

TO: MEMBERS, BOARD OF EDUCATION **AMENDED**
FROM: DR. ANTHONY W. KNIGHT, SUPERINTENDENT
DATE: JANUARY 20, 2015
**SUBJECT: B.2.g. APPROVE CHANGE ORDER 1, PROJECT 13-12R, BUILDING 100
MODERNIZATION AT BROOKSIDE ELEMENTARY SCHOOL**

ACTION

ISSUE: Shall the Board approve Change Order 1, Project 13-12R, Building 100 Modernization at Brookside Elementary School?

BACKGROUND: On April 24, 2014 the Board awarded a contract for Project 13-12R, Building 100 Modernization at Brookside Elementary School, to SBS Corporation. During the course of the project, District staff and construction manager Balfour Beatty have recommended changes to the project's scope for conditions unforeseen at the time the contract was awarded. Details of proposed changes in the scope and cost to the original contract for this project are specified in the attached document for Change Order 1.

The total amount of Change Order 1 is \$83,669.00, which will increase the contract from \$1,225,755.00 to \$1,309,424.00. The total Master Plan budget for this project, including contingency, is \$1,020,000.00. It is recommended by Balfour Beatty and District staff that the Board approve Change Order 1.

ALTERNATIVES: 1. Approve Change Order 1 to the contract with SBS Corporation for Project 13-15R, Building A (Gymnasium) Modernization at Oak Park High School, in the amount of \$83,669.00 as recommended.
2. Do not approve Change Order 1.

RECOMMENDATION: Alternative No. 1

Prepared by: Martin Klauss, Assistant Superintendent, Business and Administrative Services

Respectfully submitted,

Anthony W. Knight, Ed.D.
Superintendent

Board Action: On motion of _____, seconded by _____, the Board of Education:

VOTE:	AYES	NOES	ABSTAIN	ABSENT
Hazelton	_____	_____	_____	_____
Helfstein	_____	_____	_____	_____
Laifman	_____	_____	_____	_____
Rosen	_____	_____	_____	_____
Ross	_____	_____	_____	_____
Student Rep	_____	_____	_____	_____

Oak Park Unified School District
5801 East Conifer Street
Oak Park, CA 91377

January 19, 2015

Attn: Martin Klauss, Assistant Superintendent Business Services

Subject: Measure "R" Staff Support Services
Oak Park Unified School District
Oak Park, CA

Re: Project 13-12R Brookside Elementary School Building 100 Modernization
Recommendation to Approve Change Order #13-12R-1 to SBS Corporation

Dear Mr. Klauss,

Please accept this letter as recommendation to request Board approval for Change Order # 13-12R-1 to SBS Corporation for added scope items at the above Project. Additional work to the Project is as follows;

Item 1.1 Kitchen Material and Fixture Changes

Reason; Switch to FRP walls, credit for SS and revised shelves and counters. Owner requested changes. Cost to perform this work is \$8,436.

Item 1.2 Provide and Install Plastic Laminate at Open Shelves

Reason; Design / bid discrepancy. Cost to perform this work is \$3,161.

Item 1.3 Provide and Install Panel PAA

Reason; Electrical improvements required to support Owner requested changes. Cost to perform this work is \$6,437.

Item 1.4 Provide Electrical Power to Dyson Hand Dryers

Reason; Electrical improvements required to support Owner requested changes. Cost to perform this work is \$1,268.

Item 1.5 Remove Plumbing and Electrical at Serving Window

Reason; Unforeseen Condition. Cost to perform this work is \$1,710.

Item 1.6 Remove and Replace Panel PAA Feeder Conduits

Reason; Existing condition did not support new design. Cost to perform this work is \$928.

Item 1.7 Additional Framing for Panel PAA

Reason; Owner provided panel required revised support. Full replacement required. Cost to perform this work is \$364.

