gislative File Info.
18- 05/4
41111112
18-0596
4-11-184



Memo

To

Board of Education

From

Kyla Johnson-Trammell, Superintendent and Secretary, Board of Education Roland Broach, Interim Deputy Chief, Facilities Planning and Management

Board Meeting Date

March 28, 2018

Subject

Change Order No.2 with Arntz/Focon JV, Inc. for Madison Park Academy

Expansion Project in an amount of \$263,370.00 increasing the current contract

from \$1,714,398.29 to \$1,977,768.29

ACTION REQUESTED

Authorize the President and Secretary of the Board to enter into and execute Change Order No. 2 on behalf of the District with Arntz/Focon JV, Inc., to extend duration of project per construction schedule for Madison Park Academy Expansion in the amount not to exceed \$263,370.00 increasing the current contract amount from \$1,714,398.29 to \$1,977,768.29.

BACKGROUND

The scope of work for the original contract was to provide construction services for the New Construction for the Madison Park Academy Expansion. Funding for the project is Fund 21, Measure J.

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 23.61% of original contract sum, have been categorized as to source. Percentage figures relate amount of change (by source), to the original contract sum of \$1,977,768.29.

	Amount \$	Percent %
DSA and Agency Requested Change		
(Preliminary Change Order No. 2)	\$263,370.00	23.61%
TOTAL	\$263,370.00	23.61%



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:	\$1,600,000.00
Sum of previously approved Change Orders:	\$114,398.29
Contract sum prior to this Change Order:	\$1,714,398.29
Cost of current «Agreement Type»	<u>\$263,370.00</u>
New Contract Sum:	\$1,977,768.29
Current Change Order(s) as % of contract	23.61%
Contract completion date as of this April 21, 2017	April 21, 2017

RECOMMENDATION

Authorize the President and Secretary of the Board to enter into and execute Change Order No. 2 on behalf of the District with Arntz/Focon JV, Inc., for extended time duration of project per construction schedule in the amount not to exceed \$263,370.00, increasing the current amount from \$1,714,398.29 to \$1,977,768.29.

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 Fund 21, Measure J. The scope of work is included in the Board of Education approved total budget for the Madison Park Academy Expansion Project. The total budget for this project is \$1,977,768.29.

ATTACHMENT

Change No. 2 which includes: Madison Park Academy Expansion PCO (Preliminary Change Order) Number: 2.

Key Codes: 2159905820

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

CHANGE ORDER NO. 02

The Contractor is authorized to make the changes listed in the Summary and described in Change Order Attachment, when this Change

DATE:

DSA FILE NO.:

DSA APP NO.:

OUSD PROJECT#:

File ID Number: 18 * 0514 Introduction Date: 4-11-18

Enactment Number: 18 - C

Enactment Date: 4-11-1

PROJECT MGR.:

1-29

\$1,600,000.00

\$114,398.29

\$1,714,398.29

\$263,370.00

\$1,977,768.29

115693 13124

WII Newby

PROJECT:

OWNER:

Order has been approved.

Original Contract Sum

Madison

CONTRACTOR: Arntz/Focon Joint Venture, Inc.

Net Change by previously authorized Change Orders

The New Contract Sum including the Change Order will be

The Contract sum prior to this change order

The Contract sum will be Increased/descreased

19 Pamaron Way

Novato, CA 94949

Park Academy Expansion

Oakland Unified School District

Current Change Order percentage of base cor Total Change Order percentage The Contract is changed by (119) One Hundr		16.46% 23.61% 119 days
Contract completion date as of this Change Or		4/21/2017
Summary reference attached items: 43		
	Reviewd by: B	ond Program Phactor Date
Approved: Architect of Record	Approved: General Contractor	Approved: 29116
Ohomando	Bein Proton	Director of Fecilities Signature
Signature	Signature Date: 10 /20/2017	Date:
Date: 10/23 2017	Date: 10 /20/2017	Deputy Chief
Approved: Electrical or Structural Engineer	Approved: Mechanical Engineer	Approved: Division of the State Architect
Aimee Eng		
Signaturesident Board of Education	Signature	Signature
Date: Spelfshipman	Date:	Date:
Kyla R Johnson-Trammell Secretary, Board of Education		OAKLAND UNIFIED SCHOOL DISTRICT
waiting on LBU Form 2/14/18, res	REGENE	APPROVED FOR FORM & SUBSTANCE By: Marion McWilliams, General Counsel
MILLS BORADI	dell	

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

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

SUMMARY OF CHANGE ORDER NO. 02

PROJECT:

Madison

DATE:

OWNER:

Park Academy Expansion

Oakland Unified School District

DSA FILE NO.:

1-29

CONTRACTOR: Arntz/Focon Joint Venture, Inc.

DSA APP NO.:

115693

19 Pameron Way

OUSD PROJECT#:

13124

Novato, CA 94949

PROJECT MGR.:

Wil Newby

PCO # 43

ADD

\$263,370.00

ADD/DEDUCT

Description:

Extended General Conditions

Reason:

Per Construction Schedule submitted, the works during this extended duration were mostly small change order work caused the completion date of the project to be delayed 80 days (equivalent to 119 calendar

days)

Requested By:

Unforeseen Conditions

DSA Prelim approval

date:

CO #2 (1 PCO's)

Total:

\$263,370.00

Change Order 2-2 (Revised 1/19/2008)

Division of Facilities Planning and Management - Phone 510-835-2728 - FAX 516-835-7040

PRELIMINARY CHANGE ORDER NO. 43

PROJECT: Madison

DATE: 10/4/2017

Date

Expansion

DSA FILE: 1-29

CONTRACTOR: Arntz/Focon Joint Venture, inc.

DSA APP: 114662

PROJECT MGR: WII Newby

OUSD PROJ: 13124

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:

Extended General Conditions are owed to the developer due to the project completion date being delayed from 12/23/2018 to 4/21/2017. Since this extended General Conditions included all Overhead & Profit, the previously included 10% OH&P for all change orders from December 24, 2016 thru April 21, 2017 shall be deducted so that there will be no duplication of OH&P.

CODE: 1

Unforeseen Conditions

REASON:

Director of Facilities

Per Construction Schedule submitted, the works during this extended duration were mostly small change order work caused the completion date of the project to be delayed 80 days.

ATTACHMENTS: OUSD Cost Review and ABI Extended General Conditions Request dated 9/22/2017 263,370 WN The proposed basis of adjustment to the Contract Price and Contract Time are as follows: Final Price ✓ ADD □ DEDUCT Amount of Change: Date: 10/4/17 ☐ Time / Materials Not To Exceed Lump Sum Contractor to proceed with work described herein, cost not to exceed \$278,386; final cost to be -determined after review and negotiation. Time Extension: 0 calendar days **ACKNOWLEDGED BY: REVIEWED BY: REVIEWED BY:** Bond prog. Director Date Contractor **Project Manager** Date Architect of Record OAKLAND UNIFIED SCHOOL DISTRICT APPROVAL

Date

IN CV IV Deputy Chief

OAKLAND UNIFIED SCHOOL DISTRICT MADISON MIDDLE SCHOOL KITCHEN RENOVATION

PROJ#

13124

PCO#

EXTENDED GENERAL CONDITIONS

To:

W. NEWBY/PM

From:

Emil Vinuya/Sr. Cost Estimator

Date:

26-Sep-17

General Comments:

1 GENERAL CONTRACTOR: ARNTZ / FOCON JV

in reviewing the Construction Schedule provided, it was noted that the extension of construction duration was due mainly to various changes orders.

Since this extended General Conditions Included all Overhead & Profit, the previously included 10% OH&P for all change orders from Dec 24, 2016 thru April 21, 2017 should be deducted so that there will be no duplication of OH& P.

Per Construction Schedule submitted, the works during this extended duration were mostly small change orders, the material handling & progressive clean-up appears high. Recomment to reduce it from 3 months to 2 months total.

