

PERALTA COMMUNITY COLLEGE DISTRICT
Board of Trustees Agenda Report
For the Trustee Meeting Date of September 16, 2008

ITEM #

ITEM TITLE:

Ratification of Change Order 2, Site Preparation and Installation of Temporary Classrooms, Laney College, CLW Builders, Inc.

SPECIFIC BOARD ACTION REQUESTED:

Ratification is requested for Change Order 2 to the contract with CLW Builders, Inc. for the Site Preparation and Installation of Temporary Classrooms at Laney College, in the amount of \$59,753.12.

ITEM SUMMARY:

On February 26, 2008, this Board awarded a contract to CLW Builders, Inc. for the Site Preparation and Installation of Temporary Classrooms at Laney College. Ratification is now requested for Change Order 2 in the amount of \$59,753.12. Including the previously approved change order, the cumulative total is \$104,359.12, which is 18.3% of the original contract amount (\$571,000).

BACKGROUND/ANALYSIS:

Change Order 1 was ratified by the Board at the meeting of July 15, 2008. It increased the contract by \$44,606.00, which was a 7.81% increase to the contract price. Change Order 2 is an additional increase to the Contract in the amount of \$59,753.12, and raises the cumulative change order percentage to 18.28%. This amount of increase is due to 17 different changes and or additions to the scope of work, broken down as follows:

- 1A-Unforeseen Conditions-Owner Initiated Changes. The total amount is \$51,552.50, or 49.41% of the total change order amount. During the design phase of the project, an underground utility locating survey failed to locate exact depths of utilities on the project site, and locations had to be identified by staff. During site clearing and excavation for new utilities, shallow electrical conduits were hit and needed to be repaired. This is a direct cause of the change of scope to Preliminary Change Order (PCO) Numbers 2, 3R, 5R, 10, 23, 24, 25 and 28 resulting in an increase of \$50,657.50. The District was issued a credit for (\$1,682.00) for PCO No. 31 due to changes in scope per contractor's inability to perform per plan. PCO No. 26 was a result of incorrect as-builts and resulted in an increase of \$2,577.00.
- 2A-Owner Requested-Owner Initiated Changes. The total amount is \$35,761.26, or 34.28% of the total change order amount. Owner requested changes were a direct cause of the change of scope to PCO Numbers 11, 12, 13, 14, 15, 16, 21, and 22R. The following additions were made to the contract per District request:
 - Three feet of additional asphalt behind the modulares for maintenance access.
 - Flex tubing was added to allow additional fiber optic cables to be run from modular to modular.

- An IDF room was created and needed uninterrupted power installed.
 - An additional lift of the retaining wall was added because the wall was moved in to decrease an un-landscaped and high-maintenance area, necessitating a change in elevation.
 - Additional landscaping, re-routing and re-connections of existing irrigation lines were done per the District's request.
- 4A/4F-Errors and omissions-Architect Initiated. The total amount is \$17,016.36, or 16.31% of the total change order amount. Errors and omissions in provided drawings were a direct cause of PCO Numbers 1, 6, 8, 9, 18, 20, and 30. An increase of \$13,583.00 was due to removal of trees for utility installations that were not shown on the demolition site plan. A credit of (\$9,377.00) was granted for deleted chain link fence assembly. The rest of these changes were due to missing landscaping information and wrong calculations associated with the civil end of the project.

Change Order 2 has 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. Approval was requested from the Chancellor for the change order work, and Change Order 2 is 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 Order 2 to the contract with CLW Builders, Inc. for the Site Preparation and Installation of Temporary Classrooms at Laney College, in the amount of \$59,753.12.

SOURCE OF FUNDS (AND FISCAL/BUDGETARY IMPACT):

The project involves site preparation and installation of the portable buildings for interim housing during the renovation of the Beginner's Inn and various short-term construction projects at Laney College. The funding source is 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" and "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:

No additional comments.

WHO WILL BE PRESENTING THIS ITEM AT THE BOARD MEETING?

