

TO: MEMBERS, BOARD OF EDUCATION AMENDED
FROM: DR. ANTHONY W. KNIGHT, SUPERINTENDENT
DATE: OCTOBER 21, 2014
SUBJECT: C.2.f. APPROVE CHANGE ORDER 1, PROJECT 13-15R, BUILDING A (GYMNASIUM) MODERNIZATION AT OAK PARK HIGH SCHOOL
ACTION

ISSUE: Shall the Board approve Change Order 1, Project 13-15R, Building A (Gymnasium) Modernization at Oak Park High School?

BACKGROUND: On April 8, 2014 the Board awarded a contract for Project 13-15R, Building A (Gymnasium) Modernization at Oak Park High School, to Pars Arvin Construction. 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 \$54,060.00, which will increase the contract from \$1,003,000.00 to \$1,057,060.00. The total Master Plan budget for this project, including contingency, is \$1,440,000.00. 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 Pars Arvin Construction for Project 13-15R, Building A (Gymnasium) Modernization at Oak Park High School 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	_____	_____	_____	_____
Laifman	_____	_____	_____	_____
Pallant	_____	_____	_____	_____
Rosen	_____	_____	_____	_____
Yeoh	_____	_____	_____	_____
Student Rep	_____	_____	_____	_____

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

October 8, 2014

Attn; Martin Klauss, Assistant Superintendent Business Services

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

Re: Project 13-15R Building A Gymnasium Modernization at Oak Park High School
Recommendation to Approve Change Order #13-15R-1 to Pars Arvin Construction Inc.

Dear Mr. Klauss,

Please accept this letter as recommendation to request Board approval for Change Order # 13-15R-1 to Pars Arvin Construction Inc. for added scope items at the above Project. Additional work to the Project is as follows;

Item 2.1 Exit Signage Power

Reason; No existing circuit provided. Cost to perform this work is \$3552.

Item 2.2 Jacuzzi Plumbing and Power

Reason; Existing conditions were substandard. Cost to perform this work is \$2595.

Item 2.3 Stud Replacement in Girl's Bathroom

Reason; Existing 2x4 split replaced with 3x6 per new standard. Cost to perform this work is \$2477.

Item 2.4 Exterior Drinking Fountain ADA Compliance

Reason; Scope of Work Added to Comply with New ADA Requirements. Cost to perform this work is \$3923.

Item 2.5 Boy's Bathroom Stud Replacement

Reason; Existing 2x4 split replaced with 3x6 per new standard. Cost to perform this work is \$1384.

Item 2.6 Replace Rotten Drain Pipes in Girl's Bathroom

Reason; Damaged during demolition due to existing rust. Cost to perform this work is \$974.

Item 2.7 Demolition of Extra Floor Drain and Vent Pipe in Bot's Bathroom

Reason; Extensive corrosion discovered during excavation. Cost to perform this work is \$1127.

<i>Item 2.8</i>	<i>Replace Rotten 4 inch Drain in Girls Coach's Room</i>
Reason;	Needed Sound pipe to make new connections. Cost to perform this work is \$1,127.
<i>Item 2.9</i>	<i>Vent and Trap Primers Needed Post Demo</i>
Reason;	Demo and Replacement did not account for primers post capping of abandoned drains. Cost to perform this work is \$1848.
<i>Item 2.10</i>	<i>2 Inch Waste Line Replacement at Girls Coach's Room</i>
Reason;	Needed work to pass hydrostatic pressure testing. The cost to perform this unforeseen work is \$1982.
<i>Item 2.11</i>	<i>Relocation and Replacement of Exhaust Grills at Boy's and Girl's Team Room and Shower</i>
Reason;	Existing conditions not able to be reused as planned. Cost to perform this additional work is \$1663.
<i>Item 2.12</i>	<i>Install Individual Vent Pipes for Bathroom Fixtures</i>
Reason;	Existing Condition has them on a common vent, this needed to be brought up to current construction standards. Cost to perform this additional work is \$3,135.
<i>Item 2.13</i>	<i>Urinal Waste Line Replacement</i>
Reason;	Existing Line for connection Rotted Out. Cost to perform this additional work is \$412.
<i>Item 2.14</i>	<i>Hand Dryer Circuit Replacement Sub-panel Needed</i>
Reason;	Not enough open circuits on existing panel. Cost to perform this additional work is \$3174.
<i>Item 2.15</i>	<i>Training Room Remediation Continued</i>
Reason;	Complete plumbing remediation from Item 2.2. Cost to perform this additional work is \$699.
<i>Item 2.16</i>	<i>PA Speaker Replacement</i>
Reason;	Existing speakers were unable to be reused. Cost to perform this additional work is \$3188.
<i>Item 2.17</i>	<i>Add New Larger Cold Water Line to Locker Room Showers</i>
Reason;	Existing line not as large as indicated on As-Build drawings. Cost to perform this additional work is \$2554.
<i>Item 2.18</i>	<i>Add Soap Dishes in Boys and Girls Showers</i>
Reason;	Needed for ADA Compliance. Cost to perform this additional work is \$690.
<i>Item 2.19</i>	<i>Additional FRP in Coach's Restrooms</i>
Reason;	Added wall coverage for better performance of facility. Cost to perform this additional work is \$471.