2 GENERAL CONTRACTOR'S COST PROPOSALS

278,386

ESTIMATED CONSTRUCTION COST FOR EXTENDED GENERAL CONDITIONS \$

263,370

COST ESTIMATE SUMMARY

MADISON KITCHEN

Project Name:

OAKLAND UNIFIED SCHOOL DISTRICT

Project Number:

13124

MADISON MIDDLE SCHOOL KITCHEN RENOVATION

Date:

26-Sep-17

Oakland, CA

Decription:

PCO#

EXTENDED GENERAL CONDITIONS

Reference Drawing:

Cost Proposal received on 7/31/2017

Last Printed: 9/26/2017

SUB	CONTRACTOR	<u> </u>	ARNTZ / FOCON JV							
	Total Base	Total	B) Total Material	C) Total Rental		Total La	bor		TEQ ¹⁰	TOTAL
	Labor Costs	Fringes	Costs	Equipment 0	Cost	Burden				
1	SHEET 1 of 2	Summar								
2	SHEET 2 of 2				Ĭ.				•	054.000
3	\$ 216,970	\$ -	\$ 34,392	\$	Ħ	\$	-		\$	251,362
4								1		
5										
6 7	\$ 216,970	¢ _	+ \$ 34,392	+ \$	2	+ \$		=	\$	251,362
8	\$ 210,510	Ψ	. ψ στισοΣ							
9		Expenses:								
10		Material Sales	Tax			of To				Incl.
11		Rental Sales	`ax	******	9.50%	of T	otal Re	ental:	\$	9
12						14.4.1.11	7.46-	. 40.	•	254 252
13					S	ubtotal - Lin	9 / tnn	J 1Z:	ð	251,362
14			Out Oantont	OURD.	20.00%	Book	e Laboi		2	4
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18			SubContract	5 (200) (200)	10.00%			I	\$	3
19						. •				
20			(40)		Su	btotal - Line	13 thr	u 19:	\$	251,362
21										
22				Sub-Su	bcontra	ctor's Cost	· None		\$	
23							0.000	,		45 000
24			Gen Contract	or OH&P:			6.00%	0	\$	15,082
25				ol Ladalma Fass	i Danial	nto.			¢	
26		1	Misc Expenses: Trav everhead & Profit for Cha	ei, Loaging, Food	ı, Kental n 12 <i>1241</i>	, etc	21/2017	7	.Ф \$	(3,074)
27		Less	vernead & Profit for Cha	iida Otaata Itoli	14 1 <i>416*</i> 114	LVIV UII W W		,	•	(0,014)
28		TOT	L PROBABLE CONSTRU	ICTION COST - A	RNT7 /	FOCON BUI	LDERS	3	\$	263,370
29		101/	L FRUDADLE CURSTRU		71 71 7 1 E /	. 55511 50			_	

Detailed Estimate

	MADISON MIDDLE SCHOOL KITCHEN RENOVATION Date: #2502007												
						LABOR CO	ST		MATERI	AL COST	EQUIPM	ENT COST	
No.	PCO#	No. of Units	Per	M.H. Per Unit	M. H. Total	Cost Per M. H.	То	tal Cost	Unit Cost	Total Cost	Unit Cost	Total Cost	
GEI	I. CONTRACTOR:	ARNT2	/ FO	CON JV			Г						
Proj	ect Description:	EXTEND	ED GE	NERAL CO	OITION	NS							
1 2	Breakdown: Artnz VP - project oversite (1 week per month)	1.00	Month	64.00	64.00	\$ 117.19	\$	7,500		HOME OFF	ICE OVERHE	AD I	
3	Focon Principal - project oversite (1 week per month)	1.00	Month	64.00	64.00	\$ 117.19	\$	7,500		HOME OFF	I ICE OVERHE	AD I	
4	Project Manager (1/2 time) - Arntz Project Engineer (full time) -	4.00	Month	88.00	352.00	\$ 113.17	\$	39,836		FIELD OVE	RHEAD		
5	Focon	4.00	Month	176.00	704.00	\$ 83.14	\$	58,532		FIELD OVE	RHEAD		
6	Accounting Admin (project based) - Amtz (8 hours per month) Adm, Staff/Labor Compliance -	4.00	Month	8.00	32.00	\$ 81.25	\$	2,600		FIELD OVE	RHEAD		
7	Focon (16 hours per month)	120122	Month		64.00	\$ 75.00		4,800			ICE OVERHE	AD	
8	Scheduling (1 hour per month) Superintendent - Arntz (3/4full	4.00	Month	1.00	4.00	\$ 113.00	\$	452		FIELD OVE	KHEAD		
9	time)	4.00	Month	176.00	704.00	\$ 88.00	\$	61,952		FIELD OVE	RHEAD		
10	General Laborer/Housekeeping - Focon (One week per month)	1.00	Month	176.00	176.00	\$ 64.01	\$	11,266		FIELD OVE	RHEAD		
11 12	Material Handling & Progressive Clean-up (3 weeks per month)	2.00	Month	176.00	352.00	\$ 64.01	\$	22,532		FIELD OVE	RHEAD		
13 14	Trailers	4.00	Month	0.00	0.00	\$ =	\$	•	\$ 750.00	\$ 3,000	FIELD OVE	RHEAD	
15	Debris Disposal	4.00	Month	0.00	0.00	\$ -	\$		\$ 2,598.00	\$ 10,392	FIELD OVE	RHEAD	
16 17 18	Telephone/Fax/Mobile (4 mobile plus 1 Internet)	4.00	Month	0.00	0.00	\$ -	1	145	\$ 750.00	\$ 3,000	FIELD OVE	RHEAD	
19	Safety and First Ald	4.00	Month	0.00	0.00	\$ 3	1	27	\$ 750.00	\$ 3,000	FIELD OVE	I ERHEAD	
20 21 22	Fences & Barricades	200.00	LF	0.00	0.00	\$ -	8	*:	\$ 15.00	\$ 3,000	FIELD OVE	RHEAD	
23 24 25	Temporary Tollets (2 Tollets)	8.00	unit mos	0.00	0.00	\$	\$	3	\$ 1,500.00	\$ 12,000	FIELD OVI	ERHEAD	
26 27 28					0.0	0		216,970		\$ 34,392		\$ =	



12 Community (Sec. 14 (Add))

allowing an exchange of the

Trapposit No.

4...(* 1210) 002 #7/2010

TO: Oakland Unified School District

Attn: Wil Newby 955 High Street Oakland, CA 94601 PROJECT:

Madison Kitchen Renovation Madison Park Academy 400 Capistrano Dr. Oakland, CA 94603

a more althoughton's Break Sown

Description: Supervision & Direct Project Expenses 12/23/16 through 4/21/17

tynic GF G20:	4277		INICA	UNIT PRICE
ARNYZ VP - project oversite	1	Months	\$7,500	\$7,500.00
OCON Principal - project oversite	1	Months	\$7,500	\$7,500.00
ianior Project Manager (1/3 time) - ARNTZ	0	Months	\$10,500	\$0.00
Project Manager (1/2 time) - ARNTZ	4	Months	\$9,959	\$39,836.00
Assistant Project Manager (full time) - FOCON	0	Months	\$16,466	\$0.00
Project Engineer (full time) - FOCON	4	Months	\$14,633	\$58,532.00
Accounting admin (project based) - ARNTZ	4	Months	\$650	\$2,600.00
Administrative Staff/Labor Compliance - FOCON	4	Months	\$1,200	\$4,800.00
Scheduling	4	Months	\$113	\$452.00
Superintendent - ARNTZ	4	Months	\$15,488	\$61,952.00
Foreman - ARNTZ	0	Months	\$14,900	\$0.00
General Laborer/Housekeeping - FOCON	1	Months	\$11,266	\$11,266.00
Material Handling & Progressive Clean-Up - ARNTZ	3	Months	\$11,266	\$33,798.00
Trailers	4	Months	\$750	\$3,000.00
Debris Disposal	4	Months	\$2,598	\$10,392.00
Telephone/Fax/Mobile	4	Months	\$750	\$3,000.00
Safety and First Ald	4	Months	\$750	\$9,000.00
Fences and Barricades	200	LF	\$15	\$3,000.00
Temporary Tollets	4	Months	\$3,000	\$12,000.0
Miscellaneous Expenses	0	Months	\$1,000	\$0.0