Vice Chancellor Ikhara

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

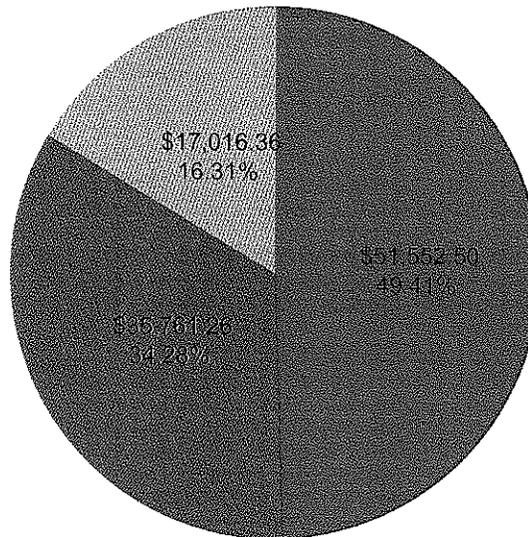
CHANCELLOR'S OFFICE APPROVAL
 Approved, and Place on Agenda Not Approved, but Place on Agenda
Signature: Elihu Harris Date: 9/8/08
Elihu Harris, Chancellor

PERALTA COMMUNITY COLLEGE DISTRICT
Project: Laney Interim Housing and Facilities

CHANGE ORDER #1				\$ 571,000.00
	Type	Amount	% of CO	% Over Base Bid
Total	1A, Unforeseen Condition - Owner Initiated	\$ 12,910.00	28.96%	2.26%
Total	2A/2F, Owner Requested Change - Owner Initiated	\$ 15,024.00	33.70%	2.63%
Total	4A/4F, Design Error or Omission - Architect Initiated	\$ 16,643.00	37.34%	2.91%
Subtotal of Change Order #1		\$ 44,577.00	100.00%	7.81%

CHANGE ORDER #2				\$ 571,000.00
	Type	Amount	% of CO	% Over Base Bid
Total	1A, Unforeseen Condition - Owner Initiated	\$ 38,642.50	64.67%	6.77%
Total	2A/2F, Owner Requested Change - Owner Initiated	\$ 20,737.26	34.70%	3.63%
Total	4A/4F, Design Error or Omission - Architect Initiated	\$ 373.36	0.62%	0.07%
Subtotal of Change Order #2		\$ 59,753.12	100.00%	10.46%

CHANGE ORDER # 1/2				\$ 571,000.00
	Type	Amount	% of CO	% Over Base Bid
Total	1A, Unforeseen Condition - Owner Initiated	\$ 51,552.50	49.41%	9.03%
Total	2A/2F, Owner Requested Change - Owner Initiated	\$ 35,761.26	34.28%	6.26%
Total	4A/4F, Design Error or Omission - Architect Initiated	\$ 17,016.36	16.31%	2.98%
Grand Total Combined CO 1/2		\$ 104,330.12	100.00%	18.27%



- 1A, Unforeseen Condition - Owner Initiated
- 2A/2F, Owner Requested Change - Owner Initiated
- 4A/4F, Design Error or Omission - Architect

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CHANGE ORDER NO. 2

PROJECT: Laney Interim Housing and Facilities

DATE: JULY 28, 2008

OWNER: Peralta Community College District

DSA FILE NO.: 1-C1

CONTRACTOR: CLW BUILDERS, INC.

DSA APP NO.: 01-109201

1329 A Noriega Street
San Francisco, CA 94122

PCCD PROJECT #: 2336

PROJECT MANAGER: Michael Gates
(Vanir Construction management)

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.....	\$ 571,000.00
Net Change by previously authorized Change Orders.....	\$ 44,606.00
The Contract sum prior to this Change Order was.....	\$615,606.00
The Contract sum will be increased/decreased by this Change Order.....	\$ 59,753.12
The New Contract Sum including this Change Order will be.....	\$ 675,359.12

Cumulative Change Order(s) as a percentage of contract including this Change Order: 18.28%
 The Contract is changed by (31) Days
 Contract completion date as of this Change Order therefore is:

Summary reference attached items P.C.O. #'s 3R, 5R, 6, 12, 16, 18, 20, 21, 22R, 23, 24, 25, 26, 28, 29, 30, and 31.

