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CHANGE ORDER # 6 – Change to Contract Amount (Loan Modification)

NO WORK RELATED TO THIS CHANGE ORDER CAN OCCUR UNTIL IT IS APPROVED BY THE LBCIC BOARD AND ALL PARTIES

Loan Number : MF-124/08/16-0/1
 Property Owner : Affordable Housing Clearinghouse
 Address : 1034-1040 Daisy Avenue – Long Beach, CA 90813

The following specifically described work, or changes of previously described work, price change, or change of contract time, have been reviewed by all contractual parties, and Rehabilitation Staff Inspector, who have approved this change order, which amends the related rehabilitation contract. The contractor is authorized to provide labor and material necessary to perform all change order work under the same conditions as set forth in the originally executed Owner and Contractor Rehabilitation Contract, only upon written approval by the Housing Development Officer, and a properly executed Promissory Note Modification Agreement approved by the Deputy City Attorney.

Amendment(s) to original contract: Add:

Please see attached Change Order Proposal #6 - Scope of Work

NOTE: Contractor has agreed to cover all cost if required to remove and replace the three existing 100 AMP panels.

Original contract Amount	\$273,255.00
Change Order #1	\$ 5,000.00
Change Order #2	\$ 0
Change Order #3	\$ 3,900.00
Change Order #4	\$ 3,975.00
Change Order #5	\$ 12,400.00
Change Order #6	<u>\$ 42,000.00</u>
Total New Rehab contract amount	\$340,530.00

New Loan Amount: \$340,530
 After Rehab Value: \$993,750
 Loan to value ratio: 34%

 NAME - Owner

Date: ____/____/2017

 NAME – Contractor

Date: ____/____/2017

 NAME – Housing Rehab Counselor

Date: ____/____/2017

 Patrick Ure – Housing Development Officer

Date: ____/____/2017

NAME: Affordable Housing Clearinghouse	
ADDRESS: 1034-1040 Daisy Ave	TELEPHONE: 949-528-3067
CITY: Long Beach, CA 90813	
INSPECTOR: Beneva Jackson	

CHANGE ORDER PROPOSAL

CHANGE ORDER # 6	
Owner: Affordable Housing Clearinghouse	Contractor: RCA CONSTRUCTION, INC
Address: 1034-1040 Daisy Ave	Address: 13426 Lanning Dr.
City, State, Zip: Long Beach, CA 90813	City, State, Zip: Whittier, CA 90602

The Following Changes Are Required In This Contract:

JUSTIFICATION:

The Long Beach Development Services Inspector cited the existing electrical service for each of the 8 units as not large enough for the remodel work being done. For the project to conform to Title 24 California Electrical Code and applicable local codes, the electrical upgrades would be mandatory. To accommodate the above change, the contract will have to be increased.

Scope Of Work

ELECTRICAL, MAIN SERVICE- 100 AMP/REWIRE STRUCTURE

Obtain meter spot from Edison, remove and dispose of the existing electric service panel. Replace existing with new 100 amp service, add new service weather head. Remove existing wiring and completely rewire structure with new three wire grounded system. All switches, outlets, GFCI receptacles, and light fixtures shall be installed as required by code. New wiring to allow for all fixtures to be controlled by switches (to be included) located at normal height per code. Work to include replacement of service panels complete with all new circuit breakers and required number of branch circuits per code, including dedicated AFCI and GFCI protected circuits. Work to include replacement of sub-panels, switches, outlets and all wall cover plates. Remove old boxes, old wiring, and tubing. The work to include hardwired smoke/carbon monoxide detectors. Contractor shall also include replacing all light fixtures and installing new exhaust fan with light in bathrooms. Label all breakers. Repair all surfaces affected by change to match existing. All work to be in full compliance with Building and Safety codes and Housing Department requirements.

NOTE: Contractor shall remove and replace five (5) existing service entrance panels complete with new service weather head at: 1036 Daisy Ave. Units A, B & C , 1038 Daisy Ave. and at 1040 Daisy Ave. Contractor shall salvage and rewire the three (3) existing service entrance panels mounted on building, 1034 Daisy Ave.

CIRCUITS:

Kitchen-

Two (2) 20 amp small appliance and general use circuits. Both supplying kitchen counter top duplex receptacles. Install every four feet of counter top space, and every counter top space over 12 inches and wider. Receptacles shall be GFCI receptacles or circuit GFCI protected.

Walls-

Install new 20 amp general circuits throughout structure. Receptacle outlets every 12 feet of wall space, at every wall space two feet or wider, and in hallways 10 feet long. Bedroom circuits to be AFCI protected and on a dedicated circuit.

Bathroom-

One (1) 20 amp dedicated circuit serving bathroom receptacle outlets. Receptacle outlets to be GFCI receptacles or circuit GFCI protected. Space outlets per code requirements.

Microwave-

Install one individual circuit with duplex receptacle for microwave, GFCI protected.

Smoke/Carbon Monoxide Detector Combination-

Provide and install new hardwired Smoke/Carbon Monoxide Detector combination (Kidde Model KN-COSM-IB, or equal) with battery back-up in each bedroom and connecting hallways. Smoke/Carbon Monoxide Detector combination must have an audible alarm. Smoke/ Carbon Monoxide Detector combination must be installed strictly per manufacturer's instructions.

Lighting-

All lighting shall be high efficiency.

Branch circuit for A/C condensor-

Provide branch circuit, amperage sized per A/C condenser requirements. Wire circuit to A/C removable fuse box at condenser.

Tankless Water Heater-

Provide 20 amp branch circuit for tankless hot water heater

Work to be performed at the following locations:

1034 Daisy Ave. Units A, B & C

1036 Daisy Ave. Units A, B & C

1038 Daisy Ave.

1040 Daisy Ave.

ADDED AMOUNT TOTAL (Lump sum)

\$ 42,000

Original Contract Amount		\$ _____
Change Order # <u>6</u>	Plus	\$ _____
New contract		\$ _____

This change order is not valid until signed by the Owner(s) and approved by a designated representative of the Long Beach Housing Development Company. Signature of the contractor indicates his agreement herewith, including any adjustments in the Contract Amount.