

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

ITEM # 32

**ITEM TITLE:**

Consider Ratification of Change Order No. 1, Men's Restroom Refurbishment at Laney College, Hung Construction

**SPECIFIC BOARD ACTION REQUESTED:**

Ratification is requested for Change Order No. 1 to the contract with Hung Construction for the Men's Restroom Refurbishment at Laney College, in the amount of \$35,617.

**ITEM SUMMARY:**

On March 24, 2009, this Board awarded a contract to Hung Construction for the Men's Restroom Refurbishment 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 Hung Construction, in the amount of \$35,617, which is 8.4% of the original contract amount (\$423,000).

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

- Addition of a hot water line and shut-off valves
- Toilet relocation
- New curb in shower room
- Additional lighting
- Toilet accessories
- Faucet sensor
- Wall clean-out
- New floor layout
- Privacy partition

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 will be 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 recommended for Change Order No. 1 to the contract with Hung Construction for the Men's Restroom Refurbishment at Laney College, in the amount of \$35,617.

**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: \_\_\_\_\_ 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: \_\_\_\_\_ Date: 12/9/09  
Elihu Harris, Chancellor

# PERALTA COMMUNITY COLLEGE DISTRICT

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## CHANGE ORDER NO. 1

**PROJECT: 08