

LEGISLATIVE FILE

File ID No. 11-3067
Introduction Date 12-6-11
Enactment No. 11-2541
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. 06 with Alten Construction, Inc for Montera Modernization in an amount of \$51,679.00 increasing the current contract from \$7,107,415.00 to \$7,159,094.00.



ACTION REQUESTED

Authorize the President and Secretary of the Board to enter into and execute Change Order No. 05 on behalf of the District with Alten Construction, Inc for additional work due to District requested improvements and DSA or Agency requested changes to Montera Modernization in the amount not to exceed \$51,679.00, increasing the current contract amount from \$7,107,415.00 to \$7,159,094.00.

BACKGROUND

The scope of work for the original contract was to provide modernization construction services for the **Montera Modernization**. Funding for the project is General Bonds- 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 3.14% of original contract sum, have been categorized as to source. Percentage figures relate amount of change (by source), to the original contract sum of \$6,578,140.00.

Changes due to Unforeseen Condition	Amount \$	Percent %
<i>(Preliminary Change Order Nos. 69, 72, 75, 76)</i>	\$56,404.00	0.8%
Changes Due to Owner Requested Change		
<i>(Preliminary Change Order Nos. 37, 42, 56, 68, 73, 77)</i>	\$37,518.00	0.5%
Design Omission		
<i>(Preliminary Change Order Nos. 65, 74, 78, 79, 80, 81, 83)</i>	\$30,959.00	0.4%
Design Error		
<i>(Preliminary Change Order Nos. 82, 84, 86)</i>	\$11,284.00	0.1%
TOTAL	\$51,679.00	2.7 %

DISCUSSION

The work added by this change order includes:

Item No.	Description	Reason	Requested by
PCO 37	Demo (E) Carpet and asbestos VCT and Install (N) Carpet	Owner Requested Change Reason: Existing flooring is in poor condition and not slated for replacement as part of the modernization. OUSD requested quote from Contractor to remove and replace flooring.	District
PCO 42	Added controls to existing heating units.	Owner Requested Change Reason: Added controls to building 500 heating units were not included in original scope per AED #33.	District
PCO 56	Added HVAC Demo in Building 200 South Wing.	Owner Requested Change Reason: The HVAC units were originally scheduled to be installed late February. Authorizing the Contractor to expedite installation of these units 2 months earlier will reduce the amount of work load currently pushing into the summer break. Contractor to return the portable heaters to the District after use.	District
PCO 65	ASI #11 – Door Hardware Changes.	Design Omission or Change in Scope Reason: Upon further review of the existing door and hardware on campus, it was determined a large portion of the contract door and hardware installations could be deleted from the project at a cost savings to the District. ASI #11 also incorporates various RFI responses, which were required due to mismatched	Architect

		hardware items, unnecessary hardware items.	
PCO 68	Plumber Overtime for Toilets (Ref. PCO #28)	Owner Requested Change Reason: Toilets were originally scheduled to be completed by 10/29/10, as shown on Alten Construction's original baseline schedule. As accelerated schedule was necessary to reduce the disruption on campus and to reduce the negative impact on students and teachers.	District
PCO 69	RFI #256 – Reroute Conduit for Door 400C	Unforeseen Conditions Reason: Upon demolition of the existing wall finishes adjacent to door opening 400C, the Contractor discovered an existing electrical conduit feeding the light switch from room 400. This conduit must be relocated to allow for the scheduled widening of the door opening.	District
PCO 72	Off-haul Serpentine Rock/NOA.	Unforeseen Conditions Reason: Contractor struck an unforeseen Asbestos rich vein of Serpentine rock while performing trenching activities associated with PCOs #58 and 59, and AED #115. All excavated contaminated spoils must be properly bagged and disposed of. All equipment used in the excavation must also be decontaminated.	District
PCO 73	ASI # 43 – Additional epoxy flooring in kitchen.	Owner Requested Change Reason: Montera Food Services is installing new cabinets between the kitchen and serving area, and has requested installation of epoxy flooring is to be extended into the serving area.	District
PCO 74	ASI #28 – Added accessible sinks in Rooms 23 and 202.	Design Omission/Change in Scope Reason: The existing sink in Nurse's office #23 was shown to be removed on the demo plans, but did not include new sink in the new floor plans. The existing sink in Room 202 was shown to remain on the demo drawings; however the existing sink does not meet ADA and must be replaced.	Architect

