

LEGISLATIVE FILE

File ID No. 11-2748
Introduction Date 10-18-2011
Enactment No. 11-2332
Enactment Date 10-26-11
By AS

OAKLAND UNIFIED SCHOOL DISTRICT
Office of the Board of Education
October 26, 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. 5 with Alten Construction Inc. for Elmhurst Middle School Modernization in an amount of \$35,251.00 increasing the current contract from \$4,594,702.00 to \$4,629,953.00

ACTION REQUESTED

Authorize the President and Secretary of the Board to enter into and execute Change Order No. 5 on behalf of the District with Alten Construction Inc. for additional work due to District requested improvements and DSA or Agency requested changes to Elmhurst Middle School Modernization in the amount not to exceed \$35,251.00, increasing the current contract amount from \$4,594,702.00 to \$4,629,953.00. and revising the end date from Alten Construction Inc. to Alten Construction Inc..

BACKGROUND

The scope of work for the original contract was to provide modernization construction services for the **Elmhurst Middle School Modernization**. Funding for the project is GO 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 0.78% of original contract sum, have been categorized as to source. Percentage figures relate amount of change (by source), to the original contract sum of 4,507,000.00.

	Amount \$	Percent %
Changes Due to Omission	\$35,251.00	.78%
<i>(Preliminary Change Order Nos.24,26,27,28,29,30)</i>		
TOTAL	\$35,251.00	.78%

DISCUSSION

The work added by this change order includes:

Item No.	Description	Reason	Requested by
PCO 24	Panel LD1A Breaker Changes	Design Omission Reason: The specified breakers were changed per the architect's supplemental instructions.	Architect
PCO 26	Heat Detector Modifications	Design Omission Reason: A smoke detector was changed to a heat detector because it was located in the boiler room, two additional smoke detectors were required at existing beam pockets, and two heat detectors were relocated to cover a non-sprinklered attic space.	Architect
PCO 27	Delete Heat Detector M4-7	Design Omission Reason: A ceiling space above Classroom 2500 did not exist to allow for the installation of the specified heat detector.	Architect
PCO 28	Chandelier Changes	Design Omission Reason: The chandeliers specified in the contract documents would not align properly so the chandelier type and hoist way system was modified.	Architect

PCO 29	Added Heat Detector, Al Restroom	Design Omission Reason: Fire alarm protection is required in these areas, but was not shown in the contract documents.	Architect
PCO 30	Frame Stage Floor Registers	Design Omission Reason: Supply registers were shown to be in conflict with electrical conduit.	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:	\$4,507,000.00
Sum of previously approved Change Orders:	<u>\$87,702.00</u>
Contract sum prior to this Change Order:	\$4,594,702.00
Cost of current Change Order No. 5	<u>\$32,251.00</u>
New Contract Sum:	\$4,629,953.00
Cumulative Change Order(s) as % of contract	0.78%
Contract completion date as of this Change Order No. 5	May 25, 2011

RECOMMENDATION

Authorize the President and Secretary of the Board to enter into and execute Change Order No. 5 on behalf of the District with Alten Construction Inc. for additional work due to District requested improvements and DSA or Agency requested changes to Elmhurst Middle School Modernization in the amount not to exceed \$35,251.00, increasing the current contract amount from \$4,594,702.00 to \$4,629,953.00.

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 GO Bond-Measure B. The scope of work is included in the Board of Education approved total budget for the Elmhurst Middle School Modernization. The total budget for this project is \$4,629,953.00.

ATTACHMENT

Change Order No. 5 which includes: Elmhurst Middle School Modernization PCO
(Preliminary Change Order) Number: 24,26,27,28,29,30

Key Codes: 2029901811-6271

OAKLAND UNIFIED SCHOOL DISTRICT

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

CHANGE ORDER NO. 05

40591657

PROJECT: Elmhurst
Modernization - Auditorium

DATE: 9/1/2011

OWNER: Oakland Unified School District

DSA FILE NO.: 1-29

CONTRACTOR: Alten Construction, Inc.
720 12th Street
Richmond, CA 94801

DSA APP NO.: 111021

OUSD PROJECT#: 06003-2

PROJECT MGR.: E. Scheuermann



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	\$4,507,000.00
Net Change by previously authorized Change Orders	\$87,702.00
The Contract sum prior to this change order	\$4,594,702.00
The Contract sum will be increased/decreased	\$35,251.00
The New Contract Sum including the Change Order will be	\$4,629,953.00
Change Order percentage of base contract	0.78%
The Contract is changed by (0) Zero Calendar Days	0 days
Contract completion date as of this Change Order therefore is:	

