

LEGISLATIVE FILE

File ID No. 13-2623

Introduction Date 11-20-2013

Enactment No. 13-2466

Enactment Date 11-20-13

By _____

OAKLAND UNIFIED SCHOOL DISTRICT
Office of the Board of Education
November 20, 2013

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. 3 with W.A. Thomas Co., Inc. for Arroyo Viejo CDC in an amount of \$26,678.00 increasing the current contract from \$2,725,416.00 to \$2,752,094.00.

ACTION REQUESTED

Authorize the President and Secretary of the Board to enter into and execute Change Order No. 3 on behalf of the District with W.A. Thomas Co., Inc. for additional work due to District requested improvements and DSA or Agency requested changes to Arroyo Viejo CDC in the amount not to exceed \$26,678.00, increasing the current contract amount from \$2,725,416.00 to \$2,752,094.00.

BACKGROUND

The scope of work for the original contract was to provide modernization construction services for the **Arroyo Viejo CDC**. 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 0.93% of original contract sum, have been categorized as to source. Percentage figures relate amount of change (by source), to the original contract sum of \$2,855,000.00.

	Amount \$	Percent %
Design Omission		
<i>(Preliminary Change Order Nos. 19,21, 27, 29 and 31)</i>	\$26,678.00	0.93%
TOTAL	\$26,678.00	0.93%

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:	\$2,855,000.00
Sum of previously approved Change Orders:	<u>(\$129,584.00)</u>
Contract sum prior to this Change Order:	\$2,725,416.00
Cost of current Change Order No. 3	\$ 26,678.00
New Contract Sum:	\$2,752,094.00
Current Change Order(s) as % of contract	0.93%
Contract completion date as of this Change Order No. 3	

RECOMMENDATION

Authorize the President and Secretary of the Board to enter into and execute Change Order No. 3 on behalf of the District with W.A. Thomas Co., Inc. for additional work due to District requested improvements and DSA or Agency requested changes to Arroyo Viejo CDC in the amount not to exceed \$26,678.00, increasing the current contract amount from \$2,725,416.00 to \$2,752,094.00.

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 County School Facilities Fund. The scope of work is included in the Board of Education approved total budget for the Arroyo Viejo CDC. The total budget for this project is \$2,752,094.00.

ATTACHMENT

Change Order No. 3 which includes: Arroyo Viejo CDC PCO (Preliminary Change Order) Number: 19,21, 27, 29 and 31

Key Codes: 8029003832-6271

OAKLAND UNIFIED SCHOOL DISTRICT

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

CHANGE ORDER NO. 03

V1050704

PROJECT: Arroyo Viejo CDC
Renovation of Building

DATE: 5/2/2013

OWNER: Oakland Unified School District

DSA FILE NO.: 01

CONTRACTOR: W.A. Thomas Co., Inc.
2356 Pacheco Blvd.
Martinez, CA 94553

DSA APP NO.: 111438

OUSD PROJECT#: 07024

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	\$2,855,000.00
Net Change by previously authorized Change Orders	(\$129,584.00)
The Contract sum prior to this change order	\$2,725,416.00
The Contract sum will be increased/decreased	\$26,678.00
The New Contract Sum including the Change Order will be	\$2,752,094.00
Change Order percentage of base contract	0.93%
The Contract is changed by (0) Zero Calendar Days	0 days
Contract completion date as of this Change Order therefore is:	3/15/2013

 David Kakishiba
 President, Board of Education

Summary reference attached items : 19 21 27 29 31
 Secretary, Board of Education: 6/3/13
 Bond Program Director _____ Date _____