PCO 75	RFI #272 – Relocate conduits in Building 300.	<p>Unforeseen Conditions</p> <p>Reason: Upon opening ceiling/walls for installation of new HVAC registers, Contractor discovered existing electrical conduits. Conflicting electrical conduits must be relocated where the planned location for the new registers cannot be adjusted.</p>	District
PCO 76	ASI #38 – Upgrade existing ceiling grid system in Room 400	<p>Unforeseen Conditions</p> <p>Reason: The existing ceiling in Room 400 does not meet current code requirements. Ceiling system must be upgraded to meet new code.</p>	District
PCO 77	Revise Data and POS System in Kitchen	<p>Owner Requested Change</p> <p>Reason: OUSD Nutrition Services has removed the existing countertops in the Kitchen and has requested the data and POS systems to be revised to match the installation of the new countertops and computers.</p>	District
PCO 78	RFI #154 – Hardware Changes at Doors 517A/531A	<p>Design Omission/Change in Scope</p> <p>Reason: Previously answered RFI #154 directed the Contractor to keep the panic hardware at door openings 517 and 531 and provide a new removal mullion, while the approved hardware schedule (approved after the response to RFI #154) did not reflect this change.</p>	Architect
PCO 79	Hardware addition at Door 102A	<p>Design Omission/Change in Scope</p> <p>Reason: Issuance of ASI #11 incorporated many door hardware changes; however, this ASI did not include replacement of the existing hardware at door 102B. The existing hardware at this opening is in very poor condition and should be replaced to match other new door hardware in the immediate vicinity.</p>	Architect
PCO 80	RFI #233 – Damaged/Missing Smoke Seals	Design Omission/Change in Scope	Architect
PCO 81	RFI #168 – Doors 122A & 122C	<p>Design Omission/Change in Scope</p> <p>Reason: Issuance of ASI 311</p>	Architect

		indicated the existing doors at openings 122A and 122C are to remain with new continuous hinges. Response to RFI #168 directed the Contractor to install new doors (per contract), as the continuous hinges would not work with the existing doors. Note, labor and materials for these contract doors were credited to the District in PCO #65 (ASI #11).	
PCO 82	RFI #223 – Change floor stop types	Design Error Reason: The specified floor stops are too short to stop doors in 12 locations. The recommended alternative is taller, which will stop these 12 doors.	Architect
PCO 83	RFI #251 – Smoke Seals at Door 215 and 216	Design Omission/Change in Scope Reason: Contract documents did not call for installation of new smoke seals; however, the existing seals are either in very poor condition or missing entirely. Smoke seals are required per code.	Architect
PCO 84	RFI #118 – GFCI receptacles at (e) Toilets and DFs	Design Error Reason: Per Inspector of Record, the existing receptacles need to be changed to meet code.	Architect
PCO 86	RFI #30 – Computer Lab 303 Lighting Fixture Credit	Design Error Reason: The reflecting ceiling plans indicate existing light fixtures and existing ceiling to remain in computer lab #303, but the electrical drawing shows new suspended light fixtures.	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:	\$6,578,140.00
Sum of previously approved Change Orders:	<u>\$529,275.00</u>
Contract sum prior to this Change Order:	\$7,107,415.00
Cost of current Change Order No. 05	<u>\$51,679.00</u>
New Contract Sum:	\$7,159,094.00
Current Change Order(s) as % of contract	.79%
Contract completion date as of this Change Order No. 06	No Change

RECOMMENDATION

Authorize the President and Secretary of the Board to enter into and execute Change Order No. 05 on behalf of the District with Alten Construction, Inc for additional work due to District requested improvements and DSA or Agency requested changes to Montera Modernization in the amount not to exceed \$51,679.00, increasing the current contract amount from \$7,107,415.00 to \$7,159,094.00.

