

PERALTA COMMUNITY COLLEGE DISTRICT
Board of Trustees Agenda Report
For the Trustee Meeting Date of December 15, 2009

ITEM # 30

ITEM TITLE:

Consider Ratification of Change Order No. 1, Gateway to College Project at Laney College, Guru Electric and General Construction

SPECIFIC BOARD ACTION REQUESTED:

Ratification is requested for Change Order No. 1 to the contract with Guru Electric and General Construction for the Gateway to College Project at Laney College, in the amount of \$9,340.

ITEM SUMMARY:

On November 18, 2008, this Board awarded a contract to Guru Electric and General Construction for the Gateway to College Project at Laney College. This project is one of the previously approved Laney College Modernization and Short-Term Projects, funded by Measure A. Ratification is now requested for Change Order No. 1 to the contract with Guru Electric and General Construction, in the amount of \$9,340, which is 6.2% of the original contract amount (\$150,000).

The change order work was necessary due to unforeseen conditions, owner requested items, and design omissions. The scope of work involved:

- Reframing and installation of a new office window
- Ceiling work
- Wall cabinet extension
- Skylight glass replacement
- Installation of electrical sensor override switch

It was necessary for the contractor to perform this work to meet operational requirements and to meet requirements of the educational curriculum. In accordance with Board Policy 6.83, approval was requested from the Chancellor for the change order work, and the items are now brought before the Board for ratification

BACKGROUND/ANALYSIS:

The changes have been reviewed and approved by the project architect, the project manager, Consolidated Construction Management, and the General Services Department. It has been determined that it is in the best interests of the District and financially prudent to authorize the change order.

ALTERNATIVES/OPTIONS:

Not applicable.

EVALUATION AND RECOMMENDED ACTION:

Ratification is requested for Change Order No. 1 to the contract with Guru Electric and General Construction for the Gateway to College Project at Laney College, in the amount of \$9,340.

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, Laney College, "Classroom and facilities repairs and grounds improvements."

OTHER DEPARTMENTS IMPACTED BY THIS ACTION (E.G. INFORMATION TECHNOLOGY):

YES _____ No X

COMMENTS:

All Board recommended contracts are subject to negotiation and execution by the Chancellor.

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: 12-8-09
Dr. Sadiq B. Ikharo
Vice Chancellor of General Services

DOCUMENT PRESENTED BY:

Sadiq B. Ikharo Date: 12-8-09
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: _____ Date: _____
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: [Signature] Date: 12/9/09
Thuy T. Nguyen, General Counsel

CHANCELLOR'S OFFICE APPROVAL

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

Signature: [Signature] Date: 12/9/09
Elihu Harris, Chancellor

PERALTA COMMUNITY COLLEGE DISTRICT

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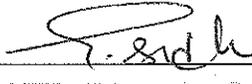
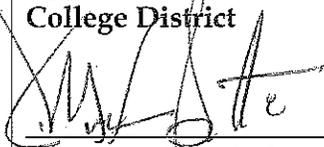
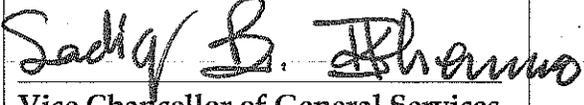
CHANGE ORDER NO. 1

PROJECT: Gateway to College Project @ Laney College Bid no. 08-09 /10 #2314	DATE: OCTOBER 1 ST , 2009 DSA FILE NO.: NA DSA APP NO.: NA PCCD PROJECT #: 2314 PROJECT MGR: Consolidated CM
OWNER: Peralta Community College District	
CONTRACTOR: GURU ELECTRIC & GC	