<p>Approved: Architect of Record</p> <div style="text-align: center;"> </div> <p>Signature: _____ Date: 5-17-13</p>	<p>Approved: General Contractor</p> <p style="text-align: center;"> _____ Signature </p> <p>Date: 5/17/13</p>	<p>Approved: OUSD</p> <p style="text-align: center;"> _____ Director of Facilities Signature </p> <p>Date: 5/6/13</p> <p style="text-align: center;"> _____ Asst. Superintendent Signature </p> <p>Date: _____</p>
<p>Approved: Electrical or Structural Engineer</p> <p>Signature: _____</p> <p>File ID Number: 13-2623 Introduction Date: 11-20-13 Enactment Number: 13-2466 Enactment Date: 11-20-13</p>	<p>Approved: Mechanical Engineer</p> <p style="text-align: center;"> _____ Signature </p> <p>Date: _____</p> <div style="text-align: center; border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;"> OAKLAND, CA 94601 955 HIGH STREET 2013 APR 25 PM 10 13 ACCOUNTING DEPARTMENT </div>	<p>Approved: Division of the State Architect</p> <div style="text-align: center; border: 2px solid red; padding: 10px; font-size: 2em; font-weight: bold; color: red;"> RECEIVED </div> <p style="text-align: center; color: red; font-size: 1.5em;">6-4-2013</p> <p>Signature: _____</p> <p>Date: _____</p>

8029003832-6271

Fund 35
RES 7710

OAKLAND UNIFIED SCHOOL DISTRICT

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

SUMMARY OF CHANGE ORDER NO. 03

PROJECT: Arroyo Viejo CDC
Renovation of Building

OWNER: Oakland Unified School District

CONTRACTOR: W.A. Thomas Co., Inc.
2356 Pacheco Blvd.
Martinez, CA 94553

DATE: 4/26/2013

DSA FILE NO.: 01
DSA APP NO.: 111438
OUSD PROJECT#: 07024
PROJECT MGR.: E Scheuermann

1	PCO # 19	ADD ADD/DEDUCT	\$1,813.00
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Description: Fire rated wall-head detail.
Reason: Drawings did not include the necessary fire-safing details.
Requested By: 4 Omission
DSA Prelim approval date:

2	PCO # 21	ADD ADD/DEDUCT	\$514.00
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Description: Provide sink faucet.
Reason: The drawings did not specify a faucet for the specified sink.
Requested By: 4 Omission
DSA Prelim approval date:

3	PCO # 27	ADD ADD/DEDUCT	\$21,800.00
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Description: Additional AC Paving.
Reason: Handicap parking as shown in the contract documents did address allowable ADA grade requirements.
Requested By: 4 Omission
DSA Prelim approval date:

4	PCO # 29	ADD ADD/DEDUCT	\$1,497.00
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Description: Install cast iron cleanout tees at rainwater to storm drain.
Reason: Contract drawings did not include cast iron cleanout tees.
Requested By: 4 Omission
DSA Prelim approval date:

OAKLAND UNIFIED SCHOOL DISTRICT

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

5	PCO # 31	ADD ADD/DEDUCT	\$1,054.00
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Description: Install SS wire cables on trash enclosure for landscape vines.
Reason: Contract drawings did not include cables for the vines to attach to and grow.
Requested By: 4 Omission
DSA Prelim approval date:

CO #3 (5 PCO's)
Total: \$26,678.00

OAKLAND UNIFIED SCHOOL DISTRICT

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

PRELIMINARY CHANGE ORDER NO. 19

PROJECT: **Arroyo Viejo CDC
Renovation of Building**

DATE: **4/12/2013**

DSA FILE: **01**

CONTRACTOR: **W.A. Thomas Co., Inc.**

DSA APP: **111438**

PROJECT MGR: **Eric Scheuermann**

OUSD PROJ: **07024**

You are hereby directed to make the indicated change 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:

Installation of mineral wool fire safing between the top of the wall and roof deck.

CODE: 4 Omission

REASON:

Drawings did not include the necessary fire-safing details.

ATTACHMENTS: WATCO CE#17077, ASI #34.

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

Amount of Change: ADD DEDUCT Final Price: **\$1,813-**
 Lump Sum Time / Materials Not To Exceed Date: **4/12/13**

Contractor to proceed with work described herein, cost not to exceed \$1,813; final cost to be determined after review and negotiation.

Time Extension: calendar days

INITIATED BY:

REVIEWED BY:

REVIEWED BY:

ACKNOWLEDGED BY:

MS 4.30.13 Eric Scheuermann 4/12/13 John Smith 5/1/13 John Smith 4/30/13
Architect of Record Date Project Manager Date Bond prog. Director Date Contractor Date

OAKLAND UNIFIED SCHOOL DISTRICT APPROVAL

Director of Facilities

Date

Assistant Superintendent

Date

OAKLAND UNIFIED SCHOOL DISTRICT

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

PRELIMINARY CHANGE ORDER NO. 21

PROJECT: Arroyo Viejo CDC
Renovation of Building

DATE: 2/8/2013

CONTRACTOR: W.A. Thomas Co., Inc.

