

COMPANY CONTACT
 Williams Scotsman
 12705 Monterey Rd.
 San Martin
 CA 95046-9503
 Ph: (888)378-9084



PDU CONTRACT CONTACT:
 KAREN RODGERS
 ADMINISTRATIVE MANAGER
 (650) 369-4722
krodgers@smca.gov
 1402 Maple St. Redwood City, CA 94063

TO: County of San Mateo, PDU
jgao@smcgov.org

CC: krodgers@smcgov.org
jorellana@smcgov.org

PDU PROJ. NO.
 AGREEMENT NO:
 COST ACCOUNT:

PRKSA
 R 075847
 00 80 00

CHANGE AMOUNT: **\$174,831.29**
 CHANGE IN TIME: 0 cal. days

CHANGE ORDER 001

TITLE: SANCHEZ ADOBE PROJECT CONTRACTOR CHANGE ORDER

SCOPE OF WORK: PROVIDE ADDITIONAL CONSTRUCTION SERVICES.

SEE ENCLOSED EXHIBITS:N/A

SCHEDULE OF VALUES	CURRENT VALUE	CHANGE AMOUNT	ADJUSTED VALUE
ORIGINAL CONTRACT	\$594,754.38	\$0.00	\$594,754.38
CO#001 - Design Foundation	\$0.00	\$4,300.00	\$4,300.00
CO#002 - Customer requested to Modify Walls	\$0.00	\$20,400.00	\$20,400.00
CO#003 - Install Store Front Glass on Compass North Elevation	\$0.00	\$59,527.80	\$59,527.80
CO#004 - Customer requested to provide exposed ceiling area in Gift Shop and Display Area	\$0.00	\$34,337.31	\$34,337.31
CO#005 - Customer requested to add exterior cementitious siding	\$0.00	\$12,162.90	\$12,162.90
CO#006 - Install Fire Suppression System per NFPA 13D	\$0.00	\$32,489.73	\$32,489.73
CO#006A - Additional cost to install Fire Suppression System per NFPA 13D	\$0.00	\$8,518.75	\$8,518.75
CO#007 - Customer requested to add electrical box and switches	\$0.00	\$4,391.74	\$4,391.74
CO#008 - Customer requested to final modification to the building	\$0.00	\$2,563.56	\$2,563.56
CO#009 - Customer requested to remove Steps & Ramps from scope	\$0.00	(\$8,860.50)	(\$8,860.50)
CO#010 - Customer requested to add gutter and downspout	\$0.00	\$5,000.00	\$5,000.00

CONTRACT VALUE SUMMARY	
ORIGINAL CONTRACT VALUE	\$594,754.38
PRIOR APPROVED CHANGES	\$ -
THIS CHANGE AMOUNT	\$174,831.29
ADJUSTED CONTRACT VALUE	\$769,585.67

CONTRACT TIME SUMMARY	
ORIGINAL COMPLETION:	9/13/2019
PRIOR APPROVED DAYS:	0
THIS CHANGE APPROVED DAYS:	0
ADJUSTED COMPLETION DATE:	no change

DS

I hereby certify, to the best of my knowledge, that (1) the information provided in this CHANGE ORDER is true and accurate, and in conformance with the terms of the Contract, and (2) the reported costs and time requested herein reflect the actual cost and time impacts related to the scope of work.

By signing below, I understand and agree that this CHANGE ORDER constitutes and full and final settlement for all direct, indirect, and related costs and impacts associated with this issue. Unless specifically modified in this change order approval, all terms and conditions of the contract remain in force, supersede any terms and conditions listed in Contractor's proposal, and under no circumstances are items listed in Contractor's proposal considered a part of this approved CHANGE ORDER unless specifically included in the County of San Mateo Project Development Unit standard CHANGE ORDER forms.

DocuSigned by:

 Date: 6/25/2020
 APPROVED BY _____ Date
 EB328906F8074D4...
 PDU Project Manager

DocuSigned by:

 Date: 6/25/2020
 APPROVED BY _____ Date
 B513431FEF268213...
 Contractor

DocuSigned by:

 Date: 6/25/2020
 APPROVED BY _____ Date
 EE187F4B372C432...
 PDU Executive 1

APPROVED BY _____ Date
 PDU Executive 2

**PCO #001**

Modular Space Corporation
1200 Swedesford Rd
Berwyn, Pennsylvania 19312
Phone: 610 232 1200

Project: 1739701 - Sanchez Adobe Visitor Center
1000 Linda Mar BLVD.
Pacifica, California 94044

Prime Contract Potential Change Order #001: CE #001 - Foundation Design Options

TO:	San Mateo County 1402 maple street Redwood City California, 94063	FROM:	Modular Space Corporation 1200 Swedesford Rd Berwyn Pennsylvania, 19312
PCO NUMBER/REVISION:	001 / 0	CONTRACT:	1 - Sanchez Adobe Visitor Center Prime Contract
REQUEST RECEIVED FROM:		CREATED BY:	Kevin Ellis (Modular Space Corporation)
STATUS:	Pending - In Review	CREATED DATE:	5/9 /2018
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No		
LOCATION:		ACCOUNTING METHOD:	Amount Based
SCHEDULE IMPACT:		PAID IN FULL:	No
		TOTAL AMOUNT:	\$4,300.00

POTENTIAL CHANGE ORDER TITLE: CE #001 - Foundation Design Options

CHANGE REASON: Client Request

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*

CE #001 - Foundation Design Options

Customer wishes to review 2 different options for the building foundation system.

