

**Board of Trustees Agenda Report
For the Trustee Meeting Date of February 10, 2009**

ITEM TITLE:

Ratification of Change Order No. 1, Modernization to Building A and Sidewalk Rehabilitation Project, College of Alameda, NBC General Contractors Corporation

SPECIFIC BOARD ACTION REQUESTED:

Ratification is requested for Change Order No. 1 to the contract with NBC General Contractors Corporation for the Modernization to Building A and Sidewalk Rehabilitation Project at College of Alameda, in the amount of \$46,858.

ITEM SUMMARY:

On March 11, 2008, this Board awarded a contract to NBC General Contractors Corporation for the College of Alameda Modernization to Building A and Sidewalk Rehabilitation Project in the amount on \$9,036,000.18. The work in the field is now approximately 50% completed. Ratification is requested for Change Order No. 1 to the contract, in the amount of \$46,868, which is 0.5% of the original contract amount. Change order items include District requested hardware changes and removal of abandoned pipe and ductwork in the MDF room, escalation to steel rebar, additional waterproofing at the elevator due to location of the water table, and an eighteen calendar day extension due to pipe pile material availability issues.

BACKGROUND/ANALYSIS:

The changes have been reviewed and approved by the project architect, project manager and the District. 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 Order No. 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:

Ratification is requested for Change Order No. 1 to the contract with NBC General Contractors Corporation for the Modernization to Building A and Sidewalk Rehabilitation Project at College of Alameda, in the amount of \$46,858.

SOURCE OF FUNDS (AND FISCAL/BUDGETARY IMPACT):

Measure E and Measure A, as approved by the voters in Peralta's constituency and authorized under Resolution 05/06-45, Exhibit A-1, District-Wide Projects, "Walkways, parking lots, landscaping, and handicap accessibility 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. Ikharmo Date: 2-3-09
Dr. Sadiq B. Ikharmo
Vice Chancellor of General Services

DOCUMENT PRESENTED BY:
Sadiq B. Ikharmo Date: 2-3-09
Dr. Sadiq B. Ikharmo
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: 2/4/09
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: 2/3/09
Thuy T. Nguyen, General Counsel

CHANCELLOR'S OFFICE APPROVAL
 Approved, and Place on Agenda Not Approved, but Place on Agenda
Signature: Elihu Harris Date: 2/3/09
Elihu Harris, Chancellor

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: COA BUILDING A RENOVATIONS

DATE: JANUARY 22, 2009

OWNER: Peralta Community College District

DSA FILE NO.: 1-C1

CONTRACTOR: NBC GENERAL CONTRACTOS INC.

DSA APP NO.: 108332

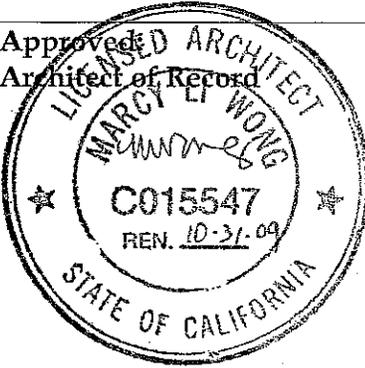
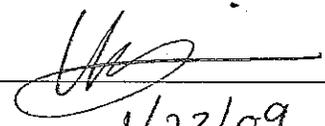
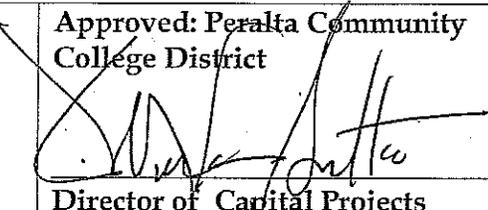
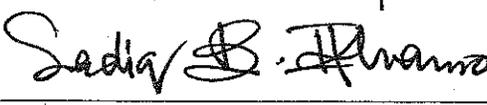
PCCD PROJECT #: 2946

PROJECT MANAGER: Olive CM Inc.

