

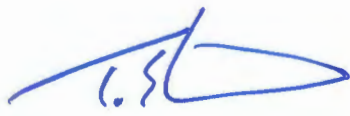
# LEGISLATIVE FILE

File ID No. 11-3062  
Introduction Date 12-6-2011  
Enactment No. 11-2538  
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. 4 with Alten Construction, Inc. for Jefferson New Building Project in an amount of \$41,222.00 increasing the current contract from \$10,552,271.00 to \$10,593,493.00.

## ACTION REQUESTED

Authorize the President and Secretary of the Board to enter into and execute Change Order No. 4 on behalf of the District with Alten Construction, Inc. for additional work due to District request for design error in the amount not to exceed \$41,222.00 increasing the current contract from \$10,552,271.00 to \$10,593,493.00.

## BACKGROUND

The scope of the project is to provide the building of new two-story, twelve classroom building and assemble room, including renovations to the existing building and site work throughout the campus. Funding for the project is General Obligation 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 .39% of original contract sum, have been categorized as to source. Percentage figures relate amount of change (by source), to the original contract sum of \$ 10,448,475.00.

Changes due to Design Omission (Preliminary Change Order Nos. 21, 23, 29, 30, 32, 35, 37, 41)	\$32,515.00	0.03%
Changes due to Design Error (Preliminary Change Order Nos. 15, 20, 26, 27, 28, 31, 33, 36, 38)	\$ 8,707.00	0.36%
Total	\$	0.39%

## DISCUSSION

The work added by this change order includes:

Item No.	Description	Reason	Requested by
PCO 15	Supplement #36 – Rubber Stair Covering Upgrade	Change Due to Design Error  Reason: The specified materials to be installed on the interior stairs would not allow for a smooth/level transition to the adjacent flooring.	Architect
PCO 20	RFI #379 – Added HSS 2X4 at Walkway	Change Due to Design Error  Reason: The addition of a second support beam was necessary to tie the second outward canopy support post to the building to prevent movement in a seismic event.	Architect
PCO 21	RFI #137 – Stainless Steel Hood Modifications	Change Due to Design Omission  Reason: The stove in the kitchen in Building A extends roughly 4” beyond the existing hood. Response to RFI #137 confirmed Contractor’s proposal to construct and install a welded stainless steel enclosure to eliminate the overhand and meet code.	Architect
PCO 23	RFI #397 – Added CAT 5 Backbone Tie-in for Elevator Phone Line	Change Due to Design Omission  Reason: Contract drawings do not show installation of phone line in the elevator. A phone line must be added per code.	Architect
PCO 26	RFI #95 – Shop Drawing Electrical Revisions	Change Due to Design Error  Reason: Electrical consultant marked up shop drawings making changes to layout of outlet locations and conduit runs and after changes were made in the field it was stated by the consultant as a suggestion causing a conflict as to the cost being accepted. Due to this misunderstanding I agreed to split the difference in costs to resolve the conflict.	Architect
PCO 27	RFI #364-Added FRP Room 109	Change Due to Design Error  Reason: The ceiling height in Room 109 had to be raised to accommodate the mechanical grilles, which would otherwise be obstructed by structural steel.	Architect
PCO 28	RFI #111 – Data/Receptacle Discrepancies	Change Due to Design Error	Architect

		Reason: The Electrical and Architectural drawings contain conflicting information regarding locations and elevations of various electrical and telecomm boxes in Building L1.	
PCO 29	Supplement #13 – Added/Relocated Receptacles	Change Due to Design Omission  Reason: The Electrical drawings did not detail a dedicated electrical outlet for the copier in the Staff Workroom, and showed conflicting locations for receptacles in the Principal’s Office and Admin Area.	Architect
PCO 30	RFI #278 Added GSM Saddles at Canopy Stucco	Change Due to Design Omission  Reason: The Architectural drawings do not reference a waterproofing detail where the canopy structural steel members penetrate the exterior stucco finish of the building. These locations will require installation of GSM saddles to properly seal against water infiltration.	Architect
PCO 31	RFI #219 – Chip/Patch Curbs for Urinals	Change Due to Design Error  Reason: The specified urinal cannot meet elementary ADA requirements, as the bottom of the fixture would be below finish floor elevation. The proposed alternate will meet elementary ADA requirements, while avoiding conflicts with finish floor. Due to the change in fixtures, the concrete curb must be chipped out and patched back.	Architect
PCO 32	RFI #385 – Lettering at Entry	Change Due to Design Omission  Reason: The Architectural plans refer to the lettering of the school’s logo as “Architectural Lettering;” however, there are no instructions regarding the material. Contractor to provide credit for painted lettering, as assumed by the Contractor at the time of bid.	Architect
PCO 33	Supplement #1 – Fire Alarm Credit	Change Due to Design Error  Reason: Design error.	Architect
PCO 35	RFI #35 – Remove and Replace Existing Thresholds at Building A, B and C	Change Due to Design Omission  Reason: Civil drawings indicate to remove and replace existing concrete in areas where existing thresholds are installed. These existing thresholds have a 3/4”	Architect