<p>Approved: Architect of Record</p> <p style="font-size: 1.2em; font-family: cursive;">Fred Powell</p> <hr style="border: 0; border-top: 1px solid black; margin: 5px 0;"/> <p>8/8/08</p> <hr style="border: 0; border-top: 1px solid black; margin: 5px 0;"/> <p>Date:</p>	<p>Approved: General Contractor</p> <p style="font-size: 1.2em; font-family: cursive;">Dan King</p> <hr style="border: 0; border-top: 1px solid black; margin: 5px 0;"/> <p>7/30/08</p> <hr style="border: 0; border-top: 1px solid black; margin: 5px 0;"/> <p>Date:</p>	<p>Approved: Peralta Community College District</p> <p style="font-size: 1.2em; font-family: cursive;">Michael Gates</p> <hr style="border: 0; border-top: 1px solid black; margin: 5px 0;"/> <p>Director of Capital Projects</p> <p>Date: 10 AUGUST 2008</p> <hr style="border: 0; border-top: 1px solid black; margin: 5px 0;"/> <p style="font-size: 1.2em; font-family: cursive;">Sadiq B. Phemms</p> <hr style="border: 0; border-top: 1px solid black; margin: 5px 0;"/> <p>Vice Chancellor of General Services</p> <p>Date: 8/27/08</p> <hr style="border: 0; border-top: 1px solid black; margin: 5px 0;"/> <p>Approved: Div. of the State Architect</p>
<p>Approved: PCCD Landscaping representative</p> <p style="font-size: 1.2em; font-family: cursive;">[Signature]</p> <hr style="border: 0; border-top: 1px solid black; margin: 5px 0;"/> <p>Date: 8/19/08</p>	<p>Approved: Civil Engineer</p> <p style="font-size: 1.2em; font-family: cursive;">[Signature]</p> <hr style="border: 0; border-top: 1px solid black; margin: 5px 0;"/> <p>Date: 8/12/08</p>	<p>Date:</p>

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SUMMARY OF CHANGE ORDER NO. 2 Attachment

PROJECT: LANEY INTERIM HOUSING AND FACILITIES DATE: JULY 16, 2008,
OWNER: Peralta Community College District DSA FILE NO.: 1-C1
CONTRACTOR: CLW BUILDERS, INC. DSA APP NO.: 01-109201
1329A Noriega Street PCCD FILE NO.: 2336
San Francisco, CA 94122

1	Preliminary Change Order #3R	ADD	\$13,651.00
		ADD	3 Calendar days

Description CLW's PCO #3R in the amount of \$13,651.00 (attached) is proposed to furnish all materials and labor needed to install two new Zurn trench drains at the (N) retaining wall near the Cooling tower Requested by:

Requested by: 1-A, Unforeseen Condition- Owner initiated

Reason: Areas near the Cooling Tower could not be graded per plan due to shallow underground utility and electrical conduits. Retaining wall was added to hold back (E) soils. Trench drain had to be installed to drain concrete sidewalk. Trench drain had to be split into two sections due to the intersection of electrical conduits.

DSA prelim.
Approval date: None

2	Preliminary Change Order #5	ADD	\$14,924.00
		ADD	3 Calendar days

Description CLW's PCO #5 in the amount of \$14,924.00 (attached) is proposed to furnish all materials and labor needed to install three new trench drains along side retaining wall and to install a 12" x 12" area drain in the corner of the retaining walls.

Requested by: 1A- Unforeseen Condition- Owner initiated

Reason: District did not want un-irrigated and un-landscaped area inside of wall. Wall was brought in two feet to eliminate un-landscaped area. Drains were added to capture water on concrete walkway.

