

Board Office Use: Legislative File Info.	
File ID Number	21-0482
Introduction Date	3-10-2021
Enactment Number	21-0423
Enactment Date	3/10/2021 er



OAKLAND UNIFIED
SCHOOL DISTRICT
Community Schools. Thriving Students.

Memo

To 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. 2, 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. 2, Lease Lease-Back Between the District and Overaa/Tulum/Eclipse, Richmond, CA, for the latter to provide construction services which includes Various PCOs for additional equipment and fencing as requested by Nutritional Service and extended site security due to schedule extension, scope to address conflicts in the CDs for the New Central Kitchen for the Foster The Center Project, in the amount of \$1,358,091.90, increasing the Contract not to exceed amount from \$45,829,906.35 to \$47,187,998.25, extending the current completion deadline of January 31, 2020 to February 22, 2020 (an additional 22 calendar days), as selected Contractor, pursuant the Change Order. Approval of Change Order No. 2, Lease Lease-Back Between the District and Overaa/Tulum/Eclipse is conditioned upon the concurrent approval of Change Order No. 1 (21-0481).

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. 2, Lease Lease-Back Between the District and Overaa/Tulum/Eclipse, Richmond, CA, for the latter to provide construction services which includes Various PCOs for additional equipment and fencing as requested by Nutritional Service and extended site security due to schedule extension, scope to address conflicts in the CDs for the New Central Kitchen for the Foster The Center Project, in the amount of \$1,358,091.90, increasing the Contract not to exceed amount from \$45,829,906.35 to \$47,187,998.25, extending the current completion deadline of January 31, 2020 to February 22, 2020 (an additional 22 calendar days), as selected Contractor, pursuant the Change Order.

Fiscal Impact Fund 21, Measure B

Attachments

- Change Order No. 2
- Scope of work
- Insurance Certificate

OAKLAND UNIFIED SCHOOL DISTRICT

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

CHANGE ORDER NO. 02

PROJECT: The Center
SCHOOL: Foster
OWNER: Oakland Unified School District
CONTRACTOR: Overaa Tulum Eclipse
200 Parr Blvd
Richmond, CA 94801

DATE: 5/18/2020
DSA FILE NO.: 01
DSA APP NO.: 114989
OUSD PROJECT#: 13133-3
PROJECT MANAGER: Elena Comrie

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.

AGREED ADJUSTMENT TO CONTRACT PRICE FOR THIS CHANGE ORDER: \$1,358,091.90

AGREED ADJUSTMENT TO CONTRACT TIME FOR THIS CHANGE ORDER: 22²² calendar days

SUMMARY OF ADJUSTMENTS TO CONTRACT PRICE:

Original Contract Price (including all allowances):	\$	\$44,844,035.00
Total of Prior Change Orders:	\$	\$985,871.35
Total Contract Price Prior to this Change Order:	\$	\$45,829,906.35
This Change Order Adjustment	\$	\$1,358,091.90
New Contract Price (including all allowances):	\$	\$47,187,998.25
Current Change Order percentage of base contract		3.03%
Total Change Order percentage		5.23%

NOTE: Any unspent allowance amounts 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.

SUMMARY OF ADJUSTMENTS TO COMPLETION DEADLINE:

Original contract completion deadline: 8/8/2019 9/13/2019
Time extensions granted in prior change orders: 1/31/2020 - 88 Calendar Days
Time extension granted in this change order: 22 Calendar Days
Adjusted contract completion deadline: 2/22/2020 - 2/18/2020

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.

Approved:
Architect of Record



Signature

Date: 07.01.2020

Approved:
General Contractor



Signature

Date: 7/13/20

Approved:
OUSD



Director of Facilities Signature

Date: 7/13/2020



Deputy Chief

Date: 8/13/2020

OAKLAND UNIFIED SCHOOL DISTRICT

Division of Facilities Planning and Management | 955 High Street Oakland, California 94601 | Phone (510) 538-2728 | Fax (510) 538-7040

SUMMARY OF CHANGE ORDER NO. 02

PROJECT: The Center
Foster

DATE: 5/18/2020

OWNER: Oakland Unified School District

DSA FILE NO.: 01

CONTRACTOR: Overaa Tulum Eclipse
200 Parr Blvd
Richmond, CA 94801

DSA APP NO.: 114989

OUSD PROJECT #: 13133-3

PROJECT MGR.: Elena Comrie

1 PCO # 3

ADD
ADD/DEDUCT

\$28,934.22

Description: COR 104 Additional VFD at AHU-3
Reason: Contract drawings did not show power to one of the VFD as required for Air Handling unit.
Requested By: A4 Design Error or Omission
DSA Prelim approval date:

2 PCO # 4

ADD
ADD/DEDUCT

\$41,314.38

Description: COR 105 RFI 399.0-Power to Pump 7 & 8
Reason: Sheet E3.08 and E3.09 show pumps 7 and pump 8 in different locations then what were shown in the mechanical drawings.
Requested By: A4 Design Error or Omission
DSA Prelim approval date:

3 PCO # 5

ADD
ADD/DEDUCT

\$90,590.80

Description: COR 100 Demand Control System for Streiver Hoods
Reason: Required per design and installation of Food Service equipment.
Requested By: A4 Design Error or Omission
DSA Prelim approval date:

4 PCO # 6

ADD
ADD/DEDUCT

\$13,724.52

Description: COR 107 Inherited Trench Drains And Grates
Reason: The grates that were onsite were not correctly sized to accommodate the specified drain at loading docks. Replacement required for trench drains and grates.
Requested By: A1 Unforeseen Conditions
DSA Prelim approval date:

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5 PCO # 7

ADD
ADD/DEDUCT

\$17,287.82

Description: COR 108 ABTB Missing Tile Administration Wing
Reason: To complete ceiling tile installation at Admin wing and to not impact schedule.
Requested By: A2 Owner Requested Change
DSA Prelim approval date:

6 PCO # 8

ADD
ADD/DEDUCT

\$19,630.78

Description: COR 109 RFI 371.0- Added Labor caused by Detail Revision
Reason: During installation of the ceiling wires and splay wire at the Acoustic Decking, it was observed that the wires did not appear to have the structural capacity to hold the ceiling grid system based on what was shown on contract drawings (reference details 1-7/A7.20). RFI 371.0 provided a detail that would work for the Acoustic Decking, however, caused significant additional labor to install
Requested By: A4 Design Error or Omission
DSA Prelim approval date:

7 PCO # 9

ADD
ADD/DEDUCT

\$5,193.02

Description: COR 110 RFI 352.0- Soffits at Exhaust Hood
Reason: During installation of Ceiling Grid and Soffit framing, it was observed that the soffits at the exhaust hoods could not install a few vertical studs as indicated on the drawings. RFI 352.0 identified location that the framer invested several days to attempt to frame but was unsuccessful.
Requested By: A4 Design Error or Omission
DSA Prelim approval date:

8 PCO # 10

ADD
ADD/DEDUCT

\$37,521.90

Description: COR 111 Fire water Line Service to Building Pressure Failure
Reason: Required to pass inspection by Oakland Fire Department and EBMUD.
Requested By: A1 Unforeseen Conditions
DSA Prelim approval date:

9 PCO # 11

ADD
ADD/DEDUCT

\$15,618.92

Description: COR 112 RFI 306.0 Response Added Pipe Chase
Reason: To remove and replace T-Bar Grid at Pipe Chase due to design issue from RFI 306.0. Grid was not salvageable.
Requested By: A4 Design Error or Omission
DSA Prelim approval date:

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10	PCO # 12	ADD	\$61,028.55
		ADD/DEDUCT	

Description: COR 113 Food Service Plumbing Trim Out
Reason: Scope not indicated on contract drawings or specifications. In order to maintain schedule, N.V. Heathorn was requested by Overaa to perform this work on T&M.
Requested By: A1 Unforeseen Conditions
DSA Prelim approval date:

11	PCO # 13	ADD	\$8,060.82
		ADD/DEDUCT	

Description: COR 114 Additional Preparation for Bldg. Air Leakage and Thermal imaging
Reason: Required to seal off the admin ste from the kitchen for Bldg. Envelope test.
Requested By: A1 Unforeseen Conditions / A2 Owner Requested Change
DSA Prelim approval date:

12	PCO # 14	ADD	\$22,071.95
		ADD/DEDUCT	

Description: COR 115 Additional Security Through 10/31
Reason: Revised Project Schedule. Extended Time addressed in COR 87.
Requested By: A2 Owner Requested Change
DSA Prelim approval date:

13	PCO # 15	DEDUCT	(\$15,064.66)
		ADD/DEDUCT	

Description: COR 116 RFI 157 - Window Operator/Nightflush Scope Reduction/Schedule Recovery
Reason: Design issue with the specified window system.. See corrections as accepted for window installation.
Requested By: A4 Design Error or Omission
DSA Prelim approval date:

14	PCO # 16	ADD	\$19,727.01
		ADD/DEDUCT	

Description: COR 118 RFI 373.0- Electrical for Mechanical Equipment
Reason: Modifications to the Mechanical system require Syserco to provide their own breaker in the IDF Room and onsite electricians will need to bring 120V to Syserco's breaker.
Requested By: A4 Design Error or Omission
DSA Prelim approval date:

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15	PCO # 17	ADD	\$58,839.17
		ADD/DEDUCT	

Description: COR 119 RFI 411.0- Equipment Control by Fire Suppression System
Reason: Required for Ansul equipment installation.
Requested By: A4 Design Error or Omission
DSA Prelim approval date:

16	PCO # 18	ADD	\$24,137.31
		ADD/DEDUCT	

Description: COR 120 RFI 370- Replace 225a breaker with 400A in Room 163
Reason: Panel LPC1 is being fed by a 225A breaker from panel DLPC. This requires (2) terminal points for parallel feeders per phase. The breaker shown on the contract drawings (reference E4.01 & E5.01) only provides (1) terminal per point per phase.
Requested By: A4 Design Error or Omission
DSA Prelim approval date:

17	PCO # 19	ADD	\$1,637.46
		ADD/DEDUCT	

Description: COR 121 Cable Tray Cover At Administration Lobby
Reason: As instructed by Architect during jobsite walk.
Requested By: A4 Design Error or Omission
DSA Prelim approval date:

18	PCO # 24	ADD	\$2,486.56
		ADD/DEDUCT	

Description: COR 131 RFI 355.0- Additional Balancing Valves
Reason: Required for Food Service Refrigeration Skid.
Requested By: A4 Design Error or Omission
DSA Prelim approval date:

19	PCO # 27	ADD	\$2,077.79
		ADD/DEDUCT	

Description: COR 134 - RFI 381.0- Added Steel Plate at Thermal Gap
Reason: To bridge the thermal break at the sill condition of the traffic doors in the loading dock as required per Design team RFI review and answer.
Requested By: A4 Design Error or Omission
DSA Prelim approval date:

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20	PCO # 30	ADD	\$884.40
		ADD/DEDUCT	

Description: COR 137 RFI 433.0- Head Guards in the Rack System
Reason: Due to hanger location and sprinkler head location there was no room to accommodate the approved head guards as called out in specifications.
Requested By: A4 Design Error or Omission
DSA Prelim approval date:

21	PCO # 32	ADD	\$1,322.13
		ADD/DEDUCT	

Description: COR 139 City of Oakland Generator Fire Dept permit
Reason: Required by Fire Department. Cost not included in GMP.
Requested By: A3 DSA or Agency Requested Change
DSA Prelim approval date:

22	PCO # 36	DEDUCT	(\$36,837.50)
		ADD/DEDUCT	

Description: COR 140 Credit for Mural Graphics
Reason: Credit as stated and requested by the Owner.
Requested By: A2 Owner Requested Change
DSA Prelim approval date:

23	PCO # 37	ADD	\$31,884.44
		ADD/DEDUCT	

Description: COR 155 Additional Security Through 12/9/19
Reason: Required through duration of project.
Requested By: A2 Owner Requested Change
DSA Prelim approval date:

24	PCO # 39	DEDUCT	(\$20,519.09)
		ADD/DEDUCT	

Description: COR 144.0- Surveillance Cameras Scope Reduction per District 6.18.19
Reason: Camera are being installed by the district under district wide camera installations and separate contract.
Requested By: A2 Owner Requested Change
DSA Prelim approval date:

25	PCO # 40	ADD	\$8,409.00
		ADD/DEDUCT	

Description: COR 145 RFI 418.1- Added HSS Connection at Wid Flange Beam
Reason: Required for supporting the bulk collar and distribution cooler hanger rods,
Requested By: A4 Design Error or Omission
DSA Prelim approval date:

OAKLAND UNIFIED SCHOOL DISTRICT

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26	PCO # 41	ADD	\$4,588.54
		ADD/DEDUCT	

Description: COR 146 RFI 396.1- Grab Bar and Seat Cover Dispenser
 Reason: Required per code.
 Requested By: A4 Design Error or Omission
 DSA Prelim approval date:

27	PCO # 42	ADD	\$9,129.50
		ADD/DEDUCT	

Description: COR 147 SS Shelf at Kitchen Hand wash Sink
 Reason: As requested by Exec Dir Nutrition Services.
 Requested By: A2 Owner Requested Change
 DSA Prelim approval date:

28	PCO # 44	ADD	\$4,649.35
		ADD/DEDUCT	

Description: COR 141 Added housekeeping pad at Rinse Booster
 Reason: The specified rinse booster does not have legs or a pedestal to rest on.
 As required.
 Requested By: A3 DSA or Agency Requested Change
 DSA Prelim approval date:

29	PCO # 45	ADD	\$21,654.14
		ADD/DEDUCT	

Description: COR 157 Elite Security Through 12/31/19
 Reason: Security required during construction
 Requested By: A2 Owner Requested Change
 DSA Prelim approval date:

30	PCO # 46	ADD	\$46,872.07
		ADD/DEDUCT	

Description: COR 158 Leveling Dirt onsite to Mitigate Additional Offhaul
 Reason: Required for leveling Dirt to Mitigate additional offhaul
 Requested By: A1 Unforeseen Conditions
 DSA Prelim approval date:

31	PCO # 47	ADD	\$31,092.95
		ADD/DEDUCT	

Description: COR 159 Added Tekcoat at South Kitchen wall (GL-E) Exterior Face
 Reason: (3) panels will be skimmed with patching material (at no cost to the district) to alleviate workmanship issues of previously installed material.
 Requested By: A2 Owner Requested Change
 DSA Prelim approval date:

OAKLAND UNIFIED SCHOOL DISTRICT

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32	PCO # 51	ADD	\$796.85
		ADD/DEDUCT	

Description: COR 163 RFI 441.0 Heat Plant Valves
Reason: FA 2.03 shows (6) monitor modules to be installed in the heating plant. However, the fire sprinkler contractor advised the project team that additional modules would be required to be monitored. RFI 441.0 clarified the requirement and added the scope into the project.
Requested By: A4 Design Error or Omission
DSA Prelim approval date:

33	PCO # 53	ADD	\$494.39
		ADD/DEDUCT	

Description: COR 122 RFI 376.0- Restroom Mirror Shelf
Reason: Pursuant to discussion with AOR and Overaa PE, the toilet accessories manufacturer provided a mirror what would not be in conflict with the faucet.
Requested By: A4 Design Error or Omission
DSA Prelim approval date:

34	PCO # 54	ADD	\$1,689.26
		ADD/DEDUCT	

Description: COR 124.0 DSA Submittal Check
Reason: At the District request on September 10, 2019, The Joint Venture provided a \$1,500.00 check Payable to The Division of State Architect to serve as payment for the Greenhouse Submittal.
Requested By: A3 DSA or Agency Requested Change
DSA Prelim approval date:

35	PCO # 55	ADD	\$8,256.21
		ADD/DEDUCT	

Description: COR 151 Added Floor Scrubber
Reason: At the request of the District on October 10, 2019, the project is providing a cost estimate to add a Floor scrubber to the project.
Requested By: A2 Owner Requested Change
DSA Prelim approval date:

36	PCO # 57	ADD	\$4,384.37
		ADD/DEDUCT	

Description: COR 164 - RFI 449.0- FA Device Blocked by Storage
Reason: Contract documents conflicted with OUSD Standards.
Requested By: A4 Design Error or Omission
DSA Prelim approval date:

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37	PCO # 58	ADD	\$1,147.57
		ADD/DEDUCT	

Description: COR 170.0- RFI 275.0- Hose Bib will not fit inside 6" wall
Reason: The specified hose bib does not fit within a 6" wall per RFI 275.0 response
Requested By: A4 Design Error or Omission
DSA Prelim approval date:

38	PCO # 59	ADD	\$68,778.91
		ADD/DEDUCT	

Description: COR 150 Added Lift trucks per District request
Reason: Pursuant to the District request on October 10, 2019, the Joint Venture proceeded with a cost estimate to incorporate (3) different types of lift trucks that will eventually be utilized at the center.
Requested By: A2 Owner Requested Change
DSA Prelim approval date:

39	PCO # 60	ADD	\$5,689.66
		ADD/DEDUCT	

Description: COR 162 RFI 426 Added Power to Drinking Fountains
Reason: Drinking Fountains (DF-1) requires 120V power, however, electrical provisions are not shown to DF-1. Per RFI 426.0 response, power was added to the project to accommodate the DF-1. We request a sum of \$5,689.66 to incorporate this scope into the project.
Requested By: A4 Design Error or Omission
DSA Prelim approval date:

40	PCO # 61	ADD	\$22,646.39
		ADD/DEDUCT	

Description: COR 103.1- RFI 412.0- Steam boiler Power to Controls
Reason: The added scope was also performed on not standard work hours such as after standard shifts and through the weekends. Due to Joint Venture insurance Requirements, The project was also required to provide additional supervision over the weekend.
Requested By: A4 Design Error or Omission
DSA Prelim approval date:

41	PCO # 64	ADD	\$1,721.92
		ADD/DEDUCT	

Description: COR 148.0- RFI 410.0- Soffit for Refrigeration Line
Reason: During a site visit, the AOR requested for an exposed refrigeration line be wrapped with added PVC jacketing for aesthetics and ease of cleaning/ maintenance.
Requested By: A4 Design Error or Omission
DSA Prelim approval date:

OAKLAND UNIFIED SCHOOL DISTRICT

Division of Facilities Planning and Management | 855 High Street Oakland, California 94601 | Phone (510) 636-2728 | Fax (510) 636-7040

42	PCO # 65	ADD ADD/DEDUCT	\$4,005.13
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Description: COR 168.0- PCO 316.0- RFI 480.0- Added Access Panel
Reason: RFI 480.0 added access panels above kitchen hoods to accomodate future maintenance of the hoods. As work was already completed, Overaa removed previously installed work and installed new openings and panels.
Work was tracked on a time and material basis.
Requested By: A4 Design Error or Omission
DSA Prelim approval date:

43	PCO # 67	ADD ADD/DEDUCT	\$9,764.57
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Description: COR 117 RFI 409 Rough Elevation Conflict
Reason: Upon review with designer and subcontractors, it was determined that the elevation shown on the drawings would not work and required a concrete pad added into the project to allow drain line to slope properly to the floor sink
Requested By: A4 Design Error or Omission
DSA Prelim approval date:

44	PCO # 68	ADD ADD/DEDUCT	\$36,307.05
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Description: COR 169 RFI 467 - Tree Pit Remedy
Reason: Tree pits in all planting areas of the Vegetable garden and south of north parking lot were holding water for more than (24) hours which will cause the tree's to die. As a result, RFI 467.0 was generated solutions which ultimately resulted in multiple site visits with landscape architect and landscaper.
Requested By: A1 Unforeseen Conditions
DSA Prelim approval date:

45	PCO # 71	ADD ADD/DEDUCT	\$5,586.43
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Description: COR 176 Added Mape Panels per Nutrition Services
Reason:
Requested By: A2 Owner Requested Change
DSA Prelim approval date:

46	PCO # 73	ADD ADD/DEDUCT	\$3,565.47
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Description: COR 166 Reinstallation of Smoke Detectors on AHU's
Reason:
Requested By: A2 Owner Requested Change
DSA Prelim approval date:

OAKLAND UNIFIED SCHOOL DISTRICT

Division of Facilities Planning and Management | 955 High Street Oakland, California 94601 | Phone (510) 535-2729 | Fax (510) 535-7040

47	PCO # 79	ADD ADD/DEDUCT	\$1,717.01
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Description: COR 173 - RFI 444.0 - Step Down Tranformer for K2 Lights
Reason:
Requested By: A1 Unforeseen Conditions / A4 Design Error or Omission
DSA Prelim approval date:

48	PCO # 81	ADD ADD/DEDUCT	\$2,048.00
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Description: COR 126 Additional Motor Starter required for Fan Coil Unit
Reason:
Requested By: A4 Design Error or Omission
DSA Prelim approval date:

49	PCO # 83	ADD ADD/DEDUCT	\$3,720.88
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Description: COR 123 RFI 108.0 Additional Coil Connections for AHU-2
Reason:
Requested By: A4 Design Error or Omission
DSA Prelim approval date:

50	PCO # 84	ADD ADD/DEDUCT	\$469,073.25
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Description: COR 202 Ornamental fence .
Reason: A2 Owner Requested Change
Requested By:
DSA Prelim approval date:

51	PCO # 87	ADD ADD/DEDUCT	\$18,680.61
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Description: COR 175 - Ceiling Grid Replacement caused by rework for Mayekawa
Reason:
Requested By: A4 Design Error or Omission
DSA Prelim approval date:

52	PCO # 90	ADD ADD/DEDUCT	\$85,879.86
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Description: COR 189 - Extended GC's to 2/22/2020
Reason:
Requested By: A3 DSA or Agency Requested Change / A2 Owner Requested change / A4 Errors & Omissions
DSA Prelim approval date:

OAKLAND UNIFIED SCHOOL DISTRICT

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53 PCO # 91

ADD

\$24,792.69

ADD/DEDUCT

Description:

COR 180 - N.V. Heathorn Final CORs

Reason:

Requested By:

A4 - Design Errors & Omissions

DSA Prelim approval
date:

54 PCO # 92

ADD

\$19,397.17

ADD/DEDUCT

Description:

COR 181 - DB Painting final consolidated change orders

Reason:

Requested By:

A2 Owner Requested Change / A4 Design Errors & Omissions

DSA Prelim approval
date:

GO #2 (64 PCO's)

Total:

\$1,358,091.90



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

9/28/2020

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Woodruff-Sawyer & Co. 50 California Street, Floor 12 San Francisco CA 94111	CONTACT NAME: Matthew Eaves PHONE (A/C, No, Ext): 415-402-6511 E-MAIL ADDRESS: meaves@woodruffssawyer.com	FAX (A/C, No): 415-989-9923
INSURED Overaa/Tulum/Eclipse Joint Venture 200 Parr Blvd Richmond, CA 94801	COVERAA-01	INSURER(S) AFFORDING COVERAGE
		INSURER A : Arch Insurance Company
		INSURER B : Zurich American Insurance Company
		INSURER C : Starr Indemnity & Liability Company
		INSURER D : Steadfast Insurance Company
		INSURER E : Hartford Casualty Insurance Company
		INSURER F :

COVERAGES

CERTIFICATE NUMBER: 1837642802

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	Y	Y	ZAGLB9219704	10/1/2020	10/1/2021	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
E	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY	Y	Y	57UEAFN5201	10/1/2020	10/1/2021	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
C	<input type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$	Y	Y	1000584612201	10/1/2020	10/1/2021	EACH OCCURRENCE \$ 4,000,000 AGGREGATE \$ 4,000,000 \$
A	<input checked="" type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y	N/A	ZAWCI9388904	10/1/2020	10/1/2021	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
D B	Pollution Builders Risk			E0C4886423010 MBR537262210	10/1/2020 10/1/2020	10/1/2021 10/1/2021	Ea. Occ./Aggregate Completed Project \$2,000,000 100% Value

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

The Center Phase 2 Project. Foster Elementary School, 2850 West St, Oakland, CA APN 009-695-15. Oakland Unified School District, and any other party required by written contract are additional insured per the attached. Coverage is primary & non-contributory per the attached. A waiver of subrogation applies per the attached.

CERTIFICATE HOLDER

CANCELLATION

Oakland Unified School District
955 High St
Oakland CA 94601

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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.	

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

Project Information

Project Name	The Center Foster Project	Site	184
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Basic Directions

Services cannot be provided until the contract is awarded by the Board or is entered by the Superintendent pursuant to authority delegated by the Board.

Attachment Checklist	<input checked="" type="checkbox"/> Proof of general liability insurance, including certificates and endorsements, if contract is over \$15,000
	<input checked="" type="checkbox"/> Workers compensation insurance certification, unless vendor is a sole provider

Contractor Information

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					
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 #	13133						

Term of Original/Amended Contract

Date Work Will Begin (i.e., effective date of contract)	1-31-2020	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)	2-22-2020

Compensation/Revised Compensation

If New Contract, Total Contract Price (Lump Sum)	\$	If New Contract, Total Contract Price (Not To Exceed)	\$
Pay Rate Per Hour (If Hourly)	\$	If Amendment, Change in Price	\$ 1,358,091.90
Other Expenses		Requisition Number	

Budget Information

If you are planning to multi-fund a contract using LEP funds, please contact the State and Federal Office before completing requisition.

Resource #	Funding Source	Org Key	Object Code	Amount
9569	Fund 21, Measure J	210-9650-0-9569-8500-6271-184-9180-9905-9999-99999	6271	\$1,358,091.90

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