemblies using rivets, holes matching the rivet diameter (d) noted in Table 2 are predrilled into the steel deck and washer, leaving a minimum 1.5d edge distance. See Figures 2 and 3 for installation details of floor (concrete-filled) and roof (bare) deck applications, respectively.
5.0 CONDITIONS OF USE

The Versa-Wedge hanger systems described in this report comply with, or are suitable alternatives to what is specified in, the code indicated in Section 1.0 of this report, subject to the following conditions:

5.1 Installation must comply with this report, the IBC and the manufacturer's published installation instructions. If there is a conflict, this report governs.

5.2 Calculations demonstrating that the applied loads are less than the allowable loads provided in this report must be submitted to the code official. Design of the connection of the hanger system to the suspended building component, must be determined in accordance with the IBC for each project, where required by code. The analysis and design calculations must be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed.

5.3 Use of the Versa-Wedge hanger system for earthquake load resistance is outside the scope of this report.

5.4 Installation of the Versa-Wedge hanger system is limited to dry, interior conditions.

6.0 EVIDENCE SUBMITTED


7.0 IDENTIFICATION

VWC and WWT hangers are supplied in containers which bear the New Millennium Building Systems, LLC, name and address, the product name, and the evaluation report number (ESR-3477). Deck panels must be labeled in accordance with evaluation reports ESR-2635 and ESR-2657.

<table>
<thead>
<tr>
<th>TABLE 1 — ALLOWABLE TENSION LOADS FOR VERSA-WEDGE HANGERS INSTALLED IN RIBS OF CONCRETE-FILLED VERSA-DEK STEEL DECK PANELS</th>
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</thead>
<tbody>
<tr>
<td><strong>VERSA-DEK STEEL DECK PANELS</strong> (See ESR-2635 and ESR-2651)</td>
<td><strong>MINIMUM CONCRETE REQUIREMENTS</strong></td>
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<td><strong>Product Designation</strong></td>
<td><strong>Base Metal Thickness</strong></td>
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<td></td>
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For SI: 1 inch = 25.4 mm; 1 foot = 0.305 m; 1 tbf = 4.45N.

1 See Section 4.1 for hanger design requirements.
2 VWT-20-250 and VWT-20-375 is for use with the S, S Acoustical, LS and LS Acoustical.
4 Concrete must be either lightweight (110pcf) or normal weight (145pcf) complying with IBC Chapter 19.
5 Concrete slab thickness is measured from the bottom of steel deck panel to top of concrete.
### TABLE 2—ALLOWABLE TENSION LOADS FOR VERSA-WEDGE HANGERS INSTALLED WITH RIVETS, IN RIBS OF BARE VERSA-DEK STEEL DECK PANELS

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<th>RIVET DIAMETER (Celus Tigerbolt Structural Blind Rivet Part Number)</th>
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For SI: 1 inch = 25.4 mm; 1 foot = 0.305 m; 1 lbf = 4.45N.

¹ See Section 4.1 for hanger design requirements.
² VWC/VWT-20-250 and VWC/VWT-20-375 is for use with the S, S Acoustical, LS and LS Acoustical.

### TABLE 3—ALLOWABLE TENSION LOADS FOR VERSA-WEDGE HANGERS INSTALLED WITHOUT RIVETS, IN RIBS OF BARE STEEL VERSA-DEK STEEL DECK PANELS

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</table>

For SI: 1 inch = 25.4 mm; 1 foot = 0.305 m; 1 lbf = 4.45N.

¹ See Section 4.1 for hanger design requirements.
² VWC/VWT-20-250 and VWC/VWT-20-375 is for use with the S, S Acoustical, LS and LS Acoustical.
FIGURE 1—VERSA WEDGE HANGER SYSTEM COMPONENTS

Note: Hex bolts not shown but must have head dimensions similar to the nuts shown above.
**VERSA-WEDGE TUBE (VVT-20)**
*FLOOR INSTALLATION*

- Structural Concrete
- VDC S, L5, or XLS (Acoustical)
- VDC S ES, L5 ES, or XLS ES (Acoustical)
- 1/4-20 Heavy Hex Nut or 3/8-16 Hex Nut

**Versa-Wedge Tube**
- VWT-20-250, VWT-20-ES-250, VWT-20-375 or VWT-20-ES-375
- 1/4-20 Heavy Hex Nut or 3/8-16 Hex Nut

**3" O.D. (min) washer**
[Min. 0.05" thick]

---

**VERSA-WEDGE TUBE (VWT-35-375)**
*FLOOR INSTALLATION*

- Structural Concrete
- VDC3.5 LS (Acoustical)
- 3/8-15 Hex Nut

**Versa-Wedge Tube**
- VWT-35-500
- VWT-35-375
- 3/8-15 Hex Nut

**1/2-20 Hex Nut**

**VERSA-WEDGE TUBE (VWT-35-500)**
*FLOOR INSTALLATION*

- **3" O.D. (min) washer**
[Min. 0.05" thick]

---

**FIGURE 2—VWC AND VWT FLOOR INSTALLATION DETAILS**

*Note: Hex bolts not shown.*
**Figure 3—VWC and VWT Roof Installation Details**

Note: Hex bolts not shown.
DIVISION: 05 00 00—METALS
Section: 05 05 23—Metal Fastenings

REPORT HOLDER:
NEW MILLENNIUM BUILDING SYSTEMS, LLC
7575 WEST JEFFERSON BOULEVARD
FORT WAYNE, INDIANA 46804
(260) 969-3500
www.newmill.com

EVALUATION SUBJECT:

VERSA-WEDGE® STEEL DECK HANGERS

1.0 REPORT PURPOSE AND SCOPE

Purpose:
The purpose of this evaluation report supplement is to indicate that Versa-Wedge® steel deck hangers, recognized in ICC-ES master evaluation report ESR-3477, have also been evaluated for compliance with CBC Chapters 22 and 22A of the code noted below.

Applicable code edition:
2013 California Building Code® (CBC)

2.0 CONCLUSIONS

CBC:
The Versa-Wedge® steel deck hangers, described in Sections 2.0 through 7.0 of the master evaluation report ESR-3477, comply with CBC Chapters 22 and 22A, provided the design and installation are in accordance with the 2012 International Building Code® provisions noted in the master report and the additional requirements of CBC Chapters 17, 17A, 22 and 22A, as applicable.

This supplement expires concurrently with the master report, reissued November 2016.
August 30, 2018

Rob Perks
Project Manager
Balfour Beatty Construction
300 East Esplanade, Suite 1120
Oxnard, CA 93036

RE: PCO #19.22R1 added costs for duct modification in MPR

Dear Rob,

We received the revised cost proposal on August 27th with information provided by the contractor and have the following comments:

1) The contractor provided T&M tags for 7.5 hours, which A4E will accept. We reject any additional hours that do not have T&M tags provided.
2) The contractor has not provided any receipts for the material, but A4E will accept the proposed cost.
3) The contractor has not provided any receipts for the truck, A4E rejects the proposed cost.

A4E can accept partial approval, and recommends a proposed cost of $1458.54 for RSD Board Approval. Please forward final CO for signature.

Sincerely,

Rachel Adams, AIA, LEED AP
Managing Principal
May 29, 2018

Architecture 4 Education
41 N Fair Oaks Ave
Pasadena, CA 91103

Attn: Rachel Adams

Subject: Rio STEAM K-8 Campus
            Rio School District
            Oxnard, CA

Re: Project 0045-015 Rio STEAM K-8 Campus
    BP #19 HVAC
    PCO #19.22R1 from RAN Enterprises for review and recommendation

Dear Ms. Adams,

Please accept this letter as request to review PCO #19.22R1 to RAN Enterprises for added or deleted scope items at the above Project. Scope change to the project is as follows;

Item 1.1 REVISED: Per RF1#378R1: Cost to change grille size and lower duct work in room E110

Reason: Ductwork and grill changes per RF1#378R1 to accommodate the outlet locations at the framed wall spaces. Per A4E’s response on 6/14/2018 for PCO 19.22, RAN was to proceed with the change order via T&M. PCO 19.22R1 was submitted to BBC on 8/3 for the T&M to date. Balfour Beatty agrees there is merit to the change order solely for the 90 degree turn for the duct work and added register.