- OPTION #1: Provide Design and Engineering to use CP pier sitting on grade beam at mate line only with rat slab slurry of 2 inches or 3 inches at edge of grade beam up to the perimeter footprint of the modular building. This does not include any drainage system underneath the building.

- OPTION #2: Provide Design and Engineering to use concrete stem wall with spread footing, grade beam at mate line of modular building with vents and access and rat slab slurry of 2 inches or 3 inches at edge of grade beam up to the perimeter footprint of the modular building. This does not include any drainage system underneath the building.

Note:

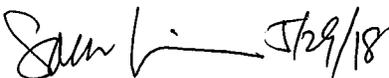
1. This does not include any type of extra design due to Geotechnical recommendation.
2. Before we start the design we will need to review the Geotechnical recommendation.
3. This does not include actual construction of the foundation system, except for metal CP pier installation base on our standard modular building.
4. If it is not in writing above it is not included.

Cost for either OPTION #1 or #2: \$4,300.00

ATTACHMENTS:

San Mateo County
1402 maple street
Redwood City California 94063

Modular Space Corporation
1200 Swedesford Rd
Berwyn Pennsylvania 19312



SIGNATURE DATE

SAM LIN

SIGNATURE DATE

DocuSigned by:


SIGNATURE DATE

6/25/2020



PCO #003

Modular Space Corporation
 1200 Swedesford Rd
 Berwyn, Pennsylvania 19312
 Phone: 610 232 1200

Project: 1739701 - Sanchez Adobe Visitor Center
 1000 Linda Mar BLVD.
 Pacifica, California 94044

Prime Contract Potential Change Order #003: CE #002 - Request for Building Modifications (Smooth Walls, Added Wall)

TO:	San Mateo County 1402 maple street Redwood City California, 94063	FROM:	Modular Space Corporation 1200 Swedesford Rd Berwyn Pennsylvania, 19312
PCO NUMBER/REVISION:	003 / 0	CONTRACT:	1 - Sanchez Adobe Visitor Center Prime Contract
REQUEST RECEIVED FROM:	Sam Garcia (VANIR Construction Management, Inc.)	CREATED BY:	Kevin Ellis (Modular Space Corporation)
STATUS:	Pending - In Review	CREATED DATE:	6/4 /2018
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No		
LOCATION:		ACCOUNTING METHOD:	Amount Based
SCHEDULE IMPACT:	5 days	PAID IN FULL:	No
		TOTAL AMOUNT:	\$20,400.00

POTENTIAL CHANGE ORDER TITLE: CE #002 - Request for Building Modifications (Smooth Walls, Added Wall)

CHANGE REASON: Client Request

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*
 CE #002 - Request for Building Modifications (Level 4 Smooth Walls, Added Partition Wall)

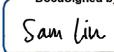
- Note the walls in yellow to be Level #4 smooth wall with a painted finish
- Note the elimination of two windows on the southwest end at the entrance so no UV light can get through as requested.
- Note the addition of the extra wall in the middle of the display room (In Green) we need to have a quote for that also.

ATTACHMENTS:

[SMOOTH WALLS in Sanchez VS overall scale floorplan.pdf](#)

San Mateo County
 1402 maple street
 Redwood City California 94063

Modular Space Corporation
 1200 Swedesford Rd
 Berwyn Pennsylvania 19312

DocuSigned by:

 Sam Lin
 6/25/2020
 SIGNATURE DATE


 Scott Forbush
 6-13-18
 SIGNATURE DATE

DocuSigned by:

 Gabrielle Holden
 6/25/2020
 SIGNATURE DATE



PCCO #003

Modular Space Corporation
 1200 Swedesford Rd
 Berwyn, Pennsylvania 19312
 Phone: 610 232 1200

Project: 1739701 - Sanchez Adobe Visitor Center
 1000 Linda Mar BLVD.
 Pacifica, California 94044

DRAFT

Prime Contract Change Order #003: Change Order

TO:	San Mateo County 1402 maple street Redwood City, California 94063	FROM:	Modular Space Corporation 1200 Swedesford Rd Berwyn Pennsylvania 19312
DATE CREATED:	7/02/2018	CREATED BY:	Chris Yoon (Modular Space Corporation)
CONTRACT STATUS:	Draft	REVISION:	0
DESIGNATED REVIEWER:	Sam Garcia (VANIR Construction Management, Inc.)	REVIEWED BY:	
DUE DATE:		REVIEW DATE:	
INVOICED DATE:		PAID DATE:	
SCHEDULE IMPACT:		EXECUTED:	No
REVISED SUBSTANTIAL COMPLETION DATE:			
CONTRACT FOR:	1:Sanchez Adobe Visitor Center Prime Contract	TOTAL AMOUNT:	\$ 138,517.74

DESCRIPTION:

ATTACHMENTS:

POTENTIAL CHANGE ORDERS IN THIS CHANGE ORDER:

PCO #	Title	Schedule Impact	Amount
006	Customer Request for Store Front Glass on Compass North Elevation		59,527.80
008	Customer Request To Provide Exposed Ceiling Area in Gift Shop and Display Area		34,337.31
009	Request To Add Exterior Cementitious Siding		12,162.90
010	Customer Request To Install Fire Suppression System per NFPA13D		32,489.73
TOTAL:			\$138,517.74

CHANGE ORDER LINE ITEMS:

