

**MARYSVILLE JOINT UNIFIED SCHOOL DISTRICT  
REGULAR MEETING ~ BOARD OF TRUSTEES  
March 11, 2014**

**ADDENDUM TO THE AGENDA**

**OPEN SESSION – NEW BUSINESS/FACILITIES DEPARTMENT**

**1. CHANGE ORDER FOR OLIVEHURST ELEMENTARY SCHOOL  
CLASSROOM BUILDING PROJECT**

**MOTION**

***Purpose of the agenda item~***

The purpose of the agenda item is to request the Board approve a change order for the Olivehurst Elementary School classroom building project.

***Background~***

***The Agreement***

On or about 6/12/12, the Board approved a lease-leaseback agreement (Agreement) with BRCO for the Olivehurst classroom building project (Project). The purpose of the Agreement was for work necessary to construct an 8,500 square foot classroom building. The Agreement had a Guaranteed Maximum Price (GMP) of \$2,730,730. Included within the GMP was a "Contingency" amount of \$248,248. These amounts can be summarized as follows:

Contract Amount:	\$	2,482,482
Contingency (10%):	\$	248,248
Total GMP	\$	2,730,730

***The Contingency***

Section 3.3 of the Agreement provided that the Contingency could be utilized "only to cover: unforeseen costs and other unforeseen matters, which could not reasonably have been foreseen by Lessor."

Section 15.01 of the Agreement's Project Manual provided that "District may, at any time, by written order, make unilateral changes in the Work." Section 15.01 also provided that "[i]f such changes cause an increase or decrease in Lessor's cost of, or time required for, performance of this Facilities Lease, the District shall order a utilization of the Contingency, to the extent any remains." Section 15.01 also provided "[a] change to the contract that involves adding time or cost, shall be approved if, and only if, the item is related to unforeseen conditions or owner directed changes." Section 15.01 also required that District directed changes be in the form of a Change Order.

***Change Orders Already Approved and Paid***

Throughout the course of the Project, there were thirty-four (34) change orders. District staff believes each of these change orders represents an appropriate Contingency draw, because each results from either unforeseen conditions and/or District-directed additional work. A log of these change orders containing the background for each accompanies this agenda item.

To date, change order #'s 1, 3, 5R-1, 7, 10, 11a, 11b, 13, 15, 21R-1, 27, 28, 32, and 34 totaling \$122,285.15 have been paid from the Contingency fund.

### **Outstanding Change Orders and Remaining Contingency**

The change orders which are currently outstanding are #'s 8, 12, 16, 17, 19, 22, 24, 25, 29, and 33. The total amount sought by these change orders is \$170,028.60. District staff believes each of these change orders represents an appropriate Contingency draw, because each results from either unforeseen conditions and/or District-directed additional work. The amount remaining in the Contingency is \$125,962.85.

### **The Recommended Increase to the GMP**

In the lease-leaseback context, District staff generally does not return to the Board for authorization to utilize Contingency draws. However, in this case, the amount remaining in the Contingency is \$44,065.75 less than the amount needed to satisfy the remaining change orders. In other words, the total cost of the project is \$44,065.75 more than what the Board authorized through the Agreement. As a result, District staff is seeking the Board's approval for the outstanding change orders, most of which would be paid from remaining Contingency funds, and \$44,065.75 of which would represent an increase to the GMP.

### **The Factors Which Caused the Cost Increase**

The background and justification for all change orders is addressed in the accompanying change order log. While an exploration of each change order is beyond the scope of this report, the most significant change order warrants discussion.

Change Order 12 is for \$151,103.07 and represents consumption of more than sixty percent (60%) of the Contingency. This Change Order was necessitated because the Division of the State Architect approved contract documents indicated a new fire lane overlapping an irrigation booster pump recently installed with another project not indicated on the plans, and this would not provide adequate fire truck access to the site. The fire lane location had to be revised in order to avoid the irrigation pump. The resubmitted drawings were also updated in order to comply with current Olivehurst Public Utility District (OPUD) standards and thus additional modifications were required for the project to be approved.

