

**FIRST AMENDMENT TO
CONSTRUCTION AGREEMENT BETWEEN THE CITY OF RICHMOND AND
OK Construction**

This First Amendment to the Construction Agreement (the “First Amendment”) is entered into as of July 2022, by and between the City of Richmond, a municipal corporation and charter city (“City”) and OK Construction, a (“Contractor”), with reference to the following facts.

RECITALS

A. City and Contractor entered into that certain Construction Agreement dated June 3, 2021 (the “Agreement”) to furnish construction of Parchester Community Center ADA Improvements (the “Project”).

B. The Parties now desire to enter into this First Amendment in order to increase the expenditures under the Construction Agreement by an additional not-to-exceed sum of \$ 138,511 (the “Additional Expenditures”), for a total amended not-to exceed amount of \$ 478,511 as set forth on Attachment 1 attached and incorporated hereto (the “First Amended Amount”).

NOW THEREFORE, in consideration of the recitals hereof, and other mutual covenants and promises contained herein and for other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree to amend the Agreement as follows:

Section 1 Amendment to Payments.

The Construction Agreement is hereby amended by this First Amendment in order to increase the Original Amount by the Additional Expenditures to reflect a new total of authorized expenditures under the Construction Agreement, equal to the First Amended Amount.

Section 2. Amendment to Scope of Work.

The Construction Agreement is hereby amended by this First Amendment in order to add listed change order work to the Project as set forth in Attachment 1.

Section 3. Miscellaneous.

(a) Except as amended by this First Amendment, the Construction Agreement has not been modified and is in full force and effect.

(b) Each of the individuals executing this First Amendment on behalf of the Contractor and City individually represents and warrants that he or she has been authorized to do so and has the power to bind the party for whom they are signing.

OK Construction
Contract #5655 - Amendment #1

(c) This First Amendment may be signed in any number of counterparts with the same effect as if the signatures to each counterpart were upon a single instrument, and is intended to be binding when all parties have delivered their signatures to the other parties. Signatures may be delivered by facsimile or electronic transmission. All counterparts shall be deemed an original of this First Amendment.

(d) WHEREFORE, the Parties have executed this First Amendment on or as of the date first above written.

IN WITNESS WHEREOF, City and Contractor have executed this First Amendment duly authorized representatives, all on the date first written above.

Reviewed By:

City Attorney

ATTEST:

City Clerk

CITY:

CITY OF RICHMOND, a municipal corporation and
charter city

By: _____

Name: Shasa Curl
Its: City Manager

CONTRACTOR:

O K Construction, an Individual

By: _____

Name: Oleg Kovrizhnykh
Its: Owner

OK Construction
Contract #5655 - Amendment #1

Attachment 1

Contractor shall perform the following work as set forth in attached Change Orders Nos. **[LIST AND ATTACH ALL CHANGE ORDERS COVERED BY THIS AMENDMENT]**.

O.K. Construction
 5755 Old Antelope North Rd, Antelope, CA
 95843

Change Order #1

PARCHESTER COMMUNITY CENTER
 900 Williams St. Richmond CA
 94806
 Project #5655

JK
6/16/22

Description of work: Per Plan check Requirements 3 new Bathroom Exhaust fans, and New Duck work.

General Labor			
Trade	Hours	Rate	Total
Sheet Metal	4	\$ 104.21	\$ 416.84
Laborer	4	\$ 64.20	\$ 256.80
Travel	4	\$ 40	\$ 160
Mark up 15%			\$ 125.04
			958.68

Material			
Material	Quantity	Rate	Total
FANS	3	330	\$ 990
Sheet metal, ducking	3	250	\$ 250
			\$
Mark up 15%			\$ 186
			\$ 1,426

Equipment, Transportaion, Waste			
Equipment	Hours	Rate	Total
Fuel		\$ 100	\$ 100
Waste	0	\$	\$
			\$
Equipment Total			\$ 100

Sub Total	\$ 2,484.68
Overhead/Profit 20%	\$ 496.93
Insurance and Bonds 3%	\$ 90
Total	\$ 3,071.61

Requested Change In Contract Time(Days):20 From Date Of Approval.(Lead time item)

Change Order #2

O.K. Construction
 5755 Old Antelope North Rd, Antelope CA
 95843

PARCHESTER COMMUNITY CENTER
 900 Williams St. Richmond CA
 94806
 Project #5655

YJS
6/16/22

Description of work: Saw Cut existing Concrete, Excavate new Trench for new Footing, Install Rebar, J bolts, install Concrete Forming, Pour new Concrete Footing.