RECEIVED

9-8-2011

Summary reference attached items : 24 26 27 28 29 30

<p>Approved: Architect of Record</p> <div style="text-align: center;">  </div> <p>Signature: _____ Date: <u>9/1/11</u></p>	<p>Approved: General Contractor</p> <p style="font-size: 1.5em; font-family: cursive; text-align: center;">[Signature]</p> <p>Signature: _____ Date: <u>9/1/11</u></p>	<p>Approved: OUSD</p> <p style="font-size: 1.5em; font-family: cursive; text-align: center;">[Signature]</p> <p>Director of Facilities Signature: _____ Date: _____</p> <p>Asst. Superintendent Signature: _____ Date: _____</p>
<p>Approved: Electrical or Structural Engineer</p> <p>Signature: _____</p> <p>File ID Number: <u>11-2748</u> Introduction Date: <u>10-18-11</u> Enactment Number: <u>11-2332</u> Enactment Date: <u>10-26-11</u> By: <u>[Signature]</u></p>	<p>Approved: Mechanical Engineer</p> <p style="font-size: 1.5em; font-family: cursive; text-align: center;">[Signature]</p> <p>Jody London President, Board of Education</p> <p>Signature: _____ Date: _____</p>	<p>Approved: Division of the State Architect</p> <div style="text-align: center;">  </div> <p>Signature: _____ Date: _____</p>

202.9901811-6271

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. 05

PROJECT:	Elmhurst Modernization - Auditorium	DATE:	9/1/2011
OWNER:	Oakland Unified School District	DSA FILE NO.:	1-29
CONTRACTOR:	Alten Construction, Inc. 720 12th Street Richmond, CA 94801	DSA APP NO.:	111021
		OUSD PROJECT#:	06003-2
		PROJECT MGR.:	E. Scheuermann

1	PCO # 24	ADD	\$1,504.00
		ADD/DEDUCT	

Description: Panel LD1A Breaker Changes
Reason: The specified breakers were changed per the architect's supplemental instructions.
Requested By: 4 Omission
DSA Prelim approval date:

2	PCO # 26	ADD	\$1,569.00
		ADD/DEDUCT	

Description: Heat Detector Modifications
Reason: A smoke detector was changed to a heat detector because it was located in the boiler room, two additional smoke detectors were required at existing beam pockets, and two heat detectors were relocated to cover a non-sprinklered attic space.
Requested By: 4 Omission
DSA Prelim approval date:

3	PCO # 27	DEDUCT	(\$546.00)
		ADD/DEDUCT	

Description: Delete Heat Detector M4-7
Reason: A ceiling space above Classroom 2500 did not exist to allow for the installation of the specified heat detector.
Requested By: 4 Omission
DSA Prelim approval date:

OAKLAND UNIFIED SCHOOL DISTRICT

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

4 PCO # 28 ADD \$29,564.00
ADD/DEDUCT

Description: Chandelier Changes
Reason: The chandeliers specified in the contract documents would not align properly so the chandelier type and hoist way system was modified.
Requested By: 4 Omission
DSA Prelim approval date:

5 PCO # 29 ADD \$1,178.00
ADD/DEDUCT

Description: Added Heat Detector, A1 Restroom
Reason: Fire alarm protection is required in these areas, but was not shown in the contract documents.
Requested By: 4 Omission
DSA Prelim approval date:

6 PCO # 30 ADD \$1,982.00
ADD/DEDUCT

Description: Frame Stage Floor Registers
Reason: Supply registers were shown to be in conflict with electrical conduit.
Requested By: 4 Omission
DSA Prelim approval date:

CO #5 (6 PCO's)
Total: \$35,251.00

OAKLAND UNIFIED SCHOOL DISTRICT

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

PRELIMINARY CHANGE ORDER NO. 24

PROJECT: **Elmhurst
Modernization - Auditorium**

DATE: **6/20/2011**

CONTRACTOR: **Alten Construction, Inc.**

DSA FILE: **1-29**

PROJECT MGR: **E. Scheuermann**

DSA APP: **111021**

OUSD PROJ: **06003-2**

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 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:

Change one 3pole breaker from 60A to 100A and another 3 pole breaker from 25A to 30A per ASI #6.

CODE: 4 Omission

REASON:

The specified breakers were changed per the architect's supplemental instructions.

PROJECT NAME	Elmhurst Auditorium
PROJECT NO.	06003-2
FILE CODE	CIB

ATTACHMENTS: Contractor's Proposal #88
ASI #6

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

Amount of Change:

ADD

DEDUCT

Final Price:

\$1,504-

Lump Sum

Time / Materials Not To Exceed

Date:

7/7/11

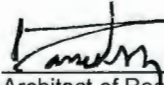
Contractor to proceed with work described herein, cost not to exceed \$1,504; final cost to be determined after review and negotiation.

