

Board of Trustees Agenda Report

For the Trustee Meeting Date of September 16, 2008

ITEM TITLE:

Consider Ratification of Change Orders 1 and 2, Building "F" Plus Restrooms Refurbishment at Laney College, CLW Builders, Inc.

SPECIFIC BOARD ACTION REQUESTED:

Ratification is requested for Change Orders 1 and 2 to the contract with CLW Builders, Inc. for the Building "F" Plus Restrooms Refurbishment at Laney College, in the amount of \$29,298.

ITEM SUMMARY:

On October 23, 2007, this Board awarded a contract to CLW Builders, Inc. for the Building "F" Plus Restrooms Refurbishment at Laney College. Ratification is now requested for Change Orders 1 and 2 totaling \$29,298, which is 5.0% of the original contract amount (\$580,800).

BACKGROUND/ANALYSIS:

The changes have been reviewed and approved by the project architect, the project manager and the General Services Department. It was necessary for the contractor to perform this work so that the schedule would not be delayed and the sequencing of the work would not be affected. In accordance with Board Policy 6.83, approval was requested from the Chancellor for the change order work, and Change Orders 1 and 2 are now brought before the Board for ratification. The changes are further described in the attachment.

ALTERNATIVES/OPTIONS:

Not applicable.

EVALUATION AND RECOMMENDED ACTION:

Ratification is recommended for Change Orders 1 and 2 to the contract with CLW Builders, Inc. for the Building "F" Plus Restrooms Refurbishment at Laney College, in the amount of \$29,298.

SOURCE OF FUNDS (AND FISCAL/BUDGETARY IMPACT):

Measure A, as approved by the voters in Peralta's constituency and authorized under Resolution 05/06-45, Exhibit A-1, Laney College, "Classroom and facilities repairs and grounds improvements."

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

Yes _____ No X

COMMENTS:

No additional comments.

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: September 16, 2008
Dr. Sadiq B. Ikharo
Vice Chancellor of General Services

DOCUMENT PRESENTED BY:

Sadiq B. Ikharo Date: September 16, 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: 9.9.08
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: 9/9/08
Thuy T. Nguyen, General Counsel

CHANCELLOR'S OFFICE APPROVAL

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

Signature: Elihu Harris Date: 9/8/08
Elihu Harris, Chancellor

PERALTA COMMUNITY COLLEGE DISTRICT

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CHANGE ORDER NO. 1

**PROJECT: LANEY CAMPUS: BUILDING F
REFURBISHMENT**

DATE: 5/12/2008

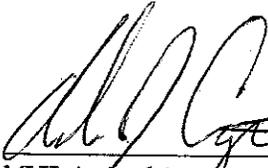
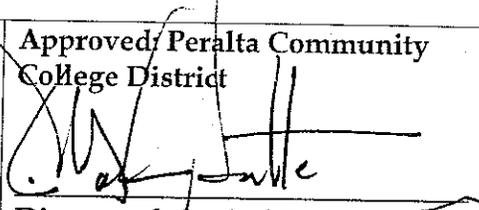
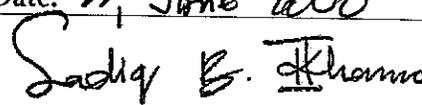
**OWNER: Peralta Community College District
CONTRACTOR: CLW BUILDERS, INC.**

**DSA FILE NO.: NONE
DSA APP NO.: NONE
PCCD PROJECT #: 07-08/11
PROJECT MANAGER:
Joel Weingarten**

The Contractor is authorized to make the changes listed in the Summary and described in Change Order Attachment when this Change Order has been approved.

Original Contract Sum.....\$ 580,800.00
 Net Change by previously authorized Change Orders.....\$ (0)
 The Contract sum prior to this Change Order was.....\$ 580,800.00
 The Contract sum will be increased/decreased by this Change Order.....\$ 27,348.00
 The New Contract Sum including this Change Order will be.....\$ 608,148.00
 Cumulative Change Order(s) as a percentage of contract including this Change Order 4.7%
 The Contract is changed by *** ADD 129 Days ***
 Contract completion date as of this Change Order therefore is: May 28, 2008.

Summary reference attached Preliminary Change Orders no. 1 through 6.

<p>Approved: Architect of Record <i>WITH RESPECT TO PCCD CO ONLY</i></p>  YHLA Architects Date: <i>5/16/08</i>	<p>Approved: General Contractor</p>  CLW Builders, Inc. Date: <i>5/15/08</i>	<p>Approved: Peralta Community College District</p>  Director of Capital Projects Date: <i>5, June 2008</i>  Vice Chancellor of General Services Date: <i>7/8/08</i>
<p>Approved: Electrical or Structural Engineer</p> <p><i>not applicable</i></p> Date:	<p>Approved: Mechanical Engineer Project Manager</p>  1701 Associates, Inc. Date: <i>5/12/08</i>	<p>Approved: Div. of the State Architect</p> Date:

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SUMMARY OF CHANGE ORDER No. 1 Attachment

**PROJECT: LANEY CAMPUS: BUILDING F
REFURBISHMENT**

**DATE: 5/12/2008
DSA FILE NO.: NONE
DSA APP NO.: NONE**

**OWNER: Peralta Community College District
CONTRACTOR: CLW BUILDERS, INC.**

PCCD FILE NO.: 07-08/11

1	Preliminary Change Order #1	ADD ADD	\$ 1,500.00 1 calendar day
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Description: CLW's PCO #21 Original contract scope did not include removal of (4) electrified 3-ft. high partitions in Rm 254 of Building F. Removal is now necessary in order to accommodate newly acquired furniture arrangement. Removal also requires electrical disconnection and capping, wiremold removal, and concrete grinding at walls and floor, all of which is all included herein.

