

PERALTA COMMUNITY COLLEGE DISTRICT
Board of Trustees Agenda Report
For the Trustee Meeting Date of April 21, 2009

ITEM # 15

ITEM TITLE:

Ratification of Change Order No. 2, Improvements to Parking Lots "C" and "D" at Merritt College, Galedrige Construction, Inc.

SPECIFIC BOARD ACTION REQUESTED:

Ratification is requested for Change Order No. 2 to the contract with Galedrige Construction, Inc. for the Improvements to Parking Lots "C" and "D" at Merritt College, in the amount of \$10,161.

ITEM SUMMARY:

On September 16, 2008, this Board awarded a contract to Galedrige Construction, Inc. for the Improvements to Parking Lots "C" and "D" at Merritt College. Ratification is now requested for Change Order No. 2, in the amount of \$10,161. Including the previously Board approved Change Order No. 1, the cumulative total is \$55,999.11, which is 10.96% of the original contract amount (\$511,000). Change Order No. 2 will be the final change order on this project.

Change Order No. 2 resolves legitimate claims made by the contractor due to unforeseen circumstances existing on site. Though Change Order No. 2 is a small percentage of the contract price, the combined values of Change Orders No. 1 and 2 exceed the 10% cap of contract expenditures.

Unforeseen circumstances contributing to the change order total include the necessity of providing brackets for the mounting of lights. This requirement was not known until the existing fixtures were removed. The HID (hi-intensity discharge) type lighting provides higher illumination and better quality lighting for the parking lot. During the demolition phase, existing underground conduits were broken for lack of as-built drawings identifying their location and depth. Though one location was due to contractor lack of care (that cost will be absorbed by the contractor), two other locations were clearly unforeseen. Charges were assessed, revised after review and finalized in lesser amounts.

Change Order No. 1 included a \$30,000 charge for re-construction of half the access road to parking lots. The base contract provided for repair of 50% of the road, but upon demolition, existing deficiencies in the other half and best practices for road engineering identified the entire road needed to be replaced. This single charge accounts for 6% of the entire 10% cap excess, but yields longer term benefit of use and value. The remainder of charges within Change Order No. 1 brings its total value up to 9% of the original contract amount. The remaining charges provided for additional pavement needed for construction of the parking lot (valued at \$9,437.30) and for confirming whether steel was required in construction of concrete curbing (valued at \$5,767.81).

Though the combined values of Change Order No. 2 (cost of \$10,161.00) and Change Order No. 1 (cost of \$45,838.11) amount to 10.96% cost overrun of the base contract, the benefit of placed construction provides longer term benefit to the District.

BACKGROUND/ANALYSIS:

It has been determined that it is in the best interest of the District and financially prudent to accept this change order. The changes have been reviewed and approved by the project manager, Miller and Associates 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. Change Order No. 2 is now brought before the Board for ratification. The change order items are further described in the attachment.

ALTERNATIVES/OPTIONS:

Not applicable.

EVALUATION AND RECOMMENDED ACTION:

Ratification is recommended for Change Order No. 2 to the contract with Galedrige Construction, Inc. for the Improvements to Parking Lots "C" and "D" at Merritt College, in the amount of \$10,161.

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, "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 Ikhara

DID A BOARD STANDING COMMITTEE APPROVE 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: 4-14-09
Dr. Sadiq B. Ikharo
Vice Chancellor of General Services

DOCUMENT PRESENTED BY:

Sadiq B. Ikharo Date: 4-14-09
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: 4.14.09
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: 4/15/09
Thuy T. Nguyen, General Counsel

CHANCELLOR'S OFFICE APPROVAL

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

Signature: Elihu Harris Date: 4/15/09
Elihu Harris, Chancellor

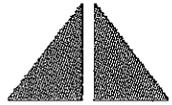
Office Address
Bldg Q202
Merritt College
12500 Campus Drive
Oakland, CA 94619

(510) 434-3911 Office
tm777@flash.net

(510) 220-4813 Cell



**Miller &
Associates**



Memo

To: Carol Reil
From: Calvin M Ransom
CC: Terry Miller, Miller & Associates
Date: April 14, 2009
Re: Change Order #2-Background, Parking Lot C Upgrade @ Merritt College

Change Order #2 resolves legitimate claims made by the contractor due to unforeseen circumstances existing on site. Though Change Order #2 is a reduced amount, the combined values of Change Order #1 and #2 exceed the 10% cap of contract expenditures.

