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File ID Number	19- 1048
Introduction Date	6-26-2019
Enactment Number	19-1026
Enactment Date	6/26/19 os



OAKLAND UNIFIED
SCHOOL DISTRICT

Ensuring a bright future for every child

Memo

To Board of Education

From Kyla Johnson-Trammell, Superintendent and Secretary, Board of Education
Timothy White, Deputy Chief, Facilities Planning and Management

Board Meeting Date June 26, 2019

Subject Change Order No. 1 - Vila/Tulum, JV - Claremont LLB Phase I Demolition of Old Cafeteria Project

Action Requested Approval by the Board of Education of Change Order No.1, Agreement between the District and Vila/Tulum JV, Richmond, CA., for the latter to provide additional services of excavation of mix dirt/broken concrete materials, off haul, dumping, prepping and compacting subgrade for asphalt resurfacing, in conjunction with the Claremont LLB Phase I Demolition of Old Cafeteria Project, in the amount not to exceed \$136,315.75, increasing the current contract amount from \$413,800.00 to \$550,115.75.

Discussion This change order is required for the following reason: while demolishing the cafeteria building, we ran into unforeseen circumstances including unusual amounts of additional footings and foundations and discovered issues of discontinuous support for the canopy. It was infeasible and impractical to stop the progress of construction, as we had to keep moving forward in the interest of time and saving money and limit impact to school operations. Additionally, we needed the contractor on site to further investigate undocumented site utilities to develop the final design solution. As a result, going back out to bid for additional work required by these unforeseen circumstances would not produce any advantage, and in fact, would be detrimental to the project schedule, almost certainly resulting in additional cost and delay to the District. Competitive bidding is therefore excused under the reasoning of *Graydon v. Pasadena Redevelopment Agency (1980) 104 Cal.App.3d 631* and related case law.

LBP (Local Business Participation Percentage) 0.0%

Recommendation Approval by the Board of Education of Change Order No.1 , Agreement between the District and Vila/Tulum JV, Richmond, CA., for the latter to provide additional services of excavation of mix dirt/broken concrete materials, off haul, dumping, prepping and compacting subgrade for asphalt resurfacing, in conjunction with the Claremont LLB Phase I Demolition of Old Cafeteria Project, in the amount not to exceed \$136,315.75, increasing the current contract amount from \$413,800.00 to \$550,115.75.

	Amount \$	Percent %
DSA and Agency Requested Change (Preliminary Change Order No. 1)	\$136,315.75	32.94%
TOTAL	\$136,315.75	32.94%

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:	\$413,800.00
Sum of previously approved Change Orders:	\$0.00
Contract sum prior to this Change Order:	\$413,800.00
Cost of current Contract	\$136,315.75
New Contract Sum:	\$550,115.75
Current Change Order(s) as % of contract	32.94%
Contract completion date as of this July 20, 2019	July 20, 2019

Fiscal Impact

Fund 21, Measure J

Attachments

- Change No. 1 which includes: PCO (Preliminary Change Order) Number 1
- Key Codes: 210-9799-0-9670-8500-6271-201-9180-9901-9999-99999

OAKLAND UNIFIED SCHOOL DISTRICT

Division of Facilities Planning and Management • 955 High Street Oakland, California 94601 • Phone 510/535-2728 • Fax 510/535-7040

CHANGE ORDER NO. 01

PROJECT: Claremont
LLB Ph 1 Demo of Old Cafeteria

DATE: 03/25/19

OWNER: OAKLAND UNIFIED SCHOOL DISTRICT
CONTRACTOR: VILA TULUM

DSA FILE NO.:
DSA APP NO.:
OUSD PROJECT #: 15127
PROJECT MANAGER: Elena Comrie

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.....	\$ 413,800.00
Net Change by previously authorized Change Orders.....	\$ 0.00
The contract sum prior to this change order	\$ 413,800.00
The Contract sum will be increased/decreased by this Change Order.....	\$ 136,315.75
The New Contract Sum including this Change Order will be	\$ 550,115.75
Cumulative Change Order(s) as a percentage of contract including this Change Order	32.94%
Total Change Order percentage	32.94%

The Contract is changed by (0) **Zero Calendar Days**
Contract completion date as of this Change Order therefore is:
Summary reference attached items P.C.O'. 1

THE COMPENSATION (TIME AND COST) SET FORTH IN THIS CHANGE ORDER COMPRISES THE TOTAL COMPENSATION DUE THE CONTRACTOR FOR THE CHANGE DEFINED IN THE CHANGE ORDER, INCLUDING EXTRA WORK AND IMPACT ON UNCHANGED WORK. ACCEPTANCE OF THIS CHANGE ORDER CONSTITUTES A FULL AND COMPLETE ACCORD AND SATISFACTION OF ANY AND ALL CLAIMS BY CONTRACTOR ARISING OUT OF OR RELATING TO THE WORK AND ISSUES COVERED BY THE CHANGE ORDER, INCLUDING BUT NOT LIMITED TO CLAIMS FOR CONTRACT BALANCE AND RETENTION, TIME, EXTENDED FIELD, HOME OFFICE OR OTHER OVERHEAD, ALL ACCELERATION, IMPACT, DISRUPTION AND DELAY DAMAGES, ANY AND ALL OTHER DIRECT AND/OR INDIRECT COSTS, CLAIMS BY SUBCONTRACTORS AND SUPPLIERS, AND ANY AND ALL OTHER CLAIMS AGAINST THE OWNER FOR TIME OR MONEY, FROM ANY SOURCE AND UNDER ANY LEGAL THEORY WHATSOEVER, AS TO THE SUBJECT OF THIS CHANGE ORDER. NO SIGNATURE UNDER PROTEST OR ACCOMPANIED BY RESERVATION OF RIGHTS OR PROTEST LANGUAGE, OR ANY OTHER ATTEMPTS TO AVOID SUCH WAIVER SHALL BE OF ANY FORCE OR EFFECT WHATSOEVER. NO ADDITIONS OR DELETIONS TO THIS CHANGE ORDER SHALL BE ALLOWED, EXCEPT WITH WRITTEN PERMISSION OF OWNER. NO LANGUAGE CONTAINED IN BACKUP MATERIAL TO ANY CHANGE ORDER SHALL CONSTITUTE A WAIVER OF THIS REQUIREMENT, AND SUCH BACKUP MATERIAL SHALL BE INTERPRETED AS THOUGH SUCH LANGUAGE DOES NOT EXIST. This Change Order incorporates by reference the Summary of Change Order No. 1 and the June 4, 2019, Preliminary Change Order No. 1, both attached to this document.

