

LEGISLATIVE FILE

File ID No. 11-3057

Introduction Date 12-6-2011

Enactment No. 11-2536

Enactment Date 12-14-11

By B

OAKLAND UNIFIED SCHOOL DISTRICT
Office of the Board of Education
December 14, 2011

To: Board of Education

From: Tony Smith, Ed.D., Superintendent
Timothy E. White, Assistant Superintendent of Planning & Management,
Building & Grounds and Custodial Services



Subject: Change Order No. 2 with Alten Construction, Inc. for Jefferson New Building Project in an amount of \$3,710.00 increasing the current contract from \$10,498,882.00 to \$10,502,592.00.

ACTION REQUESTED

Authorize the President and Secretary of the Board to enter into and execute Change Order No. 2 on behalf of the District with Alten Construction, Inc. for additional work due to District request for design error in the amount not to exceed \$3,710.00 increasing the current contract from \$10,498,882.00 to \$10,502,592.00.

BACKGROUND

The scope of the project is to provide the building of new two-story, twelve classroom building and assemble room, including renovations to the existing building and site work throughout the campus. Funding for the project is General Obligation Bond-Measure B.

All costs associated with this change order have been thoroughly monitored and documented by the Architect, Inspector of Record, and Project Manager.

All changes pertaining to this change order, amount to .48% of original contract sum, have been categorized as to source. Percentage figures relate amount of change (by source), to the original contract sum of \$ 10,448,475.00.

Changes due to Design Error/Omission (Preliminary Change Order No. 6 and 8)	\$3,710.00	.04%
Total	\$3,710.00	.04%

DISCUSSION

The work added by this change order includes:

Item No.	Description	Reason	Requested by
PCO 6	RFI #276 – Field Modify Simpson Hold Down Anchor	Design Error Reason: Installation of wood blocking for sunshades interferes with Simpson hold down anchors. DSA approved Contractor's proposal to modify these anchors in the field to make room for installation of the wood blocking per detail 6/S8.8	Architect
PCO 8	RFI #291 – Added fire smoke damper at Room 103.	Design Omission Reason: Contract drawings show a fire separation in this area without an FSD scheduled for installation between rooms 103 and 105. Per code, an RSD is required at this location.	Architect

Under a separate series of actions not related to this change order approval, the District will review and adjust the consultant fees to acknowledge costs resulting from their errors and omissions.

Original Contract Sum:

	\$10,448,475.00
Sum of previously approved Change Orders:	\$ 50,407.00
Contract sum prior to this Change Order	\$10,498,882.00
Cost of current Change Order No. 1	\$ 3,710.00
New Contract Sum:	\$10,502,592.00
Current Change Order(s) as % of contract	.04%
Contract completion date as of this Change Order No. 1	08/1/2010

RECOMMENDATION

Authorize the President and Secretary of the Board to enter into and execute Change Order No. 2 on behalf of the District with Alten Construction, Inc. for additional work due to District request for design error in the amount not to exceed \$3,710.00 increasing the current contract from \$10,498,882.00 to \$10,502,592.00.

All remaining portions of the agreement shall remain in full force and effect as originally stated.

FUNDING SOURCE

The funding source for this change order is the General Obligation Bond-Measure B. The scope of work is included in the Board of Education approved total budget for the Jefferson New Building Project. The total budget for this project is \$10,502,592.00

ATTACHMENT

Change Order No. 2 which includes: Jefferson New Building Project, PCO (Preliminary Change Orders 1 and 2) Number: 6 and 8.

Key Codes: 1289901831-6271

OAKLAND UNIFIED SCHOOL DISTRICT

Division of Facilities Planning and Management - Phone 510-879-8385 - FAX 510-879-1860

CHANGE ORDER NO. 02

V059657

PROJECT: Jefferson New Building OWNER: Oakland Unified School District CONTRACTOR: Alten Construction, Inc. 720 12th Street Richmond, CA 94801	DATE: 2/28/2011 DSA FILE NO.: 01-100211 DSA APP NO.: 01-110415 OUSD PROJECT#: 06002 PROJECT MGR.: Mary Ledezma
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The Contractor is authorized to make the changes listed in the **Summary** and described in **Change Order Attachment** when this Change Order has been approved.