		profile, which contradicts 1/4" maximum profile as indicated in not #14 on the plans. Architect requests these existing thresholds be removed and replaced.	
PCO 36	RFI #36 – Boulders at Kindergarten	Change Due to Design Error  Reason: The contract landscape drawings show conflicting information regarding the quantity of boulders to be installed and instruct the Contractor to relocate existing boulders on site to their new location, however, there are no existing boulders on site.	Architect
PCO 37	RFI #255 – Added Furred Wall in Elevator Machine Room	Change due to Design Omission  Reason: Due to the vaulted ceiling in the elevator machine room, a portion of the room needed to be isolated with a furred wall to maintain the code required head clearance in the room.	Architect
PCO 38	RFI #262 – Re-rough Plumbing to Adult Height	Change Due to Design Error  Reason: The plumbing drawings instructed the Contractor to install plumbing fixtures at Elementary height; however the upstairs restrooms are to be used by “upper-graders”, which requires adult height fixtures.	Architect
PCO 40	Supplement #51 – TP/PT Dispenser Changes	Change Due to Design Error  Reason: Contract drawings did not match District standards.	Architect
PCO 41	RFI #129/#130 – Add HVAC Controls	Change Due to Design Omission  Reason: As-built drawings show 6 existing exhaust fans controlled manually via local switch. Architect requested these exhaust fans to be added to BMS for start/stop functions and status monitoring. Contract drawings missed a baseboard convector, which requires typical controls and control valve replacement.	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:	\$10,448,475.00
Sum of previously approved Change Orders:	<u>\$ 103,706.00</u>
Contract sum prior to this Change Order	\$10,552,271.00
Cost of current Change Order No. 1	<u>\$ 41,222.00</u>
New Contract Sum:	\$10,593,493.00
Current Change Order(s) as % of contract	.39%
Contract completion date as of this Change Order No. 1	08/1/2010

### **RECOMMENDATION**

Authorize the President and Secretary of the Board to enter into and execute Change Order No. 4 on behalf of the District with Alten Construction, Inc. for additional work due to District request for design error in the amount not to exceed \$41,222.00 increasing the current contract from \$10,552,271.00 to \$10,593,493.00.

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 Obligation Bond-Measure B. The scope of work is included in the Board of Education approved total budget for the Jefferson New Building Project. The total budget for this project is \$10,593,493.00.

### **ATTACHMENT**

Change Order No. 4 which includes: Jefferson New Building Project, PCO (Preliminary Change Orders 15, 20, 21, 23, 26, 27, 28, 29, 30, 31, 32, 33, 35, 36, 37, 38, 40, and 41)

Key Codes: 1289901831-6271

# OAKLAND UNIFIED SCHOOL DISTRICT

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

**CHANGE ORDER NO. 04**

V059657

PAY APP #18

<p><b>PROJECT:</b> Jefferson New Building</p> <p><b>OWNER:</b> Oakland Unified School District</p> <p><b>CONTRACTOR:</b> Alten Construction, Inc. 720 12th Street Richmond, CA 94801</p>	<p><b>DATE:</b> 8/30/2011</p> <p><b>DSA FILE NO.:</b> 01-100211</p> <p><b>DSA APP NO.:</b> 01-110415</p> <p><b>OUSD PROJECT#:</b> 06002</p> <p><b>PROJECT MGR.:</b> Mary Ledezma</p>
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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	\$10,448,475.00
Net Change by previously authorized Change Orders	\$103,796.00
The Contract sum prior to this change order	\$10,552,271.00
The Contract sum will be increased/decreased	\$41,222.00
The New Contract Sum including the Change Order will be	\$10,593,493.00
Change Order percentage of base contract	0.39%
The Contract is changed by (0) Zero Calendar Days	0 days
Contract completion date as of this Change Order therefore is:	8/1/2010

LEGISLATIVE FILE


File ID Number 11-3062

Introduction Date 12-6-11

Enactment Number 11-2538

Enactment Date 12-14-11 B

Summary reference attached items : 15 20 21 23 26 27 28 29 30 31 32 33 35 36 37 38 40 41