<p>Approved: Architect of Record</p> <p style="text-align: center;"><i>Swannah Meek</i></p> <hr/> <p>Date: 6/5/19</p>	<p>Approved: General Contractor</p> <p style="text-align: center;"><i>Mark H. Vella</i></p> <hr/> <p>Date: 6-5-2019</p>	<p>Approved:</p> <p style="text-align: center;"><i>[Signature]</i></p> <hr/> <p>Director of Facilities</p> <p style="text-align: center;">6/5/19</p> <p>Date:</p> <p style="text-align: center;"><i>[Signature]</i></p> <hr/> <p>Deputy Chief</p> <p>Date:</p>
<p>Approved: Electrical or Structural Engineer</p>	<p>Approved: Mechanical Engineer</p>	<p>Approved: Div. of the State Architect</p>
<p>Date:</p>	<p>Date:</p>	<p>Date:</p>
<p><i>Approved as to form:</i> <i>[Signature]</i> 6/5/19</p>		

Aimee Eng
Aimee Eng, President, Board of Education
[Signature]
Kyla Johnson Tramell, Secretary, Board of Education

6/27/19
6/27/19

OAKLAND UNIFIED SCHOOL DISTRICT

Division of Facilities Planning and Management - Phone 510-438-3728 - FAX 510-538-7040

PRELIMINARY CHANGE ORDER NO. 1

PROJECT: Claremont
LLB Ph 1 Demo of Old Cafeteria
CONTRACTOR: VILA TULUM
PROJECT MGR: Elena Comrie

DATE: 3/25/2019
DSA FILE:
DSA APP:
OUSD PROJ: 15127

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:

This cost is associated with demolition of the old cafeteria building. Additional work included excavation of mix dirt/broken concrete materials, off haul, dumping, prepping and compacting subgrade for asphalt resurfacing. During demo, large quantities of unforeseen stem walls, footings and foundation were encountered. Additional excavation and off haul was required before final grading and asphalt paving @ areas where the kitchen was demolished.

CODE: 1 Unforeseen Conditions

REASON:

The compensation (time and cost) set forth in this change order comprises the total compensation due the contractor for the change defined in the change order, including extra work and impact on unchanged work. Acceptance of this change order constitutes a full and complete accord and satisfaction of any and all claims by contractor arising out of or relating to the work and issues covered by the change order, including but not limited to claims for contract balance and retention, time, extended field, home office or other overhead, all acceleration, impact, disruption and delay damages, any and all other direct and/or indirect costs, claims by subcontractors and suppliers, and any and all other claims against the owner for time or money, from any source and under any legal theory whatsoever, as to the subject of this change order. No signature under protest or accompanied by reservation of rights or protest language, or any other attempts to avoid such waiver shall be of any force or effect whatsoever. No additions or deletions to this change order shall be allowed, except with written permission of owner. No language contained in backup material to any change order shall constitute a waiver of this requirement, and such backup material shall be interpreted as though such language does not exist.

ATTACHMENTS: JV Proposed Change Order 001R,
JV PCO 002R &
JV PCO 003R
District estimates

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

Amount of Change: [X] ADD [] DEDUCT
[] Lump Sum [] Time / Materials Not To Exceed

Final Price: 136,316.00
Date: 6/4/19

[] Contractor to proceed with work described herein, cost not to exceed \$136,316; 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 Deputy Chief Date



Proposed Change Order #001R
 Claremont MS LLB Phase 1
 Vila Job No. 18-102

Date: 1/31/2019

Attention: Elena Comrie
 Owner: Cumming
505 14th Street, Suite 900
Oakland, CA 94612

From: Vila Tulum Joint Ventures
590 S. 33rd Street
Richmond, CA 94804

Initiating Document: N/A
 Brief Description: Option 1: Excavation of mix dirt/broken concrete material, including off haul, dump, prep and compact subgrade.
Note: This includes off hours and Saturday work.

ITEM DESCRIPTION	Vila Tulum	Redgwick	(SUB 2)	(SUB 3)	TOTAL
Material & Equipment		\$ 56,098.00			\$ 56,098.00
Labor		\$ 19,092.48			\$ 19,092.48
General Conditions					\$ -
Other (Specify):					\$ -
Subtotal of Direct Costs	\$ -	\$ 75,190.48	\$ -	\$ -	\$ 75,190.48
Sub's Overhead & Profit (15%)		\$ 11,278.57	\$ -	\$ -	\$ 11,278.57
GC's Overhead & Profit (15%)	\$ -				\$ -
Overhead & Profit to GC for Sub's Work (4.5%)	\$ 3,891.11				\$ 3,891.11
Design Fee	\$ -				\$ -
Bond (1.5%)	\$ 1,355.40				\$ 1,355.40
Grand Totals	\$ 5,246.51	\$ 86,469.05	\$ -	\$ -	\$ 91,715.56

Total Adjusted Cost: \$ 91,715.56
Total Adjusted Contract Time (days):

Approvals

Owner Approval  2/1/19
 Signature Date

Contractor Approval
Richard H. Vila 1/31/2019
 Signature Date

Agency _____

Vila Construction Company
 Company

OAKLAND UNIFIED SCHOOL DISTRICT
CLAREMONT KITCHEN DEMOLITION
PROJ # 18127

PCO#1 R1 PART 1: EXCAVATION & DISPOSAL OF CONCRETE FOUNDATION+COMPACTION

To: E. COMRIE/PM
From: E. Vinuya/Chief Cost Estimator
Date: 31-Jan-19

General Comments:

1 GENERAL CONTRACTOR: VILA/TULUM JOINT VENTURE

No work performed by JV.