General Labor			
Trade	Hours	Rate	Total
Laborer	16	\$ 61.24	\$ 979.84
Carpentry	3	\$ 86.63	\$ 259.89
Cement	4	\$72.31	\$ 289.24
Travel	4	40	\$ 160 -
Labor Total			\$1,688.97

Material			
Material	Quantity	Rate	Total
Concrete	1	550	550
Concrete Forming	1	125	125
Rebar, J Bolts rebar wire	1	250	\$ 250
			\$
Material Total			\$ 925

Equipment, Transportaion, Waste			
Equipment	Hours	Rate	Total
Fuel		\$ 100	\$ 100
Waste	0	\$ 50 -	\$ 50 -
			\$ -
Equipment Total			\$ 150

Sub Total	\$ 2,763.97
Overhead/Profit 20%	\$ 552.79
Insurance and Bonds 3%	\$ 100
Total	\$ 3416.76

Requested Change in Contract Time (Days): 10 Business Days

Change Order #3

O.K. Construction
 5755 Old Antelope North Rd, Antelope, CA
 95843

PARCHESTER COMMUNITY CENTER
 900 Williams St. Richmond CA
 94806
 Project #5655

Handwritten signature and date: 6/14/22

Description of work: New Fire Wall Strip Off Old Hallway Siding and drywall, Clean all Unwanted Debris in the wall, Install New Wall Insulation, Install FireX Drywall in Hallway, Patch, Texture, Prime Paint to match other side.

General Labor			
Trade	Hours	Rate	Total
Laborer	13	\$ 61.24	\$ 796.12
Drywall Installer/Finsher	32	\$ 87.81	\$ 2,809.92
Painter	12	\$85.01	\$ 1,020.12
Travel To Jobsite	12	\$40	\$ 480 -
Labor Total			5,106.16

Material			
Material	Quantity	Rate	Total
Wall Insulation	550 Sft	850	\$ 850
Drywall, Wall Mud, Joint Tape ect	15-20	650	\$ 650
Primer, Paint, Plastic, Tape	20 Gals	675	\$ 675
Wall Screws	1 Box	60	\$ 60
Material Total			\$ 2,235

Equipment, Transportaion, Waste			
Equipment	Hours	Rate	Total
Fuel		\$ 450	\$ 450
Waste	0	\$ 250 -	\$ 250 -
			\$ -
Equipment Total			\$ 700

Sub Total	\$ 8,041.16
Overhead/Profit 20%	\$ 1,608.23
Insurance and Bonds 3%	\$ 270
Total	\$ 9,919.39

Requested Change In Contract Time(Days): 10 From Date Of Approval.

Change Order #4

O.K. Construction
 5755 Old Antelope North Rd, Antelope, CA
 95843

PARCHESTER COMMUNITY CENTER
 900 Williams St. Richmond CA
 94806
 Project #5655

YJ
6/16/22

Description of work: Fabrication of Front Swing Gates and Fence On Both Sides of Building. Fabrication Is By O.K Construction to Amerastart Standards. Galvanized Metal Fence Materials, Zinc Coating and Power Coating.

General Labor			
Trade	Hours	Rate	Total
Sheet Metal/Welder	50	\$ 111.14	\$ 5,557
Laborer	20	\$ 61.34	\$ 1,226.80
Travel	12	\$ 40	\$ 480
			\$
			7,263.80

Material			
Material	Quantity	Rate	Total
Galvanized fence Pickets	40-60	1,450	\$ 1,450
All Swing Gates Hardware(Per Plans)	8-12	2,700	\$ 2,700
Galvanized Frame and Posts	10-12	900	\$ 900
Fence Concrete	1 load	650	\$ 650
			\$ 5,700

Equipment, Transportaion, Waste			
Equipment	Hours	Rate	Total
Fuel		\$ 350	\$ 350
Waste	0	\$ 250 -	\$ 250 -
Power Coating		\$ 1000	\$ 1000 -
			Equipment Total \$ 1,600

Sub Total	\$ 14,563.80
Overhead/Profit 20%	\$ 2,912.60
Insurance and Bonds 3%	\$ 524
Total	\$ 18,000.68

SUBMITTAL REVIEW

REVIEWED, NO EXCEPTIONS TAKEN REVISE AND RESUBMIT
 REVIEWED, NOTE COMMENTS

Corrections of comments made to the shop drawings during this review do not relieve contractor from compliance with requirements of the drawings and specifications. This check is only for review of general conformance with the design concept of the project and general compliance with the information given in the contract documents. This contractor is responsible for: confirming and correlating all quantities and dimensions; selecting fabrication processes and techniques of construction; coordinating his work with that of all other trades; and performing his work in a safe and satisfactory manner.

