

LEGISLATIVE FILE

File ID No. 13-2654
Introduction Date 11-20-2013
Enactment No. 13-2467
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. 1 with W.A. Thomas Co., Inc. for Arroyo Viejo CDC in an amount of (\$142,087.00) decreasing the current contract from \$2,855,000.00 to \$2,712,913.00.

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 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 (\$142,087.00), decreasing the current contract amount from \$2,855,000.00 to \$2,712,913.00.

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 Measure A.

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 -4.98% 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 %
Changes Due to Owner Requested Change		
<i>(Preliminary Change Order No. 4)</i>	(\$153,450.00)	-5.37%
Design Error		
<i>(Preliminary Change Order Nos. 2 and 3)</i>	\$6,882.00	0.24%
Design Omission		
<i>(Preliminary Change Order Nos. 1, 5 and 7)</i>	\$4,461.00	0.15%
TOTAL	(\$142,087.00)	-4.98%

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:	\$ 0
Contract sum prior to this Change Order:	\$2,855,000.00
Cost of current Change Order No. 1	(\$142,087.00)
New Contract Sum:	\$2,712,913.00
Current Change Order(s) as % of contract	-4.98%
Contract completion date as of this Change Order No. 1	No Change

RECOMMENDATION

Authorize the President and Secretary of the Board to enter into and execute Change Order No. 1 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 (\$142,087.00), decreasing the current contract amount from \$2,855,000.00 to \$2,712,913.00.

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 ~~Measure A~~ *General 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 \$2,712,913.00.

ATTACHMENT

Change Order No. 1 which includes: Arroyo Viejo CDC PCO (Preliminary Change Order) Number: 1,2,3,4,5,7

Key Codes: 8029303801-6271

OAKLAND UNIFIED SCHOOL DISTRICT

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

V050704

CHANGE ORDER NO. 01

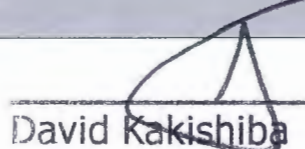
PROJECT: Arroyo Viejo CDC Renovation of Building	DATE: 10/24/2012
OWNER: Oakland Unified School District	DSA FILE NO.: 01
CONTRACTOR: W.A. Thomas Co., Inc. 2356 Pacheco Blvd. Martinez, CA 94553	DSA APP NO.: 111438 OUSD PROJECT#: 07024 PROJECT MGR.: E Scheuermann

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.

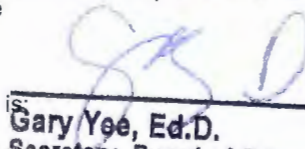
Original Contract Sum	\$2,855,000.00
Net Change by previously authorized Change Orders	
The Contract sum prior to this change order	
The Contract sum will be increased/decreased	(\$142,087.00)
The New Contract Sum including the Change Order will be	\$2,712,913.00
Change Order percentage of base contract	-4.98%
The Contract is changed by (0) Zero Calendar Days	0 days
Contract completion date as of this Change Order therefore is:	3/15/2013

Summary reference attached items : 1 2 3 4 5 7

11-21-13



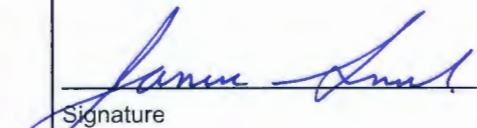
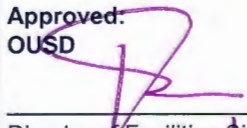
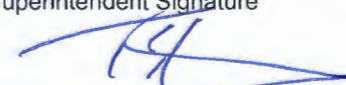

David Kakishiba
 President, Board of Education

11-21-13


Gary Yee, Ed.D.
 Secretary, Board of Education

11/24/12

Review
 Bond Program Director Date

Approved: Architect of Record   Signature: _____ Date: 10/24/12	Approved: General Contractor  Signature: _____ Date: 10/25/12	Approved: OUSD  Director of Facilities Signature Date: 11/29/12 Asst. Superintendent Signature  Date: _____
Approved: Electrical or Structural Engineer Signature: _____	Approved: Mechanical Engineer Signature: _____ Date: _____	Approved: Division of the State Architect Signature: _____ Date: 11-6-2012 <div style="text-align: center; color: red; font-weight: bold; font-size: 24px; border: 2px solid red; padding: 5px; display: inline-block;">RECEIVED</div>