Project Cost Update:

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>RAN Enterprises Base Agreement</td>
<td>$1,648,000.00</td>
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<tr>
<td>Previous Approved CO’s</td>
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<td>PCO #19.22R1</td>
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<td>Total Construction Cost to Date</td>
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</table>

Should you have any questions, please contact me at any time.

Respectfully,

Robert Perks
Project Manager, Balfour Beatty

cc: Dr. Puglisi (Rio School District)
    Jesus Muguerza Ibarra, Balfour Beatty
    Dennis Kuykendall, Balfour Beatty
Rio Steam K-8 - BP #19 HVAC

(COR) CHANGE ORDER REQUEST # 22R1

<table>
<thead>
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<th>Owner Name:</th>
<th>Rio School District</th>
<th>Date:</th>
<th>5/25/2018</th>
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<tr>
<td>Project Name:</td>
<td>Rio Steam Academy BP-19 HVAC</td>
<td>P. Purchase #</td>
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<tr>
<td>Architect/Engineer:</td>
<td>Architecture for Education</td>
<td>Attn:</td>
<td>Rob Perks</td>
</tr>
<tr>
<td>From (Contractor):</td>
<td>Ran Enterprises Inc</td>
<td>Initiator</td>
<td>Thierry Abinader</td>
</tr>
</tbody>
</table>

The following is an itemized quotation regarding proposed modifications to the contract documents:

Per the District’s response to RFI # 39R1 (District’s RFI #378R1) to provide added ductwork, extending and rerouting of ductwork per the new detail described in RFI #378R1. Please find attached the added costs associated with this added work to the construction documents.

Revised 1: 8-3-2018
Revised to add the costs incurred to date

<table>
<thead>
<tr>
<th>Subcontractor's Cost (See attached supporting documentation)</th>
<th>(Incl. subcontractor's</th>
<th>15% O. H. &amp; P.)</th>
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<tbody>
<tr>
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<tr>
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<tr>
<td>8 0</td>
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<td>$0</td>
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Subtotal A: $0

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<tr>
<th>General Contractor's Cost</th>
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<tr>
<td>Labor (See attached supporting documentation)</td>
<td>$1,200.00</td>
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<tr>
<td>0.00% of Labor</td>
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<td>Material (See attached supporting documentation)</td>
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<td>Taxes at 7.75% of material</td>
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<tr>
<td>Equipment (See attached documentation)</td>
<td>$250.00</td>
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</tbody>
</table>

Subtotal B: $2,298.56

| Overhead and Profit = 15% of A                              | $0.00                 |
| Overhead and Profit = 15% of B                             | $292.00               |
| Bond 1.5%                                                   | $36.01                |

Subtotal: $1,550.01

Grand Total (A+B+C+D): $2,678.11

The proposed change does increase the Final Completion Date by - working days
The proposed change does NOT affect the Final Completion Date required by the Contract.

This proposed Change Order is effective for _______ calendar days.

FAILURE TO PROVIDE ADEQUATE RESPONSE AND PROPER APPROVAL AND DIRECTIVE TO THIS COR BY
8-1-2018 WILL IMPACT THE DELIVERY SCHEDULE AND CAUSE ADDITIONAL COST TO THE PROJECT

Contractor: [Signature]  Title: Treasurer/Manager  Date: 8/3/2018
## (COR) CHANGE ORDER REQUEST # 22R1

### Equipment Lease or Rental

<table>
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<tr>
<th>Equipment</th>
<th>Time at</th>
<th>Rate</th>
<th>Per</th>
<th>$250.00</th>
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<tr>
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<td></td>
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### Material/Description

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<th>Means #</th>
<th>Quantity</th>
<th>Material list Price</th>
<th>Per</th>
<th>Extension</th>
<th>Labor Unit Price</th>
<th>Per</th>
<th>Extension</th>
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<tbody>
<tr>
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<td>$98.10</td>
<td>$0.00</td>
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<td>$475.00 LS.</td>
<td>$475.00</td>
<td>$0.00</td>
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<td>3 Truck</td>
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<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
</tbody>
</table>

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(a) the Prime Contractor has reviewed the Claim and is filing it in a good-faith belief that the Prime Contractor is entitled to the remedy and/or compensation described in the Claim; (b) each document and item of other supporting information submitted with the Claim is authentic, accurate and complete (i.e., not altered or modified in any manner); (c) the Claim accurately sets forth the total amount of the District’s monetary and/or other liability for the Claim; and (d) the Prime Contractor acknowledges that the filing of false and/or fraudulent claims may result in fines and/or imprisonment pursuant to Government Code Sections 12650, et seq., and Penal Code Section 72.
June 14, 2018

Rob Perks
Project Manager
Balfour Beatty Construction
300 East Esplanade, Suite 1120
Oxnard, CA 93036

RE:  PCO #19.22 Added cost to adjust ductwork and grills per RFI 378R1

Dear Rob,

We received the proposed cost on 5/30/18 and have reviewed this in detail and confirmed that the ductwork does not need to extend down - but could turn and provide a side register at its current elevation. Please proceed T&M, notify PI at start and stop of all additional work. Submit documentation for final review and approval.

Sincerely,

[Signature]

Rachel Adams, AIA, LEED AP
Managing Principal
May 29, 2018

Architecture 4 Education
41 N Fair Oaks Ave
Pasadena, CA 91103

Attn: Rachel Adams

Subject: Rio STEAM K-8 Campus
Rio School District
Oxnard, CA

Re: Project 0045-015 Rio STEAM K-8 Campus
BP #19 HVAC
Recommendation to Approve BBC PCO #19.22 to RAN Enterprises CO#22

Dear Ms. Adams,

Please accept this letter as recommendation to request approval for PCO #19.22 to RAN Enterprises for added or deleted scope items at the above Project. Scope change to the project is as follows;

Item 1.1 Per RFI#378R1: Cost to change grille size and lower duct work in room E110
Reason; Ductwork and grill changes per RFI#378R1 to accommodate the outlet locations at the framed wall spaces

Project Cost Update:

<table>
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<tr>
<td>Total Construction Cost to Date</td>
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</tr>
</tbody>
</table>

Should you have any questions, please contact me at any time.

Respectfully,

Robert Parks
Project Manager, Balfour Beatty

cc. Dr. Puglisi (Rio School District)
Jesus Muguerza Ibarra, Balfour Beatty
Dennis Kuykendall, Balfour Beatty
The following is an itemized quotation regarding proposed modifications to the contract documents:

Per the District's response to RFI # 39R1 (District's RFI #378R1) to provide added ductwork, extending and rerouting of ductwork per the new detail described in RFI #378R1. Please find attached the added costs associated with this added work to the construction documents.

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<tr>
<td>8 $0</td>
<td>$0</td>
</tr>
</tbody>
</table>

Subtotal A: $0

General Contractor's Cost

| Labor (See attached supporting documentation) | $1,177.20 |
| 0.00% of Labor                              | $0.00     |
| Material (See attached supporting documentation) | $475.00 |
| Taxes at 7.75% of material                  | $36.81    |
| Equipment (See attached documentation)      | $250.00   |

Subtotal B: $1,939.01

Overhead and Profit = 15% of A $0.00
Overhead and Profit = 15% of B $290.85
Bond 1.5% $33.45

Grand Total (A+B+C+D): $2,263.31

The proposed change does increase the Final Completion Date by working days.

The proposed change does NOT affect the Final Completion Date required by the Contract.

This proposed Change Order is effective for ______ calendar days.

FAILURE TO PROVIDE ADEQUATE RESPONSE AND PROPER APPROVAL AND DIRECTIVETO TO THIS COR BY 6-1-2018 WILL IMPACT THE DELIVERY SCHEDULE AND CAUSE ADDITIONAL COST TO THE PROJECT.

