

**ALBANY UNIFIED SCHOOL DISTRICT
BOARD AGENDA BACKUP**

Regular Meeting of August 16, 2022

ITEM: **AMENDMENT # 06 TO AGREEMENT FOR DESIGN-BUILD SERVICES FOR THE MARIN ELEMENTARY RE-BUILD PROJECT BY AND BETWEEN ALBANY UNIFIED SCHOOL DISTRICT (“DISTRICT”) AND ALTEN CONSTRUCTION INC. (“DESIGN-BUILD CONTRACTOR”)**

PREPARED BY: **JACKIE KIM, CHIEF BUSINESS OFFICIAL**

TYPE OF ITEM: **REVIEW & ACTION**

PURPOSE: For the Board of Trustees to review and approve the Amendment #06 to Agreement for Design-Build Services for the Marin Elementary Re-build Project by and between Albany Unified School District and Alten Construction Inc.

DETAILS: This Amendment to the Design/Build Agreement, adds the scope of work itemized below as Change Order Requests (“CORs”). The work included in this Amendment was budgeted for and will draw on the project contingency as noted below. The items are organized into the following categories: Design Enhancements and Unforeseen Conditions. This Amendment is being recommended for approval based on a thorough review by the District’s Program Manager and concurrence by the DSA Inspector of Record that the proposed compensation is fair and justified for the added work. Currently, the project is expected to be completed within budget and on schedule. This Amendment includes:

Design Enhancements

- COR 19 – This change order includes costs to upgrade the kitchen area within the existing MPR building to correct violations received from the health department. Work includes addition of electrical outlets for new ovens, new flooring, new waterproof finish to the walls, new code required floor sink and water heater, new make-up air unit and lockers for kitchen staff, all of which are required by the health department. The costs also cover infrastructure required to convert all gas appliances to electric for a net-zero ready campus. This item will draw on the project contingency. [Additional cost: \$106,650.94]

- COR 20 – This change order is for the cost of several site staff requested design upgrades to the classrooms and other learning environments. Work includes:

1. Eight additional electrical wall outlets at each new classroom in building D, One additional data outlet at each new classroom in building D, One new electrical floor box including data connection and power outlet in each new classroom in building D, additional power and data outlets at the existing Pod buildings. This item will draw on the project contingency. [Additional cost: \$118,121.00]
2. Four additional electrical wall outlets at each new kindergarten classroom in building B, Six additional electrical wall outlets at each new 2nd floor classroom in building B, One additional data outlet at each new classroom in building B, One new electrical floor box including data connection and power outlet in each new classroom in building B, additional power and data outlets at existing Building C. This item will draw on the project contingency. [Additional cost: \$86,736.00]
3. Additional Audio-Visual Connections at each classroom and existing buildings, includes floor prep for floor box outlets. This item will draw on the project contingency. [Additional cost: \$85,618.47]
4. Additional casework at all classrooms including the installation and blocking required for attachment of the additional casework. This item will draw on the project contingency. [Additional cost: \$97,997.03]
5. Additional sink for hand washing in the library building, including saw cutting of the existing concrete floor. This item will draw on the project contingency. [Additional cost: \$11,803.00]
6. Raising the ceiling at the library room and raised soffits at Building D. This item will draw on the project contingency. [Additional cost: \$9,688.29]
7. Additional Bike Racks and Lunch tables for the outdoor staff break area. Includes purchase and installation. This item will draw on the project contingency. [Additional cost: \$14,562.75]
8. Design and Contractor Fees relating to all the above changes. This item will draw on the project contingency. [Additional cost \$45,549.94]

