

# LEGISLATIVE FILE

File ID No. 14-0722  
Introduction Date 4-23-2014  
Enactment No. 14-0689  
Enactment Date 4/23/14  
By [Signature]

## OAKLAND UNIFIED SCHOOL DISTRICT

Office of the Board of Education

4-23-2014

To: Board of Education

From: Dr. Gary Yee, Acting Superintendent and Secretary, Board of Education  
By: Vernon Hal, Deputy Superintendent, Business Operations  
Timothy E. White, Associate Superintendent of Planning & Management



Subject: Change Order No. 1 with ADCO/Turner/Alten JV for Havenscourt New Cafeteria & Classroom Building Project in an amount of \$70,025.00 increasing the current contract from \$11,464,656.00 to \$11,534,681.00.

### ACTION REQUESTED

Authorize the President and Secretary of the Board to enter into and execute Change Order No. 1 on behalf of the District with ADCO / Turner / Alten JV for additional work due to District requested improvements and DSA or Agency requested changes to Havenscourt New Cafeteria & Classroom Building Project in the amount not to exceed \$70,025.00, increasing the current contract amount from \$11,464,656.00 to \$11,534,681.00.

### BACKGROUND

The scope of work for the original contract was to provide modernization construction services for the **Havenscourt New Cafeteria & Classroom Building Project**. Funding for the project is County School Facilities Fund.

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 0.61% of original contract sum, have been categorized as to source. Percentage figures relate amount of change (by source), to the original contract sum of \$11,464,656.00.

Changes due to Unforeseen Condition	Amount \$	Percent %
<i>(Preliminary Change Order Nos. 12 and 16)</i>	\$43,508.00	0.43%
Changes Due to Owner Requested Change		
<i>(Preliminary Change Order Nos. 3, 4, and 5)</i>	\$9,621.00	0.07%

Design Omission		
<i>(Preliminary Change Order Nos. 6, 7, and 11 )</i>	\$10,408.00	0.08%
Design Error		
<i>(Preliminary Change Order Nos. 8 and 10)</i>	\$6,488.00	0.03%
<i>TOTAL</i>	\$70,025.00	0.61%

**DISCUSSION**

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:	\$11,464,656.00
Sum of previously approved Change Orders:	<u>\$0.00</u>
Contract sum prior to this Change Order:	\$11,464,5656.00
Cost of current Change Order No. 1	<u>\$70,025.00</u>
New Contract Sum:	\$11,534,681.00
Current Change Order(s) as % of contract	0.61%
Contract completion date as of this «Agreement_Type»	5-23-2012

**RECOMMENDATION**

Authorize the President and Secretary of the Board to enter into and execute Change Order No. 1 on behalf of the District with ADCO / Turner / Alten JV for additional work due to District requested improvements and DSA or Agency requested changes to Havenscourt New Cafeteria & Classroom Building Project in the amount not to exceed \$70,025.00, increasing the current contract amount from \$11,464,656.00 to \$11,534,681.00.

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 County School Facilities Fund. The scope of work is included in the Board of Education approved total budget for the Havenscourt Cafeteria & Classroom Building Project. The total budget for this project is \$11,534,681.00.

**ATTACHMENT**

Change Order No. 1 which includes: Havenscourt New Cafeteria & Classroom Building Project. PCO (Preliminary Change Order) Number: 3, 4, 5, 6 7, 8, 9, 10, 11, 12 and 16

Key Codes: 2079003835-6271

1060279

# OAKLAND UNIFIED SCHOOL DISTRICT

Division of Facilities Planning and Management - Phone 510-535-2728 - FAX 510-535-7040