The original (Contract Sum)	\$ 594,754.38
Net change by previously authorized Change Orders	\$ 24,700.00
The contract sum prior to this Change Order was	\$ 619,454.38
The contract sum would be changed by this Change Order in the amount of	\$ 138,517.74
The new contract sum including this Change Order will be	\$ 757,972.12
The contract time will not be changed by this Change Order	

San Mateo County
 1402 maple street
 Redwood City California 94063

Modular Space Corporation
 1200 Swedesford Rd
 Berwyn Pennsylvania 19312

DocuSigned by:

 Sam Lin
 6/25/2020
 SIGNATURE DATE


 SIGNATURE DATE

DocuSigned by:

 Gabrielle Holden
 6/25/2020
 SIGNATURE DATE

From: [Garcia, Sam](#)
To: [Yoon, Chris](#); [Ellis, Kevin](#)
Cc: [Scott Lombardi \(slombardi@smcgov.org\)](mailto:slombardi@smcgov.org)
Subject: FW: Request for Pricing
Date: Thursday, June 28, 2018 2:25:16 PM
Attachments: [image001.png](#)
[image002.png](#)

Chris,

The County has approved PCO #09, #10, #6, and #8. Please proceed with the building design and provide a new schedule.

Sam Garcia
Construction Manager



Vanir Construction Management, Inc.

180 Montgomery Street, Suite 700. San Francisco, CA 94104

C 916-225-7669 / T 415-284-9050 / F 415-284-9056 / sam.garcia@vanir.com / www.vanir.com

From: Scott Lombardi [mailto:slombardi@smcgov.org]
Sent: Thursday, June 28, 2018 11:28 AM
To: Garcia, Sam <Sam.Garcia@vanir.com>
Cc: Rolando Jorquera <rjorquera@smcgov.org>; Matthew DelCarlo <madelcarlo@smcgov.org>
Subject: RE: Request for Pricing

Sam,

We are good with the additional costs to move this project forward. I am in the office today if you want to give me a call.

Thanks,

Scott Lombardi
Superintendent
San Mateo County Parks
slombardi@smcgov.org
455 County Center 4th Floor
Redwood City CA 94063
650-363-1906T
650-599-1721F
www.smcoparks.org

From: Garcia, Sam [<mailto:Sam.Garcia@vanir.com>]
Sent: Wednesday, June 27, 2018 8:25 AM

To: Scott Lombardi <slombardi@smcgov.org>

Subject: FW: Request for Pricing

Scott, see the Change Orders we requested from Modspace attached. The Sum of all the added scope is \$138,517.74. Let's talk in the morning!

Change Order Item	Price
Exterior Stucco Panels	\$ 12,162.90
Fire Suppression System	\$ 32,489.73
Storefront Glass in North Wall	\$ 59,527.80
Exposed Ceiling in Gift Shop	\$ 34,337.31
TOTAL	\$ 138,517.74

Sam Garcia
Construction Manager



Vanir Construction Management, Inc.

180 Montgomery Street, Suite 700. San Francisco, CA 94104

C 916-225-7669 / T 415-284-9050 / F 415-284-9056 / sam.garcia@vanir.com / www.vanir.com

From: Yoon, Chris [<mailto:Chris.Yoon@modspace.com>]

Sent: Tuesday, June 26, 2018 5:53 PM

To: Garcia, Sam <Sam.Garcia@vanir.com>

Cc: Scott Lombardi (slombardi@smcgov.org) <slombardi@smcgov.org>; Ellis, Kevin <Kevin.Ellis@modspace.com>

Subject: RE: Request for Pricing

Hi Sam,

It was a pleasure to speak with you today.

In following up to recent developments and requests for pricing, please find the potential change orders "PCO" attached for change items that are currently under consideration.

Please note that we are still waiting to receive pricing regarding the additional stairs and ramps, so we hope to provide you with pricing as soon as the details become available.

At your convenience, please feel free to review each attached PCO let us know if the changes are acceptable with the County. Upon your consent, we shall prepare a detailed Prime Contract Change Order to review and sign which will also show a total cost impact to the contract.

If you have any questions pertaining to the changes to the scope of work, please feel free to reach

Kevin or myself at any time.

Thank you,

Chris Yoon

909-574-1465 Ext 87900

9095499254

ModSpace CA License #763309

From: Yoon, Chris

Sent: Monday, June 25, 2018 5:33 PM

To: 'Garcia, Sam' <Sam.Garcia@vanir.com>

Cc: Scott Lombardi (slombardi@smcgov.org) <slombardi@smcgov.org>; Ellis, Kevin <kevin.ellis@modspace.com>

Subject: RE: Request for Pricing

Good afternoon Sam,

I'm still gathering the information needed to prepare pricing for you and I expect to have potential change orders ready by tomorrow. Below, please find some questions and comments regarding the changes that were requested, and please feel free to add your thoughts to the comments.

