



"OUR CHILDREN – OUR FUTURE"

Ravenswood City School District

ADMINISTRATIVE OFFICE

2120 Euclid Avenue, East Palo Alto, California 94303
(650) 329-2800 Fax (650) 325-3015

Board Members:

Ana Maria Pulido, President
Sharifa Wilson, Vice President
Stephanie Fitch, Clerk
Marielena Gaona- Mendoza, Member
Tamara Sobomehin, Member

Ms. Gina Sudaria

Interim Superintendent

Date: May 14, 2020

To: Honorable Board of Trustees

From: Ms. Gina Sudaria, Interim Superintendent

Re: Consideration to Approve FINAL Change Order #5 with Beals & Martin, Inc. for the Ravenswood Middle School Realignment - Phase 1

QUICK SUMMARY/ABSTRACT:

RCSD Administration in conjunction with SVA Architects have requested several proposals from Beals & Martin for various change orders over the course of the construction effort for the Ravenswood Middle School Realignment- Phase 1.

Beals & Martin began construction in March of 2019. The project is now completed. There were necessary design changes required during construction due to unforeseen existing conditions and design changes with this project. There have been four (4) change orders approved by the Board and issued to date totaling \$ 627,551.00. This consideration is for a FINAL CREDIT to be applied against the original contract cost.

The Proposed two CREDIT Change Orders (PCO's) were approved by the Architect, Telacu Construction Management, and the District office and are summarized in the attachment. They reflect 1) A credit adjustment for work eliminated from Contractor's scope, and 2) A credit for unused Contract Allowance. Based on the review and discussions of the proposed credit change order, the recommendation is to approve FINAL Change Order #5 to Beals & Martin, Inc., in the amount of (\$ 9,908.00.)

RATIONALE:

This completes the improvements to the Ravenswood Middle School campus, which one of the goals was to insure that our students have a safe environment. This project achieved this by providing a new science building, music room and renovated locker rooms.

FINANCIAL IMPACT:

The total cost of this FINAL Credit Change Order is (\$ 9,908.00), which will be credited toward Measure H & S bond funds.

RECOMMENDATION:

It is recommended that the Board of Trustees approve Change Order #5 to Beals & Martin, Inc.

CHANGE ORDER FORM

Ravenswood City School District
2120 Euclid Avenue
East Palo Alto, CA 94303

CHANGE ORDER NO.:

5 FINAL

CHANGE ORDER

Project: Ravenswood MS Realignment PH 1
Bid No.: 2018-19-004

Date: May 1, 2020
DSA File No.: 01-117275
DSA Appl. No.: 01-117275

The following parties agree to the terms of this Change Order:

Owner:

Ravenswood City School
District
2120 Euclid Avenue
E. Palo Alto, CA 94303

Contractor:

Beals Martin, Inc.
2596 Bay Road
Redwood City, CA 94063

Architect:

SVA Architects
2335 Broadway, Suite 301
Oakland, CA 94612

Construction Manager:

TELACU Construction
Management
604 N. Eckhoff Street
Orange, CA 92868

Reference	Description	Cost	Days Ext.
PCO # 93R1 Requested by: Performed by: Reason:	Delete Landscape Irrigation Repairs Owner Contractor Eliminated from scope	(\$ 9,875.00)	0
PCO # 96 Requested by: Performed by: Reason:	Unused Contract Allowance Owner Contractor Unused Allowance	(\$ 33.00)	0
	Total This Change Order #5	(\$ 9,908.00)	
Contract time will be adjusted as follows: Previous Completion Date: [Date] [0] Calendar Days Extension Current Completion Date: August 15, 2019		Original Contract Amount: \$ 6,058,211.00 Amount of Previously Approved Change Order(s): \$ 627,551.00 Amount of this Change Order: (\$ 9,908.00) Contract Amount: \$ 6,675,762.00	

The undersigned Contractor approves the foregoing as to the changes, if any, and the Cost, if any, specified for each item and as to the extension of time allowed, if any, for completion of the entire work as stated therein, and agrees to furnish all labor, materials and services and perform all work necessary to complete any additional work specified for the consideration stated therein.