File ID Number: 13-2654
 Introduction Date: 11-20-13
 Enactment Number: 13-2467
 Enactment Date: 11-20-13
 By: _____

8029303801-6271

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:	Arroyo Viejo CDC Renovation of Building	DATE:	10/24/2012
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

1	PCO # 1	ADD	\$2,112.00
		ADD/DEDUCT	

Description: Rebar detail for interrupted footing.
Reason: Contract drawings did not show detail for construction at the intersection new footing and existing footing.
Requested By: 4 Omission
DSA Prelim approval date:

2	PCO # 2	ADD	\$2,210.00
		ADD/DEDUCT	

Description: Field weld steel buckets to columns (B Line).
Reason: The design as shown in the contract documents indicated the buckets were be shop welded and not field welded. Shop welding of the buckets would not allow installation of steel columns.
Requested By: 5 Design Error
DSA Prelim approval date:

3	PCO # 3	ADD	\$4,672.00
		ADD/DEDUCT	

Description: Field weld columns along line A - 5 locations.
Reason: The design as shown in the contract documents had conflict between the footing reinforcing and the structural steel columns which required field welding of the columns.
Requested By: 5 Design Error
DSA Prelim approval date:

4	PCO # 4	DEDUCT	(\$153,450.00)
		ADD/DEDUCT	

Description: Delete all work associated with Additive Alternate #1.
Reason: There are not enough funds available in the project budget for Additive Alternate #1 work.
Requested By: 2 Owner Requested Change
DSA Prelim approval date:

OAKLAND UNIFIED SCHOOL DISTRICT

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

5	PCO # 5	ADD ADD/DEDUCT	\$703.00
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Description: Field weld steel buckets to columns (C Line).
Reason: The design as shown in the contract documents require the addition of a new 6 x 8 header. Associated work changes the buckets from shop welded to field welded.
Requested By: 4 Omission
DSA Prelim approval date:

6	PCO # 7	ADD ADD/DEDUCT	\$1,666.00
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Description: Locate unmarked fire water service and remove fire riser to 6" below grade per RFI #8.
Reason: Contract drawings did not show or reference existing fire water service or riser.
Requested By: 4 Omission
DSA Prelim approval date:

CO #1 (6 PCO's)
Total: (\$142,087.00)

OAKLAND UNIFIED SCHOOL DISTRICT

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

PRELIMINARY CHANGE ORDER NO. 1

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

DATE: 5/31/2012

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

DSA FILE:

PROJECT MGR **Eric Scheuermann**

DSA APP: **01-111438**

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:

Rebar detail for interrupted footing.

CODE: 4 Omission

REASON:

Contract drawings did not show detail for construction at the intersection new footing and existing footing.

ATTACHMENTS: Contractor's proposal #17023.1, RFI #36


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

Amount of Change: ADD DEDUCT Final Price: **\$2,112 -**
 Lump Sum Time / Materials Not To Exceed Date: **6/7/12**

Contractor to proceed with work described herein, cost not to exceed \$2,112; final cost to be determined after review and negotiation.

Time Extension: calendar days

INITIATED BY:


Architect of Record Date: **6/7/12**


REVIEWED BY:


Project Manager Date: **6/7/12**

ACKNOWLEDGED BY:


Contractor Date: **6/7/12**

OAKLAND UNIFIED SCHOOL DISTRICT APPROVAL


Director of Facilities Date: **6/14/12**


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. 2

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

DATE: **7/3/2012**

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:

Field weld steel buckets to columns (B Line).

CODE: 5 Design Error

REASON:

The design as shown in the contract documents indicated the buckets were be shop welded and not field welded. Shop welding of the buckets would not allow installation of steel columns.

ATTACHMENTS: Contractor's proposal #17030, RFI #30


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

Amount of Change: ADD DEDUCT Final Price: \$2,201-
 Lump Sum Time / Materials Not To Exceed Date: 7/11/12

Contractor to proceed with work described herein, cost not to exceed \$2,210; final cost to be determined after review and negotiation.