1. I have attached the preliminary Stairs and Ramp Plan for your review - please bear in mind that the proposed design is based on the assumption of a level pad surrounding the building, and a finished grade plan will help to finalize the Stairs and Ramp design. Please feel free to review the attached, and let us know if the location of the stairs and ramps are acceptable with you.
2. In following up to your request to provide a fire suppression system that meets NFPA13D code compliance, we will have pricing available for you shortly. It would be helpful if you can confirm with the City's Fire Marshall that they will only require compliance with NFPA13D code.
3. Regarding the store front glass walls, we've prepared pricing to provide a clear 3-piece dual pane glass assembly in (3) ~11x7' areas. Please let me know if you would like us to make any adjustments to the glass or provide options with the glass specification.
4. I believe that California may have requirements for HVAC condensation drainage which prevent draining to parking lots or grass. Have you considered to which location to drain condensation?
5. The scissor gate at the gift shop may be shorter than the exposed ceiling at the current height of 8' tall, so we are planning to provide sandwiched 2x4's above the top track of the gate, painted in black. We can instead increase the height of the scissor gate to be closer to the height of the exposed ceiling. Would you like an option to increase the height of the scissor gate closer to the exposed ceiling which therefore may provide more visibility at ceiling level?

As we've shared in our previous discussions, a finished grading plan and civil drawings which show utility details will be very helpful in not only planning ahead but also will help us avoid possible and unforeseen issues before we move into production of the building. I should have the potential

change orders ready for your review by tomorrow. If you have any questions, please feel free to reach me at any time.

Thank you,

Chris Yoon

909-574-1465 Ext 87900

909-549-9254

ModSpace CA License #763309

From: Garcia, Sam <Sam.Garcia@vanir.com>

Sent: Monday, June 25, 2018 10:24 AM

To: Ellis, Kevin <kevin.ellis@modspace.com>; Yoon, Chris <Chris.Yoon@modspace.com>

Cc: Scott Lombardi (slombardi@smcgov.org) <slombardi@smcgov.org>

Subject: RE: Request for Pricing

Good morning Kevin,

I talked to Scott this morning. We checked and yes, the City's Fire Marshall is requesting the building to have Fire Suppression. As discussed in the last meeting please give us a Price for that.

Also, we are preparing the formal Site Plan right now. What's the status of all the other Request for Pricing Items? Please call me back to discuss. Thanks!

Sam Garcia

Construction Manager



Vanir Construction Management, Inc.

180 Montgomery Street, Suite 700. San Francisco, CA 94104

C 916-225-7669 / T 415-284-9050 / F 415-284-9056 / sam.garcia@vanir.com / www.vanir.com

From: Ellis, Kevin [<mailto:Kevin.Ellis@modspace.com>]

Sent: Thursday, June 14, 2018 11:24 AM

To: Garcia, Sam <Sam.Garcia@vanir.com>; Yoon, Chris <Chris.Yoon@modspace.com>

Cc: Scott Lombardi (slombardi@smcgov.org) <slombardi@smcgov.org>

Subject: RE: Request for Pricing

Hi Sam,

Thanks for the information.

We are working on the items in your summary.

With regard to the Stairs and Ramps.

The original proposal provide for;

- One (1) Landing and ramp at the double doors.
- One(1) Set of steps at the landing

Below is a cut out from the contract.

cid:image002.png@01D40C9C.BEC54DA0



Once we determine the final Stairs & Ramp design we will put together a cost breakout that will clearly show what was originally included and what is new.

We will need a Site Plan that shows final grade at the buildings 4 corners to determine the rise and calculate the equipment needed.

Feel free to reach out to Chris or myself if you have any questions.

Kevin Ellis
ModSpace Project Manager

From: Garcia, Sam [<mailto:Sam.Garcia@vanir.com>]
Sent: Wednesday, June 13, 2018 5:13 PM
To: Ellis, Kevin <Kevin.Ellis@modspace.com>; Yoon, Chris <Chris.Yoon@modspace.com>
Cc: Scott Lombardi (slombardi@smcgov.org) <slombardi@smcgov.org>
Subject: Request for Pricing

Kevin, to summarize today's meeting:

1. Please provide a price to add as many as possible ~10'x6' windows on the east wall of the building. As part of these change, please relocate the door that is in the east corner to the north wall (to make space for the windows.)
2. Please provide a price to add some sort of stucco finish to the exterior walls (North, South, and East). The West Wall (with all the HVAC) to have a regular T1-11 finish.
3. The New Egress Door located in the South Wall is approved by the County
4. Please Provide a price to add Fire Suppression System in the building. As discussed, this item is being required by the City's Fire Marshall per NFPA13D
5. Please Provide a Price for additional Ramp on the South Entrance (I'm attaching the price you submitted in your RFP, if the price is greater you need to justify it).
6. Please provide a price for Open Ceilings with Exposed Duct Work Painted Black (I'm attaching a floorplan with exact locations)

Thanks,

Sam Garcia
Construction Manager



Vanir Construction Management, Inc.

180 Montgomery Street, Suite 700. San Francisco, CA 94104

C 916-225-7669 / T 415-284-9050 / F 415-284-9056 / sam.garcia@vanir.com / www.vanir.com

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The information contained in this message and any attachment may be proprietary, confidential, and privileged or subject to the work product doctrine and thus protected from disclosure. If the reader of this message is not the intended recipient, or an employee or agent responsible for delivering this message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify me immediately by replying to this message and deleting it and all copies and backups thereof. Thank you.

