

LEGISLATIVE FILE

File ID No. 13-2547

Introduction Date 11-6-2013

Enactment No. 13-2387

Enactment Date 11/6/13

By OA

OAKLAND UNIFIED SCHOOL DISTRICT

Office of the Board of Education

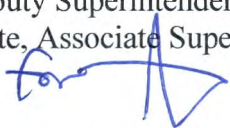
November 6, 2013

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 River View Construction for McClymonds Youth & Family Center in an amount of (\$16,677.58) decreasing the current contract from \$519,000.00 to \$502,322.42

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 River View Construction for additional work due to District requested improvements and DSA or Agency requested changes to McClymonds Youth & Family Center in the amount not to exceed (\$16,677.58), decreasing the current contract from \$519,000.00 to \$502,322.42

BACKGROUND

The scope of work for the original contract was to provide modernization construction services for the McClymonds Youth & Family Center. Funding for the project is «Funding_Source».

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 -3.21% of original contract sum, have been categorized as to source. Percentage figures relate amount of change (by source), to the original contract sum of \$519,000.00

| Description | Amount \$ | Percent % |
|---|---------------|-----------|
| Changes Due to Owner Requested Change | | |
| <i>(Preliminary Change Order Nos.)</i> | (\$16,677.58) | -3.21% |
| <i>TOTAL</i> | (\$16,677.58) | 03.21% |

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: | \$519,000.00 |
| Sum of previously approved Change Orders: | <u>\$ 0.00</u> |
| Contract sum prior to this Change Order: | \$519,000.00 |
| Cost of current Change Order No. 1 | <u>(\$16,677.58)</u> |
| New Contract Sum: | \$502,322.42 |
| Current Change Order(s) as % of contract | -3.21% |
| Contract completion date as of this Change Order No. 1 | 10/14/2011 |

RECOMMENDATION

Authorize the President and Secretary of the Board to enter into and execute Change Order No. 1 on behalf of the District with River View Construction for additional work due to District requested improvements and DSA or Agency requested changes to McClymonds Youth & Family Center in the amount not to exceed (\$16,677.58), decreasing the current contract from \$519,000.00 to \$502,322.42

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 McClymonds Youth & Family Center. The total budget for this project is \$502,322.42.

ATTACHMENT

«Agreement_Type» which includes: McClymonds Youth & Family Center PCO (Preliminary Change Order) Number: 1

Key Codes: 3039003891-6271

OAKLAND UNIFIED SCHOOL DISTRICT

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

CHANGE ORDER NO. 01


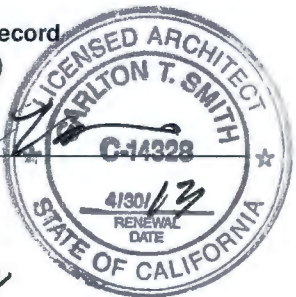

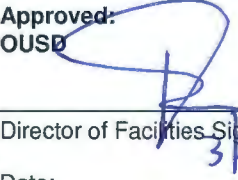
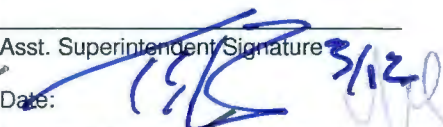

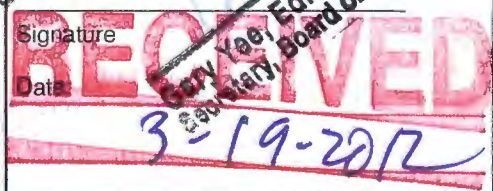
4059671

| | |
|---|---|
| PROJECT: McClymonds Youth & Family Center | DATE: 1/20/2012 |
| OWNER: Oakland Unified School District | DSA FILE NO.: 1-29 |
| CONTRACTOR: River View Construction 4003 Seaport West Sacramento, CA 95691 | DSA APP NO.: 01-111640 OUSD PROJECT#: 07051 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 | \$519,000.00 |
| Net Change by previously authorized Change Orders | |
| The Contract sum prior to this change order | |
| The Contract sum will be increased/descreased | (\$16,677.58) |
| The New Contract Sum including the Change Order will be | \$502,322.42 |
| Change Order percentage of base contract | -3.21% |
| The Contract is changed by (0) Zero Calendar Days | 0 days |
| Contract completion date as of this Change Order therefore is: | 10/14/2011 |

Summary reference attached items : 1

| | | |
|---|--|--|
| <p>Approved: Architect of Record</p>  <p>Signature</p> <p>Date: 2/1/12</p>  | <p>Approved: General Contractor</p>  <p>Signature</p> <p>Date: 1/24/12</p> | <p>Approved: OUSD</p>  <p>Director of Facilities Signature</p> <p>Date: 3/1/12</p>  <p>Asst. Superintendent Signature</p> <p>Date: 3/1/12</p> |
| <p>Approved: Electrical or Structural Engineer</p> <p>Signature</p> <p>Date:</p> | <p>Approved: Mechanical Engineer</p> <p>Signature</p> <p>Date:</p> | <p>Approved: Division of the State Architect</p>  <p>Signature</p> <p>Date:</p> <div style="text-align: center;">  </div> |