In the time period between the original OPUD approval and the submittal of the revised drawings, OPUD installed a new fire waterline in McGowan Parkway and the point of connection for the project's fire waterline moved from the south side of the street to the north side of the street. Additional fire lines and hydrants were also installed on the campus. Approval of the District's revised plans from OPUD was not received prior to the start of the work.

### **Recommendation~**

Recommend the Board approve the change order. See Attached Pages 1-11. (The back up for Change Order #1 is available to review in the Facilities Department.)

Dated: March 7, 2014  
Posted: March 7, 2014

Tracking Log: Cost Adjustments								
Project Site: Olivehurst Elementary School Project Name: New Classroom Building Job Number: 8073 General Contractor: BRCO Constructors, Inc. Contract Amount: \$2,730,730.00				Estimated Cost Total		\$292,313.75		
				Contingency		\$249,248.00		
				Delta		\$44,065.75		
				Estimated (Return) OR Added Cost		\$44,065.75		
PCO	Scope	Background	Justifications	RFP No.	CCD No.	RCR (Y/N)	Proposed Cost	Final Cost
1	Reroute the existing four inch irrigation main line and control wire.	The existing main line is located under the footprint of the new classroom building. The exact location of the line was not known until construction began.	It is necessary to relocate the irrigation main line and control wire outside of the building footprint to eliminate having main line in an inaccessible location.	1	1	Y	\$11,448.41	\$11,393.84
2	Delete Dr's south of building pad	VOID	VOID					\$0.00
3	Remove tree roots throughout the building pad	Prior to construction the existing playground and portions of the future building pad were surrounded by eucalyptus trees. The trees were removed by the District prior to the start of construction.	It is necessary to remove the tree roots per the soils engineer report to provide suitable soils for placing the engineered fill.	3	3	Y	\$838.26	\$860.75
4	Reconfigure existing 4" water line	VOID	VOID					\$0.00
5	Provide welded anchors and insulation at exterior door frames	The contract documents did not include welded anchors or insulation in the door frames per the District Standards	It is necessary to provide the welded anchors for a better anchoring system and eliminate future maintenance issues. The insulation will provide better acoustical and thermal	5	5	Y	\$1,500.00	\$1,203.75
6	Change marker boards to 12" x 4"	VOID	VOID					\$0.00
7	Provide an additional site survey to correct the discrepancy between the civil and architectural drawings	There is a conflict between the architectural and civil drawing showing the building placed in a different location than intended.	It is necessary to provide the site survey to place the utilities in the correct location as indicated on the architectural drawings in lieu of the civil drawings.	7	7	Y	\$1,500.00	\$1,364.25
8	Change the specified faucets per the contract documents to the current District Standards	The contract documents specify manual faucets, the current District Standards call for faucets with sensors that turn on and off	It is necessary to change the faucet to the District Standard to maintain consistency throughout the District and to conserve water.	8	8	Y	\$3,189.89	\$2,999.75
9	VOID	VOID	VOID					\$0.00
10	Furnish and install AB under existing AC at playground and replace the header board at the play apparatus	Unsuitable soils were discovered after excavation for the new AC paving and the existing header board was in a deteriorated state	It is necessary to remove the unsuitable soils and provide new header board to provide a finish that is stable and not in a deteriorated state.	10	10	Y	\$3,609.18	\$3,609.19
11A	See 11B for description. 11A is for materials only	See 11B for description. 11A is for materials only	See 11B for description. 11A is for materials only	11	11	Y	\$18,035.52	\$18,035.52
11B	Furnish and install a sewer lift station per RFI 14 response	The sewer point of connection is not shown on the contract documents. After locating the existing point of connection it was discovered that the sewer line exiting the building is lower than the existing line.	It is necessary to install a sewer lift station to allow for the waste to be pumped into the existing sewer system.		11b	Y	\$19,389.00	\$18,314.43
12	Revised grading, utilities, fire lane, fire service, hydrants, and new seal and stripe in AC to street.	Per the contract documents the new fire lane runs through the existing irrigation booster pump. Fire lane modifications are required to provide fire truck access to the site. OPUD approval of the revised plans was not received prior to the start of the construction. After receiving approval, additional modifications were required for fire water service to comply with OPUD standards. Between the time the original plans were approved by OPUD and when the construction project started OPUD installed a new larger fire water line in McGowan to which we connected.	It is necessary to modify the fire lane to allow better fire truck access. It is also necessary to modify fire water service to comply with current OPUD requirements and standards and add fire hydrants on campus to further ensure student safety.	12	12	Y	\$152,509.00	\$151,103.07
13	Furnish and install a 400 amp non-auto type breaker.	This breaker is required for a future installation of Energy Star Measuring device	It is necessary to install the breaker to comply with future energy requirements	13	13	Y	\$283.55	\$251.99