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. Through acceptance of this change order, this Contractor acknowledges that it has reviewed the progress of the work related to this project and the potential impact of the added work on the progress of the project in the future. As a result, this change order includes compensation to the Contractor for any and all effects, delays, inefficiencies or similar demands associated with this project and the Contractor recognizes that there is no basis for any such claim in the future. Please note that all other terms and conditions of the contract remain unchanged and that all costs to maintain our original contract schedule with the inclusion of the adjusted scope of work as set forth by this change order are included within the lump sum change order amount stated herein.

Original Contract Sum.....	\$ 9,036,000.18
Net Change by previously authorized Change Orders.....	\$ 0.00
The Contract sum prior to this Change Order was.....	\$ 9,036,000.18
The Contract sum will be increased/decreased by this Change Order.....	\$ 46,868.00
The New Contract Sum including this Change Order will be.....	\$ 9,082,868.18
Cumulative Change Order(s) as a percentage of contract including this Change Order <u>0.54</u> %	
The Contract is changed by (18) Days	
Contract completion date as of this Change Order therefore is: April 11, 2009	

Summary reference attached items P.C.O'. 1, 2, 3, 5, 6

<p>Approved: Architect of Record</p>  <p>Date: 1/23/2009</p>	<p>Approved: General Contractor</p>  <p>Date: 1/23/09</p>	<p>Approved: Peralta Community College District</p>  <p>Director of Capital Projects</p> <p>Date: 23, Jan 2009</p>  <p>Vice Chancellor of General Services</p> <p>Date: 1/26/09</p>
<p>Approved: Electrical or Structural Engineer</p> <p>Date:</p>	<p>Approved: Mechanical Engineer</p> <p>Date:</p>	<p>Approved: Div. of the State Architect</p> <p>Date:</p>

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SUMMARY OF CHANGE ORDER No. 1 Attachment

PROJECT: COA BUILDING A RENOVATIONS

DATE: JANUARY 22, 2009

OWNER: Peralta Community College District

DSA FILE NO.:1-C1

CONTRACTOR: NBC GENERAL CONTRACTORS INC.

DSA APP NO.: 108332

PCCD FILE NO.: 2946

1	PCO NO. 01	ADD	\$ 12,379
		ADD/DEDUCT	0 No. Days

Description: 2A, Hardware revisiosn to change from Best to Schlage

Requested by: District

Reason: Uniformity of keying

DSA prelim.
approval date: Pending

2	PCO NO. 02	ADD	\$ 8,576
		ADD/DEDUCT	0 No. Days

Description: 2F,T & M Work for removing abandoned ductwork and piping and sealing wall in MDF roomk

Requested by: District

Reason: Existing walls have numerous holes allowing dust migration into MDF and numerous abandoned pipes and ducts left from interior demdolition of Building A

DSA prelim.
approval date: Pending

3	PCO NO. 03	ADD/DEDUCT- no increase in contract price	
		ADD 18 Calendar Days	

Description: 1A Time extension for Micropile steel availability

Requested by: NBC

Reason: Specified steel for pipe piles could not be located by contractor

DSA prelim.
approval date: Pending

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4	PCO NO. 05	ADD	\$ 9,277.00
		ADD/DEDUCT	0 No. Days

Description: 1F Material escalation for sidewalk rebar. Change from mesh to rebar for colored bands.

Requested by: NBC

Reason: Extreme increase in steel materials

DSA prelim.
approval date: Pending

5	PCO NO. 06	ADD	\$ 16,636.00
		ADD/DEDUCT	0 No. Days

Description: 1F Install waterproofing system at elevator pit and shaft walls per RFI 195 and Detail 1/A5.5

Requested by: Architect

Reason: Water table found to be at bottom of excavation for elevator pit required a more effective waterproofing system

DSA prelim.
approval date: Pending

End of Items