KAPPE ARCHITECTS

BY Ron Kappe DATE 12-17-21

e(Days):20 From Date Of Approval.

Change Order #5

O.K. Construction
 5755 Old Antelope North Rd, Antelope, CA
 95843

Y/S
6/11/22

PARCHESTER COMMUNITY CENTER
 900 Williams St. Richmond CA
 94806
 Project #5655

Description of work: Per Plan check Requirements 3 new Bathroom Exhaust fans, and New Duck work.

No exception taken to contractor providing this additional plan check required work

Mark-up allowed for subs doing the work but not OK Construction crew

General Labor			
Trade	Hours	Rate	Total
Sheet Metal	4	\$ 104.21	\$ 416.84
Laborer	4	\$ 64.20	\$ 256.80
Travel	4	\$ 40	\$ 160
Mark up 15%			\$ 125.04
			958.68

Please remove mark-up here and re-submit

Material			
Material	Quantity	Rate	Total
FANS	3	330	\$ 990
Sheet metal, ducking	3	250	\$ 250
			\$
Mark up 15%			\$ 186
			\$ 1,426

Equipment, Transportaion, Waste			
Equipment	Hours	Rate	Total
Fuel		\$ 100	\$ 100
Waste	0	\$	\$
			\$
Equipment Total			\$ 100

Sub Total	\$ 2,484.68
Overhead/Profit 20%	\$ 496.93
Insurance and Bonds 3%	\$ 90
Total	\$ 3,071.61

Requested Change In Contract Time(Days):20 From Date Of Approval.(Lead time item)

Change Order #6

O.K. Construction
 5755 Old Antelope North Rd, Antelope, CA
 95843

Y/S
6/16/22

PARCHESTER COMMUNITY CENTER
 900 Williams St. Richmond CA
 94806
 Project #5655

Description of work: Installation of new Drinking Fountain.(Per plan check requirements)

No exception taken to plan check required addition to the base contract

General Labor			
Trade	Hours	Rate	Total
Plumbing	6	\$ 105.81	\$ 634.86
Laborer	4	\$ 64.20	\$ 256.80
Travel	4	\$ 40	\$ 160
Mark up 15%			\$ 157.74
			1,209.40

Material			
Material	Quantity	Rate	Total
Drinking Fountain	1	3,900	\$ 3,900
Plumbing Supplies	7	375	\$ 375
			\$
Mark up 15%			\$ 641.25
			\$ 4,916.25

Equipment,Transportaion,Waste			
Equipment	Hours	Rate	Total
Fuel		\$ 100	\$ 100
Waste	0	\$	\$
			\$
Equipment Total			\$ 100

Sub Total	\$ 6,225.65
Overhead/Profit 20%	\$ 1,245.13
Insurance and Bonds 3%	\$ 210
Total	\$ 7,680.78

Requested Change In Contract Time(Days):20 From Date Of Approval.(Lead time item)

Change Order #7

O.K. Construction
 5755 Old Antelope North Rd, Antelope, CA
 95843

Y/S
 10/16/22

PARCHESTER COMMUNITY CENTER
 900 Williams St. Richmond CA
 94806
 Project #5655

Description of work: Installation of new curb and 3x3 detectable waring pad (Per plan check requirments)

No exception taken to the additional site work required by plan check

General Labor			
Trade	Hours	Rate	Total
Carpentry	8	\$ 86.63	\$ 693.04
Laborer	10	\$ 64.20	\$ 642
Travel	12	\$ 40	\$ 480
Mark up 15%			\$ 272.25
			2,087.29

Material			
Material	Quantity	Rate	Total
Concerte	3-5 ayrds	\$1,350	\$ 1,250
Forming Lumber	Varies	\$335	\$ 335
Rebar	varies	125	\$ 125
Mark up 15%			\$ 256.5
			\$ 1,966.50

Equipment, Transportaion, Waste			
Equipment	Hours	Rate	Total
Fuel		\$ 300	\$ 300
Waste	0	\$	\$
			\$
Equipment Total			\$ 300

Sub Total	\$ 4,353.79
Overhead/Profit 20%	\$ 870.75
Insurance and Bonds 3%	\$ 150
Total	\$ 5,374.54

Requested Change In Contract Time(Days):15 From Date Of Approval

Change Order #8

O.K. Construction
 5755 Old Antelope North Rd, Antelope, CA
 95843

WJ
6/16/22

PARCHESTER COMMUNITY CENTER
 900 Williams St. Richmond CA
 94806
 Project #5655

Description of work: Purchase and Installation of new 1 Hr Rated Doors per Plan Check Requirement.