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PCO	Scope	Background	Justifications	RFP No.	CCD No.	RCR (Y/N)	Proposed Cost	Final Cost
14	Delete dedication plaque	VOID	VOID					\$0.00
15	Remove tree stumps and roots around shade structure	Prior to construction the existing playground and portions of the future building pad were surrounded by eucalyptus trees. The trees were removed by the District prior to the start of construction.	It is necessary to remove the tree roots per the soils engineer report to provide suitable soils for placing the engineered fill.	15	15	Y	\$4,822.14	\$5,358.89
16	Change the specified exterior hose bibs to a recessed wall hydrant per ASI 08	The specified hose bib is easily accessible to students or vandals	Changing to the recessed wall hydrant provides a clean finish and prevents unauthorized access to the water.	16	16	Y	\$519.24	\$4,849.31
17	Patch cracks, slurry seal and restripe parking lot	With the modifications to the fire water service additional AC needed to be removed and replaced per PCO 12. Seal and striping was not included in this cost.	It is necessary to seal and stripe the new asphalt to match the existing parking lot and to provide protection to the surface			Y	\$8,089.20	\$3,797.11
18	Install concealed flush valves	VOID	VOID					\$0.00
19	Furnish and install materials and labor to provide a level ceiling at ten feet above finish floor.	Contract documents call for the ceiling to be sloped to follow the pitch of the roof making the ceiling in the restrooms tall.	It is necessary to finish the bathroom ceilings at ten feet to provide a more aesthetically appealing space and to allow for ease of maintenance for ceiling mounted fixtures.	19	19	Y	\$3,742.45	\$3,285.18
20	Dig up water line and slurry seal	VOID	VOID					\$0.00
21	Fur out glu-lam beams along grid lines 3 and 5 to hide bolts	Structural drawings call for materials to be bolted to the beams that support the soffit by the learning wall. The bolts are thicker than the finishes that are to be applied.	It is necessary to fur out the beams to hide the bolt heads and provide a clean finish.	21	21	Y	\$2,252.81	\$2,284.70
22	Add heat detectors in restrooms.	Contract documents show the ceiling being sloped in the restrooms. PCO 19 changes the ceiling to a flat ceiling. The space above the ceiling now requires heat detectors.	It is necessary to install the heat detector to be in compliance with the fire code and to provide adequate fire protection measures for the safety of students and staff.	22	22	Y	\$862.30	\$900.45
23	Add gate with revised walkway	VOID	VOID					\$0.00
24	Relocate camera's on North and South side of building	The Technology Department has requested that cameras be installed per the contract documents be relocated on the north and south side of the building.	It is necessary to relocate the cameras per the request of the Technology Department to provide more uniform coverage of the cameras and to provide better site security measures.	24	24	Y	\$545.46	\$553.23
25	Remove soap dispensers	The District Standard soap dispensers require soap that has been discontinued by the manufacturer. The Purchasing Department is working with suppliers to find a replacement product.	It is necessary to remove the soap dispensers from the contract because the product to fill the dispenser is no longer available. The District will install dispensers when a new product is selected by the Purchasing	25	25	Y	(\$221.91)	(\$221.91)
26	Blocking at one row of compression struts	VOID	VOID					\$0.00
27	Reconfigure and install lighting per ASI 01	Contract documents show classroom 101 to have an operable partition wall to separate portions of the room. The operable wall was removed during value engineering but the light fixtures remained as if the operable wall was still in place.	It is necessary to reconfigure the lighting to provide uniform lighting throughout the room and be consistent with the other lighting in the remainder of the classrooms.	27	27	Y	\$1,785.50	\$1,765.50

