

**PERALTA COMMUNITY COLLEGE DISTRICT**  
**Board of Trustees Agenda Report**  
**For the Trustee Meeting Date of October 28, 2008**

ITEM # 16

**ITEM TITLE:**

Consider Approval of Resolution 08/09-69, Acceptance and Retention, Ratification of Change Order No. 2, District Administrative Center Renovations, Phase 3 – Part 2, Hung Construction

**SPECIFIC BOARD ACTION REQUESTED:**

Approval of Resolution 08/09-69, Acceptance and Retention, and Ratification of Change Order No. 2 in the amount of \$26,273.54, to the contract with Hung Construction for the District Administrative Center Renovations, Phase 3 – Part 2.

**ITEM SUMMARY:**

This resolution formally accepts the work of the contractor, Hung Construction, as complete. Ratification is also requested for Change Order No. 2 to the contract, in the amount of \$26,274.54.

**BACKGROUND/ANALYSIS:**

On September 18, 2007, this Board awarded a contract to Hung Construction for the District Administrative Center Renovations, Phase 3 – Part 2. The work has now been completed, and acceptance is recommended. This resolution accepts the work as complete and provides for a retention payment of \$71,512.81, which is 10% of the contract price.

Ratification is also requested for the final change order to the contract, in the amount of \$26,173.54. Including the previous Board approved Change Order No. 1, the cumulative change order total is \$65,128.08, which is 10.0% of the original contract amount (\$650,000). 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. Change Order 002 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 08/09-69, Acceptance and Retention, and Ratification of Change Order No. 2 in the amount of \$26,273.54, to the contract with Hung Construction for the District Administrative Center Renovations, Phase 3 – Part 2, 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, District-Wide Projects, "Project costs for the acquisition, construction, repair, refurbishment, equipping, upgrading, and modernization of classrooms, campuses, buildings, facilities, and grounds throughout the District, to the extent the projects involve safety systems, community center, lighting and electrical systems, bell and fire systems, security systems, and any other specifically delineated projects under Measure A."

**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: October 28, 2008  
Dr. Sadiq B. Ikharo  
Vice Chancellor of General Services

**DOCUMENT PRESENTED BY:**  
Sadiq B. Ikharo Date: October 28, 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: 10.21.08  
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: 10/23/08  
Thuy T. Nguyen, General Counsel

**CHANCELLOR'S OFFICE APPROVAL**  
 Approved, and Place on Agenda  Not Approved, but Place on Agenda  
Signature: Elihu Harris Date: 10/21/08  
Elihu Harris, Chancellor

**PERALTA COMMUNITY COLLEGE DISTRICT  
RESOLUTION 08/09-70**

**ACCEPTANCE AND RETENTION  
DISTRICT ADMINISTRATIVE CENTER RENOVATIONS, PHASE 3 – PART 2  
HUNG CONSTRUCTION**

WHEREAS, HUNG CONSTRUCTION, a corporation 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 District Administrative Center Renovations, Phase 3 – Part 2, has made application for acceptance of the work; and

WHEREAS, the Architect 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 28th day of October, 2008:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

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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. 2 (FINAL)

|  |   |
|--|---|
| <b>PROJECT:</b> DISTRICT ADMINISTRATION RENOVATION -PHASE 3- PART 2<br><b>DATE:</b> JULY 10, 2008<br><b>OWNER:</b> Peralta Community College District<br><b>CONTRACTOR:</b> HUNG CONSTRUCTION<br>851 81 <sup>ST</sup> AVENUE<br>OAKLAND CA 94621 | <b>DSA FILE NO.:</b> NA<br><b>DSA APP NO.:</b> NA<br><b>PCCD PROJECT #:</b> 07-08/03<br><br><b>PROJECT MANAGER:</b> K.MCMAHON |
|--|---|

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.....  | \$ .....650,000.00 |
| Net Change by previously authorized Change Orders.....                              | \$ ..... 38,954.54 |
| The Contract sum prior to this Change Order was.....                                | \$ .....688,954.54 |
| The Contract sum will be increased by this Change Order...                          | \$ + 26,173.54     |
| The New Contract Sum including this Change Order will be.....                       | \$ .....715,128.54 |
| Cumulative Change Order(s) as a percentage of contracts including this Change Order | 10.00 %            |
| The Contract is changed by One (47) Days  |                    |
| Contract completion date as of this Change Order therefore is: June 5, 2008         |                    |