General Labor			
Trade	Hours	Rate	Total
Carpentry	45	\$ 86.63	\$ 3,898.35
Travel		\$	\$
		\$	\$
Mark up 15%			\$
			3,898.35

Material			
Material	Quantity	Rate	Total
New 1hr rated doors/Frames	11	\$18,670	\$ 18,670
Door hinges	33	\$1,790	\$ 1,790
Door Hardware	11	\$4,750	\$ 4,750
Mark up 15%			\$ N/A
			\$ 25,210

Equipment,Transportaion,Waste			
Equipment	Hours	Rate	Total
Fuel		\$	\$ n/a
Waste	0	\$	\$
			\$
Equipment Total			\$

Sub Total	\$ 29,108.35
Overhead/Profit 20%	\$ n/a
Insurance and Bonds 3%	\$ \$900
Total	\$ 30,008.35

Requested Change In Contract Time(Days):45 From Date Of Approval(Lead time Order)

Change Order #9

O.K. Construction
 5755 Old Antelope North Rd, Antelope, CA
 95843

Handwritten signature and date: 6/24/22

PARCHESTER COMMUNITY CENTER
 900 Williams St. Richmond CA
 94806
 Project #5655

Description of work: Un-Installation of 3 Store Front Doors, Installation of 3 Store Front Doors and Hardware.

General Labor			
Trade	Hours	Rate	Total
<i>Carpentry</i>	<i>23</i>	<i>\$ 86.63</i>	<i>\$ 1,992.49</i>
<i>Electrical</i>	<i>15</i>	<i>\$ 89.62</i>	<i>\$ 1,344.30</i>
<i>Travel</i>	<i>10</i>	<i>\$ 40</i>	<i>\$ 400</i>
			\$
			\$
			\$
<i>Mark up 15%</i>			<i>\$ 560.51</i>
			\$4,296.79
Material			
Material	Quantity	Rate	Total
Doors/Frame Combo	3	\$32,714.08	\$ 32,714.08
Fire Ratec Glass	Varies	\$26,900	\$ 26,900
<i>Sealant ,Wire ,Ect..</i>	<i>Varies</i>	<i>\$650</i>	<i>\$ 650</i>
			\$
			\$
			\$
<i>Mark up 15%</i>			<i>\$ 9,039.612</i>
			\$ 69,303.69

Equipment, Transportation, Waste			
Equipment	Hours	Rate	Total
Fuel		\$ 450	\$ 450
Waste	0	\$ 250	\$ 250
			\$
Equipment Total			\$

Sub Total	\$ 74,300.48
Overhead/Profit 20%	\$ 14,860
Insurance and Bonds 3%	\$ 1,600
Total	\$ 90,760.57

Requested Change In Contract Time (Days): 16 Weeks Date Of Approval (Lead time Order)

SUBMITTAL REVIEW	
<input checked="" type="checkbox"/> REVIEWED, NO EXCEPTIONS TAKEN	<input type="checkbox"/> REVISE AND RESUBMIT
<input type="checkbox"/> REVIEWED, NOTE COMMENTS	
<p>Corrections of comments made to the shop drawings during this review do not relieve contractor from compliance with requirements of the drawings and specifications. This check is only for review of general conformance with the design concept of the project and general compliance with the information given in the contract documents. This contractor is responsible for: confirming and correlating all quantities and dimensions; selecting fabrication processes and techniques of construction; coordinating his work with that of all other trades; and performing his work in a safe and satisfactory manner.</p>	
KAPPE ARCHITECTS	
BY <u>Ron Kappe</u>	DATE <u>4-12-22</u>

Change Order #10

O.K. Construction
 5755 Old Antelope North Rd, Antelope, CA
 95843

Handwritten: 4/6
 4/24/22

PARCHESTER COMMUNITY CENTER
 900 Williams St. Richmond CA
 94806
 Project #5655

Description of work: Purchase and Installation of new Kitchen Flooring Forbo Product.

General Labor			
Trade	Hours	Rate	Total
Flooring Install		\$	\$ 5,123.35
		\$	\$
		\$	\$
Mark up 15%			\$ 768.45
			\$5,891.80

Material			
Material	Quantity	Rate	Total
			\$
			\$
			\$
Mark up 15%			\$
			\$

Equipment, Transportaion, Waste			
Equipment	Hours	Rate	Total
Fuel		\$	\$ n/a
Waste	0	\$	\$
			\$
Equipment Total			\$

Sub Total	\$	\$5,891.80
Overhead/Profit 20%	\$	\$1,178.36
Insurance and Bonds 3%	\$	\$210
Total	\$	7,280.16

Requested Change In Contract Time(Days):45 days (Lead time Order