The revised cost proposal submitted by JV based on District's initial comments appears reasonable. Original cost proposal provided by the JV was \$101,428.

2 SUBCONTRACTOR: REDGWICK CONSTRUCTION

Cost submitted by Subs as additive option #1 appears reasonable.

3 GENERAL CONTRACTOR'S REVISED COST PROPOSALS R1	\$ 91,715.56
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ESTIMATED CONSTRUCTION COST FOR PCO#1 R1	\$ 91,715.56
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COST ESTIMATE SUMMARY

Project Name: **OAKLAND UNIFIED SCHOOL DISTRICT
CLAREMONT KITCHEN DEMOLITION
Oakland, CA**

Project Number: 15127
Date: 31-Jan-19

Description : **PCO#1 R1
PART 1: EXCAVATION & DISPOSAL OF CONCRETE FOUNDATION+COMPACTION**

Reference Drawing: Cost Proposal dated 11/02/2018
GEN CONTRACTOR: VILA TULUM JV

	Total Labor Costs (B+F+LB)	B) Total Material Costs	C) Total Rental Equipment Cost	TOTAL
1	SHEET 1 of 2 Summary			
2	SHEET 2 of 2			
3	\$ - \$ -	\$ -	\$ -	\$ -
4				
5				
6				
7	\$ - \$ -	+ \$ -	+ \$ -	+ = \$ -
8				
9	Expenses:			
10	Material Sales Tax.....		9.25% of Total Material:	\$ -
11	Rental Sales Tax.....		9.25% of Total Rental:	\$ -
12				
13			Subtotal - Line 7 thru 12:	\$ -
14				
15		Gen Contractor OH&P:	9.50% Labor	\$ -
16		Gen Contractor OH&P:	9.50% Material	\$ -
17		Gen Contractor OH&P:	9.50% Equipmt. Rental	\$ -
18				
19			Subtotal - Line 13 thru 19:	\$ -
20				
21		Subcontractor's Cost - REDGWICK CONSTRUCTION		\$ 86,469.05
22				
23		Gen. Contractor OH&P:	4.50%	\$ 3,891.11
24			Subtotal	\$ 90,360.16
25		Misc Expenses: Travel, Lodging, Food, Rental, etc.....		\$ -
26		Gen Contractor Bond & Ins.:	1.500%	\$ 1,355.40
27				
28		TOTAL PROBABLE CONSTRUCTION COST - VILA TULUM JV		\$ 91,715.56

COST ESTIMATE SUMMARY

Project Name: **OAKLAND UNIFIED SCHOOL DISTRICT
CLAREMONT KITCHEN DEMOLITION
Oakland, CA**

Project Number: 15127
Date: 31-Jan-19

Description : **PCO#1 R1
PART 1: EXCAVATION & DISPOSAL OF CONCRETE FOUNDATION+COMPACTION**

Reference Drawing: Cost Proposal dated 11/02/2018
SUBCONTRACTOR: REDGWICK CONSTRUCTION

	Total Labor Labor Costs (B+F+LB)	B) Total Material Costs	C) Total Rental Equipment Cost	Total Labor Burden	TOTAL
1	SHEET 1 of 2				
2	SHEET 2 of 2				
3	\$ 19,092	\$ 45,650.00	\$ 10,448.00		\$ 75,190.48
4					
5					
6					
7	\$ 19,092	+ \$ 45,650.00	+ \$ 10,448.00	+	= \$ 75,190.48
8	Expenses:				
9					
10	Material Sales Tax.....		9.25%	of Total Material:	Incl.
11	Rental Sales Tax.....		9.25%	of Total Rental:	Incl.
12					
13	Subtotal - Line 7 thru 12:				\$ 75,190
14					
15		Subcontractor OH&P:	15.00%	Labor	\$ 2,863.87
16		Subcontractor OH&P:	15.00%	Material	\$ 6,847.50
17		Subcontractor OH&P:	15.00%	Equipt. Rental	\$ 1,587.20
18					
19	Subtotal - Line 13 thru 19:				\$ 86,469.05
20					
21	Sub-Subcontractor's Cost - None				\$ -
22					
23		Subcontractor OH&P:	4.50%	None	\$ -
24					
25	Misc Expenses: Travel, Lodging, Food, Rental, etc.....				\$ -
26	Subcontractor Bond & ins.:				\$ -
27					
28	TOTAL PROBABLE CONSTRUCTION COST - REDGWICK CONSTRUCTION				\$ 86,469.05