Time Extension: 0 calendar days

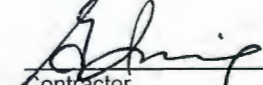
INITIATED BY:

REVIEWED BY:


ACKNOWLEDGED BY:


Architect of Record
7/7/11
Date


Project Manager
7/7/11
Date


Contractor
7/7/11
Date

OAKLAND UNIFIED SCHOOL DISTRICT APPROVAL


Director of Facilities
7/12/11
Date


Assistant Superintendent
Date

OAKLAND UNIFIED SCHOOL DISTRICT

Division of Facilities Planning and Management - Phone 510-879-8385 - FAX 510-879-1880

PRELIMINARY CHANGE ORDER NO. 26

PROJECT: **Elmhurst
Modernization - Auditorium**

DATE: **6/29/2011**

DSA FILE: **1-29**

CONTRACTOR: **Alten Construction, Inc.**

DSA APP: **111021**

PROJECT MGR: **E. Scheuermann**

OUSD PROJ: **06003-2**

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 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:

Substitute, relocate, and provide additional fire alarm detection devices per RFI #156.

CODE: 4 Omission

REASON:

A smoke detector was changed to a heat detector because it was located in the boiler room, two additional smoke detectors were required at existing beam pockets, and two heat detectors were relocated to cover a non-sprinklered attic space.

ATTACHMENTS: Contractor's Proposal #94
RFI #156

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

Amount of Change: ADD DEDUCT Final Price: \$1,569-
 Lump Sum Time / Materials Not To Exceed Date: 7/14/11

Contractor to proceed with work described herein, cost not to exceed \$1,569; final cost to be determined after review and negotiation.

Time Extension: 0 calendar days

INITIATED BY:

REVIEWED BY:

ACKNOWLEDGED BY:

[Signature] 7/14/11
Architect of Record Date

Eric Scheuermann 7/14/11
Project Manager Date

[Signature] 7.14.11
Contractor Date

OAKLAND UNIFIED SCHOOL DISTRICT APPROVAL

[Signature] 7/14/11
Director of Facilities Date

[Signature]
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. 27

PROJECT: **Elmhurst
Modernization - Auditorium**

DATE: **6/29/2011**

DSA FILE: **1-29**

CONTRACTOR: **Alten Construction, Inc.**

DSA APP: **111021**

PROJECT MGR: **E. Scheuermann**

OUSD PROJ: **06003-2**

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 indicated 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:

Deletion of above ceiling heat detector device M4-7 and associated equipment in Building D Classroom 2500 per RFI #151.

CODE: 4 Omission

REASON:

A ceiling space above Classroom 2500 did not exist to allow for the installation of the specified heat detector.

ATTACHMENTS: Contractor's Proposal #95
RFI #151

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

Amount of Change: ADD DEDUCT Final Price: (\$546-)
 Lump Sum Time / Materials Not To Exceed Date: 7/14/11

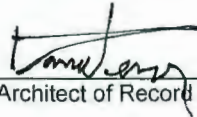
Contractor to proceed with work described herein, cost not to exceed (\$546); final cost to be determined after review and negotiation.

Time Extension: 0 calendar days


INITIATED BY:

REVIEWED BY:

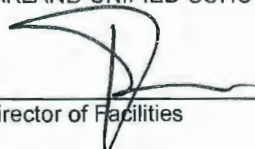
ACKNOWLEDGED BY:



Architect of Record 7/14/11
Date


Project Manager 7/14/11
Date


Contractor 7.14.11
Date

OAKLAND UNIFIED SCHOOL DISTRICT APPROVAL


Director of Facilities 7/18/11
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. 28

PROJECT: **Elmhurst**
Modernization - Auditorium

DATE: **7/5/2011**

DSA FILE: **1-29**

CONTRACTOR: **Alten Construction, Inc.**

DSA APP: **111021**

PROJECT MGR: **E. Scheuermann**

OUSD PROJ: **06003-2**

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:

Perform chandelier changes and added framing per the requirements in RFI #148.

CODE: 4 Omission

REASON:

The chandeliers specified in the contract documents would not align properly so the chandelier type and hoist way system was modified.

ATTACHMENTS: Contractor's Proposal #78
RFI #148

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

Amount of Change: ADD DEDUCT Final Price: \$29,564-
 Lump Sum Time / Materials Not To Exceed Date: 7/29/11

Contractor to proceed with work described herein, cost not to exceed \$29,564; final cost to be determined after review and negotiation.