Requested by: 2-A - Owner Initiated

Reason: Stated above

**DSA prelim.
approval date:** None

2	Preliminary Change Order #2	ADD ADD	\$ 9,834.00 3 calendar days
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Description: CLW's PCO #22 in the amount of \$2,918.00 (attached) is to submit to remove elevated raceways that were an obstacle in room F205 which was not in the contract scope, and this PCO also provides elastomeric calking for leaks in approx. 7 rooms. 1701 Assocs. Gave contractor permission to proceed with this.

CLW's PCO #23 in the amount of \$6916 (attached) is for CLW to run new wiring to the furniture in all 4 rooms, then to disconnect and reconnect in "phase 2" during Spring Break when the new flooring will be installed. This is a temporary but safe fix in that there is insufficient power routed to the furniture and surge protectors must be used everywhere. Laney network services manager Tuan Tran is aware of these limitations and is providing the surge protectors. CLW is disclaiming any responsibility for damage to computer equipment due to electrical surges. 1701 Assocs. Gave contractor permission to proceed with this.

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Requested by: 2-A - Owner Initiated

Reason: Stated above

DSA prelim.

approval date: None

3	Preliminary Change Order #3	ADD	\$ 6,213.00
		ADD	3 calendar days

Description: Contractor Request for PCO # 24 In room F205 existing wire mold, conduit and electrical boxes that were surface mounted on brick wall needed to be removed or relocated to enable the whiteboards to be lowered to A.D.A. compliant height. J. Weingarten of 1701 Assoc. verbally authorized contractor to perform this on 1/25/08

Requested by: 2-F - Owner Initiated (Laney Staff).

Reason: Stated above

DSA prelim.

approval date: None

4	Preliminary Change Order #4	ADD	\$ 14,121.00
		ADD	97 calendar days

Description: (a) Contractor Request for PCO # 3 In the welding classroom F160 the original contract scope only included replacement of broken or stained tiles. However the entire grid needs replacement.

(b) Contractor Request for PCO #25 The original contract scope only included replacement of double metal entrance doors, not hardware, based on re-use of existing hardware. However the existing hardware is deformed and unable to be re-used, therefore a complete new set of fire-rated panic hardware is needed.

(c) Contractor Request for PCO #27 As per Laney College welding department request to install Marmoleum flooring in room 152B

(d) Contractor Request for PCO #28 General conditions of the contract provided for reimbursement to contractor of all expenses relating to Asbestos removal monitoring and inspection.

(e) Owner-initiated delay of work due to three causes:

- (i) hold on restrooms because finish choices were not decided.
- (ii) change in lighting fixture specs (dustproof lenses now required)
- (iii) 2nd move-in/ move-out needed for 4 computer rooms F251-F254

This delay is for added contract time period only, not extra charges or fees.

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Requested by: (a) 1-F – Unforeseen Field Condition.
 (b) 1-F – Unforeseen Field Condition
 (c) 2-F – Owner Initiated.
 (d) <codes inapplicable> Anticipated Reimbursement PCCD reason
 (e) 2-A – Owner Initiated.

Reason: Stated above

DSA prelim.

approval date: None

5	Preliminary Change Order #5	DEDUCT	< \$ 36,786.00 >
		ADD/DEDUCT	0 calendar days

Description: (a) Contractor Request for PCO # 26: Credit for deleting 36 fixtures in Welding Shop at the rolling door area and 6 light fixtures at the hood area per 1701 direction, due to different work being planned in a new upcoming DCA. (\$8,569). *OK*

*F130 - 19,652
F-207
F-208*

(b) Contractor Request for PCO # 30: Credit to delete all work in Restroom F130, F207 and F208, due to this work being packaged in separate new upcoming DCA with other restrooms at Laney. (\$23,342). *X3 =*

(c) Contractor Request for PCO # 31: Credit for less equipment moving as originally contracted. This credited work was performed by others. (\$2,880). *OK*

(d) 1701 Associates initiated back charge for Owner costs related to contractor defective work where District incurred costs to fix. (\$1,995).