Detailed Estimate

GLAREMONT KITCHEN DEMOLITION										
No.	PCO#1 R1	No. of Units	Per	M.H. Per Unit	LABOR COST		MATERIAL COST		EQUIPMENT COST	
					M. H. Total	Cost Per M. H.	Total Cost	Unit Cost	Total Cost	Unit Cost
SUBCONTRACTOR:		REDGWICK CONSTRUCTION								
Project Description:		PART 1: EXCAVATION & DISPOSAL OF CONCRETE FOUNDATION+COMPACTION								
1	Breakdown:									
2	Materials:									
3	Trucking Cost	160	HR6	0.000	0.00			\$ 116.00	\$ 18,880	
4	Mixed/Dir/Concrete Dump Fees/Load	33	LOAD	(@9CY=16Tons= \$800/16T=\$50/T)				\$ 800.00	\$ 26,400	
5	Sawcutting Rental for Neat Edge	1	LS					\$ 370.00	\$ 370.00	
6										
7	LABOR: OT RATES									
8	BASE RATES+FRINGES+LABOR BURDEN									
9	Operator/FM	1.00	EA	32.00	32.00	\$ 118.68	\$ 3,797.76			
10	Operator/JM	2.00	EA	32.00	64.00	\$ 113.10	\$ 7,238.40			
11	Laborer/JM	3.00	EA	32.00	96.00	\$ 83.92	\$ 8,056.32			
12										
13										
14	EQUIPMENT:									OT Rates
15	Excavator, Cat 325	1.00	EA	32.00	32.00			\$ 120.00	\$ 3,840.00	
16	Backhoe, JD410	1.00	EA	32.00	32.00			\$ 65.00	\$ 2,080.00	
17	Air Compressor	1.00	EA	32.00	32.00			\$ 37.00	\$ 1,184.00	
18	Loader, Cat 950	1.00	EA	16.00	16.00			\$ 105.00	\$ 1,680.00	
19	Roller Compactor, IR 12T	1.00	EA	16.00	16.00			\$ 50.00	\$ 800.00	
20	Pick-up, F-250	1.00	EA	32.00	32.00			\$ 27.00	\$ 884.00	
21										
22										
23										
24										
25										
26										
27										
28										
29										
30										
31										
32										
33										
34										
35										
36	SHEET TOTALS				160.00	\$ 118.33	\$ 19,092	\$ 45,650		\$ 10,448.00



Proposed Change Order #003R
 Claremont MS LLB Phase 1
 Vila Job No. 18-102

Date: 1/30/2019


Attention: Elena Comrie
 Owner: Cumming
505 14th Street, Suite 900
Oakland, CA 94612

From: Vila Tulum Joint Ventures
590 S. 33rd Street
Richmond, CA 94804

Initiating Document: N/A
 Brief Description: Option 3: Sawcut, stamp/break concrete and excavate & off-haul additional sidewalk. These stem wall foundations and locations are unknown
Note: This includes off hours and Saturday work.

ITEM DESCRIPTION	Vila Tulum	Redgwick	(SUB 2)	(SUB 3)	TOTAL
Material & Equipment		\$ 15,932.00			\$ 15,932.00
Labor		\$ 12,305.28			\$ 12,305.28
General Conditions					\$ -
Other (Specify):					\$ -
Subtotal of Direct Costs	\$ -	\$ 28,237.28	\$ -	\$ -	\$ 28,237.28
Sub's Overhead & Profit (15%)		\$ 4,235.59	\$ -	\$ -	\$ 4,235.59
GC's Overhead & Profit (15%)	\$ -				\$ -
Overhead & Profit to GC for Sub's Work (4.5%)	\$ 1,461.28				\$ 1,461.28
Design Fee					\$ -
Bond (1.5%)	\$ 509.01				\$ 509.01
Grand Totals	\$ 1,970.29	\$ 32,472.87	\$ -	\$ -	\$ 34,443.16

Total Adjusted Cost: \$ 34,443.16
 Total Adjusted Contract Time (days):

Owner Approval

2/1/19
 Signature Date
 Agency

Approvals

Contractor Approval
Richard H. Vila
1/30/2019
 Signature Date
 Vila Construction Company
 Company



Proposed Change Order #002R
 Claremont MS LLB Phase 1
 Vila Job No. 18-102

Date: 1/30/2019

Attention: Elena Comrie
 Owner: Cumming
505 14th Street, Suite 900
Oakland, CA 94612

From: Vila Tulum Joint Ventures
590 S. 33rd Street
Richmond, CA 94804

Initiating Document: N/A
 Brief Description: Option 2: Sawcut, stomp/break concrete and excavate & off-haul additional sidewalk.
Note: This includes off hours and Saturday work.

ITEM DESCRIPTION	Vila Tulum	Redgwick	(SUB 2)	(SUB 3)	TOTAL
Material & Equipment		\$ 5,130.00			\$ 5,130.00
Labor		\$ 3,196.96			\$ 3,196.96
General Conditions					\$ -
Other (Specify):					\$ -
Subtotal of Direct Costs	\$ -	\$ 8,326.96	\$ -	\$ -	\$ 8,326.96
Sub's Overhead & Profit (15%)		\$ 1,249.04	\$ -	\$ -	\$ 1,249.04
GC's Overhead & Profit (15%)	\$ -				\$ -
Overhead & Profit to GC for Sub's Work (4.5%)	\$ 430.92				\$ 430.92
Design Fee					\$ -
Bond (1.5%)	\$ 150.10				\$ 150.10
Grand Totals	\$ 581.02	\$ 9,576.00	\$ -	\$ -	\$ 10,157.03

Total Adjusted Cost: \$ 10,157.03
Total Adjusted Contract Time (days):

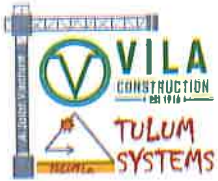
Approvals

Owner Approval  2/1/19
 Signature Date

Agency

Contractor Approval
Richard H. Vila 1/30/2019
 Signature Date

Vila Construction Company
 Company



Proposed Change Order #002

Claremont MS LLB Phase 1

Vila Job No. 18-102

Date: 11/2/2018

Attention: Elena Comrie
 Owner: Cumming
505 14th Street, Suite 900
Oakland, CA 94612

From: Vila Tulum Joint Ventures
590 S. 33rd Street
Richmond, CA 94804

Initiating Document: N/A

Brief Description: Part 2: Sawcut, stomp/break concrete and excavate & off-haul additional sidewalk. Work has been completed.
Note: This includes off hours and Saturday work.

