

**OAK PARK UNIFIED SCHOOL DISTRICT
5801 E. CONIFER STREET
OAK PARK, CALIFORNIA 91377
(818) 735-3206**

ADDENDUM REGULAR BOARD MEETING – AGENDA #847

DATE: Tuesday, August 16, 2011
TIME: 6:00 p.m. Open Session
PLACE: Oak Park High School
Presentation Room-G9
899 Kanan Road
Oak Park, CA 91377

ACTION

C.2.h Approve Change Order #2, Project 11-01R Science Lab Rehabilitation at Oak Park High School

Board approval required for change orders

Date: August 15, 2011

Anthony W. Knight, Ed.D.
Superintendent and Secretary to the
Board of Education

TO: MEMBERS, BOARD OF EDUCATION

FROM: DR. ANTHONY W. KNIGHT, SUPERINTENDENT

DATE: AUGUST 16, 2011

**SUBJECT: C.2.h APPROVE CHANGE ORDER #2, PROJECT 11-01R, SCIENCE LAB
REHABILITATION AT OAK PARK HIGH SCHOOL**

ACTION

ISSUE: Shall the Board approve Change Order #2 to the contract with Viola Construction, Inc. for Project 11-01R, Science Lab Rehabilitation at Oak Park High School?

BACKGROUND: At its meeting on April 12, 2011, the Board awarded a contract for Project 11-01R, Science Lab Rehabilitation at Oak Park High School, to Viola Construction, Inc. During the course of the project, District staff and construction manager Barnhart, Inc. have recommended changes to the project's scope for conditions unforeseen at the time the contract was awarded. Change Order #2 includes the following changes in scope and cost to the original contract:

Description	Cost
Modifications to casework and countertops, including addition of chase walls to accommodate utilities	\$ 13,071.00
Modify seismic bracing at HVAC in all rooms per the requirements of DSA	\$ 21,672.00
Modifications to meet fire/life/safety requirements including HVAC fire/smoke dampers, fire rating of interior walls, alarm device placement	\$ 26,444.00
Modifications to interior walls, including drywall replacement, and additional furring	\$ 7,299.00
Replacement of failing roof/ceiling insulation	\$ 3,428
Replace damaged roof drain (unforeseen condition)	\$ 683.00
Total Cost of Change Order No. 1	\$ 72,597

A detailed list of the proposed change order is attached for the Board's review. The total amount of Change Order #2 is \$72,597.00, which will increase the contract from \$1,011,063.74 to \$1,083,661.74. It is recommended by Barnhart and District staff that the Board approve Change Order No. 2.

ALTERNATIVES:

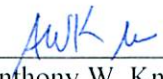
1. Approve Change Order #2 to the contract with Viola Construction, Inc. for Project 11-01R, Science Lab Rehabilitation at Oak Park High School.
2. Do not approve Change Order #2.

RECOMMENDATION: Alternative 1.

BOARD MEETING, AUGUST 16, 2011
Approval of Change Order No. 2, Project 11-01R
Science Lab Rehabilitation at Oak Park High School
Page 2

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
Iceland	_____	_____	_____	_____
Laifman	_____	_____	_____	_____
Pallant	_____	_____	_____	_____
Rosen	_____	_____	_____	_____
Yeoh	_____	_____	_____	_____

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

CHANGE ORDER 11-01R -2
8-12-11

PROJECT NO: 11-01R

CHANGE ORDER NO: 2

PROJECT NAME: Modernize Science Classrooms Building E, Oak Park High School

CONTRACTOR: Viola Constructors

SCOPE OF WORK: SEE ATTACHED

COST:

Original Contract Amount	\$ 989,000.00
Previous Approved Change Orders	\$ 22,064.00
This Change Order	\$ 72,597.00
Adjusted Contract Amount	\$ 1,083,661.00

TIME:

Original Contract Completion Date	August 25, 2011
Previous Approved Completion Extension Days	0
Completion Days Extension this Change Order	0
Adjusted Contract Completion Date	August 25, 2011

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. CONTRACTOR HEREBY WAIVES ANY AND ALL RIGHT TO ADDITIONAL COMPENSATION OR TIME ARISING OUT OF THIS CHANGE 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: Viola Constructors