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 Bonds- Measure B. The scope of work is included in the Board of Education approved total budget for the Montera Modernization. The total budget for this project is \$7,159,094.00.

ATTACHMENT

Change Order No. 06 which includes: Montera Modernization PCO (Preliminary Change Order) Number: 37,42, 56, 65, 68, 69, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84 and 86.

Key Codes: 2119901812-6271

OAKLAND UNIFIED SCHOOL DISTRICT

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

CHANGE ORDER NO. 06

V059657

PROJECT: Montera Modernization OWNER: Oakland Unified School District CONTRACTOR: Alten Construction, Inc. 720 12th Street Richmond, CA 94801	DATE: 8/30/2011 DSA FILE NO.: 1-29 DSA APP NO.: 01-110288 OUSD PROJECT#: 03034 PROJECT MGR.: John Esposito
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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	\$6,578,140.00
Net Change by previously authorized Change Orders	\$529,275.00
The Contract sum prior to this change order	\$7,107,415.00
The Contract sum will be increased/decreased	\$51,679.00
The New Contract Sum including the Change Order will be	\$7,159,094.00
Change Order percentage of base contract	0.79%
The Contract is changed by (0) Zero Calendar Days	0 days
Contract completion date as of this Change Order therefore is:	8/30/2010

Summary reference attached items : 37 42 56 65 68 69 72 73 74 75 76 77 78 79 80 81 82 83 84 86

<p>Approved: Architect of Records</p> <div style="text-align: center;">  </div> <p>Signature: _____ Date: 9/2/11</p>	<p>Approved: General Contractor</p> <p style="text-align: center; font-size: 1.5em; font-family: cursive;">[Signature]</p> <p>Signature: _____ Date: 9.8.11</p>	<p>Approved: OUSD</p> <p style="text-align: center; font-size: 1.5em; font-family: cursive;">[Signature]</p> <p>Director of Facilities Signature: _____ Date: 8/30/11</p> <p style="text-align: center; font-size: 1.5em; font-family: cursive;">[Signature]</p> <p>Asst. Superintendent Signature: _____ Date: _____</p>
<p>Approved: Electrical or Structural Engineer</p> <p style="text-align: center; font-size: 1.5em; font-family: cursive;">[Signature]</p> <p>Jody London 12/15/11 President, Board of Education</p> <p>Signature: _____ Date: _____</p> <p style="text-align: center; font-size: 1.5em; font-family: cursive;">[Signature]</p> <p>Edgar Rekestrow, Jr., Secretary Board of Education</p>	<p>Approved: Mechanical Engineer</p> <p style="text-align: center; font-size: 1.5em; font-family: cursive;">[Signature]</p> <p>Signature: _____ Date: _____</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>LEGISLATIVE FILE</p> <p>File ID Number 11-3667</p> <p>Introduction Date 12-6-11</p> <p>Enactment Number 11-2541</p> <p>Enactment Date 12-14-11 13</p> </div>	<p>Approved: Division of the State Architect</p> <p>Signature: _____ Date: _____</p> <div style="text-align: center; margin-top: 20px;"> <p style="font-size: 2em; color: red; font-weight: bold;">RECEIVED</p> <p style="color: red; font-size: 1.5em; font-family: cursive;">9-13-2011</p> </div>

2119901812-6271

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. 06

PROJECT:	Montera Modernization	DATE:	8/30/2011
OWNER:	Oakland Unified School District	DSA FILE NO.:	1-29
CONTRACTOR:	Alten Construction, Inc. 720 12th Street Richmond, CA 94801	DSA APP NO.:	01-110288
		OUSD PROJECT#:	03034
		PROJECT MGR.:	John Esposito

