

**PERALTA COMMUNITY COLLEGE DISTRICT
Board of Trustees Agenda Report
For the Trustee Meeting Date of July 15, 2008**

ITEM # 29

ITEM TITLE:

Consider Approval to Negotiate a Change Order for the Beginner's Inn Culinary Kitchen Dining Room at Laney College with NBC General Contractors Corporation

SPECIFIC BOARD ACTION REQUESTED:

Approval is requested to authorize the administration to negotiate a change order to the contact with NBC General Contractors Corporation for the Beginner's Inn Culinary Kitchen. The change order will renovate existing spaces for a new dining room for the Beginner's Inn.

ITEM SUMMARY:

At the meeting of March 11, 2008, the Board approved a project budget for the Beginner's Inn Culinary Kitchen Dining Room at Laney College in the amount of \$540,000. The scope of work includes the provision and installation of all new interior finishes including lighting, HVAC, replacement of portions of the existing storefront windows, and an outdoor patio. It is recommended that this work be done as a change order to the contract with NBC General Contractors Corporation for the Beginner's Inn Culinary Kitchen project, which is currently underway. This will be beneficial to the District in terms of both cost and time savings. Board approval in advance is requested because it is anticipated that the additional of this change order work will result in total change orders exceeding 10% of the original contract price. The amount of this change order is under negotiation and will be available possibly the evening of the Board meeting.

BACKGROUND/ANALYSIS:

The amount of the original Board approved contract awarded to NBC for the Beginner's Inn Culinary Kitchen at Laney College is \$5,680,000. Previously approved change orders total \$141,969, which is 2.5% of the original contract price. The currently requested change order for the Beginner's Inn Culinary Kitchen Dining Room, and any remaining change orders to the project will exceed 10% of the original contract amount. The change order for the dining room will be beneficial to the District in terms of time savings of approximately two months and cost savings of about \$100,000 (costs associated with conducting a new bid, additional architectural fees, mobilization of a new contractor, two additional months of project management, and other ancillary costs).

ALTERNATIVES/OPTIONS:

Not applicable.

EVALUATION AND RECOMMENDED ACTION:

Approval is requested to authorize the administration to negotiate a change order to the contact with NBC General Contractors Corporation for the Beginner's Inn Culinary Kitchen. The change order will renovate existing spaces for a new dining room for the Beginner's Inn.

SOURCE OF FUNDS (AND FISCAL/BUDGETARY IMPACT):

Funding Source: Measure A, as approved by the voters in Peralta's constituency and authorized under Resolution 05/06-45, Laney College "Equipment, technology upgrades, and facility and classroom improvements for the college's following programs: Biology, Business, Chemistry, CIS, Culinary Arts, Dance, Environmental Control Technology, Foreign Languages, Geography, Math, Theater Arts, and Welding."

OTHER DEPARTMENTS IMPACTED BY THIS ACTION (E.G. INFORMATION TECHNOLOGY):

YES _____ NO X

COMMENTS:

None

WHO WILL BE PRESENTING THIS ITEM AT THE BOARD MEETING?

Vice Chancellor Ikharo

DID A BOARD STANDING COMMITTEE RECOMMEND THE ITEM? YES _____ NO X

IF "YES", PLEASE INCLUDE THAT INFORMATION IN YOUR SUMMARY.

PLEASE ACQUIRE SIGNATURES IN THIS ORDER:

DOCUMENT PREPARED BY:

Prepared by: Sadiq B. Ikharo Date: July 15, 2008
Dr. Sadiq B. Ikharo
Vice Chancellor of General Services

DOCUMENT PRESENTED BY:

Sadiq B. Ikharo Date: July 15, 2008
Dr. Sadiq B. Ikharo
Vice Chancellor of General Services

FINANCE DEPARTMENT REVIEW

Finance review required Finance review *not* required

If Finance review is required, determination is: Approved Not Approved

If not approved, please give reason: _____

Signature: Thomas Smith Date: 7.9.08
Thomas Smith
Vice Chancellor for Finance and Administration

GENERAL COUNSEL (Legality and Format/adherence to Education Codes):

Legal review required Legal review *not* required

If Legal review is required, determination is: Approved Not Approved

Signature: Thuy T. Nguyen Date: 7/9/08
Thuy T. Nguyen, General Counsel

CHANCELLOR'S OFFICE APPROVAL

Approved, and Place on Agenda Not Approved, but Place on Agenda

Signature: Elihu Harris Date: 7/8/08
Elihu Harris, Chancellor