Original Contract Sum	\$10,448,475.00
Net Change by previously authorized Change Orders	\$50,407.00
The Contract sum prior to this change order	\$10,498,882.00
The Contract sum will be increased/decreased	\$3,710.00
The New Contract Sum including the Change Order will be	\$10,502,592.00
Change Order percentage of base contract	0.04%
The Contract is changed by (0) Zero Calendar Days	0 days
Contract completion date as of this Change Order therefore is:	8/1/2010

Summary reference attached items : 6 8

Approved: Architect of Record Signature Date: 3/18/11 	Approved: General Contractor Signature Date: 3-10-11	Approved: OUSD Director of Facilities Signature Date: 3/11/11 Asst. Superintendent Signature Date:
Approved: Electrical or Structural Engineer Jody London 12/15/11 President, Board of Education Signature Date: Edgar Rakestraw, Jr., Secretary Board of Education 12/15/11	Approved: Mechanical Engineer Signature Date:	Approved: Division of the State Architect Signature Date: 10-14-2011 <div style="text-align: center; color: red; font-weight: bold; font-size: 2em; margin-top: 10px;">RECEIVED</div>

LEGISLATIVE FILE

File ID Number	11-3057
Introduction Date	12-6-11
Enactment Number	11-2536
Enactment Date	12-14-11 B9

#36 1289901831-62711



HKIT ARCHITECTS

538 NINTH STREET SUITE 240 • OAKLAND, CALIFORNIA 94607 • T 510 625 9800 • F 510 625 9801 • WWW.HKIT.COM • A CALIFORNIA CORPORATION

May 2, 2011

Ms. Mary Ledezma
Project Manager
Oakland Unified School District
955 High Street
Oakland, California 94601

Reference: **Change Order No. 02**
Jefferson Elementary School – Portable Replacement Project
DSA File No. 1-29 and Application No. 01-110415
HKIT 70030

2011 MAY - 3 A 11: 48
FACILITIES PLANNING
AND MANAGEMENT

Dear Mary:

Enclosed for your reference and file is a copy of Change Order No. 2 dated February 28, 2011, which is approved by DSA effective April 15, 2011.

Should you have any questions, please give me a call.

Very truly yours,

HKIT ARCHITECTS

Robin Poppers

RP/lk
encs.

cc. Mr. Eric Onick, Alten Construction w/encs.
Mr. Jason Zalinski, Project Inspector w/encs.

PRINCIPALS
THOMAS C. BRUTTING AIA
RICHARD CALDWELL AIA
DENNIS I. OKAMURA AIA LEED AP
DARA A. YOUNGDALE AIA LEED AP

DIRECTOR OF DESIGN
ROD HENMI AIA LEED AP NOMA

SENIOR ASSOCIATES
TAD SEKINO
DANIEL KALLENBACH AIA LEED AP
ERWIN WON LEED AP

ASSOCIATES
JOHN FRANDO AIA LEED AP
FELIX HUNZIKER
PAUL M. B. MCELWEE AIA LEED AP
JASON A.D. SHIRRIFF AIA LEED AP
LISA WANG AIA LEED AP
CHUCK WONG

OAKLAND UNIFIED SCHOOL DISTRICT

Division of Facilities Planning and Management - Phone 510-879-8385 - FAX 510-879-1860



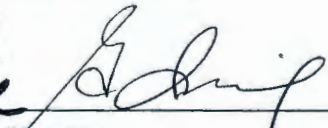
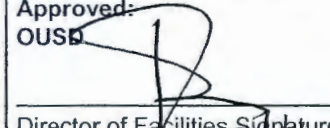
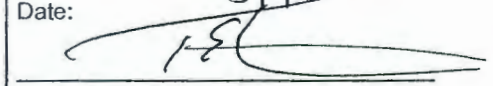
CHANGE ORDER NO. 02

PROJECT: Jefferson New Building	DATE: 2/28/2011
OWNER: Oakland Unified School District	DSA FILE NO.: 01-100211
CONTRACTOR: Alten Construction, Inc. 720 12th Street Richmond, CA 94801	DSA APP NO.: 01-110415 OUSD PROJECT#: 06002 PROJECT MGR.: Mary Ledezma

The Contractor is authorized to make the changes listed in the **Summary** and described in **Change Order Attachment** when this Change Order has been approved.

