Board Office Use: Leg	islative File Info.
File ID Number	21-0334
Introduction Date	3-10-2021
Enactment Number	21-0424
Enactment Date	3/10/2021 lf



Memo	
То	Board of Education
From	Kyla Johnson-Trammell, Superintendent Tadashi Nakadegawa, Deputy Chief, Facilities Planning and Management
Board Meeting Date	March 10, 2021
Subject	Change Order No. 3, Lease Lease-Back – Overaa/Tulum/Eclipse – Foster The Center Project - Division of Facilities Planning and Management
Action Requested	Approval by the Board of Education of Change Order No. 3, Lease Lease-Back Between the District and Overaa/Tulum/Eclipse, Richmond, CA, for the latter to provide construction services which includes improvements to the New Central Kitchen for the Foster The Center Project, in the amount of \$2,465,319.59, increasing the Contract not to exceed amount from \$47,187,998.25 to \$49,653,317.84, extending the current completion deadline of February 20, 2018 to February 17, 2021 (an additional 361 calendar days), as selected Contractor, and authorizing the President and Secretary of the Board to sign the Change Order with same contractor. Approval is conditioned upon the concurrent approval of Change Order No. 1 (21-0481) and Change Order No. 2 (21-0482).
Discussion	The scope of work of this Change Order includes additional construction services to complete improvements of the New Central Kitchen. Competitive bidding was not used because change order price is under the \$60,000 bidding threshold.
LBP (Local Business Participation Percentage)	61.32%
Recommendation	Approval by the Board of Education of Change Order No. 3, Lease Lease-Back Between the District and Overaa/Tulum/Eclipse, Richmond, CA, for the latter to provide construction services which includes improvements to the New Central Kitchen for the Foster The Center Project, in the amount of \$2,465,319.59, increasing the Contract not to exceed amount from \$47,187,998.25 to \$49,653,317.84, extending the current completion deadline of February 20, 2018 to February 17, 2021 (an additional 361 calendar days), as selected Contractor, and authorizing the President and Secretary of the Board to sign the Change Order with same contractor.
Fiscal Impact	Fund 21, Measure J
Attachments	 Change Order No. 3 Scope of work Insurance Certificate

Division of Facilities Planning and Management • 955 High Street Oakland, California 94601 Phone 510/535-2728 • Fax 510/535-7040

CHANGE ORDER NO. 03

Lease-Leaseback Lump-Sum Contract

PROJECT: <u>The Center</u> (Project) <u>Foster</u> (School) DATE: FEB 3, 2021

OWNER: OAKLAND UNIFIED SCHOOL DISTRICT CONTRACTOR: OVERAA, TULUM, AND ECLIPSE 200 PARR BLVD Richmond, CA 94801 DSA FILE NO.: 01__-DSA APP NO.: __-_114989 OUSD PROJECT #: 13133-3 PROJECT MANAGER: <u>Elena Comrie</u>

If not previously directed, the Contractor is hereby directed to perform the Work described in this change order and its attachments, including but not limited to the Summary, the relevant CORs or PCOs, and the backup documentation for the CORs or PCOs.

DESCRIPTION OF AGREED CHANGES IN LLB WORK (specifically refer to attached pages or incorporated documents, such as CORs or PCOs): <u>88,126,137, 85, 69,107,111.136.70.76.99.43.97,134,</u> <u>29,31,34,49,25,96,120,121,117, and 74.</u>

OTHER AGREED CHANGES TO THE LLB CONTRACT:

AGREED ADJUSTMENT TO LLB CONTRACT PRICE IN THIS CHANGE ORDER: \$ 2,465,319.59

AGREED ADJUSTMENT TO LLB CONTRACT TIME IN THIS CHANGE ORDER: 361 calendar days

AGREED ADJUSTMENT TO LLB TIME FOR THE _____MILESTONE DEADLINE IN THIS CHANGE ORDER: _____ calendar days

SUMMARY OF ADJUSTMENTS TO LLB CONTRACT PRICE:

any general contingency allowance):	\$ 44,844,035.00
Total of Prior Change Orders' Adjustments:	+ \$ 2,343,963.25
Total Contract Price Prior to this Change Order:	= \$ <u>47,187,998.25</u>
This Change Order's Adjustment:	+ \$ 2,465,319,.59
New Contract Price (including all allowances):	= \$49,653,317.84

Current Change Order's Percentage of Original Contract Price:	<u>5.49</u> %
Total Change Orders' Percentage of Original Contract Price:	<u>10.72</u> %

NOTE: Any unspent allowance amounts (including any general contingency allowance) shall be retained by the Owner at the end of the Contract. To process an allowance expenditure, use the Allowance Expenditure Directive form, which requires signatures of Contractor and Owner, but does not require Board approval.