By _____

Date _____

District Architect; KPI Architects

By _____

Date _____

District PM/CM; Barnhart – Balfour Beatty

By _____

Date _____

Change Order to Contract
OPUSD Bid 11-01R

Modernize Science Classrooms Building E, Oak Park High School
Viola Constructors

Item No.	GC No.	Description	Reason	Cost
2.1	PCO # 5	KPI Field Change Document (FDC # 1) delete casework epoxy counter top marine edge and provide bevel edge.	Specified marine edge requires custom molds for fabrication resulting in a concern with material delivery lead time (16 weeks) per manufacturer.	\$ (16,448)
2.2	PCO # 7	KPI Field Change Document # 7 (FDC #7) furnish and install wood stud framed chase wall behind casework to allow proper routing of utilities.	Existing masonry building walls did not allow for proper installation of utilities.	\$ 22,513
2.3	PCO # 8R	Remove and replace existing drywall at rooms E1, E9, E7 and E8.	Attempt to remove existing finish (wall paper and cork board) applied to drywall caused excessive damage to drywall paper rendering the existing drywall unsuitable for final painted finish.	\$ 5,482
2.4	PCO # 9 PCO # 9S	RFI # 027 Furnish and install code compliant seismic bracing/strapping at existing HVAC duct work, Remove and replace existing damaged flexible ductwork. Remove and replace antiquated HVAC supply and return registers and supply registers. Provide additional blocking for added seismic bracing/strapping	Existing duct work above ceiling was found to be non compliant with current code. Flexible duct work was found to be damaged and unable to accept seismic upgrade. Supply and return air registers were found to be antiquated, restrictive and unable to accept seismic upgrade.	\$ 21,672
2.6	PCO # 10	Revise location of the Fire Dept. Connection device per the local fire authority	Specified location of the Fire Dept. Connection device was determined to be in a high traffic area and susceptible to vehicle damage.	\$ 522
2.7	PCO # 12	Repair existing underground electrical conduits damaged during installation of the underground fire line which feeds added sprinklers in the science classrooms	Unforeseen condition. Campus record as-builts did not indicate existing underground conduits.	\$ 551
2.8	PCO # 14R1	RFI # 015. Furnish and install (5) additional HVAC ductwork fire/smoke dampers.	Unforeseen condition. Campus record as-builts did not indicate all existing HVAC ductwork routing. It was found that additional ductwork was routed thru fire rated walls without proper code required fire/smoke dampers.	\$ 14,007
2.9	PCO # 15	Additional cost Incentive to expedite fabrication of casework to insure delivery and installation prior to class session.	Various field modifications and unforeseen conditions (reference CO # 2 Item 2.2 above) delayed fabrication of casework.	\$ 7,006
2.10	PCO # 16	RFI # 018R - Furnish and install additional fire rated wall provisions, drywall and monokote details, at added fire rated wall to roof structure transition.	Unforeseen field condition. Fire rated wall assembly is required to continue thru to bottom of roof sheathing. Existing roof structure support at top of wall was not found to be fire rated.	\$ 5,042
2.11	PCO # 17	RFI # 031 - Furnish and install additional wall furring at Room E6 to match adjacent wall furring.	Specified wall furring depth did not match existing wall furring depth. Added furring was modified to match existing adjacent furring.	\$ 556
2.12	PCO # 18	RFI # 023 - Furnish and install roof insulation on time and materials basis to replacement existing roof insulation which was found to be falling.	Existing roof insulation was falling from roof structure.	\$ 3,428

2.13	PCO # 19	Repair existing underground roof drain piping damaged during demolition of concrete sidewalk area which was specified to be replaced to meet ADA requirements.	Unforeseen condition. Campus record as-builts did not indicate underground roof drain piping placed in the existing sidewalk area.	\$ 683
2.14	PCO # 20	RFI # 024, KPI Field Directive 006 - Furnish and install Acrovyn Wall Protection panels in lieu of specified FRP at designate interior walls	Upgrade wall finish to impact resistant material.	\$ 1,261
2.15	PCO # 21 PCO # 22	RFI # 026 and 041 - Modify new fire sprinkler system due to conflicts with existing conditions and ceiling heights.	Unforeseen existing conditions conflicted with added fire sprinkler system (required for science classroom usage).	\$ 6,322

Total **\$ 72,597**

Original Contract	\$ 989,000
Previous Change Order # 11-01R -1	\$ 22,064
This Change Order	\$ 72,597
Revised Contract	\$ 1,083,661