

LEGISLATIVE FILE

File ID No. 14-0835
Introduction Date 5-14-2014
Enactment No. 14-0798
Enactment Date 5/14/14
By [Signature]

OAKLAND UNIFIED SCHOOL DISTRICT
Office of the Board of Education
May 14, 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. 3 with ADCO/Turner/Alten JV for Havenscourt New Cafeteria & Classroom Building Project in an amount of \$96,172.00 increasing the current contract from \$11,571,724.00 to \$11,667,896.00.

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 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 \$96,172.00, increasing the current contract amount from \$11,571,724.00 to \$11,667,896.00.

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 0.32% 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. 17, 22, 28, 32 and 41)</i>	\$57,697.00	0.02%
Changes Due to Owner Requested Change		
<i>(Preliminary Change Order Nos. 21, 25, 30, 33, and 39)</i>	\$12,069.00	0.01%

DSA or Agency Requested Change (Preliminary Change Order No. 40)	\$757.00	0.01%
Design Omission (Preliminary Change Order No. 14, 31, 35, 36, and 37)	\$20,066.00	0.02%
Design Error (Preliminary Change Order No. 34)	\$5,583.00	
TOTAL	\$96,172.00	0.06%

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>\$107,068.00</u>
Contract sum prior to this Change Order:	\$11,571,724.00
Cost of current Change Order No. 3	<u>\$96,172.00</u>
New Contract Sum:	\$11,667,896.00
Current Change Order(s) as % of contract	0.84%
Contract completion date as of this No Change	8/29/2013

RECOMMENDATION

Authorize the President and Secretary of the Board to enter into and execute Change Order No. 3 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 \$96,172.00, increasing the current contract amount from \$11,571,724.00 to \$11,667,896.00.

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 \$11,667,896.00.

ATTACHMENT

Change Order No. 3 which includes: Havenscourt New Cafeteria & Classroom Building Project. PCO (Preliminary Change Order) Number: 14, 17, 21, 22, 25, 28, 30, 31, 32, 33, 34, 35, 36, 37, 39, 40 and 41.

Key Codes: 2079003835-6271

OAKLAND UNIFIED SCHOOL DISTRICT

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

V060279

CHANGE ORDER NO. 03

PROJECT: Havenscourt
New Cafeteria & Classroom Building

DATE: 11/12/2013

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	\$107,068.00
The Contract sum prior to this change order	\$11,571,724.00
The Contract sum will be increased/descreased	\$96,172.00
The New Contract Sum including the Change Order will be	\$11,667,896.00
Change Order percentage of base contract	0.84%
The Contract is changed by (0) Zero Calendar Days	0 days
Contract completion date as of this Change Order therefore is:	8/29/2013

Summary reference attached items : 14 17 21 22 25 28 30 31
32 33 34 35 36 37 39 40
41

Reviewed by: 12/3/13
Bond/Program Director Date

<p>Approved: Architect of Record</p> <div style="text-align: center;"> </div> <p>Signature: </p> <p>Date: 12/3/13</p> <p>David Kakishiba President, Board of Education</p>	<p>Approved: General Contractor</p> <p>Signature: </p> <p>Date: 12-3-13</p>	<p>Approved: OUSD</p> <p>Director of Facilities Signature: </p> <p>Date: 12/10/13</p> <p>Asst. Superintendent Signature: </p> <p>Date:</p>
<p>Approved: Electrical or Structural Engineer</p> <p>Gary Yee, Ed.D. Secretary, Board of Education</p> <p>Signature: _____</p> <p>Date: _____</p>	<p>Approved: Mechanical Engineer</p> <p>Signature: </p> <p>Date: 5/15/14</p>	<div style="text-align: center; border: 2px solid red; padding: 5px; font-weight: bold; font-size: 1.5em; color: red;">RECEIVED</div> <p style="color: red; font-size: 1.2em; font-family: cursive;">1-27-2014</p> <p>Signature: _____</p> <p>Date: _____</p> <p style="text-align: right; font-size: 0.8em;">FACILITIES PLANNING & MGMT ACCOUNTING DEPARTMENT DEC 20 2013 AM 8:09</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. 03

PROJECT: Havenscourt
New Cafeteria & Classroom Building

OWNER: Oakland Unified School District

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

DATE: 11/12/2013

DSA FILE NO.: 1-29
DSA APP NO.: 01-111714
OUSD PROJECT#: 07030
PROJECT MGR.: ic Scheuermann

1 PCO # 14 ADD \$6,194.00
ADD/DEDUCT

Description: Water station power circuit and bench relocation.
Reason: Contract documents did not include necessary power for water station.
Requested By: 4 Omission *ASI # 36*
DSA Prelim approval date:

2 PCO # 17 ADD \$24,720.00
ADD/DEDUCT

Description: Demo, grade, and replace asphalt in lieu of grinding.
Reason: Existing asphalt common spaces was showing signs of excessive cracking and failure.
Requested By: 1 Unforeseen Conditions *RFI # 292*
DSA Prelim approval date:

3 PCO # 21 ADD \$14,970.00
ADD/DEDUCT

Description: Added driveway AC scope.
Reason: Value of engineering change order.
Requested By: 2 Owner Requested Change
DSA Prelim approval date:

4 PCO # 22 ADD \$3,209.00
ADD/DEDUCT

Description: Additional grading & compaction at aqueduct.
Reason: Special treatment needed to avoid damaging unforeseen wooden aqueduct.
Requested By: 1 Unforeseen Conditions *RFI # 293*
DSA Prelim approval date:

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5 PCO # 25 DEDUCT (\$7,288.00)
ADD/DEDUCT

Description: Credit for non-removal of portables.