Requested by: (a) 1-F – Unforeseen Field Condition. (b) 1-F – Unforeseen Field Condition. (c) 2-F – Owner Initiated. (d) <no applicable code>

Reason: Stated above

DSA prelim.

approval date: None

6	Preliminary Change Order #6	ADD	\$ 32,466.00
		ADD	25 calendar days

Description: Contractor Request for PCO # 29 Per Construction Management, cost modification between original scope of work & DSA approved drawings (DSA#109605, Dated 4/7/08) in women restroom F110: 1) Rebuild (N) Screen Wall. 2) Relocate Plumbing Fixtures, Toilet, and Lavatory. 3) Relocate 4 (N) Lighting Fixtures and Fire Alarm. 4) Install (N) Wall Tiles and (N) Cover Base. 5) Install (N) Toilets Partition. 6) Install (N) Accessories.

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Requested by: 2-A – Owner Initiated

Reason: Stated above

DSA prelim.

approval date: None

End of Items

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RECEIVED

JUN 27 2008

CONSOLIDATED CM
File#

CHANGE ORDER NO. 2

**PROJECT: LANEY CAMPUS: BUILDING F
REFURBISHMENT**

DATE: 6/12/2008

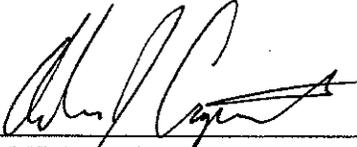
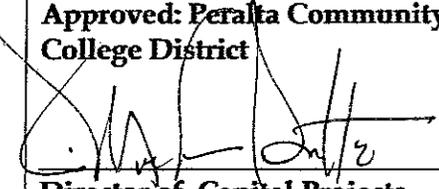
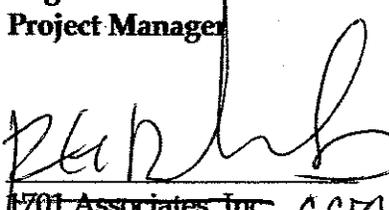
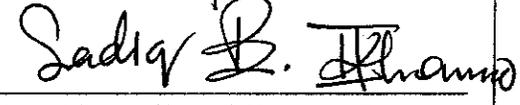
**OWNER: Peralta Community College District
CONTRACTOR: CLW BUILDERS, INC.**

**DSA FILE NO.: NONE
DSA APP NO.: NONE
PCCD PROJECT #: 07-08/11
PROJECT MANAGER:
Joel Weingarten**

The Contractor is authorized to make the changes listed in the Summary and described in Change Order Attachment when this Change Order has been approved.

Original Contract Sum.....\$ 580,800.00
 Net Change by previously authorized Change Orders.....\$ 27,348.00
 The Contract sum prior to this Change Order was.....\$ 608,148.00
 The Contract sum will be increased/decreased by this Change Order.....\$ 1,950.00
 The New Contract Sum including this Change Order will be.....\$ 610,098.00
 Cumulative Change Order(s) as a percentage of contract including this Change Order 5.0%
 The Contract is changed by **** ADD 2 Days ****
 Contract completion date as of this Change Order therefore is: **May 30, 2008.**

Summary reference attached contractor Proposed Change Order no. 33 dated 5/29/08.

<p>Approved: Architect of Record</p> <div style="text-align: center; margin-top: 50px;">  _____ YHLA Architects Date: 7-1-08 </div>	<p>Approved: General Contractor</p> <div style="text-align: center; margin-top: 50px;">  _____ CLW Builders, Inc. Date: 6/17/08 </div>	<p>Approved: Peralta Community College District</p> <div style="text-align: center; margin-top: 50px;">  _____ Director of Capital Projects Date: 7, July 2008 </div>
<p>Approved: Electrical or Structural Engineer</p> <div style="text-align: center; margin-top: 50px;"> _____ Date: </div>	<p>Approved: Mechanical Engineer Project Manager</p> <div style="text-align: center; margin-top: 50px;">  _____ 1701 Associates, Inc. CCM Date: 7/2/08 </div>	<p>Approved: Div. of the State Architect</p> <div style="text-align: center; margin-top: 50px;">  _____ Vice Chancellor of General Services Date: 7/8/08 </div>

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SUMMARY OF CHANGE ORDER No. 2 Attachment

PROJECT: LANEY CAMPUS: BUILDING F
REFURBISHMENT

DATE: 6/12/2008
DSA FILE NO.: NONE
DSA APP NO.: NONE

OWNER: Peralta Community College District
CONTRACTOR: CLW BUILDERS, INC.

PCCD FILE NO.: 07-08/11

1	Preliminary Change Order #1	ADD ADD	\$ 1,950.00 2 calendar days
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Description: The scope of Change Order No. 1, which authorized extra work in the so-called "prototype" Womens Restroom F110, did not include demolition of west and north walls to probe and explore for source of moisture. Construction Manager (1701 Associates) and Architect (YHLA) both felt this was necessary to do to trace the problem, and Construction Manager authorized this work in the field during the 3-day Memorial Day weekend in order to meet the deadline for Laney's president's inspection during the week of 5/27 - 5/30, which approval was a prerequisite for finalization for the A+E work for 21 other restrooms on campus.

The costs for this change order include demolition, replastering, and additional cost for grout color change at late date as per Architect. See attached Contractor Proposed Change Order no. 33 dated 5/29/08 and supporting documentation.

Requested by: 2-A - Owner Initiated

Reason: Stated above

DSA prelim.
approval date: None

End of Items