1	PCO # 37	ADD	\$12,067.00
		ADD/DEDUCT	

Description: Demo (E) Carpet & Asbestos VCT and Install (N) Carpet
Reason: Existing flooring is in poor condition and not slated for replacement at part of modernization. OUSD requested quote from Contractor to remove and replace flooring.
Requested By: 2 Owner Requested Change
DSA Prelim approval date:

2	PCO # 42	ADD	\$7,445.00
		ADD/DEDUCT	

Description: Added Controls to Existing Heating Units
Reason: Added controls to building 500 heating units were not included in original scope per AED #33.
Requested By: 2 Owner Requested Change
DSA Prelim approval date:

3	PCO # 56	ADD	\$1,870.00
		ADD/DEDUCT	

Description: Added HVAC Demo in Building 200 South Wing
Reason: The HVAC units were originally scheduled to be installed late February. Authorizing the Contractor to expedite installation of these units 2 months earlier will reduce the amount of work load currently pushing into the summer break. Contractor to return the portable heaters to the District after use.
Requested By: 2 Owner Requested Change
DSA Prelim approval date:

OAKLAND UNIFIED SCHOOL DISTRICT

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

4	PCO # 65	DEDUCT ADD/DEDUCT	(\$43,386.00)
Description:	ASI #11 - Door Hardware Changes		
Reason:	Upon further review of the existing door and hardware on campus, it was determined a large portion of the contract door and hardware installations could be deleted from the project at a cost savings to the District. ASI #11 also incorporates various RFI responses, which were required due to mismatched hardware items, unnecessary hardware items, etc.		
Requested By:	4 Omission CHANGE IN SCOPE		
DSA Prelim approval date:			
5	PCO # 68	ADD ADD/DEDUCT	\$3,049.00
Description:	Plumber Overtime for Toilets (Ref. PCO #28)		
Reason:	Toilets were originally scheduled to be completed by 10/29/10, as shown on Alten Construction's original baseline schedule. An accelerated schedule was necessary to reduce the disruption on campus and to reduce the negative impact on students and teachers.		
Requested By:	2 Owner Requested Change		
DSA Prelim approval date:			
6	PCO # 69	ADD ADD/DEDUCT	\$424.00
Description:	RFI #256 - Reroute Conduit for Door 400C		
Reason:	Upon demolition of the existing wall finishes adjacent to door opening 400C, the Contractor discovered an existing electrical conduit feeding the light switch for room 400. This conduit must be relocated to allow for the scheduled widening of the door opening.		
Requested By:	1 Unforeseen Conditions		
DSA Prelim approval date:			
7	PCO # 72	ADD ADD/DEDUCT	\$43,679.00
Description:	Off-haul Serpentine Rock/NOA		
Reason:	Contractor struck an unforeseen Asbestos rich vein of Serpentine rock while performing trenching activities associated with PCOs #59, #58, and AED #115. All excavated contaminated spoils must be properly bagged and disposed of. All equipment used in the excavation must also be decontaminated.		
Requested By:	1 Unforeseen Conditions		
DSA Prelim approval date:			