DSA prelim.
Approval date: None

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3	Preliminary Change Order #6	ADD ADD	\$3,834.11 3 Calendar days
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Description: CLW's PCO #6 in the amount of \$3,834.11 (attached) is proposed to furnish all materials and perform all labor to install one additional Down Spout drainage hook-up for each of the following buildings 1, 5, 6 and 7. A total of four (4) down spouts were added.

Requested by: 4A-Design error or omission-Manufacturer initiated

Reason: Every modular delivered wasn't built exactly per proposed plan. Some modular's had an additional downspout attached that needed to be hooked up to the storm drain system.

Approval date: None

4	Preliminary Change Order #12	ADD ADD	\$1,397.00 0 Calendar days
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Description: CLW's PCO #12 in the amount of \$1,397.00 (attached) is proposed to furnish red color to concrete slurry encasement for identification of electrical conduits.

Requested by: 2F- Owner Requested Change

Reason: Per the District's request, a red color dye was added to the concrete slurry encasement that covered electrical conduits for identification purposes.

DSA prelim.

Approval date: None

5	Preliminary Change Order #16	ADD ADD	\$1,795.00 2 Calendar days
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Description: CLW's PCO #16R in the amount of \$1,795.00 (attached) is proposed to furnish all materials and labor needed to install one additional 2-3'x8' Gates at E 8th Street for maintenance equipment entry

Requested by: 2A- Owner requested Change- Owner initiated

Reason: An additional gate was requested by the District for grounds maintenance and equipment entry into landscaped area.

DSA prelim.

Approval date: None

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6	Preliminary Change Order #18	ADD	\$2,156.25
		ADD	1 Calendar days

Description: CLW's PCO #18 in the amount of \$2,156.25(attached) is proposed to furnish all materials, labor and equipment needed to install a footing wall with a 6" curb.

Requested by: 4F-Design Error or omission-Architect initiated

Reason: At building #7 the elevation from the (N) ramp and the (E) landscape was more than 20". A footing wall and curb was needed for the safety of pedestrians and to hold dirt.

DSA prelim.

Approval date: None

7	Preliminary Change Order #20	ADD	\$2,058.00
		ADD	1 Calendar days

Description: CLW's PCO #20R in the amount of \$2,058.00(attached) is proposed to furnish all materials, labor and equipment needed to remove a tree.

Requested by: 4F- Design error or omission- Architect initiated

Reason: The tree adjacent to the temporary restrooms was removed to allow installation of the sewer line per plan.

DSA prelim.

Approval date: None

8	Preliminary Change Order #21	ADD	\$3,182.63
		ADD	0 Calendar days

Description: CLW's PCO #21 in the amount of \$3,182.63 (attached) is proposed to furnish all materials and labor needed to install an additional lift of block material; due to elevation of wall changes per RFI #15 answers from the Civil Engineer...

Requested by: 2A-Owner Requested Change- Owner initiated

Reason: To eliminate 2 foot of barren un-landscaped area, wall was brought in 2 feet towards buildings, causing the height of the wall to rise up one lift.

DSA prelim.

Approval date: None

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9	Preliminary Change Order #22R	ADD	\$14,362.63
		ADD	4 Calendar days

Description: CLW's PCO #22R in the amount of \$14,362.63 (attached) is proposed to furnish all materials and labor needed to install 15 tons of decomposed granite; Reconnections of existing irrigations with new valves; Backfill and compaction of all trenches; Installation of 2421' of Direct burial wire; Installation of 156' of 2" main irrigation piping; Assembly and installation of 3 quick couplers and 6 new remote control valves; Credit for deletion of sod, irrigation and maintenance

Requested by: 2A- Owner Requested Change-Owner initiated

Reason: Per the District's request, landscaping was revised as indicated on the attached drawing SKA_1.3-2, dated 5/28/08.

DSA prelim.

Approval date: None

10	Preliminary Change Order #23	ADD	\$230.00
		ADD	0 Calendar days

Description: CLW's PCO #7 T & M not to exceed the amount of \$230.00 to hand dig and expose (E) irrigation pipe, excavate (N) trench next to (E) irrigation pipe, place (E) irrigation pipe into (N) trench and backfill trench

Requested by: 1A- Unforeseen Condition-Owner initiated

Reason: A shallow Irrigation pipe had to be lowered to the proper height, in order to achieve grade.