Contractor: Thierry Abinader

Signature: ___________________________ Title: Treasurer/Manager Date: 5/25/2018
<table>
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<th>Equipment Lease or Rental</th>
<th>Time at Rate Per</th>
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<th>Quantity</th>
<th>Material list Price</th>
<th>Per</th>
<th>Extension</th>
<th>Labor Unit Price</th>
<th>Per</th>
<th>Extension</th>
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<tbody>
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</tr>
</tbody>
</table>

**TOTAL MATERIALS** = $475.00  **LABOR** = $1,177.20

(a) the Prime Contractor has reviewed the Claim and is filing it in a good-faith belief that the Prime Contractor is entitled to the remedy and/or compensation described in the Claim; (b) each document and item of other supporting information submitted with the Claim is authentic, accurate and complete (i.e., not altered or modified in any manner); (c) the Claim accurately sets forth the total amount of the District's monetary and/or other liability for the Claim; and (d) the Prime Contractor acknowledges that the filing of false and/or fraudulent claims may result in fines and/or imprisonment pursuant to Government Code Sections 12690, et seq., and Penal Code Section 72.
## Request For Information

**Project**: [14817000] - Rio STEAM K-8 Campus  |  **Date**: 5/2/2018

Balfour Beatty Construction  
Oxnard, CA 93036  

**RFI No.**: 0378R1

| **Primary Responder** | **Date** | **Status** | **Resolved Date** | **Reason for Request** | **Action Requested** | **Probable Cost Effect** | **Probable Time Effect** | **Priority** | **Response Due** |
|----------------------|----------|------------|-------------------|------------------------|---------------------|--------------------------|---------------------------|-------------|-----------------
| Michael Shea   | 5/2/2018 | Open       | Confirmed         |                        | Confirmation        | Unknown                  | Unknown                   | High        | 5/9/2018        |
| (Architecture for Education, Inc.) |          |            |                   |                        |                     |                          |                           |             |                  |
| 65 North Catalina Avenue |          |            |                   |                        |                     |                          |                           |             |                  |
| Pasadena, CA 91106  |          |            |                   |                        |                     |                          |                           |             |                  |
| Rachel Adams  |          |            |                   |                        |                     |                          |                           |             |                  |
| (Architecture for Education, Inc.) |          |            |                   |                        |                     |                          |                           |             |                  |
| Michael Shea  |          |            |                   |                        |                     |                          |                           |             |                  |
| (Architecture for Education, Inc.) |          |            |                   |                        |                     |                          |                           |             |                  |
| Dennis Kuykendall  |          |            |                   |                        |                     |                          |                           |             |                  |
| (Balfour Beatty Construction, LLC.) |          |            |                   |                        |                     |                          |                           |             |                  |
| Ray Purcell  |          |            |                   |                        |                     |                          |                           |             |                  |
| (Balfour Beatty Construction, LLC.) |          |            |                   |                        |                     |                          |                           |             |                  |
| Robert Perks  |          |            |                   |                        |                     |                          |                           |             |                  |
| (Balfour Beatty Construction) |          |            |                   |                        |                     |                          |                           |             |                  |
| Kenneth Hinge  |          |            |                   |                        |                     |                          |                           |             |                  |
| (Kenco Construction Services, Inc.) |          |            |                   |                        |                     |                          |                           |             |                  |
| **From** |          |            |                   |                        |                     |                          |                           |             |                  |
| Jesus Muguerza |          |            |                   |                        |                     |                          |                           |             |                  |
| Balfour Beatty Construction |          |            |                   |                        |                     |                          |                           |             |                  |

### Subject
MPR E110 LP3B Grille Id

### Drawing No.
M2.51

### CSI Code

### Detail No./Paragraph

### Schedule Activity ID

## Information Requested

Revised 1: (4/30/2018)

The District's response to RFI #39 (District RFI #378) does not provide the complete information required for the installation to proceed.

Please confirm the bottom height of the 14x12 SWS-1 grille that will be provided per the response.

FYI

Original RFI 373 Question

Please reference Mechanical Sheet M2.51 MPR E110 and LP3B (small room across from the Storage E110 A inside MPR). The plans are calling for "12" CD 580 CFMS TITUS TMRA (Typ. 24)" exposed supply registers to serve the MPR E110 and the two rooms E110A and LP3B.

Please note that the Storage E110A and the room across from that LP3B are both hard lids rooms and would therefore both have to be CD-2 14x14. Currently only the grille in Storage E110A is identified as a hard lid grille, while the grille in LP3B is identified as exposed grille.

Please confirm the following:
1) Grille at LP3B to be CD-2 14x14 supply hard lid register
2) Please confirm that there are Quantity 22 - 12" CD 580 CFMS TITUS TMRA or Equal grille (Exposed supply grilles) and Quantity 2 - 14x14 CD-2 Supply hard lid register serving MPR-E110, Storage E110A and LP3B

### Response to RFI 378

Response 1: Refer to attached Sketch SKM-378.1 for the revised diffuser location. Provide 14x12 SWS-1@580CFM.

Response 2: We are confirming that there are quantity 22 - 12" CD 580 CFMS TMRA or Equal grille (Exposed Supply Grilles). QTY-1 14x14 CD-2 for storage E110A and QTY-1 14x12 SWS-1@580CFMS.

Response By: Nishit Patel, PBS Engineers Inc.  
**Date**: 04-27-2018
Response Information

Disclaimer
Please find attached to this email RFI 0378R1 MPR E110 LP3B Grille Id for RSD project 0045-015 Rio STEAM K-8 Campus for your review, implementation and coordination.

Pursuant to the contract General Conditions (Refer to General Conditions Section 1.10 Bulletin and Section 18.5 Notice to Dispute Regarding Contract Price or Contract Time), in the event there is any additional costs, credits, and/or schedule impacts resulting from the response to the RFI, it is the responsibility of the Bid Package Trade Contractor to notify the Construction Manager of such within THREE (3) DAYS of the receipt of this notice. Notification stating the factual basis for the claim and citing in detail the Project Documents upon which the claim is based, including a detailed cost breakdown, is to be transmitted to our jobsite trailer.

***NOTE: FAILURE TO RESPOND WITHIN THE REQUIRED TIME PERIOD OF THREE (3) DAYS WITH THE REQUIRED DOCUMENTATION, WILL EITHER RESULT IN BALFOUR BEATTY CONSTRUCTION NOTIFYING THE OWNER OF A NO COST CHANGE OR COMPILING THE COST CREDIT ON YOUR BEHALF***

Authorized Signature  Michael Shea (Architecture for Education, Inc.)  Printed Name  Date
**Title of Section of Work**

MPR E110 LP3B Grille Identification: M2.51

**SUBJECT:**

Please reference Mechanical Sheet M2.51 MPR E110 and LP3B (small room across from the Storage E110 A inside MPR). The plans are calling for "12" CD 580 CFMS TITUS TMRA (Typ. 24") exposed supply registers to serve the MPR E110 and the two rooms E110A and LP3B.

Please note that the Storage E110A and the room across from that LP3B are both hard lids rooms and would therefore both have to be CD-2 14x14. Currently only the grille in Storage E110 A is identified as a hard lid grille, while the grille in LP3B is identified as exposed grille.

Please confirm the following:

1) Grille at LP3B to be CD-2 14x14 supply hard lid register
2) Please confirm that there are Quantity 22 – 12" CD 580 CFMS TITUS TMRA or Equal grille (Exposed supply grilles) and Quantity 2 – 14x14 CD-2 Supply hard lid register serving MPRE110, Storage E110A and LP3B

Expedited response is requested to proceed with the work accordingly.

Failure to provide adequate response to this RFI by the requested date will impact the delivery schedule and cause additional cost to the project.
Revised 1: (4/30/2018)
The District’s response to RFI #39 (District RFI #378) does not provide the complete information required for the installation to proceed.

Please confirm the bottom height of the 14x12 SWS-1 grille that will be provided per the response.