DSA FILE: 01

PROJECT MGR: Eric Scheuermann

DSA APP: 111438

OUSD PROJ: 07024

DESCRIPTION:

Provide a faucet for sink SS-1 in custodian room 117, per RFI #175.

CODE: 4 Omission

REASON:

The drawings did not specify a faucet for the specified sink.

ATTACHMENTS: WATCO CE #17094, RFI #175.

Amount of Change:

ADD

DEDUCT

Final Price: \$514-

Lump Sum

Time / Materials Not To Exceed

Date: 4/29/13

Contractor to proceed with work described herein, cost not to exceed \$514; final cost to be determined after review and negotiation.

Time Extension: calendar days

INITIATED BY:

REVIEWED BY:

REVIEWED BY:

ACKNOWLEDGED BY:

Alex
Architect of Record

4.30.13
Date

Eric Scheuermann
Project Manager

4/29/13
Date

[Signature]
Bond prog. Director

5/3/13
Date

[Signature]
Contractor

4/27/13
Date

OAKLAND UNIFIED SCHOOL DISTRICT APPROVAL

[Signature]
Director of Facilities

5/1/13
Date

[Signature]
Assistant Superintendent

Date

OAKLAND UNIFIED SCHOOL DISTRICT

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

PRELIMINARY CHANGE ORDER NO. 27

PROJECT: **Arroyo Viejo CDC**
Renovation of Building

DATE: **3/8/2013**

CONTRACTOR: **W.A. Thomas Co., Inc.**

DSA FILE: **01**

PROJECT MGR: **Eric Scheuermann**

DSA APP: **111438**

OUSD PROJ: **07024**

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:

Remove and replace additional AC paving at parking lot and property line in order to meet ADA access requirements, per ASI #44.

CODE: 4 Omission

REASON:

Handicap parking as shown in the contract documents did address allowable ADA grade requirements.

ATTACHMENTS: WATCO CE #17104.1, ASI #44.

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

Amount of Change: ADD DEDUCT Final Price: **\$21,800 -**

Lump Sum Time / Materials Not To Exceed

Date: **3/8/13**

Contractor to proceed with work described herein, cost not to exceed \$21,800; final cost to be determined after review and negotiation.

Time Extension: calendar days

INITIATED BY:

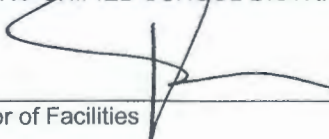
REVIEWED BY:

REVIEWED BY:

ACKNOWLEDGED BY:

 3/14/13  3/8/13  4/15/13  3/14/13
Architect of Record Date Project Manager Date Bond prog. Director Date Contractor Date

OAKLAND UNIFIED SCHOOL DISTRICT APPROVAL

 3/8/13
Director of Facilities Date


Assistant Superintendent Date

OAKLAND UNIFIED SCHOOL DISTRICT

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

PRELIMINARY CHANGE ORDER NO. 29

PROJECT: Arroyo Viejo CDC
Renovation of Building

DATE: 4/17/2013

DSA FILE: 01

CONTRACTOR: W.A. Thomas Co., Inc.

DSA APP: 111438

PROJECT MGR: Eric Scheuermann

OUSD PROJ: 07024

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 charges 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 cast iron cleanout tees at rainwater to storm drain connection, per ASI #38.

CODE: 4 Omission

REASON:

Contract drawings did not include cast iron cleanout tees.

ATTACHMENTS: WATCO CE #17082, ASI #38.

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

Amount of Change: [checked] ADD [] DEDUCT Final Price: \$1,497-
[checked] Lump Sum [] Time / Materials Not To Exceed Date: 4/17/13

[] Contractor to proceed with work described herein, cost not to exceed \$1,497; final cost to be determined after review and negotiation.