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SUMMARY OF ADJUSTMENTS TO LLB CONTRACT TIN	ME FOR COMPLETION:
Original Contract Time:	<u>543</u> Calendar Days
Time extensions granted in prior change orders:	+ <u>198</u> Calendar Days
Time extension granted in this change order:	+ <u>361</u> Calendar Days
Adjusted Contract Time:	= <u>2/17/21</u> Calendar Days
Start date per Notice to Proceed:	_Feb 20, 2018
Completion Deadline Based on Adjusted Contract	Time: _Feb 17, 2021

SUMMARY OF ADJUSTMENTS TO LLB TIME FOR THE _____MILESTONE DEADLINE:

[NOTE TO OWNER: If there is no milestone deadline in the agreement, then delete these lines about milestone deadline adjustments. If there are two or more milestone deadlines in the agreement, then repeat these lines for each milestone deadline. If the time extension granted by this change order applies only to the completion deadline (above), then do not include it in these lines about the milestone deadline.]

Original time for milestone deadline:	<u> </u>
Prior change order adjustments to time for milestone deadline:	+ Calendar Days
This change order's adjustment to time for milestone deadline:	+ Calendar Days
Adjusted time for milestone deadline:	= Calendar Days
Start date per Notice to Proceed:	, 20
Milestone Deadline Based on Adjusted Time:	<u> </u>

THE COMPENSATION (TIME AND COST) SET FORTH IN THIS CHANGE ORDER COMPRISES THE TOTAL COMPENSATION DUE THE CONTRACTOR FOR THE CHANGE DEFINED IN THE CHANGE ORDER. INCLUDING EXTRA WORK AND IMPACT ON UNCHANGED WORK. ACCEPTANCE OF THIS CHANGE ORDER CONSTITUTES A FULL AND COMPLETE ACCORD AND SATISFACTION OF ANY AND ALL CLAIMS BY CONTRACTOR ARISING OUT OF OR RELATING TO THE WORK AND ISSUES COVERED BY THE CHANGE ORDER, INCLUDING BUT NOT LIMITED TO CLAIMS FOR CONTRACT BALANCE AND RETENTION, TIME, EXTENDED FIELD, HOME OFFICE OR OTHER OVERHEAD, ALL ACCELERATION, IMPACT, DISRUPTION AND DELAY DAMAGES, ANY AND ALL OTHER DIRECT AND/OR INDIRECT COSTS, CLAIMS BY SUBCONTRACTORS AND SUPPLIERS, AND ANY AND ALL OTHER CLAIMS AGAINST THE OWNER FOR TIME OR MONEY, FROM ANY SOURCE AND UNDER ANY LEGAL THEORY WHATSOEVER, AS TO THE SUBJECT OF THIS CHANGE ORDER. NO SIGNATURE UNDER PROTEST OR ACCOMPANIED BY RESERVATION OF RIGHTS OR PROTEST LANGUAGE, OR ANY OTHER ATTEMPTS TO AVOID SUCH WAIVER SHALL BE OF ANY FORCE OR EFFECT WHATSOEVER. NO ADDITIONS OR DELETIONS TO THIS CHANGE ORDER SHALL BE ALLOWED, EXCEPT WITH WRITTEN PERMISSION OF OWNER. NO LANGUAGE CONTAINED IN BACKUP MATERIAL TO ANY CHANGE ORDER SHALL CONSTITUTE A WAIVER OF THIS REQUIREMENT, AND SUCH BACKUP MATERIAL SHALL BE INTERPRETED AS THOUGH SUCH LANGUAGE DOES NOT EXIST.

AS TO THE SCOPE OF THIS CHANGE ORDER, CONTRACTOR EXPRESSLY UNDERSTANDS AND AGREES TO WAIVE THE PROVISIONS OF, AND ALL RIGHTS AND BENEFITS AFFORDED BY, CALIFORNIA CIVIL CODE SECTION 1542, WHICH PROVIDES IN FULL AS FOLLOWS:

A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS THAT THE CREDITOR OR RELEASING PARTY DOES NOT KNOW OR SUSPECT TO EXIST IN HIS OR HER FAVOR AT THE TIME OF EXECUTING THE RELEASE, AND THAT, IF KNOWN BY HIM OR HER, WOULD HAVE MATERIALLY AFFECTED HIS OR HER SETTLEMENT WITH THE DEBTOR OR RELEASED PARTY.