Reason: Owner requested.

Requested By: 2 Owner Requested Change

DSA Prelim approval date: ASI # 48 DSA approved 6/5/13

6 PCO # 28 ADD \$26,623.00
ADD/DEDUCT

Description: Soil replacement.

Reason: High Ph levels were found in areas that had not been priorly tested.

Requested By: 1 Unforeseen Conditions

DSA Prelim approval date: RFI # 318

7 PCO # 30 DEDUCT (\$1,507.00)
ADD/DEDUCT

Description: Credit for surface mounted speaker boxes.

Reason: Owner requested the alternative installation method.

Requested By: 2 Owner Requested Change

DSA Prelim approval date: RFI # 287

8 PCO # 31 ADD \$4,136.00
ADD/DEDUCT

Description: Provide panel/shunt for ansul system.

Reason: Contract documents did not provide necessary space in main panel.

Requested By: 4 Omission

DSA Prelim approval date: RFI # 313.1

9 PCO # 32 ADD \$1,182.00
ADD/DEDUCT

Description: Provide additional drain at landscape area.

Reason: Contractor observed that the area in question was collecting an excessive amount of water.

Requested By: 1 Unforeseen Conditions

DSA Prelim approval date: ASI # 62

OAKLAND UNIFIED SCHOOL DISTRICT

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10	PCO # 33	ADD ADD/DEDUCT	\$1,446.00
Description:	OT for striping work.		
Reason:	Weekend work necessary due to site issues and the school not being able to accommodate work during the week.		
Requested By:	2 Owner Requested Change		
DSA Prelim approval date:			
11	PCO # 34	ADD ADD/DEDUCT	\$5,583.00
Description:	Additional compression struts at metal ceiling.		
Reason:	HVAC ducting and recessed lighting required that the carriers be cut, thus undermining the efficacy of the struts.		
Requested By:	5 Design Error		
DSA Prelim approval date:	<i>DSA approved 8/12/13 RFI # 310</i>		
12	PCO # 35	ADD ADD/DEDUCT	\$4,914.00
Description:	Custom trim for light fixtures.		
Reason:	Trim could not be installed as shown in contract drawings.		
Requested By:	4 Omission		
DSA Prelim approval date:	<i>RFI # 185</i>		
13	PCO # 36	ADD ADD/DEDUCT	\$4,058.00
Description:	Additional plates/clips for attaching ceiling wires.		
Reason:	Contract documents did not have necessary information for the installation.		
Requested By:	4 Omission		
DSA Prelim approval date:	<i>DSA approved 5/28/13 RFI # 275</i>		
14	PCO # 37	ADD ADD/DEDUCT	\$764.00
Description:	Custom 2" cylinders for server doors.		
Reason:	Contract documents did not specify the necessary hardware.		
Requested By:	4 Omission		
DSA Prelim approval date:	<i>RFI # 314</i>		

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15 PCO # 39 ADD \$4,448.00
ADD/DEDUCT

Description: Silver mist acrylic urethane paint at fascia.

Reason: Owner requested change in paint.

Requested By: 2 Owner Requested Change

DSA Prelim approval date:

RFI #288

16 PCO # 40 ADD \$757.00
ADD/DEDUCT

Description: Added stainless steel splashes at sink.

Reason: Contract documents did not include splashes.

Requested By: 3 DSA or Agency Requested Change

DSA Prelim approval date:

17 PCO # 41 ADD \$1,963.00
ADD/DEDUCT

Description: Demo and disposal of existing asphalt.

Reason: Contract documents did not include referenced layer of asphalt.

Requested By: 1 Unforeseen Conditions

DSA Prelim approval date:

RFI #319

CO #3 (17 PCO's)

Total: \$96,172.00

CHANGE ORDER ROUTING FORM

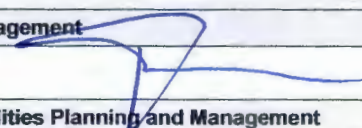
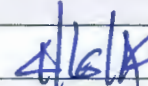
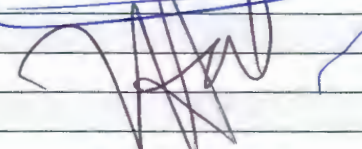

Project Information			
Project Name	Havenscourt New Cafeteria & Classroom Building	Site	207
Basic Directions			
Services cannot be provided until the contract is fully approved and a Purchase Order has been issued.			
Attachment Checklist	<input type="checkbox"/> Proof of general liability insurance, 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 th Street	City	Richmond	State	CA Zip 94801
Telephone	510-253-5337	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 #	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	\$11,667,896.00
Pay Rate Per Hour (If Hourly)	\$	If Amendment, Changed Amount	\$ 96,172.00
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
7710	County School Facilities	2079003835	6271	\$96,172.00

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