

PERALTA COMMUNITY COLLEGE DISTRICT
Board of Trustees Agenda Report
For the Trustee Meeting Date of October 14, 2008

ITEM # 15

ITEM TITLE:

Consider Approval of Resolution 08/09-12, Acceptance and Retention, Ratification of Change Order 1, Renovation of Six Women's and Six Men's Restrooms at Merritt College, Guru Electric and General Construction

SPECIFIC BOARD ACTION REQUESTED:

Approval of Resolution 08/09-12, Acceptance and Retention and Ratification of Change Order 1, Renovation of Six Women's and Six Men's Restrooms at Merritt College, Guru Electric and General Construction, in the amount of \$19,107.

ITEM SUMMARY:

This resolution formally accepts the work of the contractor, Guru Electric and General Construction, as complete. Ratification is also requested for Change Order 1 to the contract, in the amount of \$19,107, which is 14.2% of the original contract amount (\$135,000).

BACKGROUND/ANALYSIS:

On May 22, 2007, this Board awarded a contract to Guru Electric and General Construction for the Renovation of Six Women's and Six Men's Restrooms at Merritt College. The work has now been completed, and acceptance is recommended. This resolution formally accepts the work as complete. Ratification is also requested for Change Order 1 to the contract, in the amount of \$19,107, which is 14.2% of the original contract price (\$135,000). During construction, it was found that the configuration for the installation of the new urinals called for a major re-working of existing water lines to accommodate the installation of the new District standard Toto urinals. This condition was not visible during inspection or bid walk prior to bid and could not be determined until the existing urinals were removed and the walls were demolished. The change order was negotiated down from \$26,212.80 to \$19,107.

The changes have been reviewed and approved by 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. Change Order 1 is now brought before the Board for ratification. The changes are further described in the attachment.

ALTERNATIVES/OPTIONS:

Not applicable.

EVALUATION AND RECOMMENDED ACTION:

Approval of Resolution 08/09-12, Acceptance and Retention and Ratification of Change Order 1, Renovation of Six Women's and Six Men's Restrooms at Merritt College, Guru Electric and General Construction, in the amount of \$19,107, are recommended.

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, Merritt College, project costs for "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: October 14, 2008
Dr. Sadiq B. Ikharo
Vice Chancellor of General Services

DOCUMENT PRESENTED BY:
Sadiq B. Ikharo Date: October 14, 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: 10.7.08
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: 10/7/08
Thuy T. Nguyen, General Counsel

CHANCELLOR'S OFFICE APPROVAL
 Approved, and Place on Agenda Not Approved, but Place on Agenda
Signature: Elihu Harris Date: 10/8/08
Elihu Harris, Chancellor

**PERALTA COMMUNITY COLLEGE DISTRICT
RESOLUTION 08/09-12**

**ACCEPTANCE AND RETENTION
RENOVATION OF SIX WOMEN'S AND SIX MEN'S RESTROOMS
AT MERRITT COLLEGE
GURU ELECTRIC AND GENERAL CONSTRUCTION**

WHEREAS, GURU ELECTRIC AND GENERAL CONSTRUCTION, a sole ownership entity existing under and by virtue of the laws of the State of California, the contractor under that certain contract with the Peralta Community College District, Alameda County, State of California, for all labor, materials, mechanical workmanship, transportation, equipment and services necessary for the Renovation of Six Women's and Six Men's Restrooms at Merritt College, has made application for acceptance of the work; and

WHEREAS, the Project Manager employed by the Board to prepare plans and specifications for and to supervise the completion of said work, has certified in writing to this Board that said contractor completed the work heretofore described and has recommended to this Board the final acceptance of the project; and

NOW, THEREFORE, BE IT RESOLVED that said work of said contract be and the same is hereby accepted; and

PASSED AND ADOPTED by the following called vote this 14th day of October, 2008:

AYES:
NOES:
ABSTAIN:
ABSENT:

Secretary of the Board of Trustees
Peralta Community College District
Alameda County
State of California