PROPOSED SOLUTION:

RESPONSE:

RESPONSE BY A&E TEAM: ___________________ DATE: ___________________
14x12 SWS Grille @ 14ft. AFF

Duct Down Inside Void Space up to diffuser neck.
Request For Information

Project [14817000] - Rio STEAM K-8 Campus  Date 4/19/2018
Balfour Beatty Construction
Oxnard, CA 93036

RFI No. 0378

<table>
<thead>
<tr>
<th>Primary Responder</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Michael Shea</td>
<td>4/19/2018</td>
</tr>
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<td>Architecture for Education, Inc.</td>
<td>Status</td>
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<td>65 North Catalina Avenue</td>
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<td>Pasadena, CA 91106</td>
<td>Resolved Date</td>
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<tr>
<td>Rachel Adams (Architecture for Education, Inc.)</td>
<td>Conflict</td>
</tr>
<tr>
<td>Michael Shea (Architecture for Education, Inc.)</td>
<td>Reason for Request</td>
</tr>
<tr>
<td>Dennis Kuykendall (Balfour Beatty Construction, LLC.)</td>
<td>Action Requested</td>
</tr>
<tr>
<td>Ray Purcell (Balfour Beatty Construction, LLC.)</td>
<td>Probable Cost Effect</td>
</tr>
<tr>
<td>Jesus Muguerza (Balfour Beatty Construction)</td>
<td>Probable Time Effect</td>
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<tr>
<td>Robert Perks (Balfour Beatty Construction)</td>
<td>Priority</td>
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<tr>
<td>Kenneth Hinge (Kenco Construction Services, Inc.)</td>
<td>Response Due</td>
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<td>From Jesus Muguerza</td>
<td>4/26/2018</td>
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**Subject**  NPR E110 LP3B Grille Id

**Drawing No.** M2.51

**CSI Code** N2.51

**Detail No./Paragraph**

**Schedule Activity ID**

**Information Requested**

Please reference Mechanical Sheet M2.51 MPR E110 and LP3B (small room across from the Storage E110 A inside MPR). The plans are calling for "12" CD 580 CFMS TITUS TMRA (Typ. 24)" exposed supply registers to serve the MPR E110 and the two rooms E110A and LP3B.

Please note that the Storage E110A and the room across from that LP3B are both hard lids rooms and would therefore both have to be CD-2 14x14. Currently only the grille in Storage E110 A is identified as a hard lid grille, while the grille in LP3B is identified as exposed grille.

Please confirm the following:
1) Grille at LP3B to be CD-2 14x14 supply hard lid register
2) Please confirm that there are Quantity 22 – 12″ CD 580 CFMS TITUS TMRA or Equal grille (Exposed supply grilles) and Quantity 2 – 14x14 CD-2 Supply hard lid register serving MPR E110, Storage E110A and LP3B

Expedited response is requested to proceed with the work accordingly.

**Posted to Drawings**

**Subcontractor Name** RAN

**Subcontractor’s RFI#** 39

**Response Information**

Response 1: Refer to attached Sketch SKM-378.1 for the revised diffuser location. Provide 14x12 SWS-1@580CFM.

Response 2: We are confirming that there are quantity 22 - 12" CD 580 CFMS TMRA or Equal grille (Exposed Supply Grilles). QTY-1 14x14 CD-2 for storage E110A and QTY-1 14x12 SWS-1@580CFMS.

Response By: Nishit Patel, PBS Engineers Inc. Date:04-27-2018

https://secure.constructware.com/Common/View/Document_Display.asp?DocumentType=...
Disclaimer

Please find attached to this email RFI 0378 MPR E110 LP3B Grille Id for RSD project 0045-015 Rio STEAM K-8 Campus for your review, implementation and coordination.

Pursuant to the contract General Conditions (Refer to General Conditions Section 1.10 Bulletin and Section 18.5 Notice to Dispute Regarding Contract Price or Contract Time), in the event there is any additional costs, credits, and/or schedule impacts resulting from the response to the RFI, it is the responsibility of the Bid Package Trade Contractor to notify the Construction Manager of such within THREE (3) DAYS of the receipt of this notice. Notification stating the factual basis for the claim and citing in detail the Project Documents upon which the claim is based, including a detailed cost breakdown, is to be transmitted to our jobsite trailer.

***NOTE: FAILURE TO RESPOND WITHIN THE REQUIRED TIME PERIOD OF THREE (3) DAYS WITH THE REQUIRED DOCUMENTATION, WILL EITHER RESULT IN BALFOUR BEATY CONSTRUCTION NOTIFYING THE OWNER OF A NO COST CHANGE OR COMPILING THE COST CREDIT ON YOUR BEHALF***

Authorized Signature

Michael Shea (Architecture for Education, Inc.)

Printed Name

Date

https://secure.constructware.com/Common/View/Document_Display.asp?DocumentType=... 4/19/2018
REQUEST FOR INFORMATION

Rio Steam K-8

DATE: 4/18/2018

TO: Rob Perks
    Project Manager
    Balfour Beatty Construction
    RPerks@Balfourbeattyus.com

FROM: Ran Enterprises Inc.

RESPOND BY:

ARCHITECT'S RFI #:

CATEGORY #: HVAC

AREA/BUILDING:

CONTRACTOR'S RFI #: 39

Title of Section of Work: MPR E110 LP3B Grille Identification: M2.51

Specification #: M2.51

SUBJECT:

Please reference Mechanical Sheet M2.51 MPR E110 and LP3B (small room across from the Storage E110 A inside MPR). The plans are calling for "12" CD 580 CFMS TITUS TMRA (Typ. 24)" exposed supply registers to serve the MPR E110 and the two rooms E110A and LP3B.

Please note that the Storage E110A and the room across from that LP3B are both hard lids rooms and would therefore both have to be CD-2 14x14. Currently only the grille in Storage E110 A is identified as a hard lid grille, while the grille in LP3B is identified as exposed grille.

Please confirm the following:

1) Grille at LP3B to be CD-2 14x14 supply hard lid register
2) Please confirm that there are Quantity 22 – 12" CD 580 CFMS TITUS TMRA or Equal grille (Exposed supply grilles) and Quantity 2 – 14x14 CD-2 Supply hard lid register serving MPR E110, Storage E110A and LP3B

Expeditied response is requested to proceed with the work accordingly.

PROPOSED SOLUTION:

FAILURE TO PROVIDE ADEQUATE RESPONSE TO THIS RFI BY THE REQUESTED DATE WILL IMPACT THE DELIVERY SCHEDULE AND CAUSE ADDITIONAL COST TO THE PROJECT.
FAILURE TO PROVIDE ADEQUATE RESPONSE TO THIS RFI BY THE REQUESTED DATE WILL IMPACT THE DELIVERY SCHEDULE AND CAUSE ADDITIONAL COST TO THE PROJECT.
Note: SKM-378.1 In reference to Mechanical drawing M2.51 Building -E Mechanical Floor Plan.
Hoss,

Please see the email below and attached document directing the work in the MPR entrance area

Rob Perks, LEED AP
Project Mgr | Balfour Beatty
O: 805-983-1558 | C: (805) 746-5638
E: rperks@balfourbeattyus.com | www.balfourbeattyus.com
300 E. Esplanade Drive, #1120, Oxnard, CA 93036

From: Perks, Rob
Sent: Thursday, July 5, 2018 1:11 PM
To: ‘Hoss Ghalari’
Cc: Muguerza Ibarra, Jesus; Purcell, Ray; Kuykendall, Dennis; Estevez, Nadia; Thierry; roger@ranent.com
Subject: FW: Rio STEAM K-8 PCO 19.22 RFI 378r1 Review
Attachments: 18-0615 PCO 19 22 review.pdf

Thierry,
Please see the revised Architectural review of PCO 19.22 attached for your review and comment. Please consider this a directive to proceed on a T&M basis per the requirements of the General Conditions

Best Regards

Rob Perks, | LEED AP
300 E. Esplanade Dr. Ste 1120, Oxnard, CA 93036

Facebook | Twitter | LinkedIn

Confidentiality Notice: The contents of this e-mail are confidential and are intended only for the use of the recipient(s) unless otherwise indicated. If you have received this e-mail in error, please notify the sender(s) immediately by telephone. Please destroy and delete the message from your computer. Any form of reproduction, dissemination, copying, disclosure, modification, distribution and/or publication of this e-mail is strictly prohibited unless expressly authorized by the sender(s). No person, without written confirmation of the contents of this e-mail, should rely on it. While this e-mail and the information it contains are supplied in good faith, no member of the Balfour Beatty plc group of companies shall be under any liability in respect of the contents of this e-mail or for any reliance the recipient may place on it. This e-mail is sent for information purposes only and shall not have the effect of creating a contract between the parties.
# Time and Material Ticket