- COR 23 – This change order is to include card reader access locks throughout the entire campus. The original agreement only allowed for the infrastructure to be installed because card readers had not yet been accepted by site staff. Cost includes all parts and installation of card readers. This item was included in the original project budget and will not draw on the project contingency. [Additional cost: \$175,707.51]
- COR 24 – This change order includes cost for labor and materials to upgrade from Marmoleum and Sheet Linoleum hard floors to carpet at the Library Building and Special Ed Classroom. It was determined by site staff that carpet in these rooms was a better choice after reviewing the finishes. This item will draw on the project contingency. [Additional cost: \$30,652.69]
- COR 26 – This change order is for the cost of (7) Window shades at windows that were added by site staff after DSA approval. This item will draw on the project contingency. [Additional cost: \$2,289.80]
- COR 27 – This change order was requested by site staff after reviewing interior elevation drawings of the new classrooms. It includes costs to purchase and install additional tack wall panels at the new classrooms. This item will draw on the project contingency. [Additional cost: \$58,665.96]
- COR 28 – In lieu of soft furniture that requires shoe removal and takes time away from instruction, site staff chose a carpeted platform to be installed in the library for students to sit and gather during learning time in the library near the projector screen. This item will draw on the project contingency. [Additional cost: \$8,383.09]
- COR 29 – The cost of this change order includes replacement of existing markerboards in the existing buildings to match the new markerboards being provided at the new classrooms. Includes (6) 16'x4', (1) 14'x4' and (1) 10'x4' whiteboard. This item will draw on the project contingency. [Additional cost: \$21,267.23]
- COR 30 – This change order includes a credit for re-designed outdoor play area striping and reduced basketball backboards. This change was requested by the District after reviewing the playground with the principal and site staff. [Total Credit: -\$5,697.47]
- COR 31 – This change order includes changing the kindergarten doors to allow them to open 180 degrees rather than back-to-back at 90 degrees. With the covered walkway and associated posts, it was determined by Site Staff to revise the door locations to allow as much room as possible for kindergarten students to walk to and from class. This item will draw on the project contingency. [Additional cost: \$15,204.62]

Sub-total for Design Enhancements: \$883,200.85

Unforeseen Conditions

- COR 17 – This change order is for the cost of added labor and materials needed to install insulation at the ceiling/roof of existing building C. While installing the fire sprinklers the contractor noticed there was no insulation at the ceiling/roof of building C. It was decided to add insulation to improve energy efficiency of the existing building. This item will draw on the project contingency. [Additional cost: \$28,819.17]
- COR 25 – This change order is for the cost of added labor and materials to replace existing underground data conduit. While confirming the existing data conduits were viable, it was discovered that (2) 4" existing data and (1) 2" existing data pipes were broken. After investigation and attempted repairs, new pipe was installed and trenches backfilled. This item will draw on the project contingency. [Additional cost: \$13,326.85]
- COR 34 – This change order includes costs associated with adding an irrigation meter required by EBMUD and a missing sewer cleanout. The District provided a field survey that indicated a cleanout/lateral for sewer connection at the corner of Marin and Santa Fe. During construction, it was determined that there was not a lateral at that location. The contractor had to reroute the building D sewer connection through the existing driveway and coordinated with EBMUD to extend the main on Santa Fe. This item will draw on the project contingency. [Additional cost: \$84,483.22]
- COR 36 – This change order includes upcharge costs associated to the export of dirt from phase 2 earthwork to a Class 2 landfill based on analytical testing provided on 4/22/22 by the District hired Geotechnical Engineer. Final costs were calculated based on weighed loads from dump scale tags for actual dirt removed from the site. The original contract assumed all dirt to be removed from the site would be Class 1. Class 2 dirt requires a special landfill to accept the soil. This item will draw on the project contingency. [Additional cost: \$12,697.82]

Sub-total for Unforeseen Conditions: \$139,327.06

Total for Amendment:	\$1,022,527.91
Guaranteed Maximum Price before this Amendment:	\$30,917,800.00
Revised Guaranteed Maximum Price including this Amendment:	\$31,940,327.91

FINANCIAL INFORMATION: \$1,022,527.94 Bond Fund

STRATEGIC OBJECTIVES ADDRESSED:



Objective #1: *Assess and Increase Academic Success. Goal: We will provide a comprehensive educational experience with expanded opportunities for engagement, assessment, and academic growth so that all students will achieve their fullest potential.*



Objective #2: *Support the Whole Child. Goal: We will foster the social and emotional growth of all students, implement an array of strategies to increase student engagement, identify individual socio-emotional and behavioral needs, and apply collaborative appropriate interventions.*



Objective #3: *Communicate and Lead Together. Goal: All stakeholders will collaborate and communicate about decisions that guide the sites and district.*

RECOMMENDATION: Board of Trustees to review and approve the Amendment # 06 to Agreement for Design-Build Services for the Marin Elementary Re-build project by and between Albany Unified School District and Alten Construction.