

LEGISLATIVE FILE

File ID No. 11-3064

Introduction Date 12-6-2011

Enactment No. 11-2539

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. 5 with Alten Construction, Inc. for Jefferson New Building Project in an amount of \$50,328.00 increasing the current contract from \$10,593,493.00 to 10,643,821.00.

ACTION REQUESTED

Authorize the President and Secretary of the Board to enter into and execute Change Order No. 5 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 \$50,328.00 increasing the current contract from \$10,593,493.00 to \$10,643,821.00.

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 .48% 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 DSA or Agency Requested Change (Preliminary Change Order No. 49)	\$ 3,126.00	0.08%
Changes due to Design Omission (Preliminary Change Order Nos. 44, 45, 47, 50)	\$20,027.00	0.20%
Changes due to Design Error (Preliminary Change Order Nos. 42, 43, 46, 48)	\$27,175.00	0.20%
Total	\$50,328.00	0.48%

DISCUSSION

The work added by this change order includes:

Item No.	Description	Reason	Requested by
PCO 42	RFI #65#199 Fire Line Relocation	Change Due to Design Error Reason: Contract drawings show installation of the new fire riser in conflict with an existing gas main.	Architect
PCO 43	Provide 1" steel plate all around elevator rail support post at 4' on center per RFI #277.	Change Due to Design Error Reason: Structural and architectural drawings show the steel column installed for the elevator rails centered in the 2x6 wall. The wall is also set back 5/8" from edge of pit to allow for drywall. In order for weld supports for the rail it will be necessary to weld a 1" thick plate to the column to adjust for proper clearance.	Architect
PCO 44	Furnish and install added C-channel opening support per RFI #254.	Change Due to Design Omission Reason: There was no structural support indicated for the EF 2 in the elevator machine room.	Architect
PCO 45	Supplement #24 Add Acoustical Ceiling in Library	Change Due to Design Omission Reason: Ceiling was required to conceal fire sprinkler piping.	Architect
PCO 46	RFI #228 – Provide Wiring for HVAC Shutdowns	Change due to Design Error Reason: Fire code requires shutdown of existing HVAC units.	Architect
PCO 47	RFI #179 Shutdown Electrical at Ansul System	Change due to Design Omission Reason: Required by Code.	Architect
PCO 48	Supplement #55 - Add Trench Drain.	Change due to Design Error Reason: Civil Engineer added trench to increase stormwater drainage capacity.	Architect
PCO 49	Supplement #38 Revise Gas Service Connection	Change Due to DSA or Agency Requested Change Reason: Division of State Architect requested change.	Agency
PCO 50	Supplement #31-A – Revise Wood Furring for Ceiling Soffit	Change Due to Design Omission Reason: Conceal fire sprinkler piping.	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>\$ 145,018.00</u>
Contract sum prior to this Change Order	\$10,593,493.00
Cost of current Change Order No. 1	<u>\$ 50,328.00</u>
New Contract Sum:	\$10,643,621.00
Current Change Order(s) as % of contract	.48%
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. 6 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 \$50,328.00 increasing the current contract from \$10,593,493.00 to \$10,643,821.00.

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 \$10,643,821.00.

ATTACHMENT

Change Order No. 4 which includes: Jefferson New Building Project, PCO (Preliminary Change Orders 42, 43, 44, 45, 46, 47, 48, 49, and 50)

Key Codes: 1289901831-6271

OAKLAND UNIFIED SCHOOL DISTRICT

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

19

CHANGE ORDER NO. 05

V059657

PROJECT: Jefferson New Building OWNER: Oakland Unified School District CONTRACTOR: Alten Construction, Inc. 720 12th Street Richmond, CA 94801	DATE: 9/29/2011 DSA FILE NO.: 01-100211 DSA APP NO.: 01-110415 OUSD PROJECT#: 06002 PROJECT MGR.: Mary Ledezma
--	---


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	\$145,018.00
The Contract sum prior to this change order	\$10,593,493.00
The Contract sum will be increased/decreased	\$50,328.00
The New Contract Sum including the Change Order will be	\$10,643,821.00
Change Order percentage of base contract	0.48%
The Contract is changed by (0) Zero Calendar Days	0 days
Contract completion date as of this Change Order therefore is:	8/19/2011

LEGISLATIVE FILE

File ID Number 11-3064
 Introduction Date 12-6-11
 Enactment Number 11-2539
 Enactment Date 12-14-11 13