ITEM DESCRIPTION	Vila Tulum	Redgwick	(SUB 2)	(SUB 3)	TOTAL
Material & Equipment		\$ 5,130.00			\$ 5,130.00
Labor		\$ 3,196.96			\$ 3,196.96
General Conditions					\$ -
Other (Specify):					\$ -
Subtotal of Direct Costs	\$ -	\$ 8,326.96	\$ -	\$ -	\$ 8,326.96
Sub's Overhead & Profit (15%)		\$ 1,249.04	\$ -	\$ -	\$ 1,249.04
GC's Overhead & Profit (15%)	\$ -				\$ -
Overhead & Profit to GC for Sub's Work (10%)	\$ 1,436.40				\$ 1,436.40
Design Fee					\$ -
Bond (2%)	\$ 220.25				\$ 220.25
Grand Totals	\$ 1,656.65	\$ 9,576.00	\$ -	\$ -	\$ 11,232.65

Total Adjusted Cost: \$ 11,232.65
Total Adjusted Contract Time (days):

Approvals

Owner Approval

Signature _____ Date _____

Agency _____

Contractor Approval

 11/2/2018
 Signature Date

Vila Construction Company
 Company

OAKLAND UNIFIED SCHOOL DISTRICT
CLAREMONT KITCHEN DEMOLITION

PROJ # 15127

PCO#2 R1 PART 2: SAWCUT, STOMP/BREAK CONCRETE, EXCAVATE & OFF_HAUL
ADDITIONAL SIDEWALK

To: E. COMRIE/PM
From: E. Vinuya/Chief Cost Estimator
Date: 31-Jan-19

General Comments:

1 GENERAL CONTRACTOR: VILA/TULUM JOINT VENTURE

No work performed by JV.

The revised cost proposal submitted by JV based on District's initial comments appears reasonable. Original cost proposal provided by the JV was \$11,233.

2 SUBCONTRACTOR: REDGWICK CONSTRUCION

Cost submitted by Subs as additive option #2 appears reasonable.

3 GENERAL CONTRACTOR'S REVISED COST PROPOSALS R1 \$ 10,157.03

ESTIMATED CONSTRUCTION COST FOR PCO#2 R1 \$ 10,157.03

COST ESTIMATE SUMMARY

Project Name: **OAKLAND UNIFIED SCHOOL DISTRICT
CLAREMONT KITCHEN DEMOLITION
Oakland, CA**

Project Number: 15127
Date: 31-Jan-19

Description: **PCO#2 R1
PART 2: SAWCUT, STOMP/BREAK CONCRETE, EXCAVATE & OFF_HAUL ADDITIONAL
SIDEWALK**

Reference Drawing: Cost Proposal dated 11/02/2018
GEN CONTRACTOR: VILA TULUM JV

	Total Labor Costs (B+F+LB)	B) Total Material Costs	C) Total Rental Equipment Cost	TOTAL
1	SHEET 1 of 2 Summary			
2	SHEET 2 of 2			
3	\$ - \$ -	\$ -	\$ -	\$ -
4				
5				
6				
7	\$ - \$ -	+ \$ -	+ \$ -	+ = \$ -
8	Expenses:			
9	Material Sales Tax..... 9.25% of Total Material: \$ -			
10	Rental Sales Tax..... 9.25% of Total Rental: \$ -			
11				
12	Subtotal - Line 7 thru 12: \$ -			
13				
14				
15	Gen Contractor OH&P: 9.50% Labor \$ -			
16	Gen Contractor OH&P: 9.50% Material \$ -			
17	Gen Contractor OH&P: 9.50% Eqipt. Rental \$ -			
18				
19	Subtotal - Line 13 thru 19: \$ -			
20				
21	Subcontractor's Cost - REDGWICK CONSTRUCTION			\$ 9,576.00
22				
23	Gen. Contractor OH&P: 4.50%			\$ 430.92
24	Subtotal			\$ 10,006.92
25	Misc Expenses: Travel, Lodging, Food, Rental, etc.....			\$ -
26	Gen Contractor Bond & Ins.: 1.50%			\$ 150.10
27				
28	TOTAL PROBABLE CONSTRUCTION COST - VILA TULUM JV			\$ 10,157.03

COST ESTIMATE SUMMARY

Project Name: **OAKLAND UNIFIED SCHOOL DISTRICT
CLAREMONT KITCHEN DEMOLITION
Oakland, CA**

Project Number: 15127
Date: 31-Jan-19

Description : **PCO#2 R1
PART 2: SAWCUT, STOMP/BREAK CONCRETE, EXCAVATE & OFF_HAUL ADDITIONAL
SIDEWALK**

Reference Drawing: Cost Proposal dated 11/02/2018
SUBCONTRACTOR: REDGWICK CONSTRUCTION

	Total Labor Labor Costs (B+F+LB)	B) Total Material Costs	C) Total Rental Equipment Cost	Total Labor Burden	TOTAL
1	SHEET 1 of 2				
2	SHEET 2 of 2				
3	\$ 3,197	\$ 2,858.00	\$ 2,272.00		\$ 8,326.98
4					
5					
6					
7	\$ 3,197	+ \$ 2,858.00	+ \$ 2,272.00	+	= \$ 8,326.98
8	Expenses:				
9					
10	Material Sales Tax.....		9.25%	of Total Material:	Incl.
11	Rental Sales Tax.....		9.25%	of Total Rental:	Incl.
12					
13				Subtotal - Line 7 thru 12:	\$ 8,327
14					
15		Subcontractor OH&P:	15.00%	Labor	\$ 478.54
16		Subcontractor OH&P:	15.00%	Material	\$ 428.70
17		Subcontractor OH&P:	15.00%	Equipmt. Rental	\$ 340.80
18					
19				Subtotal - Line 13 thru 19:	\$ 9,576.00
20					
21				Sub-Subcontractor's Cost - None	\$ -
22					
23		Subcontractor OH&P:	4.50%	None	\$ -
24					
25		Misc Expenses: Travel, Lodging, Food, Rental, etc.....			\$ -
26		Subcontractor Bond & Ins.:	0.0000%		\$ -
27					
28		TOTAL PROBABLE CONSTRUCTION COST - REDGWICK CONSTRUCTION			\$ 9,576.00