This Change Order is hereby agreed to, accepted, and approved, and will be binding and enforceable upon approval by the Owner's governing body.

Division of Facilities Planning and Management
955 High Street Oakland, California 94601
Phone 510/535-2728
Fax 510/535-7040

Approved as to Form: 2/12/21 Um Date **OUSD** Facilities Counsel Approved and Agreed: Approved and Agreed: Approved: **General Contractor Architect of Record** Facilities Director of 28/20U Date: Ń **Deputy Chief of Facilities** Date: Date: 02.08.2021 2/8/21 Date: 2/9/2021

marboy

3/11/2021

Shanthi Gonzales President, Board of Education

1. Pf-back

3/11/2021

Kyla Johnson-Trammell Secretary, Board of Education

Division of Facilities Planning and Management ● 955 High Street Oakland, California 94601● Phone 510/879-8385 ● Fax 510/8791860

SUMMARY OF CHANGE ORDER NO. 03

PROJECT: The Center (Foster)

OWNER: OAKLAND UNIFIDED SCHOOL DISTRICT

CONTRACTOR: OVERAA TULUM ECLIPSE 200 PARR BLVD RICHMOND, CA 94801 DATE: February 8, 2021

DSA FILE NO: 01

DSA APP NO.: 114989 **OUSD PROJECT #:** 13133-3

PPROJECT MANAGER: ELENA COMRIE

РСО	Description	ADD/DEDUCT		Requested By:
25	COR 132 -RFI 185.0- Raising Trap Primers above Ceiling	ADD/DEDUCT	\$3,840.34	A4 Design Error or Omission
29	COR 136 RFI 375.0- Added Access Panel at Admin Cooler Required for incoming gas service to the building.	ADD/DEDUCT	\$9,707.57	A1 Unforeseen Conditions
31	COR 138 RFI 337.1- Additional Routing for Ice Maker	ADD/DEDUCT	\$2,740.50	A2 Owner Requested Change
34	COR 152 RFI 403.1 Added Stem Wall south of Admin	ADD/DEDUCT	\$17,782.45	A4 Design Error or Omission
43	COR 149 Electrical costs for The Center.	ADD/DEDUCT	\$1,735,976.26	A4 Design Error or Omission
49	COR 161 RFI 421.0- Fire alarm Sync Modules	ADD/DEDUCT	\$2,812.33	A4 Design Error or Omission
69	COR 156.3- Added Network Equipment	ADD/DEDUCT	\$173,300.88	A2 Owner Requested Change
70	COR 177 Site Security thru 1/31/20	ADD/DEDUCT	\$24,175.93	A2 Owner Requested Change
74	COR 99.0- Elite Security Contract Extension through 9/30/19	ADD/DEDUCT	\$35,777.63	A2 Owner Requested Change
76	COR 179 RFI 424.1 - High Roof Ladder Safety	ADD/DEDUCT	\$20,614.63	A1 Unforeseen Conditions
85	COR 199.0- RFI 100.2- Food Service Integration	ADD/DEDUCT	\$32,565.68	A4 Design Error or Omission
88	COR 185 - ABTB Unpaid Union Dues	ADD/DEDUCT	\$19,177.48	A2 Owner Requested Change
96	COR 191.0- Extended Security to End of March 2020	ADD/DEDUCT	\$22,321.95	A2 Owner Requested Change
97	COR 197.0- Added security through April 2020	ADD/DEDUCT	\$21,846.25	A2 Owner Requested Change
99	COR 193 - Repull Wire to Kitchen equipment caused by drawing discrepancy	ADD/DEDUCT	\$24,903.00	A1 Unforeseen Conditions