Summary reference attached items : 42 43 44 45 46 47 48 49 50

<p>Approved: Architect of Record</p> <div style="text-align: center;">  </div> <p>Signature: <i>[Signature]</i> Date: 10/3/11</p>	<p>Approved: General Contractor</p> <p>Signature: <i>[Signature]</i> Date: 9.30.11</p>	<p>Approved: OUSD</p> <p>Director of Facilities Signature: <i>[Signature]</i> Date: _____</p> <p>Asst. Superintendent Signature: <i>[Signature]</i> Date: _____</p>
<p>Approved: Electrical or Structural Engineer</p> <p>Signature: <i>[Signature]</i> Date: 12/15/11</p> <p style="text-align: center;">Jody London President, Board of Education</p>	<p>Approved: Mechanical Engineer</p> <p>Signature: _____ Date: _____</p>	<p>Approved: Division of the State Architect</p> <p>Signature: _____ Date: 10-14-2011</p>

RECEIVED

10-14-2011

Edgar Rakestraw, Jr., Secretary
Board of Education

1289901831-6271

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. 05

PROJECT:	Jefferson New Building	DATE:	9/29/2011
OWNER:	Oakland Unified School District	DSA FILE NO.:	01-100211
CONTRACTOR:	Alten Construction, Inc. 720 12th Street Richmond, CA 94801	DSA APP NO.:	01-110415
		OUSD PROJECT#:	06002
		PROJECT MGR.:	Mary Ledezma

1	PCO # 42	ADD	\$7,642.00
		ADD/DEDUCT	

Description: RFI #65/#199 - Fire Line Relocation
Reason: Contract drawings show installation of the new fire riser in conflict with an existing gas main.
Requested By: 5 Design Error
DSA Prelim approval date:

2	PCO # 43	ADD	\$1,910.00
		ADD/DEDUCT	

Description: Provide 1" steel plate all around elevator rail support post at 4' on center per RFI #277.
Reason: Structural and architectural drawings show the steel column installed for the elevator rails centered in the 2x6 wall. The wall is also set back 5/8" from edge of pit to allow for drywall. In order for weld supports for the rail it will be necessary to weld a 1" thick plate to the column to adjust for proper clearance.
Requested By: 5 Design Error
DSA Prelim approval date:

3	PCO # 44	ADD	\$1,836.00
		ADD/DEDUCT	

Description: Furnish and install added C-channel opening support per RFI#254.
Reason: There was no structural support indicated for the EF2 in the elevator machine room.
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 # 45	ADD ADD/DEDUCT	\$11,101.00
Description: Supplement #24 Add Acoustical Ceiling in Lobby			
Reason: Ceiling was required to conceal fire sprinkler piping.			
Requested By: 4 Omission			
DSA Prelim approval date:			
5	PCO # 46	ADD ADD/DEDUCT	\$4,624.00
Description: RFI#228 - Provide Wiring for HVAC Shutdowns			
Reason: Fire Code requires shutdown of existing HVAC units			
Requested By: 5 Design Error			
DSA Prelim approval date:			
6	PCO # 47	ADD ADD/DEDUCT	\$1,958.00
Description: RFI#178 Shutdown Electrical at Ansul System			
Reason: Required by Code.			
Requested By: 4 Omission			
DSA Prelim approval date:			
7	PCO # 48	ADD ADD/DEDUCT	\$12,999.00
Description: Supplement #55 - Add Trench Drain			
Reason: Civil Engineer added trench to increase stormwater drainage capacity.			
Requested By: 5 Design Error			
DSA Prelim approval date:			
8	PCO # 49	ADD ADD/DEDUCT	\$3,126.00
Description: Supplement #38 - Revise Gas Service Connection			
Reason: Requested by PG&E.			
Requested By: 3 DSA or Agency Requested Change			
DSA Prelim approval date:			
9	PCO # 50	ADD ADD/DEDUCT	\$5,132.00
Description: Supplement #31-A - Revise Wood Furring for Ceiling Soffit			
Reason: Conceal fire spinkler piping.			
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

CO #5 (9 PCO's)

Total: \$50,328.00

Change Order 2-2 (Revised 1/19/2006)

CHANGE ORDER ROUTING FORM

Project Information			
Project Name	Jefferson New Building Project	Site	Jefferson Elementary School
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 th Street	City	Richmond	State	CA
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 <small>(not more than 5 years from start date)</small>	08/1/2010

Compensation			
Total Contract Amount	\$	Total Contract Not To Exceed	\$10,643,821.00
Pay Rate Per Hour (If Hourly)	\$	If Amendment, Changed Amount	\$ 50,328.00
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 #	Resource Name	Org Key	Object Code	Amount
2122	General Obligation Bond Measure B	1289901831	6271	\$ 50,328.00
				\$

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.						
1.	Division Head	Charles Love	Phone	510-879-8389	Fax	510-879-3673
	Capital Program Contract & Accounting Manager					
	Signature			Date Approved	10-31-11	
2.	General Counsel, Department of Facilities Planning and Management					
	Signature			Date Approved		
3.	Assistant Superintendent, Facilities Planning and Management					
	Signature			Date Approved		
4.	President, Board of Education					
	Signature			Date Approved		