3039003891-6271

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. 01

| | | | |
|--------------------|--|-----------------------|--------------|
| PROJECT: | McClymonds Youth & Family Center | DATE: | 1/20/2012 |
| OWNER: | Oakland Unified School District | DSA FILE NO.: | 1-29 |
| CONTRACTOR: | River View Construction 4003 Seaport West Sacramento, CA 95691 | DSA APP NO.: | 01-111640 |
| | | OUSD PROJECT#: | 07051 |
| | | PROJECT MGR.: | Mary Ledezma |

| | | | |
|---|----------------------------------|--|-----------------------------|
| 1 | PCO # 1 | DEDUCT | (\$16,677.58) |
| | | ADD/DEDUCT | |
| | Description: | Credit for Contingency Allowance Balance | |
| | Reason: | The Contract Price includes a Contingency Allowance of \$50,000. The construction contract requires adjustment of Contract Price in a Credit Change Order. | |
| | Requested By: | 2 Owner Requested Change | |
| | DSA Prelim approval date: | | |
| | | | CO #1 (1 PCO's) |
| | | | Total: (\$16,677.58) |

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

OAKLAND UNIFIED SCHOOL DISTRICT

Division of Facilities Planning and Management - Phone 510-879-8385 - FAX 510-879-1880

PRELIMINARY CHANGE ORDER NO. 1

PROJECT: **McClymonds
Youth & Family Center**

DATE: 1/18/2012

CONTRACTOR: **Riverview Construction**

DSA FILE: 1-29

PROJECT MGR: **Mary Ledezma**

DSA APP: 01-111640

OUSD PROJ: 07051

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:

The Contract Price is adjusted for the difference of the unexpended Contingency Allowance totaling a Credit amount of (\$16,677.58).

CODE: 2 Owner Requested Change

REASON:

The Contract Price includes a Contingency Allowance of \$50,000. The construction contract requires adjustment of Contract Price in a Credit Change Order.

ATTACHMENTS: Bid Document 00 42 00 and Allowance Expenditure Log dated 1-20-2012

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

Amount of Change: ADD DEDUCT Lump Sum Time / Materials Not To Exceed

Final Price: (16,678)
Date: 1-24-2012

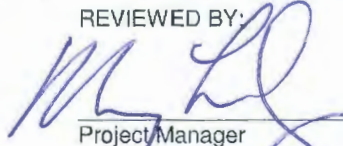
Contractor to proceed with work described herein, cost not to exceed (\$16,678); final cost to be determined after review and negotiation.

Time Extension: 0 calendar days

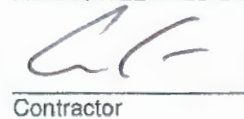
INITIATED BY:


Architect of Record
Date: 1/20/12

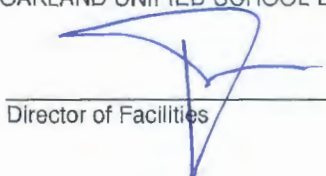
REVIEWED BY:


Project Manager
Date: 1/24/12

ACKNOWLEDGED BY:


Contractor
Date: 1/24/12

OAKLAND UNIFIED SCHOOL DISTRICT APPROVAL


Director of Facilities
Date: 1/27/12


Assistant Superintendent
Date: _____

CONTINGENCY ALLOWANCE

1. CONTINGENCY ALLOWANCE AMOUNT

- .1 Include in the Contract Price a contingency allowance in the amount of

Fifty thousand dollars \$ 50,000.00

2. EXPENDITURE OF CONTINGENCY ALLOWANCE

- .1 This standard contingency is included for additional unforeseen conditions, including, but not limited to, asbestos removal and dry rot repairs. The degree of unknown conditions and will be higher for renovations in older school buildings and in buildings with complicated site conditions.

The District anticipates using the contingency allowance to pay for some or all extra cost changes in the Work.

- .2 Expenditures from the contingency allowance, if any, are authorized and valued as changes in the Work, as specified in the General Conditions of Contract, Section 00700, Article 7.02. The District determines which changes in the Work are paid for from the contingency allowance. The District shall process expenditures from the contingency allowance in the form of an Allowance Expenditure Directive ("AED"). Please refer to Section 00700, Article 7.02 D. regarding Contractor's markup for overhead and profit for work performed under an AED.

3. ADJUSTMENT OF CONTRACT PRICE

- .1 Upon completion of the Work, the Contract Price is adjusted by credit change order to provide for the difference, if any, between the total amount of authorized expenditures from the contingency allowance and the original amount of the contingency allowance. The Contractor is not entitled to all or any part of the unexpended balance of the contingency allowance.