Unforeseen circumstances include providing brackets not known to be required for mounting of lights until the existing fixtures were removed. The HID (hi-intensity discharge) type lighting provides higher illumination and better quality lighting for the parking lot. During the demolition phase, existing underground conduits were broken for lack of as-built drawings identifying their location and depth. Though one location was due to contractor lack of care, two other locations were clearly unforeseen. Charges were assessed, revised after review and finalized in lesser amounts.

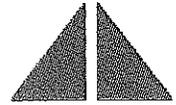
Change Order #1 had within it a \$30,000 charge for re-construction of half the access road to parking lots. The base contract provided for repair of 50% of the road but upon demolition, existing deficiencies in the other half and best practices for road engineering identified the entire road needed to be replaced. This singular charge accounts for 6% of the entire 10% cap excess, but yields longer term benefit of use and value. The remainder of charges within Change Order #1 bring it's total value up to 9% of the 10% cap excess. The remaining charges provided for additional pavement needed for construction of the parking lot (valued at \$9,437.30) and for confirming whether steel was required in construction of concrete curbing (valued at \$5,767.81).

Though the combined values of Change Order #2 (cost of \$10,161.00) and Change Order #1 (cost of \$45,838.11) combined amount to 10.96% cost overrun of the base contract, the benefit of placed construction provides longer term benefit to the District.

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Memo

To: Carol Reil
From: Calvin M Ransom
CC: Terry Miller, Miller & Associates
Date: April 14, 2009
Re: Change Order #2-Background, Parking Lot C Upgrade @ Merritt College

CHANGE ORDER #2:

After removal of old lights from light poles in Parking Lot "D", it was discovered that the new lights would not mount correctly to the light poles without field modification. The field modification work was approved by the manufacturer and carries a full warranty.

The contract documents called for the installation of an underground electrical conduit across the access road. To prevent damage to the existing irrigation line in the vicinity it was necessary to hand excavate as a precautionary measure.

The contractor submitted claims for additional work to repair broken underground conduit in the three locations. The claim was originally denied, but after further review it was determined that as-built drawings did not exist and the original drawings did not show the exact location and depth of the existing electrical conduits. In one broken conduit location, the contractor was clearly at fault and will absorb the cost of repair. As a fair, equitable and final settlement it was agreed to split the cost of repair for the other two locations.

Summary: Change Order #2

Added crosswalk painting	PCO#4: \$ 361.00
Installed brackets to Lot D lights	PCO#5: \$1,800.00
Hand excavation @ access road	PCO#6: \$2,000.00
Repaired broken underground conduits	PCO#7: \$6,000.00
Added 6 days to Schedule of Completion	PCO#8: \$ 0.00
SUB-TOTAL	\$10,161.00
Original Contract Amount	\$511,000.00
Change Order #1	\$45,838.11 (9% net increase)
SUB-TOTAL	\$556,838.11
Change Order #2	\$10,161.00 (10.96% final increase)
SUB-TOTAL	\$566,999.11

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

PROJECT: Improvements to Parking Lots C & D

DATE: March 24, 2009

OWNER: Peralta Community College District
CONTRACTOR: Galedrige Construction

DSA FILE NO: N/A
DSA APP NO.: N/A
PCCD PROJECT #: 08-09/07
PROJECT MANAGER: Miller & Assoc

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.