**COMPANY:** Ran Enterprises, Inc.  
**PROJECT:** Rio Steam K-8 - HVAC  
**DATE:** 7/6/2018

**Description:** Duct & Wall Grille Installation In MPR  
Per COR #20.

<table>
<thead>
<tr>
<th>CONTRACTOR</th>
<th>WORK PERFORMED AND PROGRESS</th>
<th># of Employees</th>
<th>Classification</th>
<th>Hours</th>
<th>Total</th>
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</thead>
<tbody>
<tr>
<td>Ran Enterprises</td>
<td>Installation Per Above Description</td>
<td>1</td>
<td>HVAC</td>
<td>2</td>
<td>2</td>
</tr>
</tbody>
</table>

**Material:**

- 
- 
- 

**Other:**

- 

**Initiated By:** [Signature]

**Name:** Ray Purcell  
**Signature:** 
**Date:** 7/6/18

**Notes:**
- Weyland called at 11:50 for start time and tested me at 1:05 when they stopped.
- Added work due to design change.
Time and Material Ticket

COMPANY: Ran Enterprises, Inc.  
PROJECT: Rio Steam K-8 - HVAC  
DATE: 7/9/2018

Description: Duct & Wall Hole Installation in MPR  
Per COR# 22

<table>
<thead>
<tr>
<th>CONTRACTOR</th>
<th>WORK PERFORMED AND PROGRESS</th>
<th># of Employees</th>
<th>Classification</th>
<th>Hours</th>
<th>Total</th>
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<td>HVAC</td>
<td>2.5</td>
<td>2.5</td>
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<tr>
<td></td>
<td>Per above description</td>
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<tr>
<td>Frank Wedgeworth</td>
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<td>1</td>
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<td>4</td>
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<tr>
<td>Huss Chakvari</td>
<td>Material Delivery</td>
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<td></td>
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</tr>
</tbody>
</table>

Material:
- Qty 1, 14"x12" Lined Reducer
- Qty 1, 14"x12"x24" Plenum
- Qty 1, 14"x12" Ened Cap
- Qty 1, 12" Duct x 100" Long
- Qty 1, Wrapp insulation for 12" Duct x 100" Long
- Qty 1, 14"x12x24" Plenum

Initiated By: [Signature]

NAME: Ray Purcell  
SIGNATURE: [Signature]  
DATE: 7/9/18

ADDED WORK DUE TO DESIGN CHANGE. STILL NEED MATERIAL TURNED OVER THAT WAS NOT USED. RAN SAYS THEY ALREADY FABRICATED
June 14, 2018

Rob Perks
Project Manager
Balfour Beatty Construction
300 East Esplanade, Suite 1120
Oxnard, CA 93036

RE: PCO #19.22 Added cost to adjust ductwork and grills per RFI 378R1

Dear Rob,

We received the proposed cost on 5/30/18 and have reviewed this in detail and confirmed that the ductwork does not need to extend down — but could turn and provide a side register at its current elevation. Please proceed T&M, notify PI at start and stop of all additional work. Submit documentation for final review and approval.

Sincerely,

[Signature]

Rachel Adams, AIA, LEED AP
Managing Principal
May 29, 2018

Attention: Rachel Adams

Subject: Rio STEAM K-8 Campus
Rio School District
Oxnard, CA

Re: Project 0045-015 Ric STEAM K-8 Campus
BP #19 HVAC
Recommendation to Approve BBC PCO #19.22 to RAN Enterprises CO#22

Dear Ms. Adams,

Please accept this letter as recommendation to request approval for PCO #19.22 to RAN Enterprises for added or deleted scope items at the above Project. Scope change to the project is as follows:

**Item 1.1** Per RFI#378R1: Cost to change grille size and lower duct work in room E110
Reason: Ductwork and grill changes per RFI#378R1 to accommodate the outlet locations at the framed wall spaces

**Project Cost Update:**

<table>
<thead>
<tr>
<th>Item</th>
<th>Cost</th>
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<tbody>
<tr>
<td>RAN Enterprises Base Agreement</td>
<td>$1,648,000.00</td>
</tr>
<tr>
<td>Previous Approved CO’s</td>
<td>$0.00</td>
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<td>PCO #19.21</td>
<td>$2,263.31</td>
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<tr>
<td>Total Construction Cost to Date</td>
<td>$1,650,263.31</td>
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</table>

Should you have any questions, please contact me at any time.

Respectfully,

Robert Perks
Project Manager, Balfour Beatty

cc. Dr. Puglisi (Rio School District)
Jesus Muguerza Ibarra, Balfour Beatty
Dennis Kuykendall, Balfour Beatty
Rio Steam Academy BP-19 HVAC

(COR) CHANGE ORDER REQUEST # 22

Owner Name: Rio School District  
Date: 5/25/2018

Project Description: Rio Steam Academy BP-19 HVAC  
P. Purchase #

Architect/Engineer: Architecture for Education  
Attn: Rob Perks

From (Contractor): Ran Enterprises Inc  
Initiator: Thierry Abinader

The following is an itemized quotation regarding proposed modifications to the contract documents

Per the District's response to RFI # 39R1 (District's RFI #378R1) to provide added ductwork, extending and rerouting of ductwork per the new detail described in RFI #378R1. Please find attached the added costs associated with this added work to the construction documents

<table>
<thead>
<tr>
<th>Subcontractor's Cost (See attached supporting documentation)</th>
<th>(Incl. subcontractor's 15% O. H. &amp; P.)</th>
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</thead>
<tbody>
<tr>
<td>1 $0</td>
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Subtotal A: $0

General Contractor's Cost

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<tr>
<th>Labor (See attached supporting documentation)</th>
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<tr>
<td>0.00% of Labor</td>
<td>$0.00</td>
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</table>

Material (See attached supporting documentation) $475.00

Taxes at 7.75% of material $36.81

Equipment (See attached supporting documentation) $250.00

Subtotal B: $1,939.01

Overhead and Profit = 15% of A $0.00

Overhead and Profit = 15% of B $290.85

Bond 1.5% $33.45

Grand Total (A+B+C+D) $2,263.31

The proposed change does increase the Final Completion Date by _____ working days.
The proposed change does NOT affect the Final Completion Date required by the Contract.

This proposed Change Order is effective for _____ calendar days.

FAILURE TO PROVIDE ADEQUATE RESPONSE AND PROPER APPROVAL AND DIRECTIVETO THIS COR BY 6-1-2018 WILL IMPACT THE DELIVERY SCHEDULE AND CAUSE ADDITIONAL COST TO THE PROJECT

Contractor: Thierry Abinader
Signature
Title: Treasurer/Manager
Date: 5/25/2018

Page 1 of 2
### (COR) CHANGE ORDER REQUEST # 22

**Project Number:** 0  
**Requested By District:** 

**Owner Name:** Rio School District  
**Date:** 5/25/2018  
**Project Description:** Rio Steam Academy BP-19 HVAC  
**P. Purchase #** 0  

**General Contractor:** RAN Enterprises Inc

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</table>

**TOTAL MATERIALS** | $475.00 | **LABOR** | $1,177.20 |

(a) the Prime Contractor has reviewed the Claim and is filing it in a good-faith belief that the Prime Contractor is entitled to the remedy and/or compensation described in the Claim; (b) each document and item of other supporting information submitted with the Claim is authentic, accurate and complete (i.e., not altered or modified in any manner); (c) the Claim accurately sets forth the total amount of the District's monetary and/or other liability for the Claim; and (d) the Prime Contractor acknowledges that the filing of false and/or fraudulent claims may result in fines and/or imprisonment pursuant to Government Code Sections 12650, et seq., and Penal Code Section 72.
# Request For Information

**Project:** [14817000] - Rio STEAM K-8 Campus  
**Date:** 5/2/2018

Balfour Beatty Construction  
Oxnard, CA 93036  

**RFI No.:** 0378R1

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<th>Date</th>
<th>Status</th>
<th>Reason for Request</th>
<th>Action Requested</th>
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<th>Priority</th>
<th>Response Due</th>
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<tr>
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<td>5/2/2018</td>
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<tr>
<td>Jesus Muguerza (Balfour Beatty Construction)</td>
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</tbody>
</table>

**From:** Jesus Muguerza  
Balfour Beatty Construction

---

**Subject:** MPR E110 LP3B Grille Id  
**Drawing No.:** M2.51  
**CSI Code:** Schedule Activity ID

**Information Requested**

Revised 1: (4/30/2018)
The District's response to RFI #39 (District RFI #378) does not provide the complete information required for the installation to proceed. Please confirm the bottom height of the 14x12 SWS-1 grille that will be provided per the response.