Division of Facilities Planning and Management

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Fax
510/8791860

107	COR 203 - Eclipse Electric Cost	<mark>ADD</mark> /DEDUCT	\$129,011.98	A2 Owner
111	Overruns Outside of COR 149.0 COR 207 - Security	ADD/DEDUCT	\$23,046.59	Requested Change A2 Owner
117	COR 198 Shelfmaster Price Escalation	ADD/DEDUCT	\$7,876.38	Requested Change A2 Owner
120	COR 210 - June Guard Service	ADD/DEDUCT	\$21,370.00	Requested Change A2 Owner
121	COR 212- second guard for June	ADD/DEDUCT	\$5,627.00	Requested Change A2 Owner
126	COR 216 - July Guard Service	ADD/DEDUCT	\$30,338.25	Requested Change A2 Owner
134	COR 225 RFI 511- Masonry Rework	ADD/DEDUCT	\$27,994.27	Requested Change A4 Design Error or
136	COR 221.0- Eclipse Greenhouse Added	ADD/DEDUCT	\$70,423.73	Omission A4 Design Error or
137	Scope COR 226.0- Added Gate at Garden	ADD/DEDUCT	\$2,088.51	Omission A2 Owner
				Requested Change



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 9/28/2020

THIS CERTIFICATE IS ISSUED AS A CERTIFICATE DOES NOT AFFIRMAT BELOW. THIS CERTIFICATE OF INS REPRESENTATIVE OR PRODUCER, A	IVEL SURA ND T	y or Nce He ci	R NEGATIVELY AMEND, DOES NOT CONSTITUT ERTIFICATE HOLDER.	EXTEND OR ALT E A CONTRACT	ER THE CO BETWEEN T	VERAGE AFFORDED B THE ISSUING INSURER(E HOL Y THE S), AU	POLICIES THORIZED
IMPORTANT: If the certificate holder If SUBROGATION IS WAIVED, subjecthis certificate does not confer rights	to t	he tei	rms and conditions of th	e policy, certain p	olicies may			
PRODUCER	o une			CONTACT	,			
Woodruff-Sawyer & Co.						FAX (A/C, No):	115 000	0022
50 California Street, Floor 12				PHONE (A/C, No, Ext): 415-40 E-MAIL			415-96	9-9923
San Francisco CA 94111				ADDRESS: meaves(
						RDING COVERAGE		NAIC #
			COVERAA-01	INSURER A : Arch Ins	· · · ·	-		11150
INSURED Overaa/Tulum/Eclipse Joint Venture			COVERAA-UT	INSURER B : Zurich A		· · ·		16535
200 Parr Blvd				INSURER C : Starr Inc	lemnity & Lial	bility Company		38318
Richmond, CA 94801				INSURER D : Steadfas	st Insurance C	Company		26387
				INSURER E : Hartford	Casualty Ins	urance Company		29424
				INSURER F :				
			NUMBER: 1837642802			REVISION NUMBER:		
THIS IS TO CERTIFY THAT THE POLICIES INDICATED. NOTWITHSTANDING ANY R CERTIFICATE MAY BE ISSUED OR MAY EXCLUSIONS AND CONDITIONS OF SUCH	EQUIF PERT POLI	REME AIN,	NT, TERM OR CONDITION THE INSURANCE AFFORDI LIMITS SHOWN MAY HAVE	OF ANY CONTRACT ED BY THE POLICIE BEEN REDUCED BY	OR OTHER I S DESCRIBED PAID CLAIMS.	DOCUMENT WITH RESPECT	ст то и	VHICH THIS
INSR LTR TYPE OF INSURANCE	INSD	WVD	POLICY NUMBER		POLICY EXP (MM/DD/YYYY)	LIMIT	S	
A X COMMERCIAL GENERAL LIABILITY	Y	Y	ZAGLB9219704	10/1/2020	10/1/2021	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 1,000 \$ 100,0	
						MED EXP (Any one person)	\$ 10,00	0
						PERSONAL & ADV INJURY	\$ 1,000	,000
GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	\$ 2,000	,000
POLICY X PRO- JECT LOC						PRODUCTS - COMP/OP AGG	\$ 2,000	,000
OTHER:							\$	
E AUTOMOBILE LIABILITY	Y	Y	57UEAFN5201	10/1/2020	10/1/2021	COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000	,000
X ANY AUTO						BODILY INJURY (Per person)	\$	
OWNED AUTOS ONLY SCHEDULED						BODILY INJURY (Per accident)	\$	
X AUTOS ONLY X NON-OWNED AUTOS ONLY AUTOS ONLY						PROPERTY DAMAGE (Per accident)	\$	
							\$	
C UMBRELLA LIAB X OCCUR	Y	Y	1000584612201	10/1/2020	10/1/2021	EACH OCCURRENCE	\$4,000	000
X EXCESS LIAB CLAIMS-MADE						AGGREGATE	\$4,000	
DED RETENTION \$	1						\$,000
A WORKERS COMPENSATION		Y	ZAWCI9388904	10/1/2020	10/1/2021	X PER OTH- STATUTE ER	Ψ	
AND EMPLOYERS' LIABILITY ANYPROPRIETOR/PARTNER/EXECUTIVE						E.L. EACH ACCIDENT	\$ 1,000	000
OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	N / A					E.L. DISEASE - EA EMPLOYEE		
If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	\$ 1,000	
DESCRIPTION OF OPERATIONS below			E0C4886423010	10/1/2020	10/1/2021		\$1,000	
B Builders Risk			MBR537262210	10/1/2020	10/1/2021	Ea. Occ./Aggregate Completed Project		Value
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHIC The Center Phase 2 Project. Foster Eleme required by written contract are additional i the attached.	ntary	Scho	ol, 2850 West St, Oakland,	, CA APN 009-695-1 rimary & non-contri	5. Oakland U	nified School District, and	any oth progatio	ier party n applies per
CERTIFICATE HOLDER				CANCELLATION				
Oakland Unified School D 955 High St	strict	:		THE EXPIRATION ACCORDANCE W	N DATE THE	ESCRIBED POLICIES BE C. EREOF, NOTICE WILL E Y PROVISIONS.		
Oakland CA 94601				AUTHORIZED REPRESE	NTATIVE			
				Matthe Cur				
				© 19	988-2015 AC	ORD CORPORATION.	All righ	ts reserved.