Original Contract Sum	\$10,448,475.00
Net Change by previously authorized Change Orders	\$50,407.00
The Contract sum prior to this change order	\$10,498,882.00
The Contract sum will be increased/decreased	\$3,710.00
The New Contract Sum including the Change Order will be	\$10,502,592.00
Change Order percentage of base contract	0.04%
The Contract is changed by (0) Zero Calendar Days	0 days
Contract completion date as of this Change Order therefore is:	8/1/2010

Summary reference attached items : 6 8

Approved: Architect of Record  Signature Date: 3/18/11 	Approved: General Contractor  Signature Date: 3.10.11	Approved: OUSD  Director of Facilities Signature Date: 3/11/11  Asst. Superintendent Signature Date:
Approved: Electrical or Structural Engineer Signature Date:	Approved: Mechanical Engineer Signature Date:	Approved: Division of the State Architect APPROVED DIV. OF THE STATE ARCHITECT AC <u> </u> F/LS <u> </u> SS 45 Signature APPL. NO. 01-110415 DATE 3/15/11 Date:

STATE OF CALIFORNIA
DEPARTMENT OF GENERAL SERVICE

MAR 22 2011

DIVISION OF THE
STATE ARCHITECT

OAKLAND UNIFIED SCHOOL DISTRICT

Division of Facilities Planning and Management - Phone 510-879-8385 - FAX 510-879-1860

Change Order 1-2 (Revised 1/19/2006)

SUMMARY OF CHANGE ORDER NO. 02

PROJECT:	Jefferson New Building	DATE:	2/28/2011
OWNER:	Oakland Unified School District	DSA FILE NO.:	01-100211
CONTRACTOR:	Alten Construction, Inc. 720 12th Street Richmond, CA 94801	DSA APP NO.:	01-110415
		OUSD PROJECT#:	06002
		PROJECT MGR.:	Mary Ledezma

1	PCO # 6	ADD	\$543.00
		ADD/DEDUCT	

Description: RFI #276 - Field Modify Simpson Hold Down Anchor
Reason: Installation of wood blocking for sunshades interferes with Simpson hold down anchors. DSA approved Contractor's proposal to modify these anchors in the field to make room for installation of the wood blocking per detail 6/S8.8.
Requested By: 5 Design Error
DSA Prelim approval date:

2	PCO # 8	ADD	\$3,167.00
		ADD/DEDUCT	

Description: RFI #291- Added Fire Smoke Damper at Room 103
Reason: Contract drawings show a fire separation in this area without an FSD scheduled for installation between rooms 103 and 105. Per code, an FSD is required at this location.
Requested By: 4 Omission
DSA Prelim approval date:

CO #2 (2 PCO's)	
Total:	\$3,710.00

Change Order 2-2 (Revised 1/19/2006)

OAKLAND UNIFIED SCHOOL DISTRICT

Division of Facilities Planning and Management - Phone 510-879-8385 - FAX 510-879-1860

PRELIMINARY CHANGE ORDER NO. 6

PROJECT: **Jefferson
New Building**

DATE: **1/17/2011**

DSA FILE: **01-100211**

CONTRACTOR: **Alten Construction, Inc.**

DSA APP: **01-110415**

PROJECT MGR: **Mary Ledezma**

OUSD PROJ: **06002**

You are hereby directed to make the indicated change(s) in the Contract. When signed by the Owner and received by the Contractor, this document becomes effective immediately and the Contractor shall proceed as with the changes described below. An official change order shall be issued to follow up on this preliminary change proposal as soon as possible.

CONTRACTOR TO COMPLETE THIS SECTION ONLY

DESCRIPTION:

Per response to RFI #276, Contractor to field modify (3) previously installed Simpson hold down anchors.

CODE: 5 Design Error

REASON:

Installation of wood blocking for sunshades interferes with Simpson hold down anchors. DSA approved Contractor's proposal to modify these anchors in the field to make room for installation of the wood blocking per detail 6/S8.8.

ATTACHMENTS: Alten Construction COR #73 and referenced response to RFI #276.

The proposed basis of adjustment to the Contract Price and Contract Time are as follows.

Amount of Change:

ADD

DEDUCT

Final Price:

\$543.00

Lump Sum

Time / Materials Not To Exceed

Date:

2/11/2011

Contractor to proceed with work described herein, cost not to exceed \$543; final cost to be determined after review and negotiation.