<p><b>Approved:</b> Architect of Record</p> <div style="text-align: center;">  </div> <p>Signature: <u>[Signature]</u></p> <p>Date: <u>9/2/11</u></p>	<p><b>Approved:</b> General Contractor</p> <p>Signature: <u>[Signature]</u></p> <p>Date: <u>9.7.11</u></p>	<p><b>Approved:</b> OUSD</p> <p>Director of Facilities Signature: <u>[Signature]</u></p> <p>Date: <u>[Signature]</u></p> <p>Asst. Superintendent Signature: _____</p> <p>Date: _____</p>
<p><b>Approved:</b> Electrical or Structural Engineer</p> <p>Signature: <u>[Signature]</u></p> <p>Date: <u>12/15/11</u></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>Signature: _____</p> <p>Date: _____</p>
<p>Signature: <u>[Signature]</u></p> <p>Date: <u>12/15/11</u></p> <p>Edgar Rakestraw, Jr., Secretary Board of Education</p>	<p>Signature: _____</p> <p>Date: _____</p>	<p style="font-size: 24px; color: red; font-weight: bold; text-align: center;">RECEIVED</p> <p style="color: red; font-size: 24px; text-align: center;">10-17-2011</p>

1289901831-6271

# OAKLAND UNIFIED SCHOOL DISTRICT

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



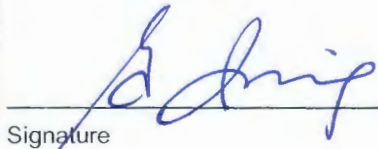
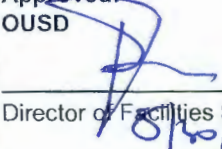
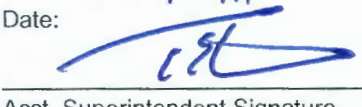
## CHANGE ORDER NO. 04

<b>PROJECT:</b> Jefferson New Building  <b>OWNER:</b> Oakland Unified School District  <b>CONTRACTOR:</b> Alten Construction, Inc. 720 12th Street Richmond, CA 94801	<b>DATE:</b> 8/30/2011  <b>DSA FILE NO.:</b> 01-100211 <b>DSA APP NO.:</b> 01-110415 <b>OUSD PROJECT#:</b> 06002 <b>PROJECT MGR.:</b> Mary Ledezma
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The Contract is changed by <b>(0) Zero Calendar Days</b>	0 days
Contract completion date as of this Change Order therefore is:	8/1/2010

Summary reference attached items : 15 20 21 23 26 27 28 29 30 31 32 33 35 36 37 38 40 41

<b>Approved:</b> Architect of Record   Signature  Date: 9/2/11  	<b>Approved:</b> General Contractor   Signature  Date: 9.7.11	<b>Approved:</b> OUSD   Director of Facilities Signature  Date: 8/1/11   Asst. Superintendent Signature  Date:
<b>Approved:</b> Electrical or Structural Engineer    Signature  Date:	<b>Approved:</b> Mechanical Engineer    Signature  Date:	<b>Approved:</b> Division of the State Architect    Signature  Date:



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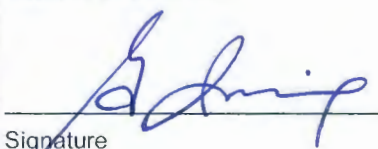
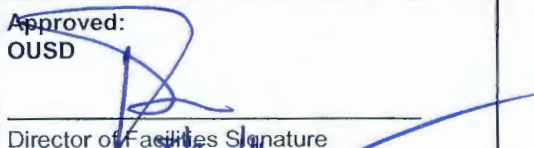
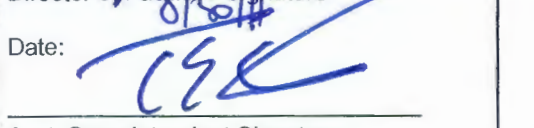
## CHANGE ORDER NO. 04

<b>PROJECT:</b> Jefferson New Building  <b>OWNER:</b> Oakland Unified School District  <b>CONTRACTOR:</b> Alten Construction, Inc. 720 12th Street Richmond, CA 94801	<b>DATE:</b> 8/30/2011  <b>DSA FILE NO.:</b> 01-100211 <b>DSA APP NO.:</b> 01-110415 <b>OUSD PROJECT#:</b> 06002 <b>PROJECT MGR.:</b> Mary Ledezma
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Change Order percentage of base contract	0.39%
The Contract is changed by <b>(0) Zero Calendar Days</b>	0 days
Contract completion date as of this Change Order therefore is:	8/1/2010