FYI

Original RFI 378 Question
Please reference Mechanical Sheet M2.51 MPR E110 and LP3B (small room across from the Storage E110 A inside MPR). The plans are calling for “12” CD 580 CFMS TITUS TMRA (Typ. 24)” exposed supply registers to serve the MPR E110 and the two rooms E110A and LP3B.

Please note that the Storage E110A and the room across from that LP3B are both hard lids rooms and would therefore both have to be CD-2 14x14. Currently only the grille in Storage E110 A is identified as a hard lid grille, while the grille in LP3B is identified as exposed grille.

Please confirm the following:
1) Grille at LP3B to be CD-2 14x14 supply hard lid register
2) Please confirm that there are Quantity 22 – 12” CD 580 CFMS TITUS TMRA or Equal grille (Exposed supply grilles) and Quantity 2 – 14x14 CD-2 Supply hard lid register serving MPR110, Storage E110A and LP3B

Response to RFI 378

Response 1: Refer to attached Sketch SKM-378.1 for the revised diffuser location. Provide 14x12 SWS-1@580CFM.

Response 2: We are confirming that there are quantity 22 - 12’’ CD 580 CFMS TMRA or Equal grille (Exposed Supply Grilles). QTY-1 14x14 CD-2 for storage E110A and QTY-1 14x12 SWS-1@580CFMS.

Response By: Nishit Patel, PBS Engineers Inc.  
**Date:** 04-27-2018

---
Disclaimer
Please find attached to this email RFI 0378R1 MPR E110 LP3B Grille Id for RSD project 0045-015 Rio STEAM K-8 Campus for your review, implementation and coordination.

Pursuant to the contract General Conditions (Refer to General Conditions Section 1.10 Bulletin and Section 18.5 Notice to Dispute Regarding Contract Price or Contract Time), in the event there is any additional costs, credits, and/or schedule impacts resulting from the response to the RFI, it is the responsibility of the Bid Package Trade Contractor to notify the Construction Manager of such within THREE (3) DAYS of the receipt of this notice. Notification stating the factual basis for the claim and citing in detail the Project Documents upon which the claim is based, including a detailed cost breakdown, is to be transmitted to our jobsite trailer.

***NOTE: FAILURE TO RESPOND WITHIN THE REQUIRED TIME PERIOD OF THREE (3) DAYS WITH THE REQUIRED DOCUMENTATION, WILL EITHER RESULT IN BALFOUR BEATTY CONSTRUCTION NOTIFYING THE OWNER OF A NO COST CHANGE OR COMPILING THE COST CREDIT ON YOUR BEHALF***

Authorized Signature

Printed Name

Date

https://secure.constructware.com/Common/View/Document_Display.asp?DocumentType=7... 5/2/2018
# Rio Steam K-8

**DATE:** 4/18/2018  
**ARCHITECT’S RFI #:**  
**CATEGORY #:** HVAC  
**TO:** Rob Perks  
  Project Manager  
  Balfour Beatty Construction  
  RPerks@Balfourbeattyus.com  
**FROM:** Ran Enterprises Inc.  
**RESPOND BY:**  
**AREA/BUILDING:**  
**CONTRACTOR’S RFI #:** 39R1  
**TITLE OF SECTION OF WORK**  
MPR E110 LP3B Grille Identification: M2.51  
**SPECIFICATION #:**  

## SUBJECT:

Please reference Mechanical Sheet M2.51 MPR E110 and LP3B (small room across from the Storage E110 A inside MPR). The plans are calling for “12” CD 580 CFMS TITUS TMRA (Typ. 24)” exposed supply registers to serve the MPR E110 and the two rooms E110A and LP3B.

Please note that the Storage E110A and the room across from that LP3B are both hard lids rooms and would therefore both have to be CD-2 14x14. Currently only the grille in Storage E110A is identified as a hard lid grille, while the grille in LP3B is identified as exposed grille.

Please confirm the following:
1. Grille at LP3B to be CD-2 14x14 supply hard lid register
2. Please confirm that there are Quantity 22 – 12” CD 580 CFMS TITUS TMRA or Equal grille (Exposed supply grilles) and Quantity 2 – 14x14 CD-2 Supply hard lid register serving MPRE110, Storage E110A and LP3B

Expedited response is requested to proceed with the work accordingly.

---

**FAILURE TO PROVIDE ADEQUATE RESPONSE TO THIS RFI BY THE REQUESTED DATE WILL IMPACT THE DELIVERY SCHEDULE AND CAUSE ADDITIONAL COST TO THE PROJECT.**
Revised 1: (4/30/2018)
The District's response to RFI #39 (District RFI #378) does not provide the complete information required for the installation to proceed.

Please confirm the bottom height of the 14x12 SWS-1 grille that will be provided per the response.

PROPOSED SOLUTION:

RESPONSE:

RESPONSE BY A&E TEAM: ___________________________ DATE: ____________

FAILURE TO PROVIDE ADEQUATE RESPONSE TO THIS RFI BY THE REQUESTED DATE WILL IMPACT THE DELIVERY SCHEDULE AND CAUSE ADDITIONAL COST TO THE PROJECT.
14x12 SWS Grille @ 14ft.
AFF

Duct Down Inside Void Space up to diffuser neck.
# Request For Information

**Project:** [14817000] - Rio STEAM K-8 Campus  
**Date:** 4/19/2018  
**Balfour Beatty Construction**  
**Oxnard, CA 93036**  
**RFI No.** 0378

<table>
<thead>
<tr>
<th>Primary Responder</th>
<th>Date</th>
<th>Status</th>
<th>Resolved Date</th>
<th>Reason for Request</th>
<th>Action Requested</th>
<th>Probable Cost Effect</th>
<th>Probable Time Effect</th>
<th>Priority</th>
<th>Response Due</th>
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</thead>
<tbody>
<tr>
<td>Michael Shea (Architecture for Education, Inc.) 65 North Catalina Avenue Pasadena, CA 91106</td>
<td>4/19/2018</td>
<td>Open</td>
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</tbody>
</table>

**From**  
Jesus Muguerza  
Balfour Beatty Construction

**Subject**  
MPR E110 LP3B Grille Id

**Drawing No.** M2.51  
**CSI Code**  
**Detail No./Paragraph**  
**Schedule Activity ID**

**Information Requested**

Please reference Mechanical Sheet M2.51 MPR E110 and LP3B (small room across from the Storage E110A inside MPR). The plans are calling for "12" CD 580 CFMS TITUS TMRA (Typ. 24)" exposed supply registers to serve the MPR E110 and the two rooms E110A and LP3B.

Please note that the Storage E110A and the room across from that LP3B are both hard lids rooms and therefore both have to be CD-2 14x14. Currently only the grille in Storage E110A is identified as a hard lid grille, while the grille in LP3B is identified as exposed grille.

Please confirm the following:
1) Grille at LP3B to be CD-2 14x14 supply hard lid register
2) Please confirm that there are Quantity 22 - 12" CD 580 CFMS TITUS TMRA or Equal grille (Exposed supply grilles) and Quantity 2 - 14x14 CD-2 Supply hard lid register serving MPR E110, Storage E110A and LP3B

Expedited response is requested to proceed with the work accordingly.

**Posted to Drawings**

**Subcontractor Name** RAN  
**Subcontractor's RFI#** 39

**Response Information**

Response 1: Refer to attached Sketch SKM-378.1 for the revised diffuser location. Provide 14x12 SWS-1@580CFM.

Response 2: We are confirming that there are quantity 22 - 12" CD 580 CFMS TMRA or Equal grille (Exposed Supply Grilles). QTY-1 14x14 CD-2 for storage E110A and QTY-1 14x12 SWS-1@580CFMS.

**Response By:** Nishit Patel, PBS Engineers Inc.  
**Date:** 04-27-2018

https://secure.constructware.com/Common/View/Document_Display.asp?DocumentType=...  
4/19/2018
Disclaimer
Please find attached to this email RFI 0378 MPR E110 LP3B Grille Id for RSD project 0045-015 Rio STEAM K-8 Campus for your review, implementation and coordination.