Summary reference attached items P.C.O.'s. 10-15

|   |  |  |
|---|--|--|
| <b>Approved:</b><br>Architect of Record<br><br><div style="text-align: center; font-size: 2em; margin-top: 20px;">N/A</div> | <b>Approved:</b><br>General Contractor<br><br><div style="text-align: center; font-size: 2em; margin-top: 20px;">[Signature]</div> | <b>Approved:</b> Peralta Community College District<br><br><div style="text-align: center; font-size: 2em; margin-top: 20px;">[Signature]</div> Director of Capital Projects<br><br>Date: 11, SEPT. 2008 |
| Date:   | Date:<br><br><div style="text-align: center; font-size: 1.5em;">9/11/08</div>  | <div style="text-align: center; font-size: 1.5em; margin-top: 20px;">[Signature]</div> Vice Chancellor of General Services<br><br>Date: 9/11/08  |
| <b>Approved:</b> Electrical or Structural Engineer  | <b>Approved:</b> Mechanical Engineer   | <b>Approved:</b> Div. of the State Architect<br><br><br><br><br><br><br><br><br><br><div style="text-align: center; font-size: 2em; margin-top: 20px;">N/A</div>   |
| Date:   | Date:  | Date:  |

# PERALTA COMMUNITY COLLEGE DISTRICT

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## SUMMARY OF CHANGE ORDER No. 2 Attachment

**PROJECT:** DISTRICT ADMINISTRATION RENOVATION PHASE 3- PART 2

**DATE:** APRIL 29, 2008

**OWNER:** Peralta Community College District

**CONTRACTOR:**

Hung Construction, Inc.  
851 81<sup>st</sup> Avenue, Suite A  
Oakland, CA 94621

**DSA FILE NO.:** NA

**DSA APP NO.:** NA

**PCCD FILE NO.:** 07/08-03

|          |                                       |                   |                 |
|----------|---------------------------------------|-------------------|-----------------|
| <b>1</b> | <b>Additional Cabinet in Room 189</b> | <b>ADD \$</b>     | <b>3,305.54</b> |
|          |                                       | <b>ADD/DEDUCT</b> | <b>NA</b>       |

**Description:** Install additional desk in Director of Capitol Projects Office. Original scope of work was to be completed by others, but contract was not executed due to excessive price increase by vendor.

**Requested by:** 2-A PCCD Physical Plant

**Reason:** Required for optimum function of office

**DSA prelim. approval date:** See COP 10 Dated 5/13/08 -Not required

|          |                        |               |               |               |
|----------|------------------------|---------------|---------------|---------------|
| <b>2</b> | <b>Carpet Cleaning</b> | <b>ADD \$</b> | <b>755.41</b> |               |
|          |                        | <b>ADD</b>    |               | <b>1 Days</b> |

**Description:** Clean carpet in office areas that were never cleaned prior to construction beginning. Additional carpet cleaning requested by Vice Chancellor in Physical plant office areas. For added safety and reduction in deferred maintenance.

**Requested by:** PCCD Vice Chancellor of General Services

**Reason:** 2-A Owner Requested Change

**DSA prelim. approval date:** NA- See COP 11 dated 5/13/08

|          |                                      |               |                  |                |
|----------|--------------------------------------|---------------|------------------|----------------|
| <b>3</b> | <b>Additional Electrical Outlets</b> | <b>ADD \$</b> | <b>14,908.00</b> |                |
|          |                                      | <b>ADD</b>    |                  | <b>12 Days</b> |

**Description:** Requested additional outlets per the new IT standards as directed by the IT Department Head as requirements for new office areas.

**Requested by:** IT Department Head

**Reason:** 2-A Owner Requested Change

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DSA prelim.  
approval date: NA- See COP 12 Dated 4/24/08

|          |                            |               |                 |
|----------|----------------------------|---------------|-----------------|
| <b>4</b> | <b>Fire Alarm upgrades</b> | <b>ADD \$</b> | <b>1,354.00</b> |
|          |                            | <b>ADD</b>    | <b>3 Days</b>   |

Description: Additional electrical work was required to provide electrical to fire protection devices, that were required for the additional offices in other parts of the warehouse. All work was required by code.

Requested by: PCCD Vice Chancellor of General Services and DSA inspector

Reason: 1-A DSA Required Change

DSA prelim.  
approval date: NA- See COP 14 dated 5/10/08

|          |                                     |               |                 |
|----------|-------------------------------------|---------------|-----------------|
| <b>5</b> | <b>Fire Alarm upgrades to Panel</b> | <b>ADD \$</b> | <b>5,851.63</b> |
|          |                                     | <b>ADD</b>    | <b>5 Days</b>   |

Description: Additional electrical work was required to provide electrical to fire protection devices, based on new work that was required for the additional offices in other parts of the warehouse. All work was required by code.

Requested by: PCCD Vice Chancellor of General Services and DSA inspector

Reason: 2-A Owner Requested Change

DSA prelim.  
approval date: NA- See COP 15 dated 5/10/08

**End of Items**