Tracking Log: Cost Adjustments									
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PCO	Scope	Background	Justifications	RFP No.	CCD No.	RCR (Y/N)	Proposed Cost	Final Cost	
28	Furnish and install carpet that provides a greater resistance to slab moisture.	During bid time Addendum 02 was issued to change the carpet specifications from the District Standard Powerbond carpet to carpet tiles. Prior to installation the slab must be tested for relative humidity (RH). The slabs RH value exceeded the allowable range for the carpet tiles to be warrantied. The powerbond carpet has a higher RH tolerance and would be able to carry a warranty with the present slab conditions.	Due to the high RH in the slab (which is common for all new concrete) the carpet tiles will not be warrantied if installed. It is necessary to go back to the District Standard Powerbond that has a greater tolerance to RH and will carry the manufacturers warranty. Additionally, the Powerbond carpet carries a 25 year warranty vs. the 15 year warranty for the tiles. The District retained the carpet tiles for use in other projects.	28	28	Y	\$27,986.18	\$25,441.98	
29	Furnish and install irrigation sleeves under concrete and AC paving	Contract documents do not call for the installation of irrigation sleeves under new concrete and AC paving	It is necessary to install the sleeves to allow for irrigation water to be brought into landscaped areas without have to remove sections of new concrete or paving	29	29	Y	\$1,430.00	\$1,309.09	
30	Stiff Insulation in HM door frames	VOID	VOID					\$0.00	
31	Longer whips for faucets due to change in	VOID	VOID					\$0.00	
32	Furnish material and supplies to add an override switch by the teachers work station.	The lighting is controlled by switches and an occupancy sensor. If movement is not detected the light will turn off. It is possible for the staff to be at their work station and not provide enough movement to activate the	It is necessary to install the override switch to allow for the lighting to stay on for a longer duration at times of occupancy but little movement.	32	32	Y	\$815.31	\$819.31	
33	Add mapnet card to fire alarm panel	The site has an existing Simplex fire alarm panel and the contract documents call for the installation of a new Silent Knight panel in the new building. It is required by code for the two panel to be integrated together. The Simplex panel required the addition of the mapnet card to integrate the systems because the Simplex panel did not have the capacity for the addition of the new panel.	It is necessary to install the mapnet card in the Simplex panel to allow for the integration of the Silent Knight panel and to be in compliance with the fire code.	33	33	Y	\$1,671.34	\$1,453.34	
34	Demolish four portable classroom buildings & one portable library building	With the completion of the new building teachers have moved out of the portables and into the new building. The portables will no longer be needed and were put up for sale in auction, in which they were not bid on.	Contract documents did not call for the demolition of the unused portables. It is necessary to remove the unused portables to allow for a more aesthetically appealing campus and to provide more open space for students and staff.	34	34	Y	\$35,000.00	\$31,581.05	
							\$301,582.85	\$292,313.75	
Final Project Cost								\$2,774,795.76	



# Change Order No. 1

Distribution To:  
 School District: 1  
 ATI A & E: 1  
 Contractor: 1  
 D.S.A.: 2

Project: Marysville Joint USD 1919 "B" Street Marysville, CA 95901 530-749-6100 Olivehurst Elementary School	D.S.A File No.:58-17 D.S.A Application No.:02-110583 ATI Project No.:MA0308
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<b>Architect</b>  <b>ATI Architects and Engineers</b> 3860 Blackhawk Road Danville, CA 94506 (925) 648-8800	<b>Contractor</b>  BRCO Construction P.O. Box 367 Loomis, CA 95660
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You are hereby authorized to make the following changes to the project. Execution of this change order represents full and final costs of all direct, indirect, and delay costs for the scope of services identified hereon unless noted otherwise.