Sub-total O/H & P TOTAL \$262,628.00 \$15,757.68 \$278,985.68

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A1368	MTP - HS Expansion	11.5	rns 8% 20-0a-17	20-Oct-17				1
A3020	Contracts & Submittals	10 -	T1S 0% Z3-Ox1-17	03-Nov-17				1
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1407.4 1Glichi	as Rasovation	(81	\$2-Exp-16 A	27-Apr-17 A	07-Bay-15	27-Apr-17		77
A1910	Survey & Layout Alminumi & Soft Damo	5	160% 07-Sep-16 A	07-Sep-16 A	07-Sep-16	07-Sep-16	Augument & Soft Domo	1
A1820	Selan Containment	2	100% DB-Sep-16 A	08-5ap-16 A	09-5up-16	09-Sep-10	✓ v=2 =3	1
A2740	Film 9 11 (e) Electrical Parel		100% 08-Sep-16A	27-Jun-17 A	08-Sep-16	27-Jan-17	Alle # 11 (e) Electrical Panel	1
A1900	Abstenent & Soft Dano	3	100% 12-Sep-16A	03-Oci-16 A	12-Sep-16	03-Out-16	ge Abasement & Soft Dame	
A2600	File M Rediger Cap & Demo	1	100% 13-Sep-16A	29-Sep-76-A	13-Sep-16	29-Sep-16	For \$4 Register Cap & Dismo	
		3	100% 15-Sep-16A	26-Sep-16 A	15-Sep-16	26-Sep-16	# 1 Unicopean Academic	
A2670	File 8 1 Unforescen Abeliament	-1		28-Sap-16 A 84-Nov-16 A	15-Sep-16 16-Sep-16	20-040-10 04-Nov-16	File SQ Uniconsean Grants Traps	
A2700	File #2 Utilizmenen Gesase Taga	1	100% 16-Sep-16-A				File #10 FD-1 Floor Oranin	
AZ730	File #10 FD-1 Floor Drain	10	108% 20-Sep-16A	21-Dac-16A	20-Sep-10	21-Dec-16	Dens.	
A 1990	ME# Dano	2	100% 21-Sup-16A	23-Sup-16 A	21-Sep-16	23-Sep-16	File IC Additional Wall Dates & Framing	
A2000	File I/O Andiconal Well Cleme & Framing	1	100% 21-Sep-15 A	17-Nov-16 A	21-Sep-18	17-Nov-16	File if 22 Palen HARC Paramitiess	
A2910	File 8 30 Pacch HWIC Penetrations	1	100% 22-Sep-16 A	21-Nov-16 A	22-Sep-16	21-Non-16		
A2810	File # 18 HMC Roof Publishing	1	100% Z2-Sep-16A	18-Nov-16 A	22-8ap-16	18-Nov-18	File # 18 HARC Red Patching	
A1940	Ar Clearances	2	100% 27-8cp-16 A	28-Sep-16-A	27-Sep-16	28-Sep-16	or Commercial	
AZPIG	File #8 Gan Byname	33	100% 28-Sep-16A	11-Nov-16-A	28-Sep-16	11-Nor-16	File Itt Gen Bypnes	
AZZZ	Pile #5 Water Line Sypanic	23	100% 28-Sep-16A	11-Nov-16 A	28-8ap-16	111-Mor-16	File 89 Water Line Signes	
AZED	File \$ 27 Estanor & Roof Insulation	4	100% 29-8sp-16A	05-Dec-16 A	29-6up-16	:08-Carc-46	File B 27 Edition & Road Insulation	H
A1960	Hard Denne & Sewant	10.4	100% 84-Oct-16A	07-Oct-16 A	04-Oct-16	.07-Oct-16	ass Hard Done) & Special	1
A2130	File #12 Map Stelk Vent	1	100% 86-Oct-16A	21-0mo-16 A	DS-Oct-18	21-Dac-48	Fila 812 Map Siek Verd	1
A2700	File #14 Shear Wall	30	100% 07-Oct-16 A	28-Nov-16 A	67-Oct-16	(20-Nov-18	Fib 814 Sharr Wall	
A1970	UG MEP	4	100% 10-Oct-15 A	02-Nov-16 A	10-Oct-16	02-Nov-16	US MEP	
A3440	File #44 Relocation of Goodby Waste Line	1	100% 10-Oct-16 A	02-Nov-16 A	10-Oct-16	02-Nov-16	File #44 Relocation of Gravity Waste Line	
A2000	File #28 Ply on Roof Shapers	1	180% 14-Oct-16 A	22-Nov-16 A	14-Oct-16	22-Nov-16	attended to the Committee of the Committ	
A2780	File #16 Pipe Impdelign	1	100% 14-Oct-16A	23-Out-16 A	14-061-16	23-0so-16	Pile STO Pipe Intuition	
A2800	File 917 Added HOUG	-	100% 17-Oct-16 A	23-Duc-16 A	17-Ozd-16	23-Duo-16	Plo 817 Adole HOUS	
A2770	File #15 Shacco Infilis	1	100% 18-Oct-16A	02-Jan-17 A /	:18-OcI-16	02-Jan-17	¥ 100 01 0	
A2020	File #16 Singl Calvarization	7	190% 18-Oci-16A	06-Jun-17 A	18-Ocs-16	06-Jan-17	The trip front of the Co.	1
A2840	Filie 624 Move Post for HD	1	160% 18-Oct-16 A	25-Nas-18 A	18-Oct-16	28-Nov-16	File IDI More Post for FCI	
A2830	File 805 Garlage Can Washer	1	100% 05-Nov-16 A	12-Jun-17 A	01-Nov-16	12-lan-17	V making	
A1980	Ship Depressions & Return	3	100% #2-Nov-16A	03-Nov-16 A	02-Nov-16	03-Nov-16	g. State Depressions & Rebox	
A1880	Place SOB Concrete	2	100% 04-Nov-16 A	04-Nov-16-A	04 Nov-16	04-Mor-16	i Place SOG Committe	
A2900	File (C1) Fire Restet Assemblies	1	100% 84-Na-16A	15-Dec-16 A	04 Nov-16	15-Dec-16	Fits 871 Fee Robel Assemblies	
A2000	Framing	3	100% 07-Nov-16 A	01-Dao-16 A	07-New-15	01-Due-18	Francis Francis	19
AESTO	File # 51 Add 400 Amp Circuit Breatur	1	100% 07-Nov-14 A	22-Nar-17 A	07-Nov-16	22-Mar-17	The SA And 400 Area Co	
A2600	File 922 Added Sti Pists Date!	1	100% 07-Nov-14 A	29-Nov-16 A	07-Nov-16	29-Nov-16	File #23 Added Sill Plain Delail	
A7850	Pile 625 H Line Post	1	100% 07-Non-16 A	28-Nov-16-A	07-Nov-16	25-Nor-16	File KIS in Line Post	
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M Acami Work	Critical Remaining Work			I		Page 1 of 3	TASK filter: All Activities	