## CHANGE ORDER NO. 01

**PROJECT:** Havenscourt  
New Cafeteria & Classroom Building

**DATE:** 9/19/2013

**OWNER:** Oakland Unified School District

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

**CONTRACTOR:** ADCo/Turner/Alten JV  
720 12th Street  
Richmond, CA 94801

**DSA APP NO.:** 01-111714

**OUSD PROJECT#:** 07030

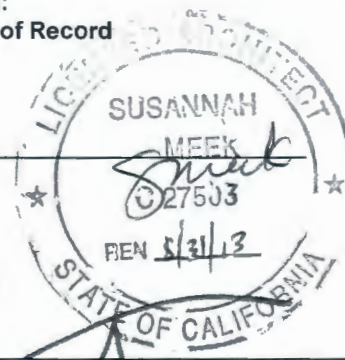
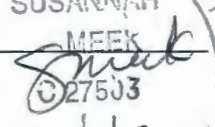

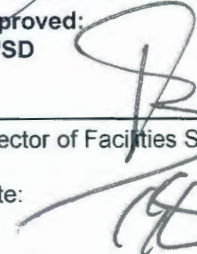


**PROJECT MGR.:** ic Scheuermann

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	\$11,464,656.00
Net Change by previously authorized Change Orders	
The Contract sum prior to this change order	
The Contract sum will be increased/decreased	\$70,025.00
The New Contract Sum including the Change Order will be	\$11,534,681.00
Change Order percentage of base contract	0.61%
The Contract is changed by #Error	days
Contract completion date as of this Change Order therefore is:	

Summary reference attached items : 3 4 5 6 7 8 10 11 12 16

Reviewed by:  10/3/13  
Bond Program Director Date

<p><b>Approved:</b> Architect of Record</p>  <p>Signature: </p> <p>Date: 10/9/13</p>	<p><b>Approved:</b> General Contractor</p> <p>Signature: </p> <p>Date: 10-7-13</p>	<p><b>Approved:</b> OUSD</p> <p>Director of Facilities Signature: </p> <p>Date: 10/24/13</p> <p>Asst. Superintendent Signature: </p> <p>Date:</p>
<p><b>Approved:</b> Electrical or Structural Engineer</p> <p>David Kakishiba President, Board of Education</p> <p>Signature: </p> <p>Date: 4/24/14</p> <p><b>Approved:</b> Mechanical Engineer</p> <p>Signature: _____</p> <p>Date: _____</p>	<p><b>Approved:</b> Division of the State Architect</p> <p><b>RECEIVED</b></p> <p>11-7-2013</p> <p>Signature: _____</p> <p>Date: _____</p>	<p>Signature: _____</p> <p>Date: _____</p> <p style="text-align: right;">FACILITIES PLANNING &amp; MGMT</p>

Fund 35  
RES 7710

2079003835-6271

# OAKLAND UNIFIED SCHOOL DISTRICT

Division of Facilities Planning and Management - Phone 510-535-2728 - FAX 510-535-7040

## SUMMARY OF CHANGE ORDER NO. 01

**PROJECT:** Havenscourt  
New Cafeteria & Classroom Building

**OWNER:** Oakland Unified School District

**CONTRACTOR:** ADCo/Turner/Alten JV  
720 12th Street  
Richmond, CA 94801

**DATE:** 9/19/2013

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

**DSA APP NO.:** 01-111714

**OUSD PROJECT#:** 07030

**PROJECT MGR.:** ic Scheuermann

1 PCO # 3 ADD \$3,404.00  
ADD/DEDUCT

Description: Additional exterior lighting.  
Reason: Owner requested additional exterior lighting for security purposes.  
Requested By: 2 Owner Requested Change  
DSA Prelim approval date: N/A

2 PCO # 4 ADD \$3,484.00  
ADD/DEDUCT

Description: Relocate devices/add GWB ceiling.  
Reason: Owner requested, for ease of maintenance.  
Requested By: 2 Owner Requested Change  
DSA Prelim approval date: ASI #47 DSA approved 5/28/13

3 PCO # 5 ADD \$2,733.00  
ADD/DEDUCT

Description: Additional power to cafeteria.  
Reason: Additional outlets requested by owner in order to insatll vending machines.  
Requested By: 2 Owner Requested Change  
DSA Prelim approval date: N/A