**PCO #006**

Modular Space Corporation
1200 Swedesford Rd
Berwyn, Pennsylvania 19312
Phone: 610 232 1200

Project: 1739701 - Sanchez Adobe Visitor Center
1000 Linda Mar BLVD.
Pacifica, California 94044

Prime Contract Potential Change Order #006: Customer Request for Store Front Glass on Compass North Elevation

TO:	San Mateo County 1402 maple street Redwood City California, 94063	FROM:	Modular Space Corporation 1200 Swedesford Rd Berwyn Pennsylvania, 19312
PCO NUMBER/REVISION:	006 / 0	CONTRACT:	1 - Sanchez Adobe Visitor Center Prime Contract
REQUEST RECEIVED FROM:		CREATED BY:	Chris Yoon (Modular Space Corporation)
STATUS:	Pending - In Review	CREATED DATE:	6/21 /2018
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No		
LOCATION:		ACCOUNTING METHOD:	Amount Based
SCHEDULE IMPACT:		PAID IN FULL:	No
		TOTAL AMOUNT:	\$59,527.80

POTENTIAL CHANGE ORDER TITLE: Customer Request for Store Front Glass on Compass North Elevation

CHANGE REASON: Client Request

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*

Customer Request for Store Front Glass on Compass North Elevation

Received email from Sam Garcia on Tuesday 6/5/18 requesting pricing on what he calls a Curtain Wall. Which would in this case be storefront glass.

Please find cost impact to re-engineer structural walls and to add (3) 11' x 7' 3-piece dual pane 'low-E' glass assemblies. (Specify - CLEAR/TINT, TEMPERED)

- Add Moment Resistant Framing to End Walls where required to install Storefront Window Walls, including the addition of C10 steel structural header and TS columns at side walls.
- Add (3) 11'-0"x7'-0" Storefront Window Assemblies. Each Assembly shall consist of two vertical mullions to create a 3-piece divided pane, with approximately 12-14" of solid wall in between each Window Assembly.
- Add a Hybrid Shear Wall Design to allow for Moment Frame at End Walls only. Interior Shear Wall with Drag Ties Across 2 modules and addition of (2) "X" braced truss bays to each side of interior shear wall to bot trusses at modline.

Changes made to structural walls may affect the requirements for the foundation design.

Cost to add storefront glass: \$59,527.80

Optional price to add 3M PR70 Optically Clear Solar Control Commercial Film to Storefront Windows: \$12,360.84

ATTACHMENTS:

[RFQ - Curtain Wall.pdf](#)

**PCO #008**

Modular Space Corporation
1200 Swedesford Rd
Berwyn, Pennsylvania 19312
Phone: 610 232 1200

Project: 1739701 - Sanchez Adobe Visitor Center
1000 Linda Mar BLVD.
Pacifica, California 94044

Prime Contract Potential Change Order #008: Customer Request To Provide Exposed Ceiling Area in Gift Shop and Display Area

TO:	San Mateo County 1402 maple street Redwood City California, 94063	FROM:	Modular Space Corporation 1200 Swedesford Rd Berwyn Pennsylvania, 19312
PCO NUMBER/REVISION:	008 / 0	CONTRACT:	1 - Sanchez Adobe Visitor Center Prime Contract
REQUEST RECEIVED FROM:		CREATED BY:	Chris Yoon (Modular Space Corporation)
STATUS:	Pending - In Review	CREATED DATE:	6/22 /2018
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No		
LOCATION:		ACCOUNTING METHOD:	Amount Based
SCHEDULE IMPACT:		PAID IN FULL:	No
		TOTAL AMOUNT:	\$34,337.31

POTENTIAL CHANGE ORDER TITLE: Customer Request To Provide Exposed Ceiling Area in Gift Shop and Display Area

CHANGE REASON: Client Request

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*

Please find pricing to provide exposed ceiling and the following changes to the building:

- Add Galvanized Spiral ducting in Gift Shop and Display Area ceilings in lieu of Flexible ducting
- Add Exposed Ceiling in Gift Shop and Display areas and paint in Black (Paintable items include Ducting, Electrical Conduits, Boxes, Wiring, Cables, Unistrut, Straps, Roof joists, underside of roof decking, Sprinkler pipes, Plumbing Supply and Waste lines, Steel trusses and walls above nominal ceiling height)
- Create drop header at transition to Hallway from Display area
- Provide header sandwiched in drywall above scissor gate for the top track

Cost to provide exposed ceiling, replace flexible ducting with rigid spiral ducting, and paint ceiling black: \$34,337.31

Option to increase height of scissor gate from approximately 8' to approximately 9'-4" above floor finish: \$999.14

ATTACHMENTS:

[ProposedAreaForOpenCeiling_2018jun13.pdf](#)

San Mateo County
1402 maple street
Redwood City California 94063

Modular Space Corporation
1200 Swedesford Rd
Berwyn Pennsylvania 19312

SIGNATURE

DATE

SIGNATURE

DATE

DocuSigned by:

Gabriele Holden

6/25/2020

SIGNATURE

DATE

**PCO #009**

Modular Space Corporation
1200 Swedesford Rd
Berwyn, Pennsylvania 19312
Phone: 610 232 1200

Project: 1739701 - Sanchez Adobe Visitor Center
1000 Linda Mar BLVD.
Pacifica, California 94044

Prime Contract Potential Change Order #009: Request To Add Exterior Cementitious Siding

TO:	San Mateo County 1402 maple street Redwood City California, 94063	FROM:	Modular Space Corporation 1200 Swedesford Rd Berwyn Pennsylvania, 19312
PCO NUMBER/REVISION:	009 / 0	CONTRACT:	1 - Sanchez Adobe Visitor Center Prime Contract
REQUEST RECEIVED FROM:	Sam Garcia (VANIR Construction Management, Inc.)	CREATED BY:	Chris Yoon (Modular Space Corporation)
STATUS:	Pending - In Review	CREATED DATE:	6/26 /2018
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No		
LOCATION:		ACCOUNTING METHOD:	Amount Based
SCHEDULE IMPACT:		PAID IN FULL:	No
		TOTAL AMOUNT:	\$12,162.90

POTENTIAL CHANGE ORDER TITLE: Request To Add Exterior Cementitious Siding

CHANGE REASON: Client Request

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*

Customer Request For Exterior Cementitious Siding

Customer wishes pricing to add cementitious exterior siding per call scheduled on 6/13/18 and email request on 6/14/18.