Detailed Estimate

CLAREMONT KITCHEN DEMOLITION												
No.	PCO#2 R1					LABOR COST		MATERIAL COST		EQUIPMENT COST		
		No. of Units	Per	M.H. Per Unit	M. H. Total	Cost Per M. H.	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost	
SUBCONTRACTOR:		REDGWICK CONSTRUCTION										
Project Description:		PART 2: SAWCUT, STOMP/BREAK CONCRETE, EXCAVATE & OFF_HAUL ADDITIONAL SIDEWALK										
1	Breakdown:											
2	Materials:											
3	Trucking Cost	16	HRB	0.000	0.00			\$ 118.00	\$ 1,888.00			
4	Concrete Dump Fees/Load	3	LOAD	(@9CY=16Tons= \$800/16T=\$50/T)					\$ 200.00	\$ 600.00		
5	Sawcutting Rental for Neat Edge	1.00	EA	16.00	16.00				\$ 370.00			
6												
7	LABOR: OT RATES											
8	BASE RATES+FRINGES+LABOR BURDEN	OT										
9	Operator/FM	1.00	EA	8.00	8.00	\$ 118.88	\$ 948.44					
10	Operator/JM	1.00	EA	8.00	8.00	\$ 113.10	\$ 904.80					
11	Laborer/JM	2.00	EA	8.00	16.00	\$ 83.92	\$ 1,342.72					
12												
13												
14	EQUIPMENT:	OT										
15	Excavator, Cat 325	1.00	EA	8.00	8.00			\$ 120.00	\$ 960.00			
16	Backhoe, JD410	1.00	EA	8.00	8.00			\$ 65.00	\$ 520.00			
17	Air Compressor	1.00	EA	8.00	8.00			\$ 37.00	\$ 296.00			
18	Concrete Breaker	1.00	EA	8.00	8.00			\$ 35.00	\$ 280.00			
19	Pick-up, F-250	1.00	EA	8.00	8.00			\$ 27.00	\$ 216.00			
20	SHEET TOTALS				40.00		\$ 79.92	\$ 3,197	\$ 2,858	\$ 2,272.00		

Detailed Estimate

CLAREMONT KITCHEN DEMOLITION											
No.	PCO#3 R1	No. of Units	Per	M.H. Per Unit	LABOR COST			MATERIAL COST		EQUIPMENT COST	
					M. H. Total	Cost Per M. H.	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost
SUBCONTRACTOR:		REDGWICK CONSTRUCTION									
Project Description:		PART 3: SAWCUT, STOMP/BREAK CONCRETE, EXCAVATE & OFF_HAUL ADDITIONAL SIDEWALK. STEM WALL FOUNDATIONS AND LOCATIONS ARE UNKNOWN.									
									16.00	EA	
1	Breakdown:										
2	Materials:										
3	Trucking Cost	32	HRS	0.000	0.00			\$ 118.00	\$ 3,776.00		
4	Concrete Dump Fees/Load	8	LOAD					\$ 200.00	\$ 1,600.00		
5	Dumpsite Openings for off haul	2	EA					\$ 1,500.00	\$ 3,000.00		
6	Sawcutting Rental for Neat Edge	1.00	EA	32.00	32.00			\$ 23.13	\$ 740.00		
7	LABOR: OT RATES										
8	BASE RATES+FRINGES+LABOR BURDEN					OT					
9	Operator/FM	1.00	EA	24.00	24.00	\$ 118.88	\$ 2,848.32				
10	Operator/JM	2.00	EA	24.00	48.00	\$ 113.10	\$ 5,428.80				
11	Laborer/JM	2.00	EA	24.00	48.00	\$ 83.92	\$ 4,028.16				
12											
13											
14	EQUIPMENT:									OT RATES	
15	Excavator, Cat 325	1.00	EA	24.00	24.00				\$ 120.00	\$ 2,880.00	
16	Backhoe, JD410	1.00	EA	24.00	24.00				\$ 65.00	\$ 1,560.00	
17	Air Compressor	1.00	EA	24.00	24.00				\$ 37.00	\$ 888.00	
18	Concrete Breaker	1.00	EA	24.00	24.00				\$ 35.00	\$ 840.00	
19	Pick-up, F-250	1.00	EA	24.00	24.00				\$ 27.00	\$ 648.00	
20	SHEET TOTALS				120.00	\$ 102.54	\$ 12,305		\$ 9,116	\$ 8,816.00	

OAKLAND UNIFIED SCHOOL DISTRICT
CLAREMONT KITCHEN DEMOLITION
PROJ # 15127

PCO#3 R1 PART 3: SAWCUT, STOMP/BREAK CONCRETE, EXCAVATE & OFF_HAUL
ADDITIONAL SIDEWALK. STEM WALL FOUNDATIONS AND LOCATIONS ARE
UNKNOWN.

To: E. COMRIE/PM
From: E. Vinuya/Chief Cost Estimator
Date: 31-Jan-19

General Comments:

1 GENERAL CONTRACTOR: VILATULUM JOINT VENTURE

No work performed by JV.

The revised cost proposal submitted by JV based on District's initial comments appears reasonable. Original cost proposal provided by the JV was \$38,090.68.

2 SUBCONTRACTOR: REDGWICK CONSTRUCION

Cost submitted by Subs as additive option #3 appears reasonable.

