

PERALTA COMMUNITY COLLEGE DISTRICT
Board of Trustees Agenda Report
For the Trustee Meeting Date of June 9, 2009

ITEM # 17

ITEM TITLE:

Ratification of Change Order No. 1, Uninterruptible Power Supply Installation for Peralta Community College District Information Technology Server Room, JIN Construction & Electric Co.

SPECIFIC BOARD ACTION REQUESTED:

Ratification is requested for Change Order No. 1 to the contract with JIN Construction & Electric Co. for the Uninterruptible Power Supply Installation for Peralta Community College District Information Technology Server Room, located at the District Administrative Complex, in the amount of \$8,149.13.

ITEM SUMMARY:

On December 9, 2008, this Board awarded a contract to JIN Construction & Electric Co. for the Uninterruptible Power Supply Installation for Peralta Community College District Information Technology Server Room, in the amount on \$91,300. Due to the necessity of installing this UPS as soon as possible in order to distribute server room load and avoid forced outages, this work has already been completed. Ratification is requested for Change Order No. 1 to the contract, in the amount of \$8,149.13, which is 8.9% of the original contract amount.

Change order items include:

Providing temporary power to computer room: Due to the installation of new servers, insufficient power was available and temporary power for them was required (\$2,956.25).

Remove and replace lugs on District-provided UPS: Electrical tie-in lugs were provided as standard horizontally while they were required to be vertical (\$1,970.00).

Remove and relocate UPS: After installation it was determined that it needed to be moved in order to accommodate the installation of other equipment on another project (\$800.00).

Install server room thermostat by-pass switch: Existing thermostat requires a by-pass switch for server room maintenance (\$400.00).

Install conduit and wiring for control system: Conduit was required between the UPS and by-pass switch to eliminate PG&E feedback (\$850.00).

For these five items, a twenty-eight day extension is requested. An amount of \$1,172.88 was added for contractor's overhead and sales tax for materials.

BACKGROUND/ANALYSIS:

The changes have been reviewed and approved by the project engineer, 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 recommended for Change Order No. 1 to the contract with JIN Construction & Electric Co. for the Uninterruptible Power Supply Installation for Peralta Community College District Information Technology Server Room, in the amount of \$8,149.13.

SOURCE OF FUNDS (AND FISCAL/BUDGETARY IMPACT):

Scheduled Maintenance (50% State funding and 50% Measure B).

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 _____

IF "YES", PLEASE INCLUDE THAT INFORMATION IN YOUR SUMMARY.

This item will be reviewed at a meeting of the Board Facilities and Land Use Planning Committee.

LEASE ACQUIRE SIGNATURES IN THIS ORDER:

DOCUMENT PREPARED BY:

Prepared by: Sadiq B. Ikharo Date: 6-03-09
Dr. Sadiq B. Ikharo
Vice Chancellor of General Services

DOCUMENT PRESENTED BY:

Sadiq B. Ikharo Date: 6-03-09
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: 6.5.09
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: 6/5/09
Thuy T. Nguyen, General Counsel

CHANCELLOR'S OFFICE APPROVAL

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

Signature: Elihu Harris Date: 6/4/09
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: Uninterruptible Power Supply (UPS) Installation

DATE: 5/22/09

OWNER: Peralta Community College District
CONTRACTOR: JIN CONSTRUCTION & ELECTRIC CO.

DSA FILE NO.: N/A
DSA APP NO.:
PCCD PROJECT #:
PROJECT MANAGER: R. Beckwith

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.....	\$	\$ 91,300.00	
Net Change by previously authorized Change Orders.....	\$	0.00	
The Contract sum prior to this Change Order was.....	\$	\$ 91,300.00	
The Contract sum will be increased/decreased by this Change Order.....	\$	\$ 8,149.13	
The New Contract Sum including this Change Order will be.....	\$	\$ 99,449.13	

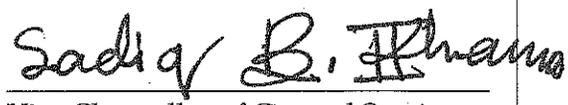
Cumulative Change Order(s) as a percentage of contract including this Change Order: 8.9%

The Contract is changed by 14 Days

Contract completion date as of this Change Order therefore is: Due to the necessity of installing this UPS as soon as possible in order to distribute server room load and avoid forced outages, this work has already been completed.

Summary reference attached items P.C.O. 1:

- Item A:** Provide temporary power to computer room: Due to the installation of new servers, insufficient power was available and temporary power for them was required. (\$2,956.25)
- Item B:** Remove and replace lugs on District-provided UPS: Electrical tie-in lugs were provided as standard horizontally while they were required to be vertical. (\$1,970.00)
- Item C:** Remove and relocate UPS: After installed it was determined that it needed moved in order to accommodate the installation of other equipment on another project. (\$800.00)
- Item D:** Install server room thermostat by-pass switch: Existing thermostat requires a by-pass switch for server room maintenance. (\$400.00)
- Item E:** Install conduit and wiring for control system: Conduit required between UPS and by-pass switch to eliminate PG&E feedback. (\$850.00)