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A2920	File 634 Cooling Rack Cap	7	100% 15-Non-18-A	15-Duc-18 A	16-Mor-16	15-Dac-16	File 404 Cooling Rack Cap
A2030	description of the second	1	160% 29-Nov-16A	15-Dec-16 A	29-Hov IIS	15-Duo-16	and the same of th
A2190	Install Door Forms.	1	189%, 29-Nav-16-A	91-Duc-16A	29-Hav-16	01-Dex-16	gs Install Door France
A2940	Hung & Yape Drywell		100% 45-Daz-16-A	28-Dag-16-A	05-Duc-16	28-Dao-16	Hong & Tape Drysell
AJ4ED	Film #38 Radocalo (e) J-Box @ Counter	1	100% OB-Duo-16 A	09-Duc-16-A	GB-Dac-16	09-Dec-16	File ICE Referente (a) J-Box (b) Counter
A2100	AHU & Grame Dast	>	100% 16-Dao-16A	29-Date-16 A	18-Onc-16	28-Duc-16	AHU & Granna Curci
A3450	File #37 Floor Under Walls-In Cooler	-	100% 22-Dac-16A	23-Duc-16 A	22-Dao-16	23-Dao-16	g: Fite #07 Foor Under Walk-in Coder
A2980	Palma & Palmi	a	100% 28-Ono-RIA	DI-Jun-17A	28-Duc-16	04-Jan-17	Printe & Paint
A2080	FIEP @ Restroom	2	100% 03-Jan-17A	68-Jun-17 A	03-Jen-17	05-Jan-17	m FRP @ Rustrom
A2140			180% ID-lan-17 A	SS-lim-17A	00-Jan-17	06-Jan-17	■ FRP @ Nichen
A2780	-	- 1	180% 04-3m-47 A	Of-Im-17A	04-Jan-17	06-lan-17	gr Acoustical Stalling Glob
A2/80 A3410	•	1	100% 05-lan-17A	65-Jan-17A	05-im-17	08-3m-17	Frie Mil Graphic Statement of 1855
A3410 A2110		5	190% 05-Jan-17A	90-Jan-17 A	Off-Jan-17	06-lun-17	1 Planed, Stappiner, Statistical Spinishini
			100% UR-MIN-17 A 100% 10-Jap-17 A	10-Jan-17A	10-Jun-17	10-Jan-17	(Nexted Walk-In Cooler (DUSD)
		5				12-lan-17	8 Light Platena;
			100% , 11-Jan-17 A	12-Jan-17 A	11-Jun-17		Figure BCT Action for Light Finding (CP).
A3400 A2070		t	180% 11-Jan-17A	31-Jan-17A	11-Jun-17	31-Jan-17	France Province & Kinthelle & SIR
A2070		10	90% %-Jan-17A	27-Jan-17 A	16-Jun-17	27-Jan-17	Carried a American
A3990 A2080		1	100% 27-Jan-17 A	17-Mar-17 A	27-Jun-17	17-Mm-17	ggi Install Kilcrien & Sayvery Ergaly, (OUSO)
		4	1895 30-Jan-17 A	02-Feb-17 A	38-Jun-17	(3-F±±-17	S BROOK FOLLOW S SANSON FOLLOW S SANSON
A2160		2	180% 30-Jan-17A	22-Fab-17 A	30-Jan-17	22.Feb-17	
A2120	-	2	100% 02-Fab-17 A	06-Feb-17 A	02-Feb-17	08-Fab-17	Em Planting Fidure
A2180		1	160% 02-F-d-17 A	19Feb-17A	02-Fab-17	18-Fab-17	FA Contract Internal Contract
A3420	A STATE OF THE PROPERTY OF THE PARTY.	1	100% 62-Fab-17-A	23-Fab-17 A	02-Feb-17	25 Fab. 17	
AZEO	File 8 50 instead CodS to MOF for MA-1	1	100% 03-Fab-17-A	10-Mar-17 A	63-F ⇒-17	10-Mar-17	PLESCOND CONTRACTOR OF 1989
A2190	FA Test	1	100% DJ-Fgb-17 A	ORFon-17A	06-Pag-17	06-Fep-17	g FA Test
A2100	Tolist Acc.	7	100% 10-Feb-17-A	13 Feb-17 A	13-Feb-17	13-Pag-17	t Tolat Acc.;
A3679	File 651 Data Prof. Availability		100% 14-Feb-17-A	28-Nor-17 A	14-Feb-17	20-Mar-17	1 Total Acc;
AGICO	File 845 Paint Existing Occurs		100% 28-Fab-17-A	01-May-17 A	28-Feb-17	01-Mar-17	
A2210	Final Claim	2	100% - 824km-17 A	68-Mar-17 A	02-blo-17	CB-64m-17	per Fired Chain
A2220	Punch List (Addard Scope File 9 St)	5	100% 05-04m-17 A	27-Apr-17 A	08-Mar-17	21-Acr-17	Pench List (
A2230	Wips Tres	1	100% 08-16m-17 A	08-Mar-17-A	08-Mar-17	138-1day-17	Wipe Test
#2000	Ca of Employment	3 T - 9	100% 15-Mar-17 A	15-Mar-17A	15-Mar-17	15-Mar-17	(Coof East Fame)
A2340	Health Dapt, Inspection	1	100% 23-Mar-17 A	23-Mar-17 A	23-May-17	Z3-Mag/17	g Hamilto Digit, Inspection
A3480	File # 43 Waterparking Dutal for Costar Line	. 1	180% 25-Mar-47 A	26-Mar-17 A	23-Mar-17	24-86p-17	g. The first management and the Control
A2610	hetal Signige	1	100% 27-Mar-17 A	27-Mar-17 A	27-May-17	27-May-17	1 Marie Signape
1407.3	High Union She Work	300	47 23-Ocs-17	19-Mar-19			
	High School Dubling	363	-01 (SI-Man-17	25-May-19			
	1 Building1	329	-61 05-Nov-17	18-Fab-19			
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1	A2530	Savout AC & Corp., for MEP & Sibe	1		180% OF-Oct-18 A	84-Oct-16A	04-Oct-16	04-Out-16	1 Sparcet AC & Conc. for MEP & Sign		
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1	A2540	Facilitys for Real Blackers	5		100% (2-100-16 A	0416m-15.A	02-Nov-18	D4-Hou-16	gr Foolings for Real Structure		1
1	A2670	Structural Stani Framing	3		160% 07-Out-16-A	12-Onc-16 A	(87-Dato-46)	12-Dat-16	Sectoral Militia Francia		
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1	A2050	Electrical Trim & Test	1		WITH CHEM-17A	10-Fd-17 A	03-Pab-17	10-Feb-47	Electrical	Trip & Yest	
1	A2570	Dustic Chails Link	1		1875 OF-F40-17 A	05Fd-17A	06-Fab-17	16-Feb-17) Dunto Chain	Link	1
٦	A2800	Irrated (c) T Chain Link	2		160% DE-Feb-17A	97-Feb-17 A	08-Feb-17	07-Fab-17	æ Install (n) 1°	Chiple Link	
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٦	A2000	Kitchen Sile Pench	4		100% 23-40s-17 A	2344m-17A	23-May-17	23-Mar-17		# Hitchen Side Planch	
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1	1467.1 Ruin Publ	ing Let	FA	17	01-Jan-15	2-8ap-16					
1	1407,7 West Profe	ing Lat	26	-816	CF-May-10	W-40-40					
	167.8 Cym Dain		0	Di .							

Actual Work Critical Remaining Work Summary
Page 3 of 3

TASK film: All Activities

Corporation



William Newby <william.newby@ousd.org>

RE: 1607 Madison Kitchen Extended G.C.'s

1 message

David Arntz < DArntz@arntzbuilders.com>

Tue, Sep 26, 2017 at 12:36 PM

To: William Newby <william.newby@ousd.org>

Cc: Kyle Brower kbrower@programmanagers.com, "mseals foconinc.com (mseals@foconinc.com)" <mseals@foconinc.com>

Wil,

This is acceptable. Let me know if you need anything else to put together the final change order?

Dave Arntz

Arntz Builders, Inc.

19 Pamaron Way

Novato, CA 94949

(415)382-1188

(415)883-3756 fax

www.arntzbuilders.com



Lic# 856393 A,B

From: William Newby [mailto:william.newby@ousd.org]

Sent: Tuesday, September 26, 2017 11:40 AM To: David Arntz < DArntz@arntzbuilders.com>

Cc: Kyle Brower < kbrower@programmanagers.com> Subject: Re: 1607 Madison Kitchen Extended G.C.'s

Dave -

Let me know if you agree. If so, we will proceed with generating a PCO.