## Change Order No. 1

<b>Item No. 01:</b>	Remove Tree Roots
ATI Reference:	
Contractor Reference:	COR3
Site:	Olivehurst ES
Reason:	Finish removing tree stumps and roots. Backfill and compact 3" over ex.
Requested by:	District
Time Extension:	0
	Amount: \$ 860.75

<b>Item No. 02:</b>	Relocate (E) Irrigation Main
ATI Reference:	RFI 6
Contractor Reference:	COR 1
Site:	Olivehurst ES
Reason:	Relocate existing irrigation main out of building pad.
Requested by:	District
Time Extension:	0
	Amount: \$11,393.84

2510 Douglas Blvd. #400  
 Roseville, CA 95661  
 T: 916 - 772 - 1800  
 F: 916 - 772 - 1820

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<b>Item No. 03:</b>	Additional Survey	
ATI Reference:	RFI 3	
Contractor Reference:	COR 7	
Site:	Olivehurst ES	
Reason:	Extra survey for building pad due to discrepancies a with CAD dwgs,	
Requested by:	Contractor	
Time Extension:	0	
		Amount: \$1,364.25

<b>Item No. 04:</b>	Revise faucets to sensors in lieu of manual at girls and boys restrooms	
ATI Reference:	ASI 3	
Contractor Reference:	COR 8	
Site:	Olivehurst ES	
Reason:	Revise L-1 fixtures at girls and boys bathrooms	
Requested by:	Architect	
Time Extension:	0	
		Amount: \$2,999.75

<b>Item No. 05:</b>	Welded Anchors & Exterior Door Frame Insulation	
ATI Reference:	ASI 6	
Contractor Reference:	COR 5R-1	
Site:	Olivehurst ES	
Reason:	Provide welded anchors instead of adjustable on HM door frames and stuff frames with insulation	
Requested by:	Architect	
Time Extension:	0	
		Amount: \$1,203.75

<b>Item No. 06:</b>	Header Board at Playground	
ATI Reference:	RFI 17	
Contractor Reference:	COR 10	
Site:	Olivehurst ES	
Reason:	Repair AB under AC at playground area and install header board at shade structure.	
Requested by:	Architect	
Time Extension:	0	
		Amount: \$ 3,609.19

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<b>Item No. 07:</b>	Camera Relocation
ATI Reference:	
Contractor Reference:	COR 24
Site:	Olivehurst ES
Reason:	Re-locate camera on North & South side of Building
Requested by:	District
Time Extension:	0
	Amount: \$553.23

<b>Item No. 08:</b>	Added Heat Detectors
ATI Reference:	RFI 79
Contractor Reference:	COR 22
Site:	Olivehurst
Reason:	Added heat detectors in boys & girls restroom entrances
Requested by:	Architect
Time Extension:	0
	Amount: \$900.45

<b>Item No. 09:</b>	Fur Glue Lam Beams
ATI Reference:	
Contractor Reference:	COR 21
Site:	Olivehurst ES
Reason:	Fur beams with 2x and cut bolts
Requested by:	Contractor
Time Extension:	0
	Amount: \$2,284.70

<b>Item No. 10:</b>	Furnish and install Hard Lid Ceiling in Boys and Girls Restrooms
ATI Reference:	
Contractor Reference:	COR 19
Site:	Olivehurst
Reason:	Furnish and install hard ceiling in boys and girls restrooms
Requested by:	District
Time Extension:	0
	Amount: \$3,285.16



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<b>Item No. 12:</b>	Sealcoat & Striping
ATI Reference:	ASI 9
Contractor Reference:	COR 17
Site:	Olivehurst ES
Reason:	Sealcoat & restripe part of (E) parking lot where new fire lane was installed.
Requested by:	Architect
Time Extension:	0
	Amount: \$3,797.11

<b>Item No. 13:</b>	Revise Wall Hydrants
ATI Reference:	ASI 8
Contractor Reference:	COR 16R-1
Site:	Olivehurst ES
Reason:	Install exterior hose bibs
Requested by:	Architect
Time Extension:	0
	Amount: \$4,849.31

<b>Item No. 14:</b>	Stump and Root Removal at Shade Structures
ATI Reference:	
Contractor Reference:	COR 15
Site:	Olivehurst
Reason:	Remove tree stumps in and around shade structure locations
Requested by:	District
Time Extension:	0
	Amount: \$5,358.89

<b>Item No. 15:</b>	Revised Breaker
ATI Reference:	
Contractor Reference:	COR 13
Site:	Olivehurst ES
Reason:	Revised breaker in distribution board & provide space for the Energy Star Measuring Connections equipment
Requested by:	District
Time Extension:	0
	Amount: \$251.99