END OF DOCUMENT

McClymonds Youth & Family Center
 Project No.: 07051-
 2607 Myrtle Street
 Oakland, CA 94607

AED Summary Log

| PCO | Description | Status | Date | Proposed Dollar Amount | NTE Amount | Approved Amount | Days Req'd | Code | CO |
|--------------------|---|-------------|------------|------------------------|------------|-----------------|------------|------|----|
| \$-Approved | | | | | | | | | |
| 1 | Remove Existing Vinyl Flooring | \$-Approved | 7/5/2011 | \$4,001.63 | \$4,001.00 | \$4,001.63 | 0 | 4 | |
| 2 | Replace Existing Water Valves | \$-Approved | 9/7/2011 | \$2,854.00 | \$2,854.00 | \$2,854.00 | 0 | 1 | |
| 3 | Add Rebar Dowells for Concrete Plumbing Trench | \$-Approved | 9/8/2011 | \$1,350.00 | \$1,350.00 | \$1,350.00 | 0 | 5 | |
| 4 | Enlarge Existing Concrete Wall for new Door | \$-Approved | 9/8/2011 | \$2,263.00 | \$2,263.00 | \$2,263.00 | 0 | 5 | |
| 5 | Remove Window Screens, Repair Windows & Clean Windows | \$-Approved | 11/22/2011 | \$6,161.24 | \$6,161.24 | \$6,161.24 | 0 | 1 | |
| 6 | Fire Sprinkler Design Revisions | \$-Approved | 11/22/2011 | \$1,089.38 | \$1,089.38 | \$1,089.38 | 0 | 5 | |
| 8 | Additional Framing Around Door & Window Openings | \$-Approved | 11/22/2011 | \$6,725.17 | \$6,725.17 | \$6,725.17 | 0 | 5 | |
| 9 | Heat Detector Changes | \$-Approved | 12/6/2011 | \$1,794.68 | \$1,794.68 | \$1,794.68 | 0 | 5 | |
| 10 | Add Light Fixture & Deduct for Service Labor by Siemens | \$-Approved | 12/6/2011 | \$445.81 | \$445.81 | \$445.81 | 0 | 1 | |
| 11 | Add Data & Phone Outlets & Deduct for Window Blinds | \$-Approved | 12/6/2011 | \$1,048.72 | \$1,048.72 | \$1,048.72 | 0 | 2 | |
| 12 | Provide Electrical Power to Sink Faucets | \$-Approved | 12/6/2011 | \$2,341.12 | \$2,341.12 | \$2,341.12 | 0 | 5 | |
| 13 | Add Seismic Bracing for Lights & Chalkit for Door Frame | \$-Approved | 12/6/2011 | \$3,247.70 | \$3,247.70 | \$3,247.70 | 0 | 4 | |

McClymonds Youth & Family Center
 Project No.: 07051-
 2607 Myrtle Street
 Oakland, CA 94607

AED Summary Log

| PCO | Description | Status | Date | Proposed Dollar Amount | NTE Amount | Approved Amount | Days Req'd | Code | CO |
|-----|-------------|--------|------|------------------------|------------|-----------------|------------|------|----|
|-----|-------------|--------|------|------------------------|------------|-----------------|------------|------|----|

Summary for S-Approved (12 items)

Subtotal: \$33,322.45 \$33,321.82 \$33,322.45 0

Grand Totals: \$33,322.45 \$33,321.82 \$33,322.45 0

AED Rollup

Original Allowance Budget \$50,000

Approved \$33,322

Completed

For Approval

Pricing

Total AEDs \$33,322

AED Balance \$16,678



CHANGE ORDER ROUTING FORM

| Project Information | | | |
|--|---|------|------------------------|
| Project Name | McClymonds Youth & Family Center | Site | McClymonds High 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 | River View Construction, Inc. | Agency's Contact | Gregory Goreshnik |
| OUSD Vendor ID # | V059671 | Title | Project Manager |
| Street Address | 4003 Seaport | City | W. Sacramento State CA Zip 95691 |
| Telephone | 916-371-9494 | 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 # | 07051 | | |

| Term | | | |
|----------------------|-----------|--|------------|
| Date Work Will Begin | 5-26-2011 | Date Work Will End By (not more than 5 years from start date) | 10-14-2011 |

| Compensation | | | |
|-------------------------------|----|------------------------------|----------------|
| Total Contract Amount | \$ | Total Contract Not To Exceed | \$502,322.42 |
| Pay Rate Per Hour (If Hourly) | \$ | If Amendment, Changed Amount | (\$ 16,677.58) |
| 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 |
| 0000 | HRSA Federal Grant | 3039003890 | 6271 | \$(16,677.58) |
| | | | | \$ |

| 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 | C | Phone | 510-535-7038 Fax 510-879-3673 |
| | Director, Facilities Planning and Management | | Signature | Date Approved 10/21/13 |
| 2. | General Counsel, Department of Facilities Planning and Management | | Signature | Date Approved |
| | Assistant Superintendent, Facilities Planning and Management | | Signature | Date Approved 10/21/13 |
| 3. | Deputy Superintendent, Business Operations | | Signature | Date Approved |
| | President, Board of Education | | Signature | Date Approved |
| 4. | | | Signature | Date Approved |
| 5. | | | Signature | Date Approved |