Thank you

Wil Newby

Project Manager

Oakland Unified School District

Every Student Thrives!

www.ousd.org

v) 510 5<u>32-2802</u> f))510 535-7042

955 High Street Oakland, CA 94601

william.newby@ousd.org

On Tue, Sep 26, 2017 at 9:57 AM, David Amtz < DArntz@arntzbuilders.com > wrote:

10-4. Thanks for your help.

Dave Arntz

On Sep 26, 2017, at 9:55 AM, William Newby <william.newby@ousd.org> wrote:

Emil is pulling that together right now. Should have a number + write up by lunch

Wil Newby

Project Manager

Oakland Unified School District

Every Student Thrives!

www.ousd.org

v) 510 532-2802 1))510 535-7042

955 High Street Oakland, CA 94601

william.newby@ousd.org

On Tue, Sep 26, 2017 at 9:51 AM, David Arntz < DArntz@arntzbuilders.com> wrote:

Do you have a number or should I revise and resubmit the worksheet?

Dave Arntz

On Sep 26, 2017, at 9:49 AM, William Newby <william.newby@ousd.org> wrote:

Dave -

We are considering 1) a reduction in the office overhead for all change order work, which occurred after the original December 2016 project completion date (\$3000-\$5000), and 2) reduction in the material handling & progressive cleanup - Arntz (2 months).

Let me know if these considerations are acceptable.

Thanks in advance

Wil Newby

Project Manager

Oakland Unified School District

Every Student Thrives!

www.ousd.org

v) 510 5<u>32-2802</u> f))510 535-7042

955 High Street Oakland, CA 94601

william.newby@ousd.org

On Fri, Sep 22, 2017 at 9:13 AM, David Arntz < DArntz@arntzbuilders.com> wrote:

That is correct, please note that our G.C.'s were calculated as Calendar Days, not work days.

Dave Arntz

Arntz Builders, Inc.

19 Pamaron Way

Novato, CA 94949

(415)382-1188

(415)883-3756 fax

www.arntzbuilders.com

<image003.jpg>

Lic# 856393 A,B

From: William Newby [mailto:william.newby@ousd.org]

Sent: Friday, September 22, 2017 9:10 AM To: David Arntz < DArntz@arntzbuilders.com>

Cc: Kyle Brower (kbrower@programmanagers.com) <kbrower@programmanagers.com>; Emiliano Vinuya

<emiliano.vinuya@ousd.org>

Subject: Re: Re: 1607 Madison Kitchen Extended G.C.'s

Dave -

Are we looking at say, 20-working days per month for 4 months, for a total of 80working days extended past the original target completion date?...

Wil Newby

Project Manager

Oakland Unified School District

Every Student Thrives!

www.ousd.org

v) 510 532-2802 f))510 535-7042

955 High Street Oakland, CA 94601

william.newby@ousd.org

On Fri, Sep 22, 2017 at 8:30 AM, David Arntz < DArntz@arntzbuilders.com > wrote:

Please see attached. Subs are threatening stop notices, I want to work with your team to close this project out ASAP.

Best, Dave Arntz Arntz Builders, Inc. 19 Pamaron Way Novato, CA 94949 (415)382-1188 (415)883-3756 fax www.arntzbuilders.com

Lic# 856393 A,B

----Original Message----

From: David Arntz

Sent: Tuesday, August 01, 2017 3:03 PM

To: William Newby (william.newby@ousd.org) <william.newby@ousd.org>; Kyle Brower (kbrower@programmanagers.com) <kbrower@programmanagers.com>; Emiliano Vinuya <emiliano.vinuya@ousd.org>

Cc: mseals foconinc.com (mseals@foconinc.com) <mseals@foconinc.com>; Brian

Proteau <Brian@arntzbuilders.com>

Subject: FW: Re: 1607 Madison Kitchen Extended G.C.'s

Importance: High

We absolutely disagree with the assessment. We might as well schedule another change order meeting. Since we do not have anything formal that has been signed to go to the board I will requote all the files to include time to cover the extended general conditions.

Dave Arntz Arntz Builders, Inc. 19 Pamaron Way Novato, CA 94949 (415)382-1188 (415)883-3756 fax www.arntzbuilders.com

Lic# 856393 A,B

----Original Message-----

From: ygordon foconinc.com [mailto:ygordon@foconinc.com]

Sent: Tuesday, August 01, 2017 2:49 PM To: David Arntz <DArntz@arntzbuilders.com>

Subject: Fwd: Re: 1607 Madison Kitchen Extended G.C.'s

Hello Dave.

Please see the below email sent from Will yesterday.

```
Thank You.
   Yvette Gordon
   Focon, Inc.
   (510) 465-6319 - Office
   (510) 465-6356 - Fax
   ygordon@foconinc.com
   > ----- Original Message -----
   > From: "mseals foconinc.com" <mseals@foconinc.com>
  > To: "ygordon foconinc.com" <ygordon@foconinc.com>
  > Date: August 1, 2017 at 1:17 PM
  > Subject: Fwd: Re: 1607 Madison Kitchen Extended G.C.'s
  >
  > ----- Original Message ------
  > From: William Newby <william.newby@ousd.org>
  > To: David Arntz <darntz@arntzbuilders.com>, Michael Seals
  <mseals@foconinc.com>
  > Cc: Emiliano Vinuya <emiliano.vinuya@ousd.org>, Kyle Brower
  <kbrower@programmanagers.com>
  > Date: July 31, 2017 at 12:06 PM
  > Subject: Re: 1607 Madison Kitchen Extended G.C.'s
  > Hello Dave,
 > Attached is our review of the extended GC Claims by Arntz/Focpn JV.
 >
 > Wil Newby
 > Project Manager
 > Oakland Unified School District
 > Every Student Thrives!
 > www.ousd.org
 > v) 510 532-2802
 > f))510 535-7042
 > 955 High Street
 > Oakland, CA 94601
 > william.newby@ousd.org
 >
 >
>
>
>
>
>
>
>
>
>
> Thank you,
> Michael Seals, P.E.
> President
> FOCON, Inc.
> 1305 Franklin St., Suite 301
> Oakland, CA 94612
> (510) 465-6316 office
```



September 22, 2017

Oakland Unified School District Facilities Planning & Management 955 High St. Oakland, CA 94601

Attention: Wil Newby

Subject:

Madison Middle School Expansion

Oakland, CA

Extended General Conditions

Wil,

We are in receipt of your review and response to our extended general conditions and delay schedule for the subject project. We disagree with your assessment of zero dollars. Your dispute is that the delays were due to various change orders and that per the general conditions that mark-up on such change orders should cover OH&P for the home & field office overhead. I would only agree with that statement if the additional work and contract work was completed within the original contracted timeline but it clearly wasn't. Our project was delayed over 4 months, the total value of the 5% G.C. mark-up for all of the change orders is less than \$10,000. Clearly that will not cover the cost of our office overhead and let alone our field costs. The general conditions costs are clearly defined in the contract and included as an exhibit. We offered a discount from what was included in the original bid and feel that our goodwill has gone unnoticed and unappreciated. If you do not wish to cover our costs for the extended G.C.'s we will not be signing any change orders but rather be forced to requote them all with a line item cost for delay. Please let us know if you wish to meet and resolve this.

Sincerely,

ARNTZ//FOCON JOINT VENTURE

David Arntz

Senior Project Manager





July 31, 2017

Dear Mr. Arntz:

We have reviewed this change order request (COR), and have the following comments:

This cost proposal for Extended GC's is REJECTED due to the reason stated below:

The time extension is warranted per the changes; however, we believe all associated costs should have been included in the original PCOs per the General Conditions language and no other extended overhead should be considered.

General Conditions Section 17.9 indicates that it is expressly understood that the value of the extra Work, or changes expressly includes any and all of the Developer's costs, expenses, field overhead, home office overhead, and profit, both direct and indirect, resulting from additional time required on the Project or resulting from delay to the Project. Any costs, expenses, damages, or time extensions not included are deemed waived.

Therefore, I recommend rejecting this COR in total.

If you have any questions or concerns regarding the District's assessment of this review please contact the Project Manager, Wil Newby, at 510-532-2802.