Time Extension: calendar days


INITIATED BY:


Architect of Record 7/19/12
Date

REVIEWED BY:


Project Manager 7/11/12
Date

ACKNOWLEDGED BY:


Contractor 7/19/12
Date

OAKLAND UNIFIED SCHOOL DISTRICT APPROVAL


Director of Facilities 7/19/12
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. 3

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

DATE: **8/1/2012**

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:

Field weld columns along line A - 5 locations.

CODE: 5 Design Error

REASON:

The design as shown in the contract documents had conflict between the footing reinforcing and the structural steel columns which required field welding of the columns.

ATTACHMENTS: Contractor's proposal #17041.1, #17041, RFI #61

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

Amount of Change: ADD DEDUCT Final Price: **\$4,672-**

Lump Sum Time / Materials Not To Exceed

Date: **9/27/12**

Contractor to proceed with work described herein, cost not to exceed \$4,672; final cost to be determined after review and negotiation.


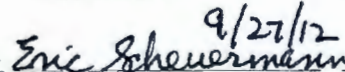
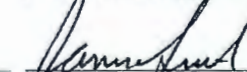
Time Extension: calendar days

INITIATED BY:

REVIEWED BY:


REVIEWED BY:

ACKNOWLEDGED BY:

 **9/27/12**  **9/27/12**  **9-27-12**
Architect of Record Date Project Manager Date Bond prog. Director Date Contractor Date

OAKLAND UNIFIED SCHOOL DISTRICT APPROVAL

 **10/10/12**
Director of Facilities Date

 **10/10/12**
Assistant Superintendent Date
Tim White

OAKLAND UNIFIED SCHOOL DISTRICT

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

PRELIMINARY CHANGE ORDER NO. 4

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

DATE: **7/5/2012**

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 changes 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:

Delete all work associated with Additive Alternate #1.

CODE: 2 Owner Requested Change

REASON:

There are not enough funds available in the project budget for Additive Alternate #1 work.

ATTACHMENTS: Contractor's proposal #17002, ASI #3

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

Amount of Change:

ADD

DEDUCT

Final Price: **(~~\$153,450~~)**

Lump Sum

Time / Materials Not To Exceed

Date: **7/11/12**

Contractor to proceed with work described herein, cost not to exceed (\$153,450); final cost to be determined after review and negotiation.

Time Extension: calendar days

INITIATED BY:

REVIEWED BY:

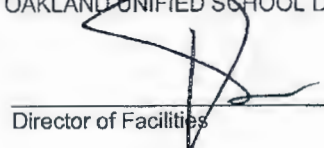
ACKNOWLEDGED BY:


Architect of Record 7/19/12
Date


Project Manager 7/11/12
Date


Contractor 7/19/12
Date

OAKLAND UNIFIED SCHOOL DISTRICT APPROVAL


Director of Facilities 7/13/12
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. 5

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

DATE: **7/6/2012**

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:

Field weld steel buckets to columns (C Line).

CODE: 4 Omission

REASON:

The design as shown in the contract documents require the addition of a new 6 x 8 header. Associated work changes the buckets from shop welded to field welded.

ATTACHMENTS: Contractor's proposal #17022, RFI #34

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

Amount of Change: ADD DEDUCT Final Price: \$703-
 Lump Sum Time / Materials Not To Exceed Date: 7/11/12

Contractor to proceed with work described herein, cost not to exceed \$703; final cost to be determined after review and negotiation.

Time Extension: calendar days

INITIATED BY:

REVIEWED BY:


ACKNOWLEDGED BY:


Architect of Record Date 7/15/12


Project Manager Date 7/11/12


Contractor Date 7/19/12

OAKLAND UNIFIED SCHOOL DISTRICT APPROVAL


Director of Facilities Date 7/13/12


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. 7

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

DATE: **7/23/2012**

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:

Locate unmarked fire water service and remove fire riser to 6" below grade per RFI #8.

CODE: 4 Omission

REASON:

Contract drawings did not show or reference existing fire water service or riser.