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.....\$150,000.00
 Net Change by previously authorized Change Orders.....\$ 0
 The Contract sum prior to this Change Order was..... \$150,000.00
 The Contract sum will be increased/decreased by this Change Order.....\$ 9,340.00
 The New Contract Sum including this Change Order will be..... \$159,340.00
 Cumulative Change Order(s) as a percentage of contract including this Change Order: 6.2%
 The Contract is changed by (21) Days
 Revised Contract completion date as of this Change Order therefore is: February 27th 2009

Summary reference attached items P.C.O. #01, 04, 05, 06, 09 & 10 *see*

Approved: Architect of Record  _____ Date: 10-29-09	Approved: General Contractor  _____ Date: 10-29-09	Approved: Peralta Community College District  _____ Director of Capital Projects Date: 30, NOVEMBER 2009  _____ Vice Chancellor of General Services Date: 11-30-09
Approved: Electrical or Structural Engineer _____ Date:	Approved: Mechanical Engineer _____ Date:	Approved: Div. of the State Architect _____ Date:

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SUMMARY OF CHANGE ORDER NO. 1 Attachment

PROJECT: GATEWAY TO COLLEGE @ Laney College
Bid no: 08-09 / 10

DATE: OCTOBER 1ST, 2009

OWNER: Peralta Community College District

DSA FILE NO.: NA

DSA APP NO.: NA

CONTRACTOR: GURU ELECTRIC & GC

PCCD FILE NO.: 2314

1	Executed Preliminary Change Order No. 1	ADD/DEDUCT \$1,300.00 ADD/DEDUCT 0 CD
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Description: Installation of office window & reframe previously installed then demoed wall

Requested by: F-2: Owner Request

Reason: Previously demoed (E) window frame had to be reinstalled @ dept. Sr. instructors request as needed for more office lighting & reconfiguration.

DSA prelim. approval date: NA

2	Executed Preliminary Change Order No. 4	ADD/DEDUCT \$385.00 ADD/DEDUCT 0 CD
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Description: Re-tape (E) acoustic ceiling joints where tapes are falling in all classroom area as necessary

Requested by: F-2: Owner Requested

Reason: Contract drwg. 1 / 2A-3 called for re-taping as necessary. However, the new tape color could not match existing, so contractor had to re-tape entire ceiling joints.

DSA prelim. approval date: NA

3	Executed Preliminary Change Order No. 5	ADD/DEDUCT \$1,035.00 ADD/DEDUCT:- 0 CD
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Description: Provide wall cabinet extension at classroom 204

Requested by: F-2 unforeseen condition Architect/ CM

Reason: The (E) end cabinet could not be salvaged as per plans 11/ A2-4. Therefore cabinet had to be extended for both aesthetics and function of the work area.

DSA prelim. approval date: NA

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4	Executed Preliminary Change Order No. 6&8	ADD/DEDUCT -\$480.00 ADD/DEDUCT 0 CD
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Description: Net credit for allowing GC to use (2) knockdown door frames in lieu of welded frames and also paint (2) interior doors.

Requested by: F-5: GC & Owner Requested

Reason: Due to delays in procurement of specified door frame substitution was accepted for a credit to the owner

DSA prelim. approval date: NA

5	Executed Preliminary Change Order No. 9	ADD/DEDUCT \$5,000.00 ADD/DEDUCT 21 CD
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Description: Additional skylight glass replacement during contract work above and beyond contractual reason noted in 7/2A-3. Also non compensatory time 21 CD time extension to accommodate delays with fabrication of class louver

Requested by: F-1: Unforeseen Conditions

Reason: Due to old age, more of existing skylight broke than expected during the minimal replacement work. Thus the need for aesthetically compatibly with the newly installed panels.

DSA prelim. approval date: NA

6	Executed Preliminary Change Order No. 10	ADD/DEDUCT \$2,100.00 ADD/DEDUCT 0 CD
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Description: Provide electrical sensor override switches at Rms. A203 & A204

Requested by: F-4: Owner Requested / Architect

Reason: Due to discrepancy in the architectural vs. electrical drawings

DSA prelim. approval date: NA

End of Items