Time Extension: 0 calendar days

INITIATED BY:

REVIEWED BY:

ACKNOWLEDGED BY:

Faneston 8/4/11
Architect of Record Date

Eric Scheuermann 7/29/11
Project Manager Date

[Signature] 8/4/11
Contractor Date

OAKLAND UNIFIED SCHOOL DISTRICT APPROVAL

[Signature] 8/1/11
Director of Facilities Date

[Signature]
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. 29

PROJECT: **Elmhurst
Modernization - Auditorium**

DATE: **7/6/2011**

DSA FILE: **1-29**

CONTRACTOR: **Alten Construction, Inc.**

DSA APP: **111021**

PROJECT MGR: **E. Scheuermann**

OUSD PROJ: **06003-2**

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:

Install an additional heat detector in each of the plumbing access areas in the girls restroom per RFI #100.

CODE: 4 Omission

REASON:

Fire alarm protection is required in these areas, but was not shown in the contract documents.

ATTACHMENTS: Contractor's Proposal #46
RFI #100

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

Amount of Change: ADD DEDUCT Final Price: \$1,178-
 Lump Sum Time / Materials Not To Exceed Date: 7/14/11


Contractor to proceed with work described herein, cost not to exceed \$1,178; final cost to be determined after review and negotiation.

Time Extension: 0 calendar days

INITIATED BY:

REVIEWED BY:

ACKNOWLEDGED BY:



Architect of Record Date 7/14/11

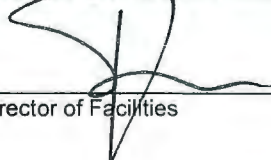


Project Manager Date 7/14/11



Contractor Date 7.14.11

OAKLAND UNIFIED SCHOOL DISTRICT APPROVAL



Director of Facilities Date 7/14/11



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. 30

PROJECT: **Elmhurst
Modernization - Auditorium**

DATE: **7/6/2011**

DSA FILE: **1-29**

CONTRACTOR: **Alten Construction, Inc.**

DSA APP: **111021**

PROJECT MGR: **E. Scheuermann**

OUSD PROJ: **06003-2**

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:

Install 3x8 blocking between existing joists at register opening edges and strap the three bays at underside of blocking with CS16x1-1/4 strap per RFI #132.

CODE: 4 Omission

REASON:

Supply registers were shown to be in conflict with electrical conduit.

ATTACHMENTS: Contractor's Proposal #57
RFI #132

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

Amount of Change: ADD DEDUCT Final Price: \$1,982-
 Lump Sum Time / Materials Not To Exceed Date: 7/21/11

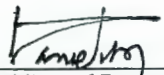
Contractor to proceed with work described herein, cost not to exceed \$1,982; final cost to be determined after review and negotiation.

Time Extension: 0 calendar days

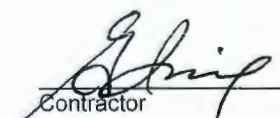
INITIATED BY:

REVIEWED BY:


ACKNOWLEDGED BY:

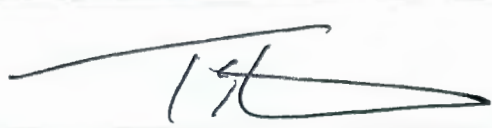

Architect of Record Date: 7/21/11

Eric Scheuermann
Project Manager Date: 7/21/11


Contractor Date: 7/21/11

OAKLAND UNIFIED SCHOOL DISTRICT APPROVAL


Director of Facilities Date: 7/26/11


Assistant Superintendent Date: _____



PROFESSIONAL SERVICES CONTRACT ROUTING FORM

Project Information

Project Name	Elmhurst Auditorium Modernization Project	Site	Elmhurst Middle School
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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
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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
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 #	06003-2				

Term

Date Work Will Begin	08/26/2010	Date Work Will End By <small>(not more than 5 years from start date)</small>	04/18/2011
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Compensation

Total Contract Amount	\$	Total Contract Not To Exceed	\$ 4,629,953.00
Pay Rate Per Hour (If Hourly)	\$	If Amendment, Changed Amount	\$ 35,251.00
Other Expenses		Requisition Number	

Budget Information

If you are planning to multi-fund a contract using LEP funds, please contact the State and Federal Office before completing requisition.

Resource #	Resource Name	Org Key	Object Code	Amount
2122	General Obligation Bond Measure B	2029901811	6271	\$ 35,251.00
				\$

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	510-879-8389	Fax	510-879-3673
1.	Capital Program Contract & Accounting Manager					
		Date Approved	9-12-11			
2.	General Counsel, Department of Facilities Planning and Management					
		Date Approved				
3.	Assistant Superintendent, Facilities Planning and Management					
		Date Approved				
4.	President, Board of Education					
	Signature	Date Approved				