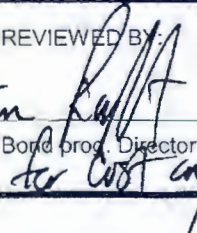

ATTACHMENTS: Contractor's proposal #17008, RFI #8

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

Amount of Change: ADD DEDUCT Final Price: \$1,666-
 Lump Sum Time / Materials Not To Exceed Date: 9/6/12

Contractor to proceed with work described herein, cost not to exceed \$1,666; final cost to be determined after review and negotiation.

Time Extension: calendar days

INITIATED BY:	REVIEWED BY:	REVIEWED BY:	ACKNOWLEDGED BY:
 9/6/12	 9/6/12	 for cost corp	 9/6/12
Architect of Record Date	Project Manager Date	Board prog. Director Date	Contractor Date

OAKLAND UNIFIED SCHOOL DISTRICT APPROVAL

 9/25/12
Director of Facilities Date


Assistant Superintendent Date

Oakland Unified School District

Facilities Planning and Management
955 High Street
Oakland, CA 94601
(510) 879-8385
(510) 879-1860



LETTER OF TRANSMITTAL

Date:	Wednesday, October 25, 2012
To:	Joe Cavanagh
Address:	OUSD/SGI
Project:	Arroyo Viejo CDC Renovation - #07024
Regarding:	W. A. Thomas

- VIA
- Messenger/Hand Delivered
 - Blue printer
 - US Mail
 - Inter-District Mail
 - Overnight Express
 - Facsimile
 - Pick-Up

ENCLOSED: Herewith Under Separate Cover:

- | | | |
|---|--|---------------------------------------|
| <input type="checkbox"/> Correspondence | <input type="checkbox"/> Submittals | <input type="checkbox"/> Change Order |
| <input type="checkbox"/> Specifications | <input type="checkbox"/> Shop Drawings | <input type="checkbox"/> Plans |
| <input type="checkbox"/> Originals | <input type="checkbox"/> Prints | <input type="checkbox"/> Other |
| | <input type="checkbox"/> Document Copy (ies) | |

Copies	Date	Description
5	10/24/12	Change Order #1 – W. A. Thomas

TRANSMITTED As Checked Below:

- | | | |
|---|---|---|
| <input type="checkbox"/> For approval | <input type="checkbox"/> Approved as submitted | <input type="checkbox"/> For your files |
| <input type="checkbox"/> For your use | <input type="checkbox"/> Approved as noted | <input type="checkbox"/> For review and comment |
| <input type="checkbox"/> As requested | <input type="checkbox"/> Disapproved | <input type="checkbox"/> Returned for corrections |
| <input type="checkbox"/> For approval and return to this office | <input type="checkbox"/> On loan for bids due _____, 2006 | <input type="checkbox"/> For use on job |
| | | <input type="checkbox"/> Design |
| | | <input type="checkbox"/> Construction |

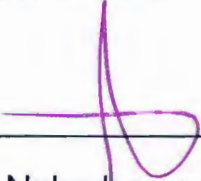
REMARKS: _____

TRANSMITTED BY: *E.S.*
Eric Scheuermann

**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:

Friday, October 26, 2012

Project & No. Arroyo Viejo CDC – 07024

Type of Document: Change Order #1 – W.A. Thomas

Reason for Request: Authorizes change in contract amount.

Project Manager Recommendation:

Please process ASAP. Thank you.



CHANGE ORDER ROUTING FORM

Project Information

Project Name	Arroyo Viejo CDC Renovation	Site	802
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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	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
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
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Compensation

Total Contract Amount	\$	Total Contract Not To Exceed	\$2,712,913.00
Pay Rate Per Hour (if Hourly)	\$	If Amendment, Changed Amount	(\$ 142,087.00)
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 #	Funding Source	Org Key	Object Code	Amount
0000	General Fund	8029303801	6271	(\$142,087.00)

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	Phone	510-535-7038	Fax	510-535-7082
1.	Director, Facilities Planning and Management				
	Signature			Date Approved	10/31/11
2.	General Counsel, Department of Facilities Planning and Management				
	Signature	NA		Date Approved	
3.	Associate Superintendent, Facilities Planning and Management				
	Signature			Date Approved	10/31/11
	Deputy Superintendent				
4.				Date Approved	
	President, Board of Education				
5.				Date Approved	