<i>Item 2.20</i>	<i>Hose Bibs Moved to Exterior of Locker Rooms</i>
Reason;	Owner Request. Cost to perform this additional work is \$1519.
<i>Item 2.21</i>	<i>Changed Layout in Girls Coach's Changing Room</i>
Reason;	CCD Cat B No. 1. Cost to perform this additional work is \$447.
<i>Item 2.22</i>	<i>Electrical Provisions for Boys and Girls Coach's Hand Dryers</i>
Reason;	Electrical support not included in plan. Cost to perform this additional work is \$1479.
<i>Item 2.23</i>	<i>Restroom and Corridor Diffuser Replacement</i>
Reason;	Existing not able to be reused. Cost to perform this additional work is \$934.
<i>Item 2.24</i>	<i>Epoxy Floor Vapor Barrier</i>
Reason;	Negotiated shared cost with contractor to overcome site conditions. Cost to perform this additional work is \$4010.
<i>Item 2.25</i>	<i>Door Thresholds at Training Room / Corridor / Training Room / Coach's Office Transitions</i>
Reason;	Not included in plans, lump sum negotiated cost. Cost to perform this additional work is \$1588.
<i>Item 2.26</i>	<i>Duct Extensions to New Louvers</i>
Reason;	Additional work required to complete installation of new Louvers. Cost to perform this additional work is \$1551.
<i>Item 2.27</i>	<i>Added FRP in Training Room</i>
Reason;	District requested remediation. Cost to perform this additional work is \$713.
<i>Item 2.28</i>	<i>Locker Latch Replacement for ADA</i>
Reason;	Needed for ADA compliance. Cost to perform this additional work is \$75.
<i>Item 2.29</i>	<i>Shower ADA Partition Stiffener</i>
Reason;	Needed added rigidity for long partition run. Cost to perform this additional work is \$1419.
<i>Item 2.30</i>	<i>Revised Plumbing at Mixing Valves</i>
Reason;	Conflict between plans and product instructions. Cost to perform this additional work is \$888.
<i>Item 2.31</i>	<i>Replace Check Valve</i>
Reason;	Discovered condition remediated at District Request. Cost to perform this additional work is \$1362.
<i>Item 2.32</i>	<i>Additional Urinal Screens in Boy's Rest Room</i>
Reason;	Owner Request. Cost to perform this additional work is \$1100.

Project Cost Update;

Master Plan Estimate

Construction Costs	\$1,200,000.00
Contingency on Master Plan Estimate (20%)	<u>\$ 240,000.00</u>
Total Master Plan Estimate	<u>\$1,440,000.00</u>

Pars Arvin Construction, Inc Base Agreement	\$1,003,000.00
Previous Change Order (NA)	\$ 0.00
Change Order # 13-15R-1	<u>\$ 54,060.00</u>
Total Construction Cost to Date	<u>\$1,057,060.00</u>

Balance on Original Master Plan Estimate **\$ 382,940.00**

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 13-15R -1
10/7/14**

PROJECT NO: 13-15R

CHANGE ORDER NO: 1

PROJECT NAME: BUILDING A GYMNASIUM MODERNIZATION AT OAK PARK HIGH SCHOOL

CONTRACTOR: PARS ARVIN CONSTRUCTION

SCOPE OF WORK: SEE ATTACHED

COST:

Original Contract Amount	\$ 1,003,000.00
Previous Approved Change Orders	\$ -
This Change Order	\$ 54,060.00
Adjusted Contract Amount	\$ 1,057,060.00