<i>Item 1.8</i>	<i>DSA Required Structural Revisions</i>
Reason;	Addition structural requirements required by DSA. Cost to perform this work is \$23,486.
<i>Item 1.9</i>	<i>Credit for Speak Hole at Serving Window</i>
Reason;	Material Design Conflict. Credit to modify this work is (\$189).
<i>Item 1.10</i>	<i>Door Modification for Fire Code Compliance</i>
Reason;	Design oversight of existing conditions. The cost to perform this unforeseen work is \$9375.
<i>Item 1.11</i>	<i>Adjust Ceiling Height in Break Room</i>
Reason;	Design conflict with new window. Cost to perform this additional work is \$1,543.
<i>Item 1.12</i>	<i>Framing for Stage Curtain Support</i>
Reason;	Owner requested improvement. Cost to perform this additional work is \$1,106.
<i>Item 1.13</i>	<i>Framing for T-Bare Ceiling Support</i>
Reason;	Conflict at Compression post and new duct work, unforeseen condition. Cost to perform this additional work is \$1,067.
<i>Item 1.14</i>	<i>ADA Toilet Paper Conflict</i>
Reason;	Space conflict between ADA grab rails and toilet paper holder in Kindergarten classrooms. Cost to perform this additional work is \$923.
<i>Item 1.15</i>	<i>Replace Kitchen Drain Pipes Below Slab</i>
Reason;	Replace rusted drain pipes discovered during demolition of existing slab. Unforeseen Condition. Cost to perform this additional work is \$1,742.
<i>Item 1.16</i>	<i>Furnish and install revised Restroom Hardware</i>
Reason;	Replace specified Kindergarten restroom hardware with non-locking handles. Cost to perform this additional work is \$1,986.
<i>Item 1.17</i>	<i>Hardware Changes by Architect</i>
Reason;	Original design inappropriate for existing conditions. Cost to perform this additional work is \$3516.
<i>Item 1.18</i>	<i>Raise Plaster Chase at New Hallway Door</i>
Reason;	Unforeseen utilities in existing chase that needed to be preserved. Cost to perform this additional work is \$3,439.
<i>Item 1.19</i>	<i>Modified Curbs at MPR Restroom</i>
Reason;	Unforeseen condition required for ADA compliance. Cost to perform this additional work is \$1,149.

<i>Item 1.20</i>	<i>Support for MPR Hydration Station</i>
Reason;	Provide and install electrical and plumbing support for hydration station. Cost to perform this additional work is \$2,998.
<i>Item 1.21</i>	<i>Wire Mold in Teacher's Lounge</i>
Reason;	Added wire mold at Teacher's Lounge counter. Owner requested change. Cost to perform this additional work is \$2,342.
<i>Item 1.22</i>	<i>Relocate Conduit below freezer slab</i>
Reason;	Unforeseen condition. Cost to perform this additional work is \$687.
<i>Item 1.23</i>	<i>Provide Power for Tray Washer</i>
Reason;	Existing condition not adequate for owner provided tray washer. Cost to perform this additional work is \$644.
<i>Item 1.24</i>	<i>Relocation of Kindergarten Smoke Detectors</i>
Reason;	Existing location in conflict with new cabinets. Cost to perform this additional work is \$1,294.
<i>Item 1.25</i>	<i>Electrical Modifications for ANSUL system in Kitchen</i>
Reason;	New Kitchen fire suppression system required addition electrical support not shown in plans. Cost to perform this additional work is \$3,582.
<i>Item 1.26</i>	<i>Freezer Power Relocation</i>
Reason;	Unforeseen condition. Cost to perform this additional work is \$325.
<i>Item 1.27</i>	<i>Provide Power and Light at Freezer Door</i>
Reason;	Unforeseen Condition. Cost to perform this additional work is \$825.
<i>Item 1.28</i>	<i>Back Boxes for Exterior Lights</i>
Reason;	Provide and install back boxes for new exterior lights. Material oversight in design documents. Cost to perform this additional work is \$2,924.
<i>Item 1.29</i>	<i>Wire Mold at Folding Partition</i>
Reason;	Owner requested change to provide and install wire mold at folding partition between classrooms. Cost to perform this additional work is \$742.
<i>Item 1.30</i>	<i>Raise and Reinstall Fire Alarm Devices</i>
Reason;	Conflict with new cabinets in multiple locations. Cost to perform this additional work is \$1,288.
<i>Item 1.31</i>	<i>Procurement of Food for Students at Start of School</i>
Reason;	Kitchen not complete for food service at start of school. Credit to modify this work is (\$106).