Time Extension: 0 calendar days

INITIATED BY:

REVIEWED BY:

ACKNOWLEDGED BY:

Architect of Record

Date

Project Manager

Date

Contractor

Date

OAKLAND UNIFIED SCHOOL DISTRICT APPROVAL

Director of Facilities

Date

Assistant Superintendent

Date

OAKLAND UNIFIED SCHOOL DISTRICT

Division of Facilities Planning and Management - Phone 510-879-8385 - FAX 510-879-1860

PRELIMINARY CHANGE ORDER NO. 8

PROJECT: **Jefferson
New Building**

DATE: **1/25/2011**

DSA FILE: **01-100211**

CONTRACTOR: **Alten Construction, Inc.**

DSA APP: **01-110415**

PROJECT MGR: **John Esposito**

OUSD PROJ: **06002**

You are hereby directed to make the indicated change(s) in the Contract. When signed by the Owner and received by the Contractor, this document becomes effective immediately and the Contractor shall proceed as with the changes described below. An official change order shall be issued to follow up on this preliminary change proposal as soon as possible.

CONTRACTOR TO COMPLETE THIS SECTION ONLY

DESCRIPTION:

Per response to RFI #291, a new Fire Smoke Damper (FSD) is to be installed in the 24" X 18" duct between rooms 103 and 105.

CODE: 4 Omission

REASON:

Contract drawings show a fire separation in this area without an FSD scheduled for installation between rooms 103 and 105. Per code, an FSD is required at this location.

ATTACHMENTS: Alten Construction COR #78, subcontractor breakdown pricing and referenced response to RFI #291.

The proposed basis of adjustment to the Contract Price and Contract Time are as follows:

Amount of Change:	<input checked="" type="checkbox"/> ADD	<input type="checkbox"/> DEDUCT	Final Price: <u>\$3,167.</u>
	<input checked="" type="checkbox"/> Lump Sum	Time / Materials Not To Exceed	Date: <u>1/25/2011</u>

Contractor to proceed with work described herein, cost not to exceed \$3,167; final cost to be determined after review and negotiation.

Time Extension: 0 calendar days

INITIATED BY:

REVIEWED BY:

ACKNOWLEDGED BY:

Robin Poppers/HI4T Feb. 9, '11
Architect of Record Date

[Signature] 2-9-11
Project Manager Date

[Signature] 2.9.11
Contractor Date

OAKLAND UNIFIED SCHOOL DISTRICT APPROVAL

[Signature] 2/2/11
Director of Facilities Date

[Signature]
Assistant Superintendent Date

CHANGE ORDER ROUTING FORM

Project Information			
Project Name	Jefferson New Building Project	Site	Jefferson Elementary School
Basic Directions			
Services cannot be provided until the contract is fully approved and a Purchase Order has been issued.			
Attachment Checklist	<input type="checkbox"/> Proof of general liability insurance, including certificates and endorsements, if contract is over \$15,000 <input type="checkbox"/> Workers compensation insurance certification, unless vendor is a sole provider		

Contractor Information							
Contractor Name	Alten Construction	Agency's Contact	Bob Alten				
OUSD Vendor ID #	V059657	Title	Project Manager				
Street Address	720-12 th Street	City	Richmond	State	CA	Zip	94801
Telephone	510-234-4200	Policy Expires	08/23/2011				
Contractor History	Previously been an OUSD contractor? <input type="checkbox"/> Yes <input type="checkbox"/> No			Worked as an OUSD employee? <input type="checkbox"/> Yes <input type="checkbox"/> No			
OUSD Project #	06002						

Term			
Date Work Will Begin	01/14/2010	Date Work Will End By <small>(not more than 5 years from start date)</small>	08/1/2010

Compensation			
Total Contract Amount	\$	Total Contract Not To Exceed	\$10,502,592.00
Pay Rate Per Hour (If Hourly)	\$	If Amendment, Changed Amount	\$ 3,710.00
Other Expenses		Requisition Number	

Budget Information				
<i>If you are planning to multi-fund a contract using LEP funds, please contact the State and Federal Office before completing requisition.</i>				
Resource #	Resource Name	Org Key	Object Code	Amount
2122	General Obligation Bond Measure B	1289901831	6271	\$ 3,710.00
				\$

Approval and Routing (in order of approval steps)					
Services cannot be provided before the contract is fully approved and a Purchase Order is issued. Signing this document affirms that to your knowledge services were not provided before a PO was issued.					
1.	Division Head	Charles Love	Phone	510-879-8389	Fax 510-879-3673
	Capital Program Contract & Accounting Manager				
	Signature		Date Approved	10-28-11	
2.	General Counsel, Department of Facilities Planning and Management				
	Signature			Date Approved	
3.	Assistant Superintendent, Facilities Planning and Management				
	Signature			Date Approved	
4.	President, Board of Education				
	Signature			Date Approved	