3 GENERAL CONTRACTOR's REVISED COST PROPOSALS R1	\$ 34,443.16
--	--------------

ESTIMATED CONSTRUCTION COST FOR PCO#3 R1	\$ 34,443.16
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Detailed Estimate

OLAREMONT KITCHEN DEMOLITION										
No.	PCO#3 R1	LABOR COST				MATERIAL COST		EQUIPMENT COST		
		No. of Units	Per	M.H. Per Unit	M. H. Total	Cost Per M. H.	Total Cost	Unit Cost	Total Cost	Unit Cost
SUBCONTRACTOR:		REDGWICK CONSTRUCTION								
Project Description:		PART 3: SAWCUT, STOMP/BREAK CONCRETE, EXCAVATE & OFF_HAUL ADDITIONAL SIDEWALK. STEM WALL FOUNDATIONS AND LOCATIONS ARE UNKNOWN.								
									16.00	EA
1	Breakdown:									
2	Materials:									
3	Trucking Cost	32	HRS	0.000	0.00		\$ 118.00	\$ 3,776.00		
4	Concrete Dump Fees/Load	8	LOAD				\$ 200.00	\$ 1,600.00		
5	Dumpsite Openings for off hauls	2	EA				\$ 1,500.00	\$ 3,000.00		
6	Sawcutting Rental for Neat Edge	1.00	EA	32.00	32.00		\$ 23.13	\$ 740.00		
7	LABOR: OT RATES									
8	BASE RATES+FRINGES+LABOR BURDEN					OT				
9	Operator/FM	1.00	EA	24.00	24.00	\$ 118.68	\$ 2,848.32			
10	Operator/JM	2.00	EA	24.00	48.00	\$ 113.10	\$ 5,428.80			
11	Laborer/JM	2.00	EA	24.00	48.00	\$ 83.92	\$ 4,028.16			
12										
13										
14	EQUIPMENT:								OT RATES	
15	Excavator, Cat 325	1.00	EA	24.00	24.00				\$ 120.00	\$ 2,880.00
16	Backhoe, JD410	1.00	EA	24.00	24.00				\$ 65.00	\$ 1,560.00
17	Air Compressor	1.00	EA	24.00	24.00				\$ 37.00	\$ 888.00
18	Concrete Breaker	1.00	EA	24.00	24.00				\$ 35.00	\$ 840.00
19	Pick-up, F-250	1.00	EA	24.00	24.00				\$ 27.00	\$ 648.00
20	SHEET TOTALS				120.00	\$ 102.54	\$ 12,305		\$ 9,116	\$ 6,816.00

COST ESTIMATE SUMMARY

Project Name: **OAKLAND UNIFIED SCHOOL DISTRICT
CLAREMONT KITCHEN DEMOLITION
Oakland, CA**

Project Number: 15127
Date: 31-Jan-19

Description : **PCO#3 R1**

**PART 3: SAWCUT, STOMP/BREAK CONCRETE, EXCAVATE & OFF_HAUL ADDITIONAL
SIDEWALK. STEM WALL FOUNDATIONS AND LOCATIONS ARE UNKNOWN.**

Reference Drawing: **Cost Proposal dated 11/02/2018**
SUBCONTRACTOR: **REDGWICK CONSTRUCTION**

	Total Labor Labor Costs (B+F+LB)	B) Total Material Costs	C) Total Rental Equipment Cost	Total Labor Burden	TOTAL
1	SHEET 1 of 2				
2	SHEET 2 of 2				
3	\$ 12,305	\$ 9,116.00	\$ 6,816.00		\$ 28,237.28
4					
5					
6					
7	\$ 12,305	+ \$ 9,116.00	+ \$ 6,816.00	+	= \$ 28,237.28
8					
9	Expenses:				
10	Material Sales Tax.....		9.25%	of Total Material:	Incl.
11	Rental Sales Tax.....		9.25%	of Total Rental:	Incl.
12					
13				Subtotal - Line 7 thru 12:	\$ 28,237
14					
15		Subcontractor OH&P:	15.00%	Labor	\$ 1,845.79
16		Subcontractor OH&P:	15.00%	Material	\$ 1,367.40
17		Subcontractor OH&P:	15.00%	Equipt. Rental	\$ 1,022.40
18					
19				Subtotal - Line 13 thru 19:	\$ 32,472.87
20					
21				Sub-Subcontractor's Cost - None	\$ -
22					
23		Subcontractor OH&P:	4.50%	None	\$ -
24					
25		Misc Expenses: Travel, Lodging, Food, Rental, etc.....			\$ -
26		Subcontractor Bond & ins.:	0.0000%		\$ -
27					
28		TOTAL PROBABLE CONSTRUCTION COST - REDGWICK CONSTRUCTION			\$ 32,472.87

COST ESTIMATE SUMMARY

Project Name: **OAKLAND UNIFIED SCHOOL DISTRICT
CLAREMONT KITCHEN DEMOLITION
Oakland, CA**

Project Number: 15127
Date: 31-Jan-19

Description : **PCO#3 R1
PART 3: SAWCUT, STOMP/BREAK CONCRETE, EXCAVATE & OFF_HAUL ADDITIONAL
SIDEWALK. STEM WALL FOUNDATIONS AND LOCATIONS ARE UNKNOWN.**

Reference Drawing: Cost Proposal dated 11/02/2018
GEN CONTRACTOR: VILA TULUM JV

	Total Labor Costs (B+F+LB)	B) Total Material Costs	C) Total Rental Equipment Cost	TOTAL
1	SHEET 1 of 2 Summary			
2	SHEET 2 of 2			
3	\$ - \$ -	\$ -	\$ -	\$ -
4				
5				
6				
7	\$ - \$ -	+ \$ -	+ \$ -	+ \$ -
8				
9	Expenses:			
10	Material Sales Tax.....		9.25% of Total Material:	\$ -
11	Rental Sales Tax.....		9.25% of Total Rental:	\$ -
12				
13			Subtotal - Line 7 thru 12:	\$ -
14				
15		Gen Contractor OH&P:	9.50% Labor	\$ -
16		Gen Contractor OH&P:	9.50% Material	\$ -
17		Gen Contractor OH&P:	9.50% Equipt. Rental	\$ -
18				
19			Subtotal - Line 13 thru 19:	\$ -
20				
21		Subcontractor's Cost - REDGWICK CONSTRUCTION		\$ 32,472.87
22				
23		Gen. Contractor OH&P:	4.50%	\$ 1,461.28
24			Subtotal	\$ 33,934.15
25		Misc Expenses: Travel, Lodging, Food, Rental, etc.....		\$ -
26		Gen Contractor Bond & ins.:	1.5000%	\$ 509.01
27				
28		TOTAL PROBABLE CONSTRUCTION COST - VILA TULUM JV		\$ 34,443.16