TIME:

Original Contract Completion Date	August 15, 2013
Previous Approved Completion Extension Days	0
Completion Days Extension this Change Order	0
Adjusted Contract Completion Date	August 15, 2013

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 ITEMS 2.1 THRU 2.36 OF THE ATTACHED LISTING. CONTRACTOR HEREBY WAIVES ANY AND ALL RIGHT TO ADDITIONAL COMPENSATION OR TIME ARISING OUT OF THE WORK SPECIFIC TO ITEMS 2.1 THRU 2.36 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 _____

CONTRACTOR: Pars Arvin Construction, Inc
By _____

Date _____

Date _____

District PM/CM; Balfour Beatty Construction

By _____

Date _____

Item No.	GC RFI No.	Description	Reason	Cost
2.1	22	Exit Signage	No existing circuit provided	\$ 3,552
2.2	23	Jacuzzi plumbing and power	Existing condition sub standard	\$ 2,595
2.3	26	Stud replacement in Girl's bathroom	Existing 2x4 split, replace with 3x6	\$ 2,477
2.4	32	Exterior Drinkign Fountain Landing ADA	Slope out of compliance	\$ 3,923
2.5	38	Boys Bathroom Stud replacement	Existing 2x4 split, replace with 3x6	\$ 1,384
2.6	39	Replace rotten drain pipes in girls bathroom	damaged during demo for connection	\$ 974
2.7	42	Demo of extra vent and floor drain in Boys shower	Extensive corrosion discovered durign excavation	\$ 1,127
2.8	44	Replace Rotten 4" drain line in Girl's Coach room	needed sound pipe to make new connections	\$ 1,127
2.9	46	Vent and trap primers needed post demo	demo & Replacement did not account for primers post capping of abandoned drain	\$ 1,848
2.10	47	2" waste line replacement at Girl's Coach room	Needed to get new work to pass hydro test	\$ 1,982
2.11	54	Relocation and Replacement of exhaust grills at boy's and girl's team room and shower	Existing not able to be reused as planned	\$ 1,663
2.12	53	Individual vent pipes for bathroom fixtures	As-built condition has them on common vent	\$ 3,135
2.13	57	Urinal Waste line replcemet	Existing line for connection rotted out	\$ 412
2.14	58	Hand dryer circuit replacement sub panel needed	Not enough open circuits on existing pannel	\$ 3,174
2.15	23r	Training Room Remediation Cont.	Complete Plumbing remediation	\$ 699
2.16	69/87	PA Speaker Replacemnet	Existing Speakers not able to be reused	\$ 3,188
2.17	70	Ad New larger CW line to locker room showers	Existing line not as large as shown on as-built drawings	\$ 2,554
2.18	71	Soap Dishes at Boys and Girls Shower	Needed for ADA Compliance	\$ 690
2.19	75	FRP in Coach's restrooms		\$ 471
2.2	76	Hose bibs Moved to exterior of locker rooms	Owner Request	\$ 1,519
2.21	80	Changed Layout in Girl's Coach changing room	CCD Cat B No1	\$ 447

2.22	81	Electrical provisions for Boy's Coach Hand Driers	Electical support not included in plan	\$ 1,479
2.23	83	Restroom and Cooridor Difuser Replacement	Exising not able to be reused	\$ 934
2.24	88	Epoxy Floor vapor barrier	Negotiated shared cost to overcome site conditions	\$ 4,010
2.25	89/91	Door Treshold at Training Room / Cooridor / Training room/Coach's Offices	Lump Sum Value Estimate	\$ 1,588
2.26	92	Duct extensions to new Louvers	Additional work needed to complete RFI 83 work	\$ 1,551
2.27	94	Added FRP in Training Room	District requested remediation	\$ 713
2.28	100	Locker Latch Replacement for ADA	Needed for ADA Compliance	\$ 75
2.29	101	Shower ADA Partition stiffener	Needed added rigidity for long partition run	\$ 1,419
2.3	102	Revised Plumbing at mixing valves	Potential conflict between pland and product instructions	\$ 888
2.31	103	Replace Check Valve	Discovered field condition remediated at district request	\$ 1,362
2.32	NA	Additional Urinal Screns in Boys Rest Room	Owner Request	\$ 1,100

Total Change Order #1	\$ 54,060
Original Contract	\$ 1,003,000
Revised Contract	<u>\$ 1,057,060</u>