Sincerely,

Oaldand Unified School District Local Business Enterprise Participation Monthly Tracking Worksheet

Project Name:	Madison Kitchen Renovation
Project No:	13121
General Contractor:	Amtz / Focon JV
Pay Application No.	8
Pay Application Month/Year:	2/2018

Total Bid Dollar Amount:	\$ 1,496,000
Total Bid Allowance Amount:	\$ 104,000.00
Total LBE Dollar Amount at Bid Time:	\$ 748,000
Total LBE % at Bid Time:	50.0%

Previous Cumulative Total LBE Dollar Amount:	\$	
LBE Dollar Amount this Pay Application:	\$	10,18
Current Cumulative Total LBE Dollar Amount	5	250,45
Current Cumulative Total LBE %:		63.5

			Amounts this Pay Application															
No	LBE Type	Contractor/Subcontractor Name	Trade	Loc Entr	Proposed cal Business exprise Dollar int At Bid Time	Previ Cumu Local Be Enterpris	lative usiness se Dollar	Enterp A	Business rise Dollar mount (LBE)	Bu Enterp A	all Local Isiness Orise Dollar Mount SLBE)	R B Enter	nall Local desident dusiness prise Dollar Amount SLRBE)	Cun Bus	Current nulative Local siness Dollar Amount	Pari (Bid	maining LBE icipation Time vs. turrent nulative)	Current Cummulative LBE %
		Arntz / Focon JV	General Contractor / GC's / Fee	5	196,340	s	190,912	\$		\$	5,428	s			-105 340	S	- 50	13.1%
	SLRBE	Comack Plumbing	Ptumbing	\$	244,767	8	255,766	5		\$	-	\$		4		s	(10,999)	17.1%
	SLBE	Bay City Mechanical (H&M Mechanical)	HVAC	s	15,403	\$	22,343	S		\$		S			26,262	\$	(6,940)	1.5%
	SLBE	North American Fence	Chain Link Fence & Gates	s	9,236	S	7.627	\$		\$	1,609	\$		Y	627	\$	180	0.6%
	SLBE	AMG	Abatement & Demo	s	53,821	s	53,821	\$		\$	· v	\$		4	50,681	\$	- 30	3.6%
	SLRBE	Premium Roofing & Waterproofing	Roofing	\$	5,800	S	8,960	8	-			5			0.000	\$	(3,160)	0.0%
	SLBE	James Island Plastering	Lath & Plaster	\$	10,026	s	9,916	\$		\$	110	s			10.021	5	40	0.7%
$\overline{}$	SLBE	Acoustics by the Bay	Acoustical Ceilings	\$	10,605	5	10,805	\$		S	2.3	5		2	10,605	\$_	587	0.7%
9	SLBE	UWA Electric	Electrical & Low Voltage	\$	231,195	\$	259,412	5		5	3,040	5	- 8	1	202,652	\$	(31,257)	17.5%
	SLRBE	Focon, Inc.	Site Utilities	\$	30,000	\$	120,563	\$		\$	- 4	s		¥	170,582	S	(90,563)	115.9%
	LBE	Global Design	Toilet Acc.	\$	300	5	300	\$		\$		5	-	4	301	\$		0:0%
12							ME											
13	3						41											
		ATOT	LS	s	807,493	s	940,225	s		s	10,187	5			835,412	\$	(142,919)	171.4%



PRE-CONSTRUCTION LEASE LEASEBACK ROUTING FORM

			Project Information						
Project Name	Madison E	xpansion New C	onstruction	Site	215				
	The Spring		Basic Directions			A 2011	TA - 75 - 1810 815 1819		
Services	cannot be	provided until the	contract is fully approve	ed and a Pu	rchase Orde	r has b	een issued,		
Attachment Pr	oof of genera	al liability insuranc	e, including certificates and a certification, unless vende	dendorseme	ents, if contrac				
			Contractor Informati	on		70 8 3			
Contractor Name	Arntz/Fo	con Joint Venture,		Andrew Comment	vid Arntz				
OUSD Vendor ID#	V050293		Title	Commence of the last of the la	oject Manager				
Street Address	19 Pamar	on Way	City	Novato	Sta		CA Zip 94949		
Telephone	415-382-	1188	Policy Expire	es	12-1	-70	15		
Contractor History	Previou	sly been an OUSD	contractor? X Yes No			M.M	loyee? Yes X No		
OUSD Project #	13124						-,		
NAME OF TAXABLE		100 mm m							
			Term						
Date Work Will B	Begin		Date Work W	ill End By		T	AT OF THE COLUMN		
Pare Alema France	, og	4-22-2015	(not more than 5	years from s	tart date)	11-2	2-2016		
			Compensation						
Total Contract A		\$	Total Contrac			7.1-1,1-0.00			
Pay Rate Per Ho	UT (If Hourly)	\$	If Amendment	If Amendment, Changed Amount \$					
Other Expenses			Requisition N	umber			***		
If you are plann	ing to multi-fui	nd a contract using L	Budget Information EP funds, please contact the		leral Office <u>bef</u> o	ore com	pleting requisition.		
Resource #		ng Source	Org Key		Object C		Amount		
9350	Mea	asure J	2159905820)	6252		\$162,120.00		
	v Trinii i Essa				N. M. D. S.				
Services cannot be pro	vided before t	he contract is fully ar	nd Routing (in order of a proved and a Purchase Orde			ment at	firms that to your		
knowledge services we	ere not provide	d before a PO was is	Ssueg. Phone	I 540	-535-7038	T c	540 505 7000		
The state of the s	ies Planning	and Management	Fylolife	510	-995-1099	Fax	510-535-7082		
Signature	, and an	1/		Date Ap	aroved	27 K	· · · · · · · · · · · · · · · · · · ·		
General Counse	el, Departmen	t of Ficilities Plann	ing and Management	Pate Ap	17	100			
Signature	12	1111		Date App	proved 3	24	2015		
Interim Deputy Chief, Facilities Planning and Management									
3. Signature	()	//		Date Ap	proved	3/2	4 15		
4. Signature	s Officer, Bos	rd of Education	M10-	P		1/1			
President, Boar	dorkducado	MAL		Date Ap	proved	7%	20/13		
5. Signature				Date Ap	proved				



DIVISION OF FACILITIES PLANNING & MANAGEMENT ROUTING FORM

	11 11 11		11 25	Proje	ct Information	HE					FILE
Proje	ect Name	ladison Pa	ark Expansion I	Project		Site	215				
HE			LA LA PARTO OTTO		ic Directions						21. 5
	Services of	annot be p	rovided until the			d and a	a Purchase Or	der has	been	issue	d.
Attac Chec	chment Pro	of of genera	l liability insurance nsation insurance	, including	certificates and	endors	sements, if conf				
	100	77.7		Contrac	ctor Informatio	n	T-11-15			7	
Cont	ractor Name	Arntz/Foco	on JV		Agency's Cor		David Arntz				
	D Vendor ID#	V050293			Title		Project Mana	ger			
	et Address	19 Pamaro			City	Nov	ato	State	CA	Zip	94949
	ohone	415-382-1			Policy Expire						
	ractor History	-	ly been an OUSD	contracto	r? X Yes ☐ No	V	Vorked as an O	USD em	ploye	e? 🔲	Yes X No
OUS	D Project #	13124									
114	W. Presi		BE ES		Term		(27.5)	31.	7	81	Tera
Dat	te Work Will Be	egin	4-22-2015			Work Will End By ore than 5 years from start date) 4-21-2017					
T.				Com	pensation					J.C.	
Tot	al Contract Am	ount	\$1,714,398.29		Total Contract	Not T	o Evceed	\$1	,977,7	768 20	
_	Rate Per Hou		\$		If Amendment,				63,37		,
	er Expenses	(Requisition Nu		igou / iiiiouiii		00,01	0.00	
			77 - 17 - 17	Buda	et Information			- "	W.	U	V III S
	If you are plannir	ng to multi-fun	d a contract using LE			tate an	d Federal Office	<u>before</u> co	mpletin	ig requi	isition
Re	source #	Fundir	ng Source		Org Key		Objec	t Code	Amount		
	9350	Fund 21	Measure J		2159905820	62	\$263,370.00				
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. Phone 510-535-7038 Fax 510-535-7082											
_	Director, Facilitie	s Plannine	nd Management		1 110110		510-535-7038	10	^	310-0	33-1002
'' F	Signature					Dat	te Approved	3111	K		
2. General Counsel, Department of Facilities Planning and Management Signature // // Department of Facilities Planning and Management											
Deputy Chief, Facilities Planning and Management											
	Senior Business Officer, Board of Education										
4.	Signature					Da	ite Approved				
	President, Board	of Education	n	1 17							
5.	Signature					Da	ite Approved				

Division of Facilities Planning and Management - Phone 610-635-2728 - FAX 510-635-7040

CHANGE ORDER NO. 01

DATE:

DSA FILE NO.:

DSA APP NO.:

OUSD PROJECT#:

PROJECT MGR.:

10/20/2017

1-29

115693

Wil Newby

13124

Madison

CONTRACTOR: Amiz/Focon Joint Venture, Inc.