Please find price to add 5/16" Allura brand fiber cement Stucco Vertical panels with 5/4" trim over 1/2" OSB sheathing to the exterior walls, to be painted with the exterior paint colors defined on the document titled Color Form DOH 30573 dated June 14, 2018.

Price to add Allura Fiber Cement Panels: \$12,162.90

ATTACHMENTS:

[AlluraPanelBrochure with selection 6-19-2018.pdf](#) [_Color Form - DOH - 30573.xlsm](#)

San Mateo County
1402 maple street
Redwood City California 94063

Modular Space Corporation
1200 Swedesford Rd
Berwyn Pennsylvania 19312

SIGNATURE

DATE

SIGNATURE

DATE

DocuSigned by:

Gabrielle Holden

6/25/2020

SIGNATURE

DATE

**PCO #010**

Modular Space Corporation
 1200 Swedesford Rd
 Berwyn, Pennsylvania 19312
 Phone: 610 232 1200

Project: 1739701 - Sanchez Adobe Visitor Center
 1000 Linda Mar BLVD.
 Pacifica, California 94044

Prime Contract Potential Change Order #010: Customer Request To Install Fire Suppression System per NFPA13D

TO:	San Mateo County 1402 maple street Redwood City California, 94063	FROM:	Modular Space Corporation 1200 Swedesford Rd Berwyn Pennsylvania, 19312
PCO NUMBER/REVISION:	010 / 0	CONTRACT:	1 - Sanchez Adobe Visitor Center Prime Contract
REQUEST RECEIVED FROM:		CREATED BY:	Chris Yoon (Modular Space Corporation)
STATUS:	Pending - In Review	CREATED DATE:	6/26 /2018
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No		
LOCATION:		ACCOUNTING METHOD:	Amount Based
SCHEDULE IMPACT:		PAID IN FULL:	No
		TOTAL AMOUNT:	\$32,489.73

POTENTIAL CHANGE ORDER TITLE: Customer Request To Install Fire Suppression System per NFPA13D

CHANGE REASON: Client Request

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*

Customer Request To Install Fire Sprinkler System per NFPA13D

In following up with call between ModSpace and Client on 6/12/18, Customer requested pricing to provide fire sprinkler system per local Fire Marshall's requirement and NFPA13D.

Client Requested:

4. Please Provide a price to add Fire Suppression System in the building. As discussed, this item is being required by the City's Fire Marshall per NFPA13D.

Please find the changes to the Scope of Work:

- ModSpace will provide Fire Sprinkler System with Riser per Customer's request including the Design, Permitting, Materials, Installation, Field Connection, Testing and Final Inspection of the Fire Suppression System that will comply with NFPA13D. The Riser location shall be determined at a later time.

We are pleased to provide you with pricing for a fire suppression system per NFPA13D code. However, please confirm with the Fire Marshall that they only require a fire suppression system compliant with code NFPA13D.

The proposed price assumes that the Incoming Fire Water Line will stub out from the ground at a location to be determined by ModSpace at a later time.

Price to provide Fire Sprinkler System per NFPA13D: \$32,489.73

ATTACHMENTS:

**PCO #011**

Modular Space Corporation
1200 Swedesford Rd
Berwyn, Pennsylvania 19312
Phone: 610 232 1200

Project: 1739701 - Sanchez Adobe Visitor Center
1000 Linda Mar BLVD.
Pacifica, California 94044

Prime Contract Potential Change Order #011: County Fire Department Requirement to Provide Fire Sprinkler System per NFPA 13

TO:	San Mateo County 1402 maple street Redwood City California, 94063	FROM:	Modular Space Corporation 1200 Swedesford Rd Berwyn Pennsylvania, 19312
PCO NUMBER/REVISION:	011 / 0	CONTRACT:	1 - Sanchez Adobe Visitor Center Prime Contract
REQUEST RECEIVED FROM:		CREATED BY:	Chris Yoon (Modular Space Corporation)
STATUS:	Pending - In Review	CREATED DATE:	8/10 /2018
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No		
LOCATION:		ACCOUNTING METHOD:	Amount Based
SCHEDULE IMPACT:		PAID IN FULL:	No
		TOTAL AMOUNT:	\$8,518.75

POTENTIAL CHANGE ORDER TITLE: County Fire Department Requirement to Provide Fire Sprinkler System per NFPA 13

CHANGE REASON: Design Development

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*
County Fire Department Requirement to Provide Fire Sprinkler System per NFPA 13

The Fire Sprinkler System was initially designed to conform to NFPA 13D requirements. County Fire has required an updated Fire Sprinkler System to conform with NFPA 13 by communication with ModSpace and correspondence with the Customer.

Please find price to provide Fire Sprinkler System per NFPA 13 requirements including the engineering and design, installation, and testing with PW rates.