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<b>Item No. 16:</b>	Sewer Lift Station (Labor)
ATI Reference:	
Contractor Reference:	COR 11B
Site:	Olivehurst ES
Reason:	Install Sewer Lift Station
Requested by:	District
Time Extension:	0
	Amount: \$ 18,314.43

<b>Item No. 17:</b>	Delete Soap Dispenser Credit
ATI Reference:	
Contractor Reference:	COR 25
Site:	Olivehurst ES
Reason:	Deleted from scope of work. District to install
Requested by:	District
Time Extension:	0
	Amount: (\$221.91)

<b>Item No. 18:</b>	Portable Demolition
ATI Reference:	
Contractor Reference:	COR 34
Site:	Olivehurst ES
Reason:	Disconnect all utilities, provide abatement of hazardous materials, demo buildings and re-grade building pads area for safety. Sweep area clean upon completion.
Requested by:	District
Time Extension:	0
	Amount: \$31,581.05

<b>Item No. 19:</b>	Fire Panel Card
ATI Reference:	
Contractor Reference:	COR 33
Site:	Olivehurst ES
Reason:	Add mapnet card to panel
Requested by:	District
Time Extension:	0
	Amount: \$1,453.34

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<b>Item No. 20:</b>	Additional Irrigation Sleeves	
ATI Reference:		
Contractor Reference:	COR 29	
Site:	Olivehurst ES	
Reason:	Install new irrigation sleeves at walkway	
Requested by:	District	
Time Extension:	0	
		Amount: \$1,309.09

<b>Item No. 21:</b>	Revised Lighting Layout	
ATI Reference:	ASI 1	
Contractor Reference:	COR 27	
Site:	Olivehurst ES	
Reason:	Revised lighting layout	
Requested by:	Architect	
Time Extension:	0	
		Amount: \$1,765.50

<b>Item No. 22:</b>	ASI 12 – New fire service and final connection in McGowan Pkwy	
ATI Reference:	ASI 12	
Contractor Reference:	COR 12	
Site:	Olivehurst ES	
Reason:	New fire service required	
Requested by:	Architect	
Time Extension:	0	
		Amount: \$ 151,103.07

<b>Item No. 23:</b>	Sewer Lift Station (Material Only)	
ATI Reference:		
Contractor Reference:	COR 11A	
Site:	Olivehurst ES	
Reason:	Lift Station Required	
Requested by:	District	
Time Extension:	0	
		Amount: \$18,035.52

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<b>Item No. 24:</b>	Quiet Time Switches	
ATI Reference:	RFI 96	
Contractor Reference:	COR 32	
Site:	Olivehurst	
Reason:	Cut in boxes for quite time switch	
Requested by:	Architect	
Time Extension:	0	
		Amount: \$819.31

<b>Item No. 25:</b>	Carpet Changes	
ATI Reference:	RIE 92	
Contractor Reference:	COR 28	
Site:	Olivehurst	
Reason:	District revised the carpet	
Requested by:	District	
Time Extension:	0	
		Amount: \$ 25,441.98

Not valid until signed by the School District, Contractor and ATI Architects and Engineers.

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			Amount
Original Contract Sum	\$		2,730,730.00
Contingency Amount included in Contract	\$	248,248.00	
Adjustment by previous change orders	\$	.00	
Amount by this change order	\$	292,313.75	
Contingency Amount Remaining	\$	(44,065.75)	
Net Change by previously authorized Change Orders:	\$	.00	
Contract Sum prior to this Change Order:	\$		2,730,730.00
This Change Order Amount Authorized:	\$		44,065.75
New Contract Sum Including This Change Order:	\$		2,774,795.75

Contract Time will be changed by the following: 0 days

Approval Recommended:  
**ATI Architects and Engineers**  
 3860 Blackhawk Road  
 Danville, CA 94526

District Approval:  
**Marysville JUSD**  
 1919 "B" Street  
 Marysville, CA 95901

By: \_\_\_\_\_  
 Michael Goldsworthy Date  
 Title: Architect

By: \_\_\_\_\_  
 Michal Healy Date  
 Title: Director of Facilities

Accepted:  
**BRCO Constructors, Inc**  
 5900 King Road  
 Loomis, CA 95650

By: \_\_\_\_\_  
 Date  
 Title:

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