This change order is subject to approval by the governing board of this district and must be signed by the District.

CHANGE ORDER FORM

The compensation and time, if any, granted herein represent a full accord and satisfaction for any and all time and cost impacts of the items herein, and Contractor waives any and all further compensation or time extension based on the items herein. The value of the extra work or changes expressly includes any and all of the Contractors costs and expenses, both direct and indirect, resulting from additional time required on the project or resulting from delay to the project. Any costs, expenses, damages or time extensions not included are deemed waived.

By execution of this Change Order the Contractor specifically waives, relinquishes, and releases any and all rights under Section 1542 of the California Civil Code which reads 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.

Signatures:

District:

Gina Sudaria
Interim Superintendent

Date

Contractor:


Dwight Ortmann
President

5/5/2020
Date

Architect:

SIGNATURE UNDER SEPARATE COVER
Chris Bradley

Date

Construction Manager:


Norine Bruno

5/6/20
Date

END OF DOCUMENT

CHANGE ORDER FORM

The compensation and time, if any, granted herein represent a full accord and satisfaction for any and all time and cost impacts of the items herein, and Contractor waives any and all further compensation or time extension based on the items herein. The value of the extra work or changes expressly includes any and all of the Contractors costs and expenses, both direct and indirect, resulting from additional time required on the project or resulting from delay to the project. Any costs, expenses, damages or time extensions not included are deemed waived.

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Signatures:

District:

Gina Sudaria
Interim Superintendent

Date

Contractor:

Dwight Ortmann
President

5/5/2020
Date

Architect:

Chris Bradley

5/7/20
Date

Construction Manager:

Norine Bruno

5/6/20
Date

END OF DOCUMENT

CHANGE ORDER FORM

RAVENSWOOD CITY SCHOOL DISTRICT



Ravenswood Middle School
Realignment Phase 1
Project Number: 2018-19-004

PROPOSED CHANGE ORDER – PCO # 93R1

TO: RAVENSWOOD CITY SCHOOL DISTRICT DATE ISSUED: 93R1

FROM: BEALS MARTIN PRICING DUE BY: 11/21/19

REFERENCE RFI # _____

REFERENCE RFQ # _____

CONSTRUCTION CHANGE DIRECTIVE # _____

AMOUNT \$ < 9,875 >

DESCRIPTION: delete landscape irrigation repairs

Please submit an itemized quotation for change in the contract sum and time incidental to the proposed modifications to the Contract Documents as described herein. Cost breakdown format shall be as specified including all back up documentation.

RAVENSWOOD CITY SCHOOL DISTRICT

THIS IS NOT A CHANGE ORDER. THIS IS A DIRECTIVE TO PROCEED WITH THE WORK HEREIN DESCRIBED WHEN SIGNED BELOW.

REQUESTED BY:

A. ☐ Architect

B. ☐ DSA Inspector

C. ☐ Contractor

D. ☒ Owner

COST IMPACT:

A. ☐ NONE

B. ☒ DEDUCT: \$ 9,875

C. ☐ ADD: \$ _____

TIME IMPACT:

A. ☒ NONE

B. ☐ DEDUCT _____ DAYS

C. ☐ ADD: _____ DAYS

APPROVAL OF THE PCO BY ALL PARTIES LISTED BELOW SERVES, AS A NOTICE TO PROCEED AND PCO WILL BE FOLLOWED BY A FORMAL CHANGE ORDER.

Contractor:

BY: [Signature]

Architect:

BY: SIGNATURE UNDER SEPARATE COVER

District

BY: _____

Construction Manager:

BY: [Signature]

RAVENSWOOD CITY SCHOOL DISTRICT

THIS IS NOT A CHANGE ORDER. THIS IS A DIRECTIVE TO PROCEED WITH THE WORK HEREIN DESCRIBED WHEN SIGNED BELOW.