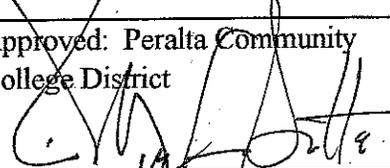
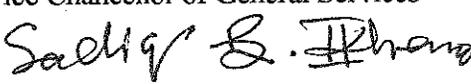
Original Contract Sum.....	\$ <u>511,000.00</u>
Net change by previously authorized Change Orders.....	\$ <u>45,838.11</u>
The Contract sum prior to this Change Order was.....	\$ <u>556,838.11</u>
The Contract sum will be increased by this Change Order.....	\$ <u>10,161.00</u>
The New Contract Sum including this Change Order will be.....	\$ <u>566,999.11</u>
Cumulative Change Order (s) as a percentage of contract including this Change Order.....	<u>11.09 %</u>

Contract is changed by 14 Days

Contract completion date as of this Change Order therefore is:

December 1, 2008

Summary reference attached items P.C.O'. 4 - 8

Approved: Architect of Record PROJECT MANAGER  <hr/> Date: 4/9/09	Approved: General Contractor  <hr/> Date: 4/1/09	Approved: Peralta Community College District  <hr/> Director of Capital Projects Date: 10, April 2009
Approved: Electrical or Structural Engineer CIVIL  <hr/> Date: 4/9/09	Approved: Mechanical Engineer <hr/> Date:	Vice Chancellor of General Services  <hr/> Date: 4-14-09
Approved: Div of the State Architect <hr/> Date:		

PERALTA COMMUNITY COLLEGE DISTRICT

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SUMMARY OF CHANGE ORDER NO. 2

PROJECT: Improvements to Parking Lots C & D

DATE: March 24, 2009

OWNER: Peralta Community College District
CONTRACTOR: Galedrige Construction

DSA FILE NO: N/A
DSA APP NO.: N/A
PCCD PROJECT #: 08-09/07
PROJECT MANAGER: Miller & Assoc

Through acceptance of this Change Order Contractor acknowledges that Contractor 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 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 all other terms and conditions of the Contractor remain unchanged and that all costs to maintain the 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.

1	PCO #004	ADD	\$361.00
		ADD	

Description: Paint Cross-walk stiping on Roadway between Parking Lot "C" and entry stairs.
Cross-walk striping was not shown on the contract documents.

Requested by: Owner

Reason: 4-F: Design Ommission

DSA prelim
approval date:

2	PCO #005	ADD	\$ 1,800.00
		ADD	

Description: After removal of old lights from light poles in Parking Lot "D" it was discovered that the new lights would not mount correctly to the light poles without field modification. The field modification work is approved by the manufacturer and carries full warranty.

Requested by: Owner

Reason : 1: Unforeseen existing condition

DSA prelim
approval date:

3	PCO #006	ADD	\$ 2,000.00
		ADD	3 days

Description: Contract documents called for the installation of an underground electrical conduit across the access road. To preven breakage of an existing irrigation line in the vacinity it was necessary to hand excavate as a precautionary measure.

Requested by: Owner

Reason : 2-A: Owner requested scope change

DSA prelim
approval date:

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DATE: March 24, 2009

OWNER: Peralta Community College District
CONTRACTOR: Galedrige Construction

DSA FILE NO: N/A
DSA APP NO.: N/A
PCCD PROJECT #: 08-09/07
PROJECT MANAGER: Miller & Assoc

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4	PCO #007	ADD	\$ 6,000.00
		ADD	4 days

Description: During excavation for new drain lines, the contractor broke electrical conduit and wiring in 3 locations. As-Built drawings did not exist, and original drawings did not show the exact location and depth of the electrical conduits. At one location the contractor was clearly at fault and will absorb the repair costs.

Requested by: Owner

Reason : It was not possible to detect the conduit at the other 2 locations, therefore the repair costs are justifiable.

1-A: Unforeseen existing condition

DSA prelim
approval date:

5	PCO #008	ADD	\$ 0
		ADD	6 Days

Description: Rain Days - 6 work days

Requested by: Owner

Reason : Rain days 4 days (10/31/08 to 11/4/08) and dry time (2 days)

1-F: Owner Requested Change

DSA prelim
approval date: