

# LEGISLATIVE FILE

File ID No. 11-3066

Introduction Date 12-6-2011

Enactment No. 11-2540

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. 6 with Alten Construction Inc. for Elmhurst Middle School Modernization in an amount of \$130,168.00 increasing the current contract from \$4,629,953.00 to \$4,760,121.00.

---

## **ACTION REQUESTED**

Authorize the President and Secretary of the Board to enter into and execute Change Order No. 6 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 of \$130,168.00 increasing the current contract from \$4,629,953.00 to \$4,760,121.00.

## **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 2.89% 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 <i>(Preliminary Change Order Nos. 1,31,34 and 36)</i>	\$80,282.00	1.78%
Change Due to Design Error <i>(Preliminary Change Order No. 32)</i>	\$49,886.00	1.10%
<b>TOTAL</b>	<b>\$</b>	<b>2.89%</b>

### **DISCUSSION**

The work added by this change order includes:

Item No.	Description	Reason	Requested by
PCO 1	Angle at Metal Stud Wall	Change Due to Omission  Reason: Contract documents did not provide the type of anchor, anchor diameter, and frequency of installation.	Architect
PCO 31	Extended General Conditions, June 15, 2011 to July 28, 2011, 44 calendar days	Change Due to Omission  Reason: Window design incomplete prior to submittals which caused delay in procurement and subsequent manufacturing of windows.	Architect
PCO 32	Extended General Conditions, July 29, 2011 to August 29, 2011, 31 calendar days.	Change Due to Design Error  Reason: The size of the ceiling registers shown on the mechanical drawings were in conflict with the T-bar ceiling grid size shown on the architectural drawings. This caused delay to the removal of scaffolding.	Architect
PCO 34	Fabricate Interior Door Jamb	Change Due to Omission  Reason: There was a conflict between the existing door opening and the specified opening in the contract documents.	Architect
PCO 36	Added Crane Charge	Change Due to Omission  Reason: An additional crane life for AHU-1 was	Architect

		necessary due to the chassis modifications and new anchoring required in RFI #146.	
--	--	--	--

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>\$122,953.00</u>
Contract sum prior to this Change Order:	\$4,629,953.00
Cost of current Change Order No. 6	<u>\$130,168.00</u>
New Contract Sum:	\$4,760,121.00
Current Change Order(s) as % of contract	2.89%
Contract completion date as of this Change Order No. 6	May 25, 2011

**RECOMMENDATION**

Authorize the President and Secretary of the Board to enter into and execute Change Order No. 6 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 of \$130,168.00 increasing the current contract from \$4,629,953.00 to \$4,760,121.00.

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 \$4,760,121.00.

**ATTACHMENT**

Change Order No. 6 which includes: Elmhurst Middle School Modernization PCO (Preliminary Change Order) Number: 1, 31, 32, 34 and 36.

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. 06


<b>PROJECT:</b> Elmhurst Modernization - Auditorium  <b>OWNER:</b> Oakland Unified School District  <b>CONTRACTOR:</b> Alten Construction, Inc. 720 12th Street Richmond, CA 94801	<b>DATE:</b> 10/4/2011  <b>DSA FILE NO.:</b> 1-29 <b>DSA APP NO.:</b> 111021 <b>OUSD PROJECT#:</b> 06003-2 <b>PROJECT MGR.:</b> 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	\$122,953.00
The Contract sum prior to this change order	\$4,629,953.00
The Contract sum will be increased/decreased	\$130,168.00
The New Contract Sum including the Change Order will be	\$4,760,121.00
Change Order percentage of base contract	2.89%
The Contract is changed by <b>(76) Seventy Six Calendar Days</b>	76 days
Contract completion date as of this Change Order therefore is:	

Summary reference attached items : 1 31 32 34 36

2122-2029901811-6271

<p><b>Approved:</b> Architect of Record</p> <div style="text-align: center;">  </div> <p>Signature: _____                  Date: _____</p>	<p><b>Approved:</b> General Contractor</p> <p style="font-size: 24pt; font-family: cursive;">[Signature]</p> <p>Signature: _____                  Date: 10/4/11</p>	<p><b>Approved:</b> OUSD</p> <p style="font-size: 24pt; font-family: cursive;">[Signature]</p> <p>Director of Facilities Signature: _____                  Date: 10/6/11</p> <p>Asst. Superintendent Signature: _____                  Date: _____</p>
<p><b>Approved:</b> Electrical or Structural Engineer</p> <p style="font-size: 24pt; font-family: cursive;">[Signature]</p> <p>Jody London                  President, Board of Education</p> <p>Signature: _____                  Date: _____</p>	<p><b>Approved:</b> Mechanical Engineer</p> <p style="font-size: 24pt; font-family: cursive;">[Signature]</p> <p>Signature: _____                  Date: _____</p>	<p><b>Approved:</b> Division of the State Architect</p> <p>Signature: _____                  Date: _____</p>

Edgar Rakestraw, Jr., Secretary  
 Board of Education

**LEGISLATIVE FILE**  
 File ID Number 11-3066  
 Introduction Date 12-6-11  
 Enactment Number 11-2540  
 Enactment Date 12-14-11  
 13

RECEIVED

10-10-2011

# 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:** Elmhurst  
Modernization - Auditorium

**DATE:** 10/4/2011

**OWNER:** Oakland Unified School District

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

**DSA FILE NO.:** 1-29

**DSA APP NO.:** 111021

**OUSD PROJECT#:** 06003-2

**PROJECT MGR.:** E. Scheuermann

1	PCO # 1	ADD ADD/DEDUCT	\$7,720.00
	Description:	Angle at Metal Stud Wall	
	Reason:	Contract documents did not provide the type of anchor, anchor diameter, and frequency of installation.	
	Requested By:	4 Omission	
	DSA Prelim approval date:		
2	PCO # 31	ADD ADD/DEDUCT	\$68,594.00
	Description:	Extended General Conditions, June 15, 2011 to July 28, 2011. 44 calendar days.	
	Reason:	Window design incomplete prior to submittals which caused delay in procurement and subsequent manufacturing of windows	
	Requested By:	4 Omission	
	DSA Prelim approval date:		
3	PCO # 32	ADD ADD/DEDUCT	\$49,886.00
	Description:	Extended General Conditions, July 29, 2011 to August 29, 2011. 32 calendar days.	
	Reason:	The size of the ceiling registers shown on the mechanical drawings were in conflict with the T-bar ceiling grid size shown on the architectural drawings. This caused delay to the removal of scaffolding.	
	Requested By:	5 Design Error	
	DSA Prelim approval date:		

# OAKLAND UNIFIED SCHOOL DISTRICT

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

4	PCO # 34	ADD ADD/DEDUCT	\$2,845.00
---	----------	-------------------	------------

Description: Fabricate Interior Door Jamb  
Reason: There was a conflict between the existing door opening and the specified opening in the contract documents.  
Requested By: 4 Omission  
DSA Prelim approval date:

5	PCO # 36	ADD ADD/DEDUCT	\$1,123.00
---	----------	-------------------	------------

Description: Added Crane Charge  
Reason: An additional crane lift for AHU-1 was necessary due to the chassis modifications and new anchoring required in RFI #146.  
Requested By: 4 Omission  
DSA Prelim approval date:

---

CO #6 (5 PCO's)  
Total: \$130,168.00

---

OAKLAND UNIFIED SCHOOL DISTRICT

Division of Facilities Planning and Management - Phone 510-879-8386 - FAX 510-879-1860

PRELIMINARY CHANGE ORDER NO. 1

PROJECT: Elmhurst  
Modernization - Auditorium

DATE: 4/27/2011

CONTRACTOR: Alten Construction, Inc.

DSA FILE: 1-29

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:

Furnish L8x4x1/4 (LLH) with 1/2 dia. Hilti Kwik Bolt TZ @ 24" o.c w/ 2" embedment and install the L8x4 on top of the concrete beam against the wall per RFI #28.

CODE: 4 Omission

REASON:

Contract documents did not provide the type of anchor, anchor diameter, and frequency of installation.

ATTACHMENTS: Contractor's Proposal #6.1  
RFI #28

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

Amount of Change:  ADD  DEDUCT Final Price: \$7,720-  
 Lump Sum  Time / Materials Not To Exceed Date: 9/1/11

Contractor to proceed with work described herein, cost not to exceed \$9,634; final cost to be determined after review and negotiation.

Time Extension: 0 calendar days


INITIATED BY:

REVIEWED BY:

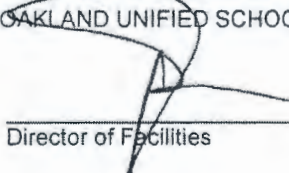
ACKNOWLEDGED BY:


 9/1/11  
Architect of Record Date

 9/1/11  
Project Manager Date

 9/1/11  
Contractor Date

OAKLAND UNIFIED SCHOOL DISTRICT APPROVAL

 9/2/11  
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. 31

PROJECT: **Elmhurst**  
**Modernization - Auditorium**

DATE: 9/1/2011

CONTRACTOR: **Alten Construction, Inc.**

DSA FILE: 1-29

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:

Extended General Conditions, June 15, 2011 to July 28, 2011. 44 calendar days.

CODE: 4 Omission

#### REASON:

Window design incomplete prior to submittals which caused delay in procurement and subsequent manufacturing of windows

ATTACHMENTS: Contractor's proposal, schedule summary, RFI #64, & partial baseline schedule

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

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

Final Price: \$68,594-

Date: 9/1/11

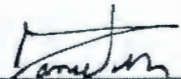
Contractor to proceed with work described herein, cost not to exceed \$68,594; final cost to be determined after review and negotiation.