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS – SCHEDULED PERSON OR ORGANIZATION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s):	Location(s) Of Covered Operations
All parties where required by a written contract prior to known loss	All Locations
Information required to complete this Schedule, if not shown	above will be shown in the Declarations

Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

- A. Section II Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by:
 - 1. Your acts or omissions: or
 - 2. The acts or omissions of those acting on your behalf:

in the performance of your ongoing operations for the additional insured(s) at the location(s) designated above.

B. With respect to the insurance afforded to these additional insureds, the following additional exclusions apply:

This insurance does not apply to "bodily injury" or "property damage" occurring after:

- 1. All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed: or
- 2. That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.



DIVISION OF FACILITIES PLANNING & MANAGEMENT ROUTING FORM

	Proj	ect Information	
Project Name	The Center Foster Project	Site	184
	Ba	sic Directions	
Services	s cannot be provided until the contract is awa authority o	rded by the Board <u>or</u> is entere delegated by the Board.	ed by the Superintendent pursuant to
Attachment Checklist	 x Proof of general liability insurance, including x Workers compensation insurance certification 		

	Con	tractor Informati	on					
Contractor Name	Overaa/Tulum Esclipse Agency's Contact Rick							
OUSD Vendor ID #	003224	Title Owner						
Street Address	200 Parr Blvd	City Oakland		State	CA	Zip	94621	
Telephone	510-234-0926	Policy Expires						<i>//</i> ,
Contractor History	Previously been an OUSD contractor? X Yes 🗌 No			Worked as	s an OUS[) empl	oyee? [Yes X No
OUSD Project #	13133							

Term of Original/Amended Contract						
Date Work Will Begin (i.e., effective date of contract)	2-20-2018	Date Work Will End By (not more than 5 years from start date; for construction contracts, enter planned completion date)				
		New Date of Contract End (If Any)	2-17-2021			

	122 844	Compensation/Revised Com	pensation		
If New Contract, Total Contract Price (Lump Sum)		If New Contrac \$ Price (Not To E	t, Total Contract Exceed) \$	\$	
Pay Rate Per Hour (If Hourly)		\$ If Amendment,	Change in Price \$ 2,4	\$ 2,465,319.59	
Other Expenses		Requisition Nu	mber		
lf you	r are planning to multi-fu	Budget Information d a contract using LEP funds, please contact the St	ate and Federal Office <u>before</u> com	pleting requisition	
Resource #	Funding Source	Org Key	Object Code	Amount	
9799	Fund 21, Measure J	210-9799-0-9569-8500-6271-184-9180-	9901-9999-99999 6271	\$2,465,319.59	

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.	Acting Director, Facilities Planning and Management						
	Signature		Date Approved	211/21			
	General Counsel, Department of Facilities Planning and Management						
2.	Signature Jun 2 Ultral		Date Approved	2/17/21			
	Deputy Chief, Facilities Planning and Management						
3.	Signature		Date Approved	2/17/2021			
	Chief Financial Officer /						
4.	Signature		Date Approved				
	President, Board of Education						
5.	Signature		Date Approved				