Item 1.32 Repair Meltable Link at Kitchen Roll Up Door

Reason; Repair to mechanical fire suppression system at kitchen. Contractor damaged during demolition. Credit to modify this work is (\$1,771).

Item 1.33 Repairs to Fire Alarm System

Reason; Pyrocom hired to repair contractor damages to the fire alarm system. Credit to modify this work is (\$3,554).

Project Cost Update;

Master Plan Estimate

Construction Costs	\$ 850,000.00
Contingency on Master Plan Estimate (20%)	\$ 170,000.00
Total Master Plan Estimate	\$ 1,020,000.00

SBS Corporation Base Agreement	\$ 1,225,755.00
Change Order # 13-03R-1	\$ 83,669.00
Total Construction Cost to Date	\$ 1,309,424.00

Balance on Original Master Plan Estimate	\$ (289,424.00)
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Should you have any questions, please contact me at any time.

Respectfully,



Dennis Kuykendall
Senior Project Manager, Balfour Beatty Construction

cc. Julie Suarez, OPUSD
 Keith Henderson, Balfour Beatty
 File

**Oak Park Unified School District
5801 E. Conifer Street
Oak Park, Ca 91377**

**CHANGE ORDER 13-12R -1
1/14/15**

PROJECT NO: 13-12R

CHANGE ORDER NO: 1

PROJECT NAME: Brookside Elementary School Building 100 Modernization

CONTRACTOR: SBS Corporation

SCOPE OF WORK: SEE ATTACHED

COST:

Original Contract Amount	\$ 1,225,755.00
Previous Approved Change Orders	\$ -
This Change Order	\$ 83,669.00
Adjusted Contract Amount	\$ 1,309,424.00

TIME:

Original Contract Completion Date	August 15, 2014
Previous Approved Completion Extension Days	0
Completion Days Extension this Change Order	0
Adjusted Contract Completion Date	August 15, 2014

IT IS AGREED BY THE CONTRACTOR THAT THE ADJUSTED CONTRACT AMOUNT AND/OR TIME, IF ANY, INCLUDES FULL AND COMPLETE EQUITABLE ADJUSTMENT AND COMPENSATION FOR ALL CONTRACT WORK AND EXTRA WORK PERFORMED ON THE PROJECT INCLUDING BUT NOT LIMITED TO CHANGES, DIFFERING SITE CONDITIONS, SUSPENSIONS, DELAYS, RESCHEDULING, ACCELERATION, IMPACT AND EXTENDED OVERHEAD AS IT RELATES SPECIFICALLY TO ITEM 1.1 OF THE ATTACHED LISTING. CONTRACTOR HEREBY WAIVES ANY AND ALL RIGHT TO ADDITIONAL COMPENSATION OR TIME ARISING OUT OF THE WORK SPECIFIC TO ITEM 1.31 OF THE ATTACHED LISTING, AND HEREBY ACKNOWLEDGES AND AGREES THAT THE AMOUNT SHOWN ABOVE CONSTITUTES PAYMENT IN FULL ACCORDING TO THE CONTRACT DOCUMENTS.

EXCEPT TO THE EXTENT THE CONTRACT HAS BEEN MODIFIED BY PREVIOUSLY ISSUED DISTRICT CHANGE ORDERS, AND FURTHER MODIFIED BY THIS CHANGE ORDER, THE CONTRACT REMAINS IN FULL FORCE AND EFFECT.