Time Extension: calendar days

INITIATED BY: [Signature] 4-30-13 Architect of Record
REVIEWED BY: Eric Scheuermann 4/17/13 Project Manager
REVIEWED BY: [Signature] 5/3/13 Bond prog. Director
ACKNOWLEDGED BY: [Signature] 4/30/13 Contractor

OAKLAND UNIFIED SCHOOL DISTRICT APPROVAL

[Signature] 4/17/13
Director of Facilities Date

[Signature]
Assistant Superintendent Date

OAKLAND UNIFIED SCHOOL DISTRICT

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

PRELIMINARY CHANGE ORDER NO. 31

PROJECT: **Arroyo Viejo CDC
Renovation of Building**

DATE: **4/17/2013**

CONTRACTOR: **W.A. Thomas Co., Inc.**

DSA FILE: **01**

PROJECT MGR: **Eric Scheuermann**

DSA APP: **111438**

OUSD PROJ: **07024**

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 SS wire cables on each side of CMU trash enclosure to train landscape vines. Prune and remove balance of tree debris from fence line. Verbally directed by Landscape Architect.

CODE: 4 Omission

REASON:

Contract drawings did not include cables for the vines to attach to and grow.

ATTACHMENTS: WATCO CE #17115

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

Amount of Change: ADD DEDUCT Final Price: **\$1,054-**
 Lump Sum Time / Materials Not To Exceed Date: **4/17/13**

Contractor to proceed with work described herein, cost not to exceed \$1,054; final cost to be determined after review and negotiation.

Time Extension: calendar days

INITIATED BY:

REVIEWED BY:

REVIEWED BY:

ACKNOWLEDGED BY:

 4-30-13  4/17/13  5/3/13  4/30/13
Architect of Record Date Project Manager Date Bond prog. Director Date Contractor Date

OAKLAND UNIFIED SCHOOL DISTRICT APPROVAL

Director of Facilities

Date

Assistant Superintendent

Date

**Oakland Unified School District
Department of Facilities Planning & Management**

REQUEST FOR SIGNATURE

To:



Tadashi Nakadegawa, Director of Facilities

Timothy E. White, Assistant Superintendent

From:

Eric Scheuermann

Date:

Thursday, May 02, 2013

Project & No. Arroyo Viejo CDC – 070024

Type of Document: Change Order #3 – W. A. Thomas

Reason for Request: Allows payment for additional work.

Project Manager Recommendation:

Please process ASAP. Thank you.

CHANGE ORDER ROUTING FORM

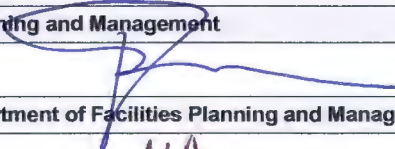
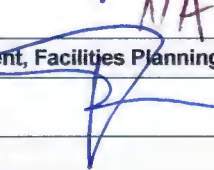
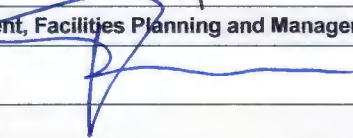
Project Information			
Project Name	Arroyo Viejo CDC Renovation	Site	802
Basic Directions			
Services cannot be provided until the contract is fully approved and a Purchase Order has been issued.			
Attachment Checklist	<input type="checkbox"/> Proof of general liability insurance, including certificates 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	W.A. Thomas Company, Inc.	Agency's Contact	James Smith				
OUSD Vendor ID #	V050704	Title	Project Manager				
Street Address	2356 Pacheco Blvd.	City	Martinez	State	CA	Zip	94553
Telephone	925-228-9600	Policy Expires					
Contractor History	Previously been an OUSD contractor? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Worked as an OUSD employee? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
OUSD Project #	07034						

Term			
Date Work Will Begin	3-15-2012	Date Work Will End By <small>(not more than 5 years from start date)</small>	3-14-2013

Compensation			
Total Contract Amount	\$	Total Contract Not To Exceed	\$2,752,094.00
Pay Rate Per Hour (If Hourly)	\$	If Amendment, Changed Amount	\$ 26,678.00
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 #	Funding Source	Org Key	Object Code	Amount
0000	General Fund	8029303801	6271	\$26,678.00

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	10/31/13	
2.	General Counsel, Department of Facilities Planning and Management			
	Signature 	Date Approved		
3.	Associate Superintendent, Facilities Planning and Management			
	Signature 	Date Approved	10/31/13	
4.	Deputy Superintendent			
		Date Approved		
5.	President, Board of Education			
		Date Approved		