4 PCO # 6 ADD \$2,459.00  
ADD/DEDUCT

Description: Provide recessed NAC panel.  
Reason: Contract documents did not specify a recessed NAC panel.  
Requested By: 4 Omission  
DSA Prelim approval date: N/A

# OAKLAND UNIFIED SCHOOL DISTRICT

Division of Facilities Planning and Management - Phone 510-535-2728 - FAX 510-535-7040

5	PCO # 7	ADD ADD/DEDUCT	\$3,314.00
	Description:	Custom plaster color.	
	Reason:	Contract documents did not provide sufficient information on the color selection prior to bid.	
	Requested By:	4 Omission	
	DSA Prelim approval date:	N/A	
6	PCO # 8	ADD ADD/DEDUCT	\$4,739.00
	Description:	Relocate server door strobes.	
	Reason:	Strobes and thermostat conflicted with server door path of travel.	
	Requested By:	5 Design Error	
	DSA Prelim approval date:	RFI 279 DSA approved 6/14/13	
7	PCO # 10	ADD ADD/DEDUCT	\$1,749.00
	Description:	Blocking for metal ceiling at west entry.	
	Reason:	Plan calls to attach carriers underneath joists, parallel attachment. Framing per plan does not line up with carrier alignment.	
	Requested By:	5 Design Error	
	DSA Prelim approval date:	N/A	
8	PCO # 11	ADD ADD/DEDUCT	\$4,635.00
	Description:	Provide aluminum cover cases at door closers.	
	Reason:	Contract documents did not provide sufficient information about aluminum cover cases.	
	Requested By:	4 Omission	
	DSA Prelim approval date:	N/A	
9	PCO # 12	ADD ADD/DEDUCT	\$8,968.00
	Description:	Relocate Sewer Connections.	
	Reason:	The specified flex connections intended to tie the waste line into the main sewer line were found not to fit at two locations. The connections were longer than the amount of space available.	
	Requested By:	1 Unforeseen Conditions	
	DSA Prelim approval date:	N/A	

# OAKLAND UNIFIED SCHOOL DISTRICT

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10	PCO # 16	ADD	\$34,540.00
		ADD/DEDUCT	

Description: Asphalt repair at playground area.  
Reason: Existing asphalt playground was showing signs of excessive cracking and failure.  
Requested By: 1 Unforeseen Conditions  
DSA Prelim approval date: N/A

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CO #1 (10 PCO's)	
Total:	\$70,025.00

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## CHANGE ORDER ROUTING FORM



Project Information			
Project Name	Havenscourt New Cafeteria & Classroom Building	Site	207
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	ADCO / Turner / Alten JV	Agency's Contact	Len Turner				
OUSD Vendor ID #	V060279	Title	Contractor				
Street Address	720 - 12 <sup>th</sup> Street	City	Richmond	State	CA	Zip	94801
Telephone	510-253-5337	Policy Expires					
Contractor History	Previously been an OUSD contractor? X Yes <input type="checkbox"/> No		Worked as an OUSD employee? <input type="checkbox"/> Yes x No				
OUSD Project #	07030						

Term			
Date Work Will Begin	5-28-2012	Date Work Will End By <small>(not more than 5 years from start date)</small>	8-16-2013

Compensation			
Total Contract Amount	\$	Total Contract Not To Exceed	\$11,534,681.00
Pay Rate Per Hour <small>(If Hourly)</small>	\$	If Amendment, Changed Amount	\$ 70,025.00
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	Object Code	Amount
7710	County School Facilities	2079003835	6271	\$70,025.00

Approval and Routing (in order of approval steps)				
<small>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.</small>				
	Division Head	Phone	510-535-7038	Fax 510-535-7082
1.	Director, Facilities Planning and Management			
	Signature 		Date Approved	3/24/14
2.	General Counsel, Department of Facilities Planning and Management			
	Signature N/A		Date Approved	
3.	Associate Superintendent, Facilities Planning and Management			
	Signature 		Date Approved	
4.	Deputy Superintendent			
	Signature		Date Approved	4/8/14
5.	President, Board of Education			
	Signature		Date Approved	