19 Pamaron Way

Novato, CA 94949

Park Academy Expansion
Oakland Unified School District

PROJECT:

OWNER:

The Contractor is authorized to make the cha Order has been approved.	inges listed in the Summary and described in Ch	ange Order Attachment when this Change
Original Contract Sum Net Change by previously authorized Change The Contract sum prior to this change order The Contract sum will be increased/descrease The New Contract Sum including the Change Change Order percentage of base contract The Contract is changed by (0) Zero Calenda Contract completion date as of this Change O	od Order will be ar Days	\$1,800,000.00 \$114,398.29 \$1,714,398.29 7.15% 0 days 12/23/2018
Summary reference attached items: 1 2: 13 14	3 4 5 7 8 9 11 12 Reviewd by: 16 16 19 20 21 22 Reviewd by:	ond Program Director Date 1///3/17
Approved: Architect of Record Signature Date: \0 23 2017	13 ph 35 de 37 38	Approved: OUSD Director of Facilities Signature Date: 1//3//7 Deputy Chief Date:
Approved: Electrical or Structural Engineer	Approved: Mechanical Engineer	Approved: Division of the State Architect
Signature Date:	Signature Date:	Signature Date:

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

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

SUMMARY OF CHANGE ORDER NO. 01

PROJECT:

Madison

DATE:

10/20/2017

OWNER:

Park Academy Expansion

DSA FILE NO.:

1-29

CONTRACTOR: Arntz/Focon Joint Venture, Inc.

Oakland Unified School District

DSA APP NO.:

115693

19 Pamaron Way

OUSD PROJECT#:

13124

Novato, CA 94949

PROJECT MGR.:

Wil Newby

PCO # 1

ADD

\$6,407.00

ADD/DEDUCT

Description:

Asbestos Abatement

Reason:

Existing floor tile and piping insulation required unforeseen abatement.

Requested By:

Unforeseen Conditions

DSA Prelim approval

date:

PCO # 2 2

ADD

\$2,980.00

ADD/DEDUCT

Description:

Pipe Insulation

Reason:

Existing piping insulation was removed due to unforeseen asbestos

abatement.

Requested By:

Unforeseen Conditions

DSA Prelim approval

date:

PCO # 3

ADD

\$9,874.00

ADD/DEDUCT

Description:

Garbage Can Washing Station

Reason:

The new grease line into the custodian closet does not show a drain line or any means to wash garbage cans. While demolishing the concrete to gain access to the grease line the original drain and garbage can

washing apparatus was found to have deteriorated past the point of

reuse.

Requested By:

Owner Requested Change

DSA Prelim approval

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

PCO # 4 4

ADD

ADD/DEDUCT

\$1,276.00

Description:

Cooling Rack Pad Sheet Metal Cap

Reason:

The consensus is that the roofing membrane should go on top of the ply and sheet metal cap on top of the roof membrane. Fastener locations for

the cooling rack backing are also needed.

Requested By:

Omission

DSA Prelim approval

date:

5 PCO # 5 ADD

\$4,780.00

ADD/DEDUCT

Description:

Additional Wall Demo RFI 21

Reason:

Some ceiling joists which were noted for removal were holding in place walls which were not full height. It was determined that these walls would

be replaced with full height walls.

Requested By:

Unforeseen Conditions 1

DSA Prelim approval

date:

6 PCO # 7 ADD

\$1,863.00

ADD/DEDUCT

Description:

FRP at Custodian

Reason:

Health Department requirement.

Requested By:

DSA or Agency Requested Change

DSA Prelim approval

date:

PCO#8

7

ADD

\$1,380.00

ADD/DEDUCT

Description

Existing Sill Plate Added Detail RFI 75

Reason:

IOR notified the A/E of concerns regarding continuous sill plates that have been severed by new plumbing lines at several locations. These

locations are at shear walls.

Requested By:

DSA Prelim approval

Unforeseen Conditions

date:

PCO # 9

ADD

\$760.00

ADD/DEDUCT

Description:

Move Post for HD

Reason:

There are existing anchor bolts in conflict with the Hold Downs which are

to be installed.

Requested By:

Unforeseen Conditions

DSA Prelim approval

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

9 PCO#11

ADD

ADD/DEDUCT

\$5,916.00

Description:

Wall and Ceiling Insulation

Reason:

During the demolition phase it was discovered that there is no insulation

in the walls or roof.

Requested By:

1 Unforeseen Conditions

DSA Prelim approval date:

10 PCO # 12

ADD

\$12,959.00

ADD/DEDUCT

Description:

Trash Enclosure Lighting

Reason:

B&G and Custodial Services had not instructed the A/E to provide lighting (or convenience outlet) inside the trash enclosure during the Design Phase. OUSD requests that lighting with photocell be provided at

the trash enclosure for safety/security.

Requested By:

2 Owner Requested Change

DSA Prelim approval

date:

11 PCO # 13

ADD

\$2,461.00

ADD/DEDUCT

Description:

Waterproofing Detail for Cooler Lines

Omission

Reason:

This work is required in order for the cooler/freezer walk-ins to function.

Requested By:

DSA Prelim approval

date:

12

13

ADD

\$3,051.00

ADD/DEDUCT

Description:

PCO # 14

Trash Enclosure Water Connections

Reason:

Due to vandalism and theft concerns, it was recommended that a tankless water heater unit not be installed in the trash enclosure. In addition, it was determined that a dedicated tankless electric water heater was not required. Instead, additional connections were provided

to the new water heater in Custodian Closet B-25.

Requested By:

2 Owner Requested Change

DSA Prelim approval date:

ADD

\$4,122.00

ADD/DEDUCT

Description:

PCO # 15

Additional Stucco Infills RFI 54

Reason:

In order to create a uniform exterior finish, it was determined that existing plywood patches would be removed and replaced with cement plaster as

part of this project.

Requested By:

2 Owner Requested Change

DSA Prelim approval

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

14 PCO # 16 ADD

ADD/DEDUCT

\$661.00

Description:

Blocking for Existing Roof Opening RFI 25

Reason:

Existing roof openings were expected to have existing blockings. This

work is to correct a previous construction deficiency.

Requested By:

DSA Prelim approval

date:

Unforeseen Conditions

PCO # 19 15

ADD

\$1,940.00

ADD/DEDUCT

Description:

Floor Drain Change RFI 17

Reason:

Plan sheet P-071 calls out floor drain FD-1 as a JR Smith 3970, which is

a roof receptor. Per RFI No. 17 response, FD-1 was revised to the

correct product Zurn Z1732.

Requested By:

DSA Prelim approval

date:

Design Error

PCO # 20 16

ADD

\$1,790.00

ADD/DEDUCT

Description:

Wood Rot

Reason:

Dry rotted framing and sheathing was discovered. It was determined that

it should be removed and replaced. **Unforeseen Conditions**

Requested By:

DSA Prelim approval

date:

17

18

\$1,194.00

ADD/DEDUCT

ADD

Description:

PCO # 21

Clean Kitchen Equipment

Reason:

It was determined that existing kitchen equipment would be cleaned as

part of this project.