OAKLAND UNIFIED SCHOOL DISTRICT

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

8	PCO # 73	ADD ADD/DEDUCT	\$3,478.00
Description:	ASI #43 - Additional Epoxy Flooring at Kitchen		
Reason:	Montera Food Services is installing new cabinets between the kitchen and serving area, and has requested installation of epoxy flooring be extended into the serving area.		
Requested By:	2 Owner Requested Change		
DSA Prelim approval date:			
9	PCO # 74	ADD ADD/DEDUCT	\$5,644.00
Description:	ASI #28 - Added Accessible Sinks in Rooms 23 & 202		
Reason:	The existing sink in Nurse' office #23 was shown to be removed on the demo plans, but did not include new sink in the new floor plans. The existing sink in room 202 was shown to remain on the demo drawings; however, the existing sink does not meet ADA and must be replaced.		
Requested By:	4 Omission CHANGE IN SCOPE		
DSA Prelim approval date:			
10	PCO # 75	ADD ADD/DEDUCT	\$4,391.00
Description:	RFI #272 - Relocate Conduits in Building 300		
Reason:	Upon opening ceiling/walls for installation of new HVAC registers, Contractor discovered existing electrical conduits. Conflicting electrical conduits must be relocated where the planned location for the new registers cannot be adjusted.		
Requested By:	1 Unforeseen Conditions		
DSA Prelim approval date:			
11	PCO # 76	ADD ADD/DEDUCT	\$7,910.00
Description:	ASI #38 - Upgrade Existing Ceiling Grid System in Room 400		
Reason:	The existing ceiling in room 400 does not meet current code requirements. Ceiling system must be upgraded to meet new code.		
Requested By:	1 Unforeseen Conditions		
DSA Prelim approval date:			
12	PCO # 77	ADD ADD/DEDUCT	\$9,609.00
Description:	Revise Data and POS System in Kitchen		
Reason:	OUSD Nutrition Services has removed the existing countertops in the Kitchen and has requested the data and POS systems be revised to match the installation of the new countertops and computers.		
Requested By:	2 Owner Requested Change		
DSA Prelim approval date:			

OAKLAND UNIFIED SCHOOL DISTRICT

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

13	PCO # 78	ADD ADD/DEDUCT	\$508.00
Description:	RFI #154 - Hardware Changes at Doors 517A/531A		
Reason:	Previously answered RFI #154 directed the Contractor to keep the panic hardware at door openings 517 and 531 and provide a new removable mullion, while the approved hardware schedule (approved after the response to RFI #154) did not reflect this change.		
Requested By:	4 Omission CHANGE IN SCOPE		
DSA Prelim approval date:			
14	PCO # 79	ADD ADD/DEDUCT	\$1,032.00
Description:	Hardware Addition at Door 102A		
Reason:	Issuance of ASI #11 incorporated many door hardware changes; however, this ASI did not include replacement of the existing hardware at door 102B. The existing hardware at this opening is in very poor condition and should be replaced to match other new door hardware in the immediate vicinity.		
Requested By:	4 Omission CHANGE IN SCOPE		
DSA Prelim approval date:			
15	PCO # 80	ADD ADD/DEDUCT	\$1,033.00
Description:	RFI #233 - Damaged/Missing Smoke Seals		
Reason:	ASI #11 deleted replacement of the smoke seals (among many other components) at the door openings listed in RFI #233. The existing smoke seals are either in poor condition or missing entirely and should be replaced.		
Requested By:	4 Omission CHANGE IN SCOPE		
DSA Prelim approval date:			
16	PCO # 81	ADD ADD/DEDUCT	\$3,667.00
Description:	RFI #168 - Doors 122A & 122C		
Reason:	Issuance of ASI #11 indicated the existing doors at openings 122A & 122C are to remain with new continuous hinges. Response to RFI #168 directed the Contractor to install new doors (per contract), as the continuous hinges would not work with the existing doors. Note, labor and materials for these contract doors were credited to the District in PCO #65 (ASI #11).		
Requested By:	4 Omission CHANGE IN SCOPE		
DSA Prelim approval date:			

CHANGE ORDER ROUTING FORM

Project Information			
Project Name	Montera Modernization Project	Site	Montera Middle 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	510-658-7225	Policy Expires	12/10/2010
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 #	03034		

Term			
Date Work Will Begin	06/24/2010	Date Work Will End By <small>(not more than 5 years from start date)</small>	08/30/2011

Compensation			
Total Contract Amount	\$	Total Contract Not To Exceed	\$ 7,159,094.00
Pay Rate Per Hour (If Hourly)	\$	If Amendment, Changed Amount	\$ 51,679.00
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	2119901812	6271	\$ 51,679.00
				\$

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.					
	Division Head	Charles Love	Phone	510-535-7081	Fax 510-414-5779
1.	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		
	President, Board of Education				
4.	Signature		Date Approved		