Pursuant to the contract General Conditions (Refer to General Conditions Section 1.10 Bulletin and Section 18.5 Notice to Dispute Regarding Contract Price or Contract Time), in the event there is any additional costs, credits, and/or schedule impacts resulting from the response to the RFI, it is the responsibility of the Bid Package Trade Contractor to notify the Construction Manager of such within THREE (3) DAYS of the receipt of this notice. Notification stating the factual basis for the claim and citing in detail the Project Documents upon which the claim is based, including a detailed cost breakdown, is to be transmitted to our jobsite trailer.

***NOTE: FAILURE TO RESPOND WITHIN THE REQUIRED TIME PERIOD OF THREE (3) DAYS WITH THE REQUIRED DOCUMENTATION, WILL EITHER RESULT IN BALFOUR BEATTY CONSTRUCTION NOTIFYING THE OWNER OF A NO COST CHANGE OR COMPILING THE COST CREDIT ON YOUR BEHALF***

Michael Shea (Architecture for Education, Inc.)
Authorized Signature

Printed Name

Date

https://secure.constructware.com/Common/View/Document_Display.asp?DocumentType=... 4/19/2018
DATE: 4/18/2018
TO: Rob Perks
    Project Manager
    Balfour Beatty Construction
    RPerks@Balfourbeattyus.com
FROM: Ran Enterprises Inc.
RESPOND BY: 
ARCHITECT'S RFI #: 
CATEGORY #: HVAC

AREA/BUILDING: 
CONTRACTOR'S RFI #: 39

Title of Section of Work Specification #
MPR E110 LP3B Grille Identification: M2.51

SUBJECT:
Please reference Mechanical Sheet M2.51 MPR E110 and LP3B (small room across from the Storage E110 A inside MPR). The plans are calling for “12” CD 580 CFMS TITUS TMRA (Typ. 24)” exposed supply registers to serve the MPR E110 and the two rooms E110A and LP3B.

Please note that the Storage E110A and the room across from that LP3B are both hard lids rooms and would therefore both have to be CD-2 14x14. Currently only the grille in Storage E110 A is identified as a hard lid grille, while the grille in LP3B is identified as exposed grille.

Please confirm the following:
1) Grille at LP3B to be CD-2 14x14 supply hard lid register
2) Please confirm that there are Quantity 22 – 12” CD 580 CFMS TITUS TMRA or Equal grille (Exposed supply grilles) and Quantity 2 – 14x14 CD-2 Supply hard lid register serving MPRE110, Storage E110A and LP3B

Expedited response is requested to proceed with the work accordingly.

PROPOSED SOLUTION:

FAILURE TO PROVIDE ADEQUATE RESPONSE TO THIS RFI BY THE REQUESTED DATE WILL IMPACT THE DELIVERY SCHEDULE AND CAUSE ADDITIONAL COST TO THE PROJECT.
### REQUEST FOR INFORMATION

<table>
<thead>
<tr>
<th>RESPONSE:</th>
</tr>
</thead>
</table>

**RESPONSE BY A&E TEAM:** __________________   **DATE:** __________________

Failure to provide adequate response to this RFI by the requested date will impact the delivery schedule and cause additional cost to the project.
14x12 SWS-1 580CFM ON FACE OF THE WALL

Note: SKM-378.1 In reference to Mechanical drawing M2.51 Building -E Mechanical Floor Plan.
September 3, 2018

Rob Parks
Project Manager
Balfour Beatty Construction
300 East Esplanade, Suite 1120
Oxnard, CA 93036

RE: PCO #19.30 Added cost for Bldg B out of sequence work

Dear Rob,

We received the cost proposal on August 27th and have the following comments:

1) A4E can accept the proposed 8 hrs of additional labor recommended by BBC.
2) A4E agrees with the rejection of material costs recommended by BBC.

A4E proposes accepting a cost of $902.52 for BBC Board Approval, please forward final change order for signature.

Rachel Adams, AIA, LEED AP
Managing Principal
Attn: Rachel Adams

Subject: Rio STEAM K-8 Campus
        Rio School District
        Oxnard, CA

Re: Project 0045-015 Rio STEAM K-8 Campus
    BP #19 HVAC
    Recommendation to Approve PCO #19.30 to RAN Enterprises CO#30

Dear Ms. Adams,

Please accept this letter as recommendation to request approval for PCO #19.30 to RAN Enterprises for added or deleted scope items at the above Project. Scope change to the project is as follows;

Item 1: 1. Added cost due out of sequence work for the installation of EF and ductwork in building B.

Reason: The proposed cost is for labor and materials to remove the already installed duct work and exhaust fans at rooms B111 and room B115 and to re-install once the installation of the drywall was complete and painted. Balfour Beatty argues the cost for material is without merit due to the fact, its contract work. The work to install the duct work and exhaust fans is within scope of the project, however we agree to a cost of 8 hours for the labor per PCO 19.30.

Project Cost Update:

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost</th>
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<tbody>
<tr>
<td>RAN Enterprises Base Agreement</td>
<td>$1,648,000.00</td>
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<tr>
<td>Previous Approved CO’S</td>
<td>$28,263.64</td>
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<tr>
<td>PCO #19.30</td>
<td>$2,586.74</td>
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<tr>
<td>Total Construction Cost to Date</td>
<td>$1,678,850.38</td>
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</tbody>
</table>

Should you have any questions, please contact me at any time.

Respectfully,

Robert Perks
Project Manager, Balfour Beatty

cc. Dr. Puglisi (Rio School District)
    Jesus Muguerza Ibarra, Balfour Beatty
    Dennis Kuykendall, Balfour Beatty
(COR) CHANGE ORDER REQUEST # 30

Owner Name: Rio School District

Project Description: Rio Steam Academy BP-19 HVAC

Architect/Engineer: Architecture for Education

From (Contractor): Ran Enterprises Inc

Date: 7/29/2018

P. Purchase #: 

Attn: Rob Perks

Initiator: Thierry Abinader

The following is an itemized quotation regarding proposed modifications to the contract documents.

Per the District's directive towards RAN to remove the already installed duct work and exhaust fans at rooms B111 and room B115 and not to install it again until all drywall has been installed, painted. Furthermore the District directed RAN to install the hangers on framing without any ductwork and wait until all the other work has been completed such as drywall, painting, conduit, fire sprinkler etc... and after all others' work was finished, the District directed RAN to modify the fabricated duct work to fit between the hangers and out of sequence and while all others installation has been completed previously which increased the added costs that RAN incurred due to the District's change of construction documents and work out of sequence. This change order does not include any delays, inefficiencies, mobilization and remobilization, etc..

Please approve this change order and provide payment immediately as the work has already been completed.

<table>
<thead>
<tr>
<th>Subcontractor's Cost (See attached supporting documentation)</th>
<th>(incl. subcontractor's 15% O. H. &amp; P.)</th>
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<tbody>
<tr>
<td>1 Los Angeles Air Balance</td>
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<td>2 0</td>
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<td>8 0</td>
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Subtotal A: $0

General Contractor's Cost

Labor (See attached supporting documentation) $1,569.60 $784.80
0.00% of Labor $0.00
Material (See attached supporting documentation) $600.00
Taxes at 7.75% of material $44.50
Equipment (See attached documentation) $0.00

Subtotal B: $2,216.10 $117.72 $902.52

Grand Total (A+B+C+D) $2,588.74

The proposed change order is effective for ______ calendar days.
FAILURE TO PROVIDE ADEQUATE RESPONSE AND PROPER APPROVAL AND DIRECTIVETO THIS COR BY ☐ 8-6-2018 WILL IMPACT THE DELIVERY SCHEDULE AND CAUSE ADDITIONAL COST TO THE PROJECT

Contractor: Thierry Abinader

Signature: 

Title: Treasurer/Manager 7/29/2018

Page 1 of 2
(COR) CHANGE ORDER REQUEST # 30

Project Number: 0  Requested By District

Owner Name: Rio School District  Date: 7/29/2018

Project Description: Rio Steam Academy BP-19 HVAC  P. Purchase #: 0

General Contractor: RAN Enterprises Inc

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(a) the Prime Contractor has reviewed the Claim and is filing it in a good-faith belief that the Prime Contractor is entitled to the remedy and/or compensation described in the Claim; (b) each document and item of other supporting information submitted with the Claim is authentic, accurate and complete (i.e., not altered or modified in any manner); (c) the Claim accurately sets forth the total amount of the District’s monetary and/or other liability for the Claim; and (d) the Prime Contractor acknowledges that the filing of false and/or fraudulent claims may result in fines and/or imprisonment pursuant to Government Code Sections 12650, et seq., and Penal Code Section 72.
Rob,

Please provide directive in order to proceed with the added cost associated with changing the installation sequencing for the project at the locations referenced below. This is greatly affecting our work, delaying our work, delaying the installation and delaying coordination. RAN is logging all costs associated with the District’s delays and failure to provide timely and proper directives. All costs associated with this will be logged and forwarded in a change order.