Requested By:

Owner Requested Change

DSA Prelim approval

date:

PCO # 22

ADD

\$435.00

ADD/DEDUCT

Roof Hose Bib Support

Description: Reason:

In order to provide the roof hose bib with protection from accidental

bumping, a unistrut support was installed.

Requested By:

Owner Requested Change

DSA Prelim approval

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

19 PCO # 23 **ADD**

ADD/DEDUCT

\$1,794.16

Description:

Grease Interceptor Demo RFI 5

Reason:

Existing sanitary piping to the main was extremely clogged and corroded. It was therefore removed due to long-term maintenance

concerns.

Requested By:

Owner Requested Change 2

DSA Prelim approval

date:

20

ADD

\$195.13

ADD/DEDUCT

Description:

PCO # 24

Access Door Above Cooler - Framing Only

Reason:

In order to access the ceiling plenum above the walk-in cooler, an access door is required. Only the framing labor to create the opening for the access door was performed by the developer. The access door itself

was provided by the kitchen equipment supplier.

Requested By:

DSA Prelim approval

date:

Omission

21 PCO # 25 ADD

\$7.813.00

ADD/DEDUCT

Door & Hardware Changes

Reason:

Description:

Knock down frames for interior doors were approved during design to lower construction cost. It was changed to welded frames during

construction.

Requested By:

DSA Prelim approval

Owner Requested Change

date:

22 PCO # 26 **ADD**

\$10,557.00

ADD/DEDUCT

Description:

Electrical Panel RFI 1.1

Reason:

Per meeting with B&G electricians, GC is directed to replace panel. Circuits connecting the existing panel shall remain and reinstalled.

Electrical survey was performed by B&G

Requested By:

Owner Requested Change

DSA Prelim approval

date:

PCO # 27 23

DEDUCT ADD/DEDUCT (\$12,177.00)

Description:

Revised Civil & Utility Drawings

Reason:

Credit due to the district for the reduction of scope from current construction phase, to be completed in subsequent phase.

Requested By:

Owner Requested Change

DSA Prelim approval

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

PCO # 28 24

ADD

\$5,490.00

ADD/DEDUCT

Description:

Added PT Ply to Top of Roof Sleepers

Reason:

Per site meeting discussion regarding a sheet metal cap being installed over the platform at the cooling rack, but that is not recommended due to

a possibility of leaking.

Requested By:

Owner Requested Change

DSA Prelim approval

date:

25

ADD

\$5,426.00

ADD/DEDUCT

Description:

PCO # 29

Fire Rated Assemblies

Reason:

Existing roof was expected to be fire-rated to meet its construction type.

Adding the gypsum boards was a corrective measure of a previous

construction deficiency.

Requested By:

Unforeseen Conditions

DSA Prelim approval

date:

DSA or Agency Requested Change

PCO # 30 26

ADD

\$1,911.00

ADD/DEDUCT

Description:

Added Headers

Reason:

Soffit was added between kitchen and hallway to provide mounting

location for exit sign to address Heath Department comments.

Requested By:

DSA Prelim approval

date:

27

ADD

\$3,452.00

ADD/DEDUCT

Description:

PCO # 31

Floor Under Walk-in Cooler

Reason:

Work was required in order to meet EBRS' floor levelness tolerance

requirement to install the walk-in cooler. The existing walls that were demolished hid this from view during the pre-bid walk.

Requested By:

DSA Prelim approval

date:

Unforeseen Conditions

PCO # 32 28

ADD

\$599.00

ADD/DEDUCT

Description:

Relocation of J-Box at Counter

Reason:

There is an existing J-box on the break-room wall that is in conflict with

the serving counter.

Requested By:

Owner Requested Change

DSA Prelim approval

Division of Facilities Planning and Management - Phone 610-536-2728 - FAX 610-535-7040

29 **PCO#33** ADD ADD/DEDUCT \$6,608.00

Description:

Relocation of Gravity Waste Line

Reason:

Per site meeting, GC to route the new 4" Gravity Waste Line by using an existing penetration through the foundation, rather than drilling a new penetration, to avoid disturbing the existing rebar, while achieving the required slope of the drain and point of connection at both ends of the new pipe.

Requested By:

Unforeseen Conditions

DSA Prelim approval

date:

30 PCO # 34 ADD

31,059.00

ADD/DEDUCT

Description:

Paint Existing Doors

Reason:

Site request to have the existing doors match the adjacent new doors,

for consistency of color scheme.

Requested By:

Owner Requested Change

DSA Prelim approval

31

ADD

\$1,000.00

PCO # 35

ADD/DEDUCT

Description:

Repair Stucco in Water Heater Closet

Reason:

Original intent was for the trash cans to be washed in the trash enclosure, but the custodian later indicated that they would like to use

the water heater closet to have this function, as well.

Requested By:

DSA Prelim approval

date:

Owner Requested Change

PCO # 36 32

ADD

\$1,523.00

ADD/DEDUCT

Description:

Additional K1 Light Fixture

Reason:

Per site meeting, GC is directed to switch an uninstalled pendant light fixture to a recessed celling light fixture. The decision was made to

ensure adequate headroom clearances.

Requested By:

Owner Requested Change

DSA Prelim approval

date:

33

ADD

\$4,007.00

ADD/DEDUCT

PCO # 37

Intrusion Alarm ASI 11

Description: Reason:

Provision for intrusion protection was not called out in the specifications,

but was required.

Requested By:

Omission

DSA Prelim approval

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

34 PCO # 38

ADD

ADD/DEDUCT

\$3,170,00

Description:

CAT6 Cable from MA-1 to Server

Reason:

The rotor for the MA-1 controller needs to be tied into the District IP

Server via Cat 5 cable

Requested By:

2 Owner Requested Change

DSA Prelim approval

date:

35

36

37

38

PCO # 39

ADD

\$543.00

ADD/DEDUCT

Description:

Data Port Availability at MDF

Resson:

Direction from OUSD IT, is to have the dedicated patch penel for the

renovated Kitchen to be installed in the existing MDF rack.

Requested By:

DSA Prelim approval

date:

2 Owner Requested Change

ADD

\$3,667.00

ADD/DEDUCT

Description:

Lighting in Walk-in Cooler

Reason:

PCO # 40

Per Exhibit B to Site Lease, Food Service Equipment is Owner furnished Owner Installed (OFOI). EBRS, per Bid Proposal Item #17 (Combi Walk-

in Coooler Freezer) does not include any electrical connections.

Requested By:

2 Owner Requested Change

DSA Prelim approval

date:

ADD

\$920.00

ADD/DEDUCT

Description:

PCO # 41

400A Circuit Breaker

Reason:

Per RFI 76, Panel LK01 doesn't have enough sockets to accommodate

the change in submittal 264616-1-1-R1

Per RFI 95, the existing Switch-Gear Room is too small to accommodate

a new molded case circuit breaker per Note 2/E-471

Requested By:

2 Owner Requested Change

DSA Prelim approval

date:

PCO # 42

ADD

\$2,992.00

ADD/DEDUCT

Description:

Added Punchlist Scope

Reason:

These are items on the punch list that are not included in the scope of

the project.

Requested By:

2 Owner Requested Change

DSA Prelim approval

Division of Facilities Planning and Management - Phone 510-535-2728 - FAX 510-536-7040

CO #1 (38 PCO's) Total:

\$114,398.29

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

Oakland Unified School District Department of Facilities Planning & Management

Request for Signature

	-	
1		
- 1		

Cesar Monterrosa

9Em

ESC 11.3.17

Joe Dominguez

From:

Wil Newby

Date:

November 02, 2017

Project Name: MPA Expansion - Kitchen Renovation

Project Number: 13124

Type of Document: FINAL CO No. 1 - Totaling \$114,398.29

Reason for Request: To Get Contracts Paid for Work

Completed

Project Manager Recommendation: Recommend That

These Be Signed / Approved