Summary reference attached items : 15 20 21 23 26 27 28 29 30 31 32 33 35 36 37 38 40 41

<b>Approved:</b> Architect of Record   Signature  Date: <u>Sept 2, 2011</u>  	<b>Approved:</b> General Contractor   Signature  Date: <u>9.7.11</u>	<b>Approved:</b> OUSD   Director of Facilities Signature  Date: <u>8/30/11</u>   Asst. Superintendent Signature  Date:
<b>Approved:</b> Electrical or Structural Engineer  _____ Signature  Date:	<b>Approved:</b> Mechanical Engineer  _____ Signature  Date:	<b>Approved:</b> Division of the State Architect  _____ Signature  Date:



# 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. 04

<b>PROJECT:</b>	Jefferson New Building	<b>DATE:</b>	8/30/2011
<b>OWNER:</b>	Oakland Unified School District	<b>DSA FILE NO.:</b>	01-100211
<b>CONTRACTOR:</b>	Alten Construction, Inc. 720 12th Street Richmond, CA 94801	<b>DSA APP NO.:</b>	01-110415
		<b>OUSD PROJECT#:</b>	06002
		<b>PROJECT MGR.:</b>	Mary Ledezma

1	PCO # 15	<b>ADD</b>	\$6,940.00
		<b>ADD/DEDUCT</b>	

Description: Supplement #36 - Rubber Stair Coverings Upgrade  
Reason: The specified materials to be installed on the interior stairs would not allow for a smooth/level transition to the adjacent flooring.  
Requested By: 5 Design Error  
DSA Prelim approval date:

2	PCO # 20	<b>ADD</b>	\$1,415.00
		<b>ADD/DEDUCT</b>	

Description: RFI #379 - Added HSS 2X4 at Walkway  
Reason: The addition of a second support beam was necessary to tie the second outward canopy support post to the building to prevent movement in a seismic event.  
Requested By: 5 Design Error  
DSA Prelim approval date:

3	PCO # 21	<b>ADD</b>	\$2,245.00
		<b>ADD/DEDUCT</b>	

Description: RFI #137 - Stainless Steel Hood Modifications  
Reason: The stove in the kitchen in building A extends roughly 4" beyond the existing hood. Response to RFI #137 confirmed Contractor's proposal to construct and install a welded stainless steel enclosure to eliminate the overhang and meet code.  
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 # 23	ADD ADD/DEDUCT	\$4,991.00
	Description:	RFI #397 - Added CAT 5 Backbone Tie-in for Elevator Phone Line	
	Reason:	Contract drawings do not show installation of phone line in the elevator. A phone line must be added per code.	
	Requested By:	4 Omission	
	DSA Prelim approval date:		
5	PCO # 26	ADD ADD/DEDUCT	\$1,403.00
	Description:	RFI #95 - Shop Drawing Electrical Revisions	
	Reason:	Electrical consultant marked up shop dwgs making changes to layout of outlet locations and conduit runs and after changes were made in the field it was stated by the consultant as a suggestion causing a conflict as to the cost being accepted. Due to this misunderstanding I agreed to split the difference in costs to resolved the conflict.	
	Requested By:	5 Design Error	
	DSA Prelim approval date:		
6	PCO # 27	ADD ADD/DEDUCT	\$604.00
	Description:	RFI #364 - Added FRP Room 109	
	Reason:	The ceiling height in room 109 had to be raised to accommodate the mechanical grilles, which would otherwise be obstructed by structural steel.	
	Requested By:	5 Design Error	
	DSA Prelim approval date:		
7	PCO # 28	ADD ADD/DEDUCT	\$1,925.00
	Description:	RFI #111 - Data/Receptacle Discrepancies	
	Reason:	The Electrical and Architectural drawings contain conflicting information regarding locations and elevations of various electrical and telecomm boxes in building L1.	
	Requested By:	5 Design Error	
	DSA Prelim approval date:		
8	PCO # 29	ADD ADD/DEDUCT	\$4,623.00
	Description:	Supplement #13 - Added/Relocated Receptacles	
	Reason:	The Electrical drawings did not detail a dedicated electrical outlet for the copier in the Staff Workroom, and showed conflicting locations for receptacles in the Principal's Office and Admin Area.	
	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