Time Extension: 44 calendar days

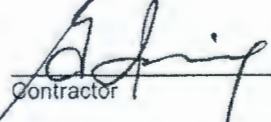
INITIATED BY:

REVIEWED BY:

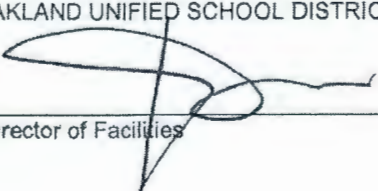
ACKNOWLEDGED BY:

  
\_\_\_\_\_  
Architect of Record Date 9/15/11

  
\_\_\_\_\_  
Project Manager Date 9/1/11

  
\_\_\_\_\_  
Contractor Date 9/15/11

OAKLAND UNIFIED SCHOOL DISTRICT APPROVAL

  
\_\_\_\_\_  
Director of Facilities Date 9/1/11

  
\_\_\_\_\_  
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. 32

PROJECT: **Elmhurst**  
**Modernization - Auditorium**

DATE: 9/1/2011

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 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:

Extended General Conditions, July 29, 2011 to August 29, 2011. 32 calendar days.

CODE: 5 Design Error

#### REASON:

The size of the ceiling registers shown on the mechanical drawings were in conflict with the T-bar ceiling grid size shown on the architectural drawings. This caused delay to the removal of scaffolding.

ATTACHMENTS: Contractor's proposal, schedule summary, RFI #161, & partial baseline schedule

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

Amount of Change:  ADD  DEDUCT Final Price: **\$49,886-**  
 Lump Sum  Time / Materials Not To Exceed Date: **9/1/11**

Contractor to proceed with work described herein, cost not to exceed \$49,886; final cost to be determined after review and negotiation.

Time Extension: 32 calendar days


INITIATED BY:

REVIEWED BY:


ACKNOWLEDGED BY:

 9/15/11  
Architect of Record Date

 9/1/11  
Project Manager Date

 9/15/11  
Contractor Date

OAKLAND UNIFIED SCHOOL DISTRICT APPROVAL

 9/2/11  
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. 34

PROJECT: Elmhurst  
Modernization - Auditorium

DATE: 7/27/2011

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:

Furnish and install interior door jambs and trim at the auditorium door per RFI #133.

CODE: 4 Omission

REASON:

There was a conflict between the existing door opening and the specified opening in the contract documents.

ATTACHMENTS: Contractor's Proposal #107  
RFI #133

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

Amount of Change:  ADD  DEDUCT Final Price: \$2,845-  
 Lump Sum  Time / Materials Not To Exceed Date: 8/18/11

Contractor to proceed with work described herein, cost not to exceed \$2,845; final cost to be determined after review and negotiation.

Time Extension: 0 calendar days

INITIATED BY:

REVIEWED BY:

ACKNOWLEDGED BY:

[Signature] 8/18/11  
Architect of Record Date

Eric Scheuermann 8/18/11  
Project Manager Date

[Signature] 8/18/11  
Contractor Date

OAKLAND UNIFIED SCHOOL DISTRICT APPROVAL

[Signature] [Signature]  
Director of Facilities Date

[Signature]  
Assistant Superintendent Date

OAKLAND UNIFIED SCHOOL DISTRICT

Division of Facilities Planning and Management - Phone 510-878-8385 - FAX 510-879-1880

PRELIMINARY CHANGE ORDER NO. 36

PROJECT: Elmhurst  
Modernization - Auditorium

DATE: 8/16/2011

CONTRACTOR: Alten Construction, Inc.

DSA FILE: 1-29

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:

Cost associated with an additional crane lift to accommodate work in RFI #146.

CODE: 4 Omission

REASON:

An additional crane lift for AHU-1 was necessary due to the chassis modifications and new anchoring required in RFI #146.

ATTACHMENTS: Contractor's Proposal #119  
RFI #146

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

Amount of Change:  ADD  DEDUCT Final Price: \$1,123-  
 Lump Sum  Time / Materials Not To Exceed Date: 9/15/11

Contractor to proceed with work described herein, cost not to exceed \$1,123; final cost to be determined after review and negotiation.


Time Extension: 0 calendar days

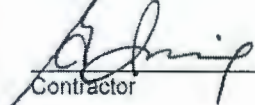
INITIATED BY:

REVIEWED BY:

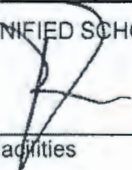
ACKNOWLEDGED BY:

 9/15/11  
Architect of Record Date

9/15/11  
 Eric Scheuermann  
Project Manager Date

 9/15/11  
Contractor Date

OAKLAND UNIFIED SCHOOL DISTRICT APPROVAL

 Date

 Date



# PROFESSIONAL SERVICES CONTRACT ROUTING FORM

## Project Information

Project Name	Elmhurst Auditorium Modernization Project	Site	Elmhurst 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 <sup>th</sup> Street	City	Richmond	State	CA	Zip	94801
Telephone	510-658-7225	Policy Expires					
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 (not more than 5 years from start date)	04/18/2011
----------------------	------------	--	------------

## Compensation

Total Contract Amount	\$	Total Contract Not To Exceed	\$ 4,760,121.00
Pay Rate Per Hour (If Hourly)	\$	If Amendment, Changed Amount	\$ 130,168.00
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	\$130,168.00
				\$

## 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	11-2-4		
2.	General Counsel, Department of Facilities Planning and Management		Date Approved			
3.	Assistant Superintendent, Facilities Planning and Management		Date Approved			
	President, Board of Education					
4.	Signature		Date Approved			