PERALTA COMMUNITY COLLEGE DISTRICT

Office of General Services • 333 East 8th Street Oakland, California 94606 • Phone 510/466-7200 • Fax 510/466-7315

CHANGE ORDER NO. 1

PROJECT: Renovation of 6 Women's & 6 Men's Restrooms

DATE: September 18, 2008

OWNER: Peralta Community College District

DSA FILE NO: N/A

CONTRACTOR: Guru Electric & General Construction

DSA APP NO.: N/A

PCCD PROJECT #: 06-07/46

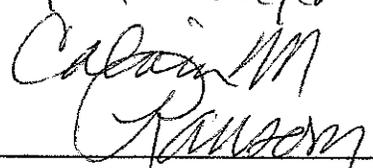
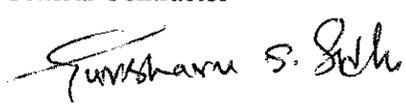
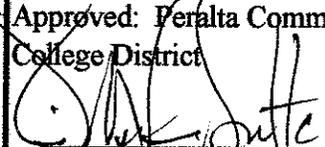
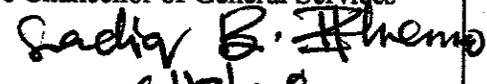
PROJECT MANAGER:

Miller & Associates

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	\$	<u>135,000.00</u>
Net change by previously authorized Change Orders		\$0
The Contract sum prior to this Change Order was	\$	<u>135,000.00</u>
The Contract sum will be increased by this Change Order	\$	<u>19,107.00</u>
The New Contract Sum including this Change Order will be	\$	<u>154,107.00</u>
Cumulative Change Order (s) as a percentage of contract including this Change Order		<u>14%</u>
Contract is change by <u>0</u> Days		
Contract completion date as of this Change Order therefore is:		October 24, 2007

Summary reference attached items P.C.O'. 1-

Approved: Architect of Record Project Manager  _____ Date: 8/28/08	Approved: General Contractor  _____ Date:	Approved: Peralta Community College District  _____ Director of Capital Projects Date: 28, AUGUST 2008
Approved: Electrical or Structural Engineer	Approved: Mechanical Engineer	Vice Chancellor of General Services  _____ Date: 9/17/08
		Approved: Div of the State Architect Date:

PERALTA COMMUNITY COLLEGE DISTRICT

Department of General Services • Phone 510/466-7341 • Fax 510/466-7315

PRELIMINARY CHANGE ORDER NO. 1

PROJECT: 06-07/46 Renovation of 6 Men's & 6 Women's Restrms
DATE: August 21, 2008
OWNER: Merritt College
DSA FILE NO.: N/A
TO: Department of General Services
DSA APP. NO.: N/A
ARCHITECT FILE NO.:

You are hereby directed to make the following change(s) in this Contract. When signed by the Owner and Architect and received by the Contractor, this document becomes effective immediately and the Contractor shall proceed as with the changes described below. An official change order shall be issued to follow up on this preliminary change order as soon as possible.

DESCRIPTION: The contract called for replacement of urinals. The new water inlets were different than existing. Contractor opened walls to make revisions and discovered walls were deteriorated and needed replacement. Miller & Associates reviewed Guru Electric's costs and adjusted downward to the agreed amount. *WORK COMPLETED OCTOBER 24, 2007*

REASON INITIATED: Reason: 4F / 1F

ATTACHMENTS: Cost Break-down, Summary of Rooms

The proposed basis of adjustment to the Contract Price and Contract time are as follows:

Amount of Change: Add Deduct \$ 19,107.00
 Lump Sum T & M Not to Exceed Force Amount

Time Extension: See Attached "0" days

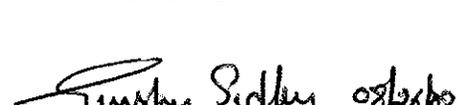
ISSUED BY:


C.Ransom, Miller & Assoc
Project Manager
Date 8/24/08

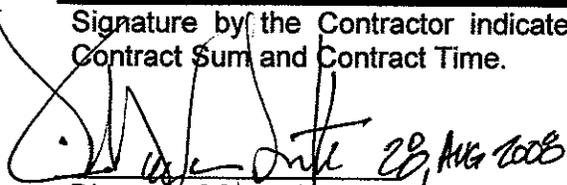
REVIEWED BY:

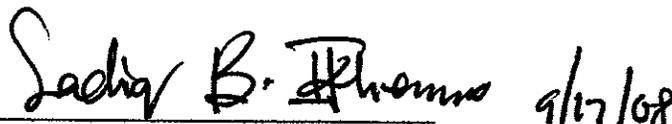

T. Miller, Miller & Assoc
Project Manager
Date 8/21/08

APPROVED BY:


Contractor, Gursham Sidhu
GURU Electric & Gen'l Construction
Date 08/26/08

Signature by the Contractor indicates the Contractor's agreement with the above adjustments in Contract Sum and Contract Time.


Director of Capital Projects
Date 29 Aug 2008
L. Mark Sennette


Vice Chancellor of General Services
Date 9/17/08
Dr. Sadiq Ikharo

PROJECT FINAL ACCEPTANCE

PROJECT NAME: RENOVATION OF SIX MEN'S AND WOMEN'S
RESTROOMS AT MERRITT COLLEGE

PROJECT NUMBER: 06-07/46

PROJECT MANAGER: Assurance Builders Inc. c/o Miller & Associates

CONTRACTOR: Guru Electric and General Construction

For acceptance and approval at the Board of Trustees Meeting of:

October 14, 2008

This project is accepted and complete and approved by the College/District:

College President



(signature)

9/30/08
(date)

College Business Manager



(signature)

9/30/08
(date)

Recording Requested By:
Peralta Community College District

When Recorded, Mail To:
Office of General Services
333 East 8th Street
Oakland, CA 94606

For Recorder's Use

Government Code: 27383

Peralta Community College District
Office of General Services
333 East 8th Street, Oakland, California 94606
(510) 466-7200 (510) 466-7315

NOTICE OF COMPLETION

OWNER: PERALTA COMMUNITY COLLEGE DISTRICT, OAKLAND CA
NATURE OF INTEREST OR ESTATE: FEE
PROJECT CONTRACT TITLE: RENOVATION OF SIX MEN'S & SIX WOMEN'S RESTROOMS
PROJECT NUMBER: 06-07/46
PROJECT ADDRESS: MERRITT COLLEGE, 12500 CAMPUS DRIVE. OAKLAND, CA 94619
CONTRACTOR: GURU ELECTRICT AND GENERAL CONSTRUCTION
CONTRACTOR'S ADDRESS: 1911 ROSENELFE CIRCLE, SAN JOSE, CA 95148
DSA APPLICATION NUMBER: N/A
CONTRACT START DATE: JUNE 13, 2007
ORIGINAL CONTRACT TIME: 160 DAYS
CONTRACT TIME EXTENSIONS: N/A
APPROVED VIA CHANGE ORDER: N/A
CONTRACT COMPLETION DATE: OCTOBER 24, 2007

The above referenced Contract has been completed in accordance with the plans and specifications thereof, and to the satisfaction of the Peralta Community College District. The nature of the title of the stated owner is: in fee.

State of California
County of Alameda

That he/she/they is/are the person(s) signing the above document; that He/she/they has/have read the same, and know(s) the content thereof and that the acts stated therein are true.

Sadiq B. Ikharo

(Signature of Affiant)

Dr. Sadiq Bello Ikharo
Vice Chancellor, General Services

9-30-08

Date

I declare under penalty of perjury that the foregoing is true to the best of my knowledge.

Sadiq B. Ikharo

(Signature of Affiant)

Dr. Sadiq Bello Ikharo
Vice Chancellor, General Services

9-30-08

Date