REQUESTED BY:

A. ☐ Architect

B. ☐ DSA Inspector

C. ☐ Contractor

D. ☒ Owner

COST IMPACT:

A. ☐ NONE

B. ☒ DEDUCT: \$

9,875

C. ☐ ADD: \$

TIME IMPACT:

A. ☒ NONE

B. ☐ DEDUCT

DAYS

C. ☐ ADD: DAYS

APPROVAL OF THE PCO BY ALL PARTIES LISTED BELOW SERVES, AS A NOTICE TO PROCEED AND PCO WILL BE FOLLOWED BY A FORMAL CHANGE ORDER.

Contractor:

BY:

Architect:

BY:

District

BY:

Construction Manager:

BY:

APRIMO



2596 Bay Road, Redwood City, CA 94063

PCO
93R1

PROPOSED CHANGE ORDER

Claywood Middle School

11/21/2019

<u>DESCRIPTION OF WORK</u>	<u>SUBCONTRACTOR</u>	<u>AMOUNT</u>
Credit for irrigation repairs	Guerra/BMI	-9,220
Subcontractor Subtotal		\$ -9,220
GC Markup 5%		-461
Subcontractor Subtotal		\$ -9,681
Bond @2%		-194
SUBTOTAL #1: Subcontractor Total		\$ -9,875

<u>DESCRIPTION OF WORK</u>	<u>AMOUNT</u>
Supervision: 40 hrs @ \$131/hour	\$ 0
Supervision OT 0hrs @ \$173.50/hour	0
Carpentry Labor hrs @ \$97/hour	0
Carpentry OT hrs @ \$129.25/hour	0
Laborer hrs @ \$66.50/hour	0
Material	0
Hardware @35%	0
Dumpster	0
GC Subtotal	\$ 0
GC Markup 15%	0
GC Subtotal	\$ 0
Bond @2%	0
SUBTOTAL #2: GC Total	\$ 0

TOTAL PCO AMOUNT (#1 + #2) \$ -9,875

RAVENSWOOD CITY SCHOOL DISTRICT



RAVENSWOOD MIDDLE SCHOOL
Realignment Phase a
Project # 2018-19-004

PROPOSED CHANGE ORDER – PCO # 96

TO: RAVENSWOOD CITY SCHOOL DISTRICT DATE ISSUED: 5/1/20

FROM: TELAW CM / RCS D PRICING DUE BY: _____

REFERENCE RFI _____

REFERENCE RFQ # _____

CONSTRUCTION CHANGE DIRECTIVE # _____

AMOUNT \$ (33.00)

DESCRIPTION: UNUSED ALLOWANCE

Please submit an itemized quotation for change in the contract sum and time incidental to the proposed modifications to the Contract Documents as described herein. Cost breakdown format shall be as specified including all back up documentation.

RAVENSWOOD CITY SCHOOL DISTRICT

THIS IS NOT A CHANGE ORDER. THIS IS A DIRECTIVE TO PROCEED WITH THE WORK HEREIN DESCRIBED WHEN SIGNED BELOW.

REQUESTED BY:

A. ☐ Architect

B. ☐ DSA Inspector

C. ☐ Contractor

D. ☒ Owner

COST IMPACT:

A. ☐ NONE

B. ☒ DEDUCT: \$ 33.00

C. ☐ ADD: \$

TIME IMPACT:

A. ☐ NONE

B. ☐ DEDUCT _____ DAYS

C. ☐ ADD: _____ DAYS

APPROVAL OF THE PCO BY ALL PARTIES LISTED BELOW SERVES, AS A NOTICE TO PROCEED AND PCO WILL BE FOLLOWED BY A FORMAL CHANGE ORDER.

☒ Contractor:

BY: [Signature]

Architect:

BY: UNDER SEPARATE COVER

District:

BY: _____

Construction Manager:

BY: [Signature]

RAVENSWOOD CITY SCHOOL DISTRICT

THIS IS NOT A CHANGE ORDER. THIS IS A DIRECTIVE TO PROCEED WITH THE WORK HEREIN DESCRIBED WHEN SIGNED BELOW.