<p>Approved: Architect of Record</p> <p style="text-align: center;">N/A</p> <hr style="width: 20%; margin-left: 0;"/> <p>Date: N/A</p>	<p>Approved: General Contractor</p> <p>Jin Construction & Electric Co., contractor (see attached Items A thru E negotiated by General Services)</p> <p>Attached final negotiated form provided by Jin</p> <p>Date: 5/22/2009</p>	<p>Approved: Peralta Community College District</p> <div style="text-align: center;">  Director of Facilities & Operations </div> <p>Date: 5/22/09</p> <hr style="width: 80%; margin-left: 0;"/> <div style="text-align: center;">  Vice Chancellor of General Services </div> <p>Date: 5/29/09</p>
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PERALTA COMMUNITY COLLEGE DISTRICT

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

<p>Approved: Electrical or Structural Engineer</p> <p>Attached scope/fee signed by Electrical Engineer and Construction Manager Ed Wong</p> <p>Date: 5-22-2009</p>	<p>Approved: Mechanical Engineer</p> <p>N/A</p> <hr/> <p>Date: N/A</p>	<p>Approved: Div. of the State Architect</p> <p>N/A</p> <p>Date: N/A</p>
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Jin Const & Electric Co

Change Order Request

No: 1

Date: Wednesday, May 20, 2009

To **Mr. Robert W. Beckwith, MBA, BSME**
PERALTA Community College District
Director of Facilities and Operations

Project Name: **UPS installation at Peralta community college district**

Work Description:

1. Provide temp power to computer room
2. Remove and replace lugs on owner provided equipments
3. Remove and relocate installed UPS system
4. Install by-pass key switch for thermostat (For shunt trip coil)
5. Install conduit and wiring for control system

1	Original Contract Amount-----	\$91,300.00
2	Current Approved Change Order-----	\$0.00
3	Current Contract Amount to Date (1+2)-----	\$91,300.00
4	This Change Order No. (001)----- (See attached Details.)	\$8,149.13
5	Previously proposed Change orders. (Not Approved)-----	\$0.00
6	Total Contract Amount will be (3+4+5)-----	\$99,449.13

Sincerely



Jin E Lee

OK, RWT
BECKWITH
5-22-09

Jin Construction & Electric Co

State Lic No : 547686 (C-10, B, C-36)

No	Description	Q'ty	Unit	Material		Labor			Total Amount	
				U / Price	Amount	U / Hr	Rate	Total Hr		Amount
A Provide temp power to computer room										
	Material order and delivery	1	L/S		\$		2.00	\$ 75.00	2.00	\$150.00
	Provide S.O cable #10-4	250	FT	\$ 3.00	\$ 750.00		0.08	\$ 75.00	18.75	\$1,406.25
	Provide cord mount L6-30 receptacle with Receptacle	2	SET	\$ 70.00	\$ 140.00		2.00	\$ 75.00	4.00	\$300.00
	Provide New breaker at the panel	2	EA	\$ 30.00	\$ 60.00		0.50	\$ 75.00	1.00	\$135.00
	Final test and cleaning	1	L/S		\$		1.00	\$ 75.00	1.00	\$75.00
	Sub total amount				\$ 950.00			\$ 2,006.25		\$ 2,956.25
B Remove and replace lugs on owner provided equipments										
1	Material order and delivery	1	L/S		\$		4.00	\$ 75.00	4.00	\$300.00
2	Remove installed lug by manufacture , 350 MCM lugs	16	EA	\$	\$		0.25	\$ 75.00	4.00	\$300.00
3	Install new 500 MCM lugs	16	EA	\$ 20.00	\$ 320.00		0.75	\$ 75.00	12.00	\$1,220.00
4	Final test and cleaning	1	L/S		\$		2.00	\$ 75.00	2.00	\$150.00
	Sub total amount				\$ 320.00			\$ 1,650.00		\$ 1,970.00
C Remove and relocate installed UPS system										
1	Remove anchors from installed UPS system	1	L/S		\$		2.00	\$ 75.00	2.00	\$150.00
2	Re-arrange the UPS system in order to provide access for new HVAC system	1	L/S	\$50.00	\$ 50.00		8.00	\$ 75.00	8.00	\$600.00
	Sub total amount				\$ 50.00			\$ 750.00		\$ 800.00
D Install by-pass key switch for thermostat (For shunt trip coil)										
1	Material order and delivery	1	L/S		\$		2.00	\$ 75.00	2.00	\$150.00
2	Install new Key by-pass switch	1	L/S	\$25.00	\$ 25.00		3.00	\$ 75.00	3.00	\$225.00
	Sub total amount				\$ 25.00			\$ 375.00		\$400.00
E Install conduit and wiring for control system										
	Material order and delivery	1	L/S		\$		2.00	\$ 75.00	2.00	\$150.00
	Install conduits and wires for control system between UPS and Maintenance by pass switch	1	L/S	\$100.00	\$ 100.00		8.00	\$ 75.00	8.00	\$700.00
	Sub total amount				\$100.00			\$ 750.00		\$850.00
	Total amount for the above 5 items				\$1,445.00			\$5,531.25		\$6,976.25
	Overhead and profit (15 %)									\$1,046.44
	Sales tax (8.75 %) FOR MATERIALS only									\$126.44
	Total amount for the above									\$8,149.13

1780 Oakdale Ave, San Francisco CA 94124 Tel : 415) 550-8882 Fax : 415) 550-8883

Ed Work
Construction
Flanagan
5-22-09