Thank you

Thierry Abinader

RAN Enterprises, Inc
HVAC license No. 818754
17202 Gothard St, Unit 1
Huntington Beach, CA 92647
C: 714-369-7830
O: 714-842-8688
F: 714-842-8577
thierry@ranent.com

From: Purcell, Ray [mailto:RPurcell@Balfourbeattyus.com]
Sent: Saturday, April 14, 2018 10:15 AM
To: Hoss Ghaliari <hoss@ranent.com>; Perks, Rob <RPerks@Balfourbeattyus.com>
Cc: Muguerza Ibarra, Jesus <JesusMuguerza@Balfourbeattyus.com>; Roger Abinader <roger@ranent.com>; Thierry <thierry@ranent.com>; Kuykendall, Dennis <DKuykendall@Balfourbeattyus.com>
Subject: Re: Rio STEAM, Installation Sequence Changing Directive,

Rob can you please help Hoss out?

Ray Purcell | Senior Superintendent - CISEC, QSP, OSHA 30
Oxnard Office: 805-983-1558 Cell 858-228-7912
email: rpurcell@balfourbeattyus.com
300 East Esplanade Dr, Suite 1120 Oxnard Ca 93036.
www.balfourbeattyus.com

Connect with us: Facebook | Twitter | YouTube | LinkedIn

On Apr 13, 2018, at 2:26 PM, Hoss Ghaliari <hoss@ranent.com> wrote:
Ray,

Per your and the framer requests for HVAC multiple installation in Janitor Room E-150 building A, Janitor Room B-115 building B and Electrical Room B-111 building B, in which installing the hangers first then installing the HVAC ducts and equipment when the dry wall installation is done, these requests will changing HVAC installation sequences and will be caused added time and labor costs. Please provide the proper directive to proceed the work ASAP to minimizing project delays and damages.

Thank You,

Hoss Ghalari,

<image001.jpg>

RAN Enterprises, Inc
HVAC license No. 818754
17202 Gothard St, Unit 1
Huntington Beach, CA 92647
C: 818-636-8100
O: 714-842-8688
F: 714-842-8577
Email: hoss@ranent.com
From: Thoerry <thoerry@ranent.com>
Sent: Tuesday, May 1, 2018 6:16 PM
To: Roger
Subject: Fwd: Rio STEAM K-8 Building a Exhaust Fan Conflicts

Sent from my iPhone

Begin forwarded message:

From: "Perks, Rob" <RPerks@Balfourbeattyus.com>
Date: May 1, 2018 at 6:10:52 PM PDT
To: 'Thoerry' <thoerry@ranent.com>, Hoss Ghalari <hoss@ranent.com>
Cc: "Purcell, Ray" <RPurcell@Balfourbeattyus.com>, "Muguerza Ibarra, Jesus" <JesusMuguerza@Balfourbeattyus.com>, "Kuykendall, Dennis" <DKuykendall@Balfourbeattyus.com>, "Estevez, Nadia" <NEstevez@Balfourbeattyus.com>
Subject: RE: Rio STEAM K-8 Building a Exhaust Fan Conflicts

Thoerry,

I met with Hoss and Ray today to make sure we were all clear on the discrete issues related to the multiple fans. We agree that there are challenges and are directing RAN to move forward with each on a T&M basis. We need to track the work individually as the issues for each are different. Please brake the tickets up by the following categories:
- A-147: Relocation of the mounting position RAN COR 013
- A-147: Sequence of work
- A-150:
- B all rooms

This should give us enough clarity to tie the hours back to the particular conflict or claim regarding sequence of work. As with all T&M, Ray will need to be notified at the start and end of each component of work, and the anticipated manpower applied. Please ensure that this rework, as is all work, will be fully coordinated with the affected trades in either in the space or directly affected by associated work.

If you have any questions or concerns please reach out to me in the morning.

Best Regards

Rob Perks, | LEED AP
300 E. Esplanade Dr. Ste 1120, Oxnard, CA 93036

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From: Perks, Rob  
Sent: Monday, April 30, 2018 6:10 PM  
To: 'Thierry' <thierry@ranent.com>; Hoss Ghalar <hoss@ranent.com>  
Cc: Purcell, Ray <RPurcell@Balfourbeattyus.com>; Muguerza Ibarra, Jesus <JesusMuguerza@Balfourbeattyus.com>; Kuykendall, Dennis <DKuykendall@Balfourbeattyus.com>; Estevez, Nadia <NEstevez@Balfourbeattyus.com>  
Subject: Rio STEAM K-8 Building a Exhaust Fan Conflicts  

Thierry,

Our BBC PCO tracking log has 18 COR docs received from RAN and I am not seeing which ones directly relate to the ongoing exhaust fan conflicts in the electrical room and janitor’s room in Building A. I think both of these issues can be worked out here in the field as part of the coordination that is supposed to be occurring between the multiple trades working in the field, but it appears as though we have an impasse as to the sequencing of work, perceived added cost etc. The ongoing issues with exhaust fans needs to be systematically addressed and closed. Please let me know what I can do to facilitate the path to a solution, be it a meeting or working out a table of all the fans, conflicts associated, path to resolution etc.

Thanks

Rob Perks, LEED AP  
300 E. Esplanade Dr. Ste 1120, Oxnard, CA 93036

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# Time and Material Ticket

**COMPANY:** Ran Enterprises, Inc.  
**PROJECT:** Rio Steam K-8 - HVAC

**DATE:** 7/5/2018

**Description:** Work out of sequence in Ekl Room B111 and Janitor Room B115. Exhaust duct installation per District Directive.

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<tr>
<th>CONTRACTOR</th>
<th>WORK PERFORMED AND PROGRESS</th>
<th># of Employees</th>
<th>Classification</th>
<th>Hours</th>
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<tr>
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<td>✓</td>
<td>2</td>
<td>2</td>
</tr>
</tbody>
</table>

**Material:**

- 
- 
- 

**Other:**

- This is contract work
- The only out of sequence was Ran.
- Sequence:
  1. Frame
  2. Install supports/hangers
  3. Drywall/tape/finish
  4. Paint
  5. Install equipment

**Initiated By:**

**NAME:** Ray Purcell  
**SIGNATURE:** [Signature]  
**DATE:** 7/5/18

Ran's foreman wanted to install equipment prior to drywall operations which they knew has to be done before equipment.
# Time and Material Ticket

**COMPANY:** Ran Enterprises, Inc.  
**DATE:** 7/6/2018  
**PROJECT:** Rio Steam K-8 - HVAC

**Description:** Work out of sequence at Ridge Elec. Rm and Janitor Rm, exhaust ducts, grilles installation.

<table>
<thead>
<tr>
<th>CONTRACTOR</th>
<th>WORK PERFORMED AND PROGRESS</th>
<th># of Employees</th>
<th>Classification</th>
<th>Hours</th>
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**Material:**

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**Other:**

SEE COMMENTS FROM 7/5 T&M TICKET

**Initiated By:**

**NAME**  
**SIGNATURE**  
**DATE**  
7/6/18
Agenda Item Details

Meeting: Mar 25, 2019 - RSD Special Board Meeting
Category: 6. Information/Action
Subject: 6.5 Approval of the Transportation Plan Framework
Access: Public
Type: Action

Recommended Action: It is recommended that the transportation plan framework be approved.

Goals: Goal 3-Create welcoming and safe environments where students attend and are connected to their school.

Public Content

Speaker: Wael Saleh, Assistant Superintendent, Business Services

Rationale:
Discussion and Approval of 2019-2020 Transportation service level framework.

Administrative Content

Executive Content