REQUESTED BY:

A. ☐ Architect

B. ☐ DSA Inspector

C. ☐ Contractor

D. ☒ Owner

COST IMPACT:

A. ☐ NONE

B. ☒ DEDUCT: \$ 33.00

C. ☐ ADD: \$

TIME IMPACT:

A. ☐ NONE

B. ☐ DEDUCT _____ DAYS

C. ☐ ADD: _____ DAYS

APPROVAL OF THE PCO BY ALL PARTIES LISTED BELOW SERVES, AS A NOTICE TO PROCEED AND PCO WILL BE FOLLOWED BY A FORMAL CHANGE ORDER.

✓ Contractor:

BY: [Signature]

Architect:

BY: [Signature]

District:

BY: _____

Construction Manager:

BY: [Signature]

CONTRACT ALLOWANCE LOG**BEALS MARTIN**

05 05 2020

			PCO's Approved Toward Allow To Date
PCO#	Date	Description	
1R1	07 15 19	Replace gas valve per RFI 15 (sans bond)	756.00
3R1	03 25 19	Furnish and install a 3" gate valve (sans bond)	7,534.00
4R2	04 15 19	Revised Demo CMU and tile in girls locker room (sans bond)	27,300.00
5R2	04 05 19	Revised Demo CMU and tile in girls locker room (sans bond)	35,175.00
6R1	04 01 19	Demo drywall ceiling in the boys locker room offices(sans bond)	9,450.00
7R1	04 01 19	Demo drywall ceiling in the girls locker room offices	9,450.00
11R1	04 01 19	Locate and pot hole at locker room (sans bond)	6,070.00
13R1	04 16 19	Demo of Oversized (E) Footings per RFI #23 (sans bond)	37,043.00
17R1	04 22 19	Install Building Electrical Grounding per RFI #51 (sans bond)	4,452.00
21R1	04 29 19	Isolate Water in Building F per RFI #43 (sans bond)	8,972.00
23R1	04 30 19	Reinforce Ridge per RFI #44 (sans bond)	1,059.00
24R1	05 07 19	Add Sidewalk per RFI #24 (sans bond)	14,949.00
28R1	05 14 19	Add Floor Drain for HWH Discharge (adjusted) (sans bond)	4,365.00
32R1	05 29 19	Sidewalk Replacement (sans bond)	30,314.00
33R1	06 03 19	Increase Epoxy Countertops from 24" to 30" (sans bond)	5,902.00
34	06 03 19	Change Epoxy Countertops to Phenolic Tops	(2,678.00)
36	06 07 19	Change Wall Outlets To Pedestal	8,418.00
37	06 11 19	Add Furring at Grid Line RR	4,290.00
42	06 12 19	Grout Base of Door Frame	624.00
44	06 12 19	Add Door Louvers - Rooms F13, F14, F20	1,245.00
47	06 13 19	Enlarge Door Openings	2,981.00
50	06 21 19	Furr CMU Walls	2,472.00
51	06 21 19	Repair Termite Damage	4,206.00
53	07 01 19	Float Locker Room Floors	6,551.00
54	07 01 19	Change Wall Finish:Lower Ceilings in bathrooms per RFI 123	2,494.00
66	07 31 19	Add Window Stools	4,479.00
77	08 21 19	Deleted VCT accent color tile that cannot be returned RFI 162	3,730.00
82	09 10 19	Re-Route Gas Line	3,214.00
83	09 11 19	Replace Thermostats	1,277.00
84	09 12 19	Add Push Plates in restrooms	698.00
86	09 12 19	Install Window Sills on Saturday	1,656.00
92	10 14 19	Add power to drinking fountain	1,519.00
Total Approved PCO's Applied Toward Allowance			249,967.00
Approved Contract Allowance			250,000.00
96	05 01 20	Unused Allowance to be credited back through Change Order #5	(33.00)