Price provide Fire Sprinkler System per NFPA 13 requirements in addition to the change order to provide NFPA 13D system: \$8,518.75

ATTACHMENTS:

[County Fire Requirements NFPA 13.msg](#)

San Mateo County
1402 maple street
Redwood City California 94063

Modular Space Corporation
1200 Swedesford Rd
Berwyn Pennsylvania 19312

DocuSigned by:
Sam Lin 6/25/2020
SIGNATURE DATE

Scott Falod 8-14-18
SIGNATURE DATE

DocuSigned by:
Gabrielle Holden 6/25/2020
SIGNATURE DATE

**PCO #012**

Modular Space Corporation
 1200 Swedesford Rd
 Berwyn, Pennsylvania 19312
 Phone: 610 232 1200

Project: 1739701 - Sanchez Adobe Visitor Center
 1000 Linda Mar BLVD.
 Pacifica, California 94044

Prime Contract Potential Change Order #012: Customer Request Per Red-Line Comments To Add Receptacles, Switches, Junction Boxes for Future Track Lighting, and Finished Opening

TO:	San Mateo County 1402 maple street Redwood City California, 94063	FROM:	Modular Space Corporation 1200 Swedesford Rd Berwyn Pennsylvania, 19312
PCO NUMBER/REVISION:	012 / 0	CONTRACT:	1 - Sanchez Adobe Visitor Center Prime Contract
REQUEST RECEIVED FROM:		CREATED BY:	Chris Yoon (Modular Space Corporation)
STATUS:	Pending - In Review	CREATED DATE:	8/10 /2018
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No		
LOCATION:		ACCOUNTING METHOD:	Amount Based
SCHEDULE IMPACT:		PAID IN FULL:	No
		TOTAL AMOUNT:	\$4,391.74

POTENTIAL CHANGE ORDER TITLE: Customer Request Per Red-Line Comments To Add Receptacles, Switches, Junction Boxes for Future Track Lighting, and Finished Opening

CHANGE REASON: Client Request

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*

Customer Request Per Red-Line Comments To Add Receptacles, Switches, Junction Boxes for Future Track Lighting, and Finished Opening
 Received Red-Line comments in response to revised plans from the Customer on July 31, 2018.

It is understood that the following red-line comment items are final and no additional changes are expected.

Please find the price provide following changes per the comments:

1. Add (12) quadplex receptacles on wall and ceiling mounted quadplex receptacles to the conference room
2. Add (1) exterior weather proof GFI receptacle
3. Add (4) 3-way non-dimming toggle switches to conference room
4. Remove gift shop double door and provide finished cased opening
5. Reverse swing of double door to lead in to the conference room
6. Add (28) hardwired 4s junction boxes in the attic for future track lighting (track lighting to be provided and installed by others)

Price to provide additional items per comments: \$4,391.74

ATTACHMENTS:

[Customer Red Line Changes to Plans 7 31 18.pdf](#)



PCO #012

San Mateo County
1402 maple street
Redwood City California 94063

Modular Space Corporation
1200 Swedesford Rd
Berwyn Pennsylvania 19312

DocuSigned by:
Sam Lin 6/25/2020
SIGNATURE DATE

Scott Holad 8-14-18
SIGNATURE DATE

DocuSigned by:
Gabriele Holden 6/25/2020
SIGNATURE DATE



PCO #013

Modular Space Corporation
 1200 Swedesford Rd
 Berwyn, Pennsylvania 19312
 Phone: 610 232 1200

Project: 1739701 - Sanchez Adobe Visitor Center
 1000 Linda Mar BLVD.
 Pacifica, California 94044

Prime Contract Potential Change Order #013: Customer Request To Provide Final Modifications per Red Line Comments to Revised Plan Approved With Modifications

TO:	San Mateo County 1402 maple street Redwood City California, 94063	FROM:	Modular Space Corporation 1200 Swedesford Rd Berwyn Pennsylvania, 19312
PCO NUMBER/REVISION:	013 / 0	CONTRACT:	1 - Sanchez Adobe Visitor Center Prime Contract
REQUEST RECEIVED FROM:		CREATED BY:	Chris Yoon (Modular Space Corporation)
STATUS:	Pending - In Review	CREATED DATE:	9/7 /2018
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	#005 - Customer Request To Provide Final Modifications per Red Line Comments to Revised Plan Approved With Modifications
FIELD CHANGE:	No		
LOCATION:		ACCOUNTING METHOD:	Amount Based
SCHEDULE IMPACT:		PAID IN FULL:	No
		TOTAL AMOUNT:	\$2,563.56

POTENTIAL CHANGE ORDER TITLE: Customer Request To Provide Final Modifications per Red Line Comments to Revised Plan Approved With Modifications

CHANGE REASON: Design Development

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*

Customer Request To Provide Final Modifications per Red Line Comments to Revised Plan Approved With Modifications

Per the Revised Plan that was Approved with Modifications, Customer requested to reverse the door swing to lead out of the conference room and to provide horn strobe in the break room per comments from County Fire Department. The prior approval of the long lead form has prompted the factory to order all materials, and therefore the reversal in the door swing requires order of a new door and door frame as such is provided custom made. The double door which was approved in the long lead form will be shipped separate for Customer's future use.

Revised Plans will be resubmitted to the State for review and approval. At this time, no delay to the schedule is expected if the change order is received by 3:00 PM, September 7, 2018.

Also please note that there is a significant risk of delay if the State returns the Plan Re-submittal with request for additional information and comments.