DSA prelim.

Approval date: None

11	Preliminary Change Order #24	ADD	\$1,925.00
		ADD	1 Calendar days

Description: CLW's PCO #24 in the amount of \$1,925.00(attached) is proposed to furnish all materials, labor and equipment needed to repair leaking irrigation main line elbow.

Requested by: 1A- Unforeseen Condition-Owner initiated

Reason: During excavation to find irrigation control valve, a leak was noticed at the elbow of the irrigation main line. Per the District, the leak was to be fixed by the Contractor.

DSA prelim.

Approval date: None

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12 Preliminary Change Order #25	ADD	\$5,712.50
	ADD	4 Calendar days

Description: CLW's PCO #25 in the amount of \$5,712.50(attached) is proposed to furnish all materials, labor and equipment needed to change grade and underground utilities from the Cooling Tower Back Flow the (N) Stair Walkway Area.

Requested by: 1A- Unforeseen Condition-Owner initiated

Reason: Grades per plan could not be obtained due to shallow utility and electrical conduits. Grades were changed to meet site conditions per RFI #6 response, Civil Drawing RFI-6 Grading and RFI-6 Utilities.

DSA prelim.
Approval date: None

13 Preliminary Change Order #26	ADD	\$2,577.00
	ADD	1 Calendar days

Description: CLW's PCO #26 in the amount of \$2,577.00 (attached) is proposed to furnish all materials, labor and equipment needed to saw cut and remove 12" concrete slab.

Requested by: 1A- Unforeseen Condition-Owner initiated

Reason: The (E) concrete slab at (N) transformer location was 12" thick. The concrete slab was expected to be within 4 to 6 inches in depth.

DSA prelim.
Approval date: None

14 Preliminary Change Order #28	ADD	\$1,305.00
	ADD	2 Calendar days

Description: CLW's PCO #28 in the amount of \$1,305.00 (attached) is proposed to install pipe sleeves over (E) conduits that were to be encased in the (N) retaining wall at building 1 per PCCD's instruction.

Requested by: 1A- Unforeseen Condition-Owner initiated

Reason: Two (E) conduits needed to be encased inside of the (N) retaining wall rather than moving conduits. Per the District the conduits needed to have pipe sleeves installed over the conduits to protect them from the concrete pour.

DSA prelim.
Approval date: None

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15 Preliminary Change Order #29

DEDUCT

\$(9,377.00)

ADD

0 Calendar days

Description: CLW's PCO #29 in the amount of \$(9,377.00) (attached) is proposed to credit back to the District for deleted fencing removed from scope of work by the Architect.

Requested by: 4A-Design error or omission-Architect initiated

Reason: Fencing removed from scope of work by the Architect.

DSA prelim.

Approval date: None

16 Preliminary Change Order #30

ADD

\$1,702.00

ADD

1 Calendar days

Description: CLW's PCO #30 in the amount of \$1,702.00(attached) is proposed to extend two (2) down spouts from the back of the temporary restroom to the storm drain located in the front and to extend one (1) down spout at the back of building 6 to prevent water from being distributed onto the walkway.

Requested by: 4F-Design error or omission- Manufacturer initiated

Reason: The provided drawing for the modular restroom appears to show that the downspouts are located in the front of the building. Upon delivery of the modular the Contractor noticed that the downspouts were located in the back of the building.

DSA prelim.

Approval date: None

17 Preliminary Change Order #31

DEDUCT

\$(1,682.00)

DEDUCT

1 Calendar days

Description: CLW's PCO #31 in the amount of \$(1,682.00) (attached) is proposed to credit the District for the deletion of the installation of a manhole per RFI Response #6.

Requested by: 1A- Unforeseen Condition-Owner initiated

Reason: Shallow utility conduits didn't allow for grading of the area per plan. Area was redesigned eliminating the manhole at proposed area.

DSA prelim.

Approval date: None

End of Items