9	PCO # 30	<b>ADD</b> <b>ADD/DEDUCT</b>	\$1,863.00
	Description:	RFI #278 - Added GSM Saddles at Canopy Stucco	
	Reason:	The Architectural drawings do not reference a waterproofing detail where the canopy structural steel members penetrate the exterior stucco finish of the building. These locations will require installation of GSM saddles to properly seal against water infiltration.	
	Requested By:	4 Omission	
	DSA Prelim approval date:		
10	PCO # 31	<b>ADD</b> <b>ADD/DEDUCT</b>	\$614.00
	Description:	RFI #219 - Chip/Patch Curbs for Urinals	
	Reason:	The specified urinal cannot meet elementary ADA requirements, as the bottom of the fixture would be below finish floor elevation. The proposed alternate will meet elementary ADA requirements, while avoiding conflicts with finish floor. Due to the change in fixtures, the concrete curb must be chipped out and patched back.	
	Requested By:	5 Design Error	
	DSA Prelim approval date:		
11	PCO # 32	<b>ADD</b> <b>ADD/DEDUCT</b>	\$3,019.00
	Description:	RFI #385 - Lettering at Entry	
	Reason:	The Architectural plans refer to the lettering of the school's logo as "Architectural Lettering;" however, there are no instructions regarding the material. Contractor to provide credit for painted lettering, as assumed by the Contractor at the time of bid.	
	Requested By:	4 Omission	
	DSA Prelim approval date:		
12	PCO # 33	<b>DEDUCT</b> <b>ADD/DEDUCT</b>	(\$12,863.00)
	Description:	Supplement #1 - Fire Alarm Credit	
	Reason:	Design error.	
	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

13	PCO # 35	ADD ADD/DEDUCT	\$2,740.00
Description:	RFI #127 - Remove and Replace Existing Thresholds at Buildings A, B & C		
Reason:	Civil drawings indicate to remove and replace existing concrete in areas where existing thresholds are installed. These existing thresholds have a 3/4" profile, which contradicts 1/4" maximum profile as indicated in note #14 on the plans. Architect requests these existing thresholds be removed and replaced.		
Requested By:	4 Omission		
DSA Prelim approval date:			
14	PCO # 36	ADD ADD/DEDUCT	\$1,206.00
Description:	RFI #433 - Boulders at Kindergarten		
Reason:	The contract landscape drawings show conflicting information regarding the quantity of boulders to be installed and instruct the Contractor to relocate existing boulders on site to their new location; however, there are no existing boulders on site.		
Requested By:	5 Design Error		
DSA Prelim approval date:			
15	PCO # 37	ADD ADD/DEDUCT	\$1,117.00
Description:	RFI #255 - Added Furred Wall in Elevator Machine Room		
Reason:	Due to the vaulted ceiling in the elevator machine room, a portion of the room needed to be isolated with a furred wall to maintain the code required head clearance in the room.		
Requested By:	4 Omission		
DSA Prelim approval date:			
16	PCO # 38	ADD ADD/DEDUCT	\$2,552.00
Description:	RFI #262 - Re-rough Plumbing to Adult Height		
Reason:	The plumbing drawings instructed the Contractor to install plumbing fixtures at Elementary height; however the upstairs restrooms are to be used by "upper-graders", which requires adult height fixtures.		
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

17	PCO # 40	ADD ADD/DEDUCT	\$4,911.00
Description:	Supplement #51 - TP/PT Dispenser Changes		
Reason:	Contract drawings did not match District standards.		
Requested By:	5 Design Error		
DSA Prelim approval date:			
18	PCO # 41	ADD ADD/DEDUCT	\$11,917.00
Description:	RFI #129/#130 - Add HVAC Controls		
Reason:	As-built drawings show 6 existing exhaust fans controlled manually via local switch. Architect requested these exhaust fans be added to BMS for start/stop functions and status monitoring. Contract drawings missed a baseboard convactor, which requires typical controls and control valve replacement.		
Requested By:	4 Omission		
DSA Prelim approval date:			
<b>CO #4 (18 PCO's)</b>			
<b>Total:</b>			<b>\$41,222.00</b>



# CHANGE ORDER ROUTING FORM

## Project Information

Project Name	Jefferson New Building Project	Site	Jefferson Elementary 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

## 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	510-234-4200	Policy Expires	08/23/2011				
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 #	06002						

## Term

Date Work Will Begin	01/14/2010	Date Work Will End By (not more than 5 years from start date)	08/1/2010
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## Compensation

Total Contract Amount	\$	Total Contract Not To Exceed	\$10,593,493.00
Pay Rate Per Hour (If Hourly)	\$	If Amendment, Changed Amount	\$ 41,222.00
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	1289901831	6271	\$ 41,222.00
				\$

## 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	10-31-4		
2.	General Counsel, Department of Facilities Planning and Management		Date Approved			
3.	Assistant Superintendent, Facilities Planning and Management		Date Approved			
	President, Board of Education		Date Approved			
4.	Signature		Date Approved			