ATTACHMENTS:

[30573 - MODSPACE-SCI-01070-4860 \(29-AUGUST-2018\) \(Sanchez Adobe\) Approved With Modifications 9-5-18.pdf](#)

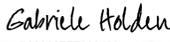
San Mateo County
 1402 maple street
 Redwood City California 94063

Modular Space Corporation
 1200 Swedesford Rd
 Berwyn Pennsylvania 19312

DocuSigned by:

 6/25/2020
 SIGNATURE DATE


 9-10-18
 SIGNATURE DATE

DocuSigned by:

 6/25/2020
 SIGNATURE DATE



PCCO #006

Willscot
 901 S Bond St, Suite 600
 Baltimore, Maryland 21231
 Phone: (410) 931-6000

Project: 103473 - Sanchez Adobe Visitor Center
 1000 Linda Mar BLVD.
 Pacifica, California 94044

Prime Contract Change Order #006: PCO #015: Customer Request To Omit Installation of Steps and Ramps for egress

TO:	San Mateo County San Mateo County Parks Department Parks Accounting 455 County Center, Fourth Floor Redwood City, California 94063	FROM:	WillScot 901 S Bond St, Suite 600 Baltimore, Maryland 21231
DATE CREATED:	2/06/2019	CREATED BY:	Christopher Yoon (WillScot)
CONTRACT STATUS:	Approved	REVISION:	0
DESIGNATED REVIEWER:		REVIEWED BY:	
DUE DATE:		REVIEW DATE:	11/13/2019
INVOICED DATE:		PAID DATE:	
SCHEDULE IMPACT:		EXECUTED:	No
CONTRACT FOR:	1: Sanchez Adobe Visitor Center Prime Contract	TOTAL AMOUNT:	(\$8,860.50)

DESCRIPTION:
PCO #015: Removal of Ramps and Steps from Scope of Work
 County has requested to omit and receive credit for the installation of stairs.

Steps / Ramps: \$8,860.50

ATTACHMENTS:

POTENTIAL CHANGE ORDERS IN THIS CHANGE ORDER:

PCO #	Title	Schedule Impact	Amount
015	PCO #015: Customer Request To Omit Installation of Steps and Ramps for egress		(\$8,860.50)
Total:			(\$8,860.50)

The original (Contract Sum)	\$594,754.38
Net change by previously authorized Change Orders	\$183,691.79
The contract sum prior to this Change Order was	\$778,446.17
The contract sum will be decreased by this Change Order in the amount of	(\$8,860.50)
The new contract sum including this Change Order will be	\$769,585.67
The contract time will not be changed by this Change Order.	

San Mateo County
 San Mateo County Parks Department Parks
 Accounting 455 County Center, Fourth Floor
 Redwood City, California 94063

WillScot
 901 S Bond St, Suite 600
 Baltimore, Maryland 21231

DocuSigned by:

 6/25/2020
 SIGNATURE DATE

 SIGNATURE DATE

DocuSigned by:

 6/25/2020
 SIGNATURE DATE



PCO #018

Willscot
 901 S Bond St, Suite 600
 Baltimore, Maryland 21231
 Phone: (410) 931-6000

Project: 103473 - Sanchez Adobe Visitor Center
 1000 Linda Mar BLVD.
 Pacifica, California 94044

Prime Contract Potential Change Order #018: CE #020 - Gutter and downspouts

TO:	San Mateo County San Mateo County Parks Department Parks Accounting 455 County Center, Fourth Floor Redwood City, California 94063	FROM:	WillScot 901 S Bond St, Suite 600 Baltimore, Maryland 21231
PCO NUMBER/REVISION:	018 / 0	CONTRACT:	1 - Sanchez Adobe Visitor Center Prime Contract
REQUEST RECEIVED FROM:		CREATED BY:	Sven Louis (WillScot)
STATUS:	Pending - In Review	CREATED DATE:	9/26/2019
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	#008 - CE #020 - Gutter and downspouts
FIELD CHANGE:	No		
LOCATION:		ACCOUNTING METHOD:	Amount Based
SCHEDULE IMPACT:		PAID IN FULL:	No
		TOTAL AMOUNT:	\$5,000.00

POTENTIAL CHANGE ORDER TITLE: CE #020 - Gutter and downspouts

CHANGE REASON: Client Request

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*

CE #020 - Gutter and downspouts
 Supply and Install 96 lf of gutters with (4) downspouts

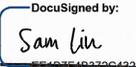
Each 48ft side of the building will have gutters installed with pitching evenly to the corners of the building. Flashing will be provided and installed to allow water to run from top of membrane to inside of gutter. Two (2) downspouts will terminate to grate, installed by others, located at grade. Two (2) downspouts will follow the corner of the building and wrap/elbow towards existing flatwork and discharge on the concrete.

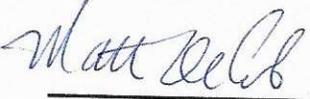
All pricing is inclusive of Labor & Material.

ATTACHMENTS:

San Mateo County
 San Mateo County Parks Department Parks
 Accounting 455 County Center, Fourth Floor
 Redwood City, California 94063

WillScot
 901 S Bond St, Suite 600
 Baltimore, Maryland 21231

DocuSigned by:

 6/25/2020
SIGNATURE **DATE**


 10/15/19
SIGNATURE **DATE**


 11/4/2019
SIGNATURE **DATE**