OAK PARK UNIFIED SCHOOL DISTRICT
By _____

Date _____

CONTRACTOR: SBS Corporation
By _____

Date _____

District PM/CM; Balfour Beatty Construction

By _____

Date _____

Change Order to Contract
OPUSD Bid 13-12R

Item No.	GC COR No.	Description	Reason	Cost
1.1	2.1	Kitchen material and fixture revisions - FRP Walls, Credit SS Walls and revised Shelves/Countertops	Owner requested change	\$8,436.00
1.2	3.0	Provide and Install Plastic Laminate at open shelves	Design / Bid discrepancy	\$3,161.00
1.3	4.0	Provide and Install Panel PAA	Support for owner requested change	\$6,437.00
1.4	6.0	Provide Electrical Power to Dyson Hand Dryers	Support for owner requested change	\$1,268.00
1.5	7.0	Remove unforeseen plumbing and electrical at serving window	Unforeseen condition	\$1,710.00
1.6	8.0	Remove and replace feeder conduits to sub panel PAA	Existing condition did not support new design	\$929.00
1.7	9.0	Additional framing for Sub Panel PAA	Owner provided panel required revised support	\$364.00
1.8	11.1	DSA Required structural revisions	Structural design requirements from DSA	\$23,486.00
1.9	12.0	Credit for Speak Hole at Serving window	Design conflict	(\$189.00)
1.10	13.0	Door Modifications for Fire Code compliance	Design oversight of existing conditions	\$9,375.00
1.11	14.0	Adjust ceiling height in break room	Design conflict with new window	\$1,543.00
1.12	15.0	Framing for stage curtain support	Improved condition	\$1,106.00
1.13	16.0	Framing ledgers for T-bar compression post at duct conflict	unforeseen condition	\$1,067.00
1.14	17.0	Toilet paper holder conflict at Kindergarten restrooms	Unforeseen condition	\$923.00
1.15	18.0	Replace rusted kitchen drain pipes below slab	Unforeseen condition	\$1,742.00
1.16	19.0	Furnish and install revised hardware in Kindergarten restrooms	Original Design inappropriate	\$1,986.00
1.17	20.0	Hardware changes by KPI per submittal revision	Original Design inappropriate	\$3,516.00
1.18	21.0	Raise plaster chase at new hallway door	Unforeseen condition	\$3,439.00
1.19	22.0	Modified curbs at MPR restrooms	required to correct ADA compliance	\$1,149.00
1.20	23.0	Material and Labor for plumbing and electric at hydration station	Support for owner requested change	\$2,998.00
1.21	24.0	Wire mold in Teacher's Lounge	District requested change	\$2,342.00
1.22	25.0	Relocate conduit below freezer slab	Unforeseen condition	\$687.00
1.23	26.0	Provide 3 Phase power for tray washer	Unforeseen condition	\$645.00
1.24	27.0	Relocation of Kindergarten smoke detectors	Conflict with new cabinets	\$1,294.00
1.25	28.0	Modification for ANSUL system electrical needs in kitchen	Unforeseen condition	\$3,582.00
1.26	29.0	Relocate 120v power for the freezer	Unforeseen condition	\$325.00
1.27	30.0	Provide power and light for freezer door	Unforeseen condition	\$825.00
1.28	31.0	Provide and install back boxes for exterior lights	Original Design inappropriate	\$2,924.00
1.29	32.0	Provide and install wire mold at folding partition	District requested change	\$742.00
1.30	33.0	Reinstall and raise fire alarm devices	Conflict with new cabinet locations	\$1,288.00
1.31	BC 1.0	Procurement of food for students at start of school	Kitchen not complete	(\$106.00)

1.32	BC 2.0	MPR roll up door meltable link/fire suppression repair	Damaged during demolition and not repaired	(\$1,771.00)
1.33	BC 3.0	Pyrocom testing and repairs to alarm system	Contractor damage to system	(\$3,554.00)

Total Change Order #1	\$83,669.00
Original Contract	<u>\$1,225,755.00</u>
Revised Contract	<u>\$1,309,424.00</u>