COST ESTIMATE SUMMARY

Project Name: **OAKLAND UNIFIED SCHOOL DISTRICT
CLAREMONT KITCHEN DEMOLITION
Oakland, CA**

Project Number: 16127
Date: 31-Jan-19

Description: **PCO#3 R1
PART 3: SAWCUT, STOMP/BREAK CONCRETE, EXCAVATE & OFF_HAUL ADDITIONAL
SIDEWALK. STEM WALL FOUNDATIONS AND LOCATIONS ARE UNKNOWN.**

Reference Drawing: Cost Proposal dated 11/02/2018
GEN CONTRACTOR: VILA TULUM JV

Total	B) Total Material Costs	C) Total Rental Equipment Cost	TOTAL
Labor Costs (B+F+LB)			
1 SHEET 1 of 2 Summary			
2 SHEET 2 of 2			
3 \$ - \$ -	\$ -	\$ -	\$ -
4			
5			
6			
7 \$ - \$ -	+ \$ -	+ \$ -	= \$ -
8			
9 Expenses:			
10 Material Sales Tax.....		9.25% of Total Material:	\$ -
11 Rental Sales Tax.....		9.25% of Total Rental:	\$ -
12			
13		Subtotal - Line 7 thru 12:	\$ -
14			
15	Gen Contractor OH&P:	9.50% Labor	\$ -
16	Gen Contractor OH&P:	9.50% Material	\$ -
17	Gen Contractor OH&P:	9.50% Equlpt. Rental	\$ -
18			
19		Subtotal - Line 13 thru 19:	\$ -
20			
21		Subcontractor's Cost - REDGWICK CONSTRUCTION	\$ 32,472.87
22			
23	Gen. Contractor OH&P:	4.50%	\$ 1,461.28
24		Subtotal	\$ 33,934.15
25	Misc Expenses: Travel, Lodging, Food, Rental, etc.....		\$ -
26	Gen Contractor Bond & ins.: 1.5000%		\$ 509.01
27			
28		TOTAL PROBABLE CONSTRUCTION COST - VILA TULUM JV	\$ 34,443.16



Proposed Change Order #003R
 Claremont MS LLB Phase 1
 Vila Job No. 18-102

Date: 1/30/2019


Attention: Elena Comrie
 Owner: Cumming
505 14th Street, Suite 900
Oakland, CA 94612

From: Vila Tulum Joint Ventures
590 S. 33rd Street
Richmond, CA 94804

Initiating Document: N/A
 Brief Description: Option 3: Sawcut, stomp/break concrete and excavate & off-haul additional sidewalk. These stem wall foundations and locations are unknown
Note: This includes off hours and Saturday work.

ITEM DESCRIPTION	Vila Tulum	Redgwick	(SUB 2)	(SUB 3)	TOTAL
Material & Equipment		\$ 15,932.00			\$ 15,932.00
Labor		\$ 12,305.28			\$ 12,305.28
General Conditions					\$ -
Other (Specify):					\$ -
Subtotal of Direct Costs	\$ -	\$ 28,237.28	\$ -	\$ -	\$ 28,237.28
Sub's Overhead & Profit (15%)		\$ 4,235.59	\$ -	\$ -	\$ 4,235.59
GC's Overhead & Profit (15%)	\$ -				\$ -
Overhead & Profit to GC for Sub's Work (4.5%)	\$ 1,461.28				\$ 1,461.28
Design Fee					\$ -
Bond (1.5%)	\$ 509.01				\$ 509.01
Grand Totals	\$ 1,970.29	\$ 32,472.87	\$ -	\$ -	\$ 34,443.16

Total Adjusted Cost: \$ 34,443.16
Total Adjusted Contract Time (days):

Owner Approval  2/1/19
 Signature Date
 Agency _____

Approvals

Contractor Approval
Richard H. Vila 1/30/2019
 Signature Date
 Vila Construction Company
 Company



DIVISION OF FACILITIES PLANNING & MANAGEMENT ROUTING FORM

Project Information			
Project Name	Claremont LLB Phase I Demolition of Old Cafeteria Project	Site	210
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	Vila Tulum JV	Agency's Contact	Richard Vila		
OUSD Vendor ID #	V071741	Title	Project Manager		
Street Address	580 South 33rd Street	City	Richmond	State	CA Zip 94804
Telephone	510-236-9111	Policy Expires			
Contractor History	Previously been an OUSD contractor? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Worked as an OUSD employee? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
OUSD Project #	15127				

Term			
Date Work Will Begin	6-26-2019	Date Work Will End By <small>(not more than 5 years from start date)</small>	7-2-2019

Compensation			
Total Contract Amount	\$	Total Contract Not To Exceed	\$ 550,115.75
Pay Rate Per Hour (If Hourly)	\$	If Amendment, Changed Amount	\$ 136,315.75
Other Expenses		Requisition Number	

Budget Information			
<small>If you are planning to multi fund a contract using LEP funds, please contact the State and Federal Office before completing requisition.</small>			
Resource #	Funding Source	Org Key	Amount
9450	Fund 21, Measure J	210-8799-0-9670-8500-6271-201-9180-9901-9999-99999	\$136,315.75

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.				
	Division Head	Phone	510-535-7038	Fax 510-535-7082
1.	Director, Facilities Planning and Management			
	Signature	Date Approved	5/21/19	
2.	General Counsel, Department of Facilities Planning and Management			
	Signature (as to form only)	Date Approved	6/5/19	
3.	Deputy Chief, Facilities Planning and Management			
	Signature	Date Approved		
4.	Senior Business Officer, Board of Education			
	Signature	Date Approved		
5.	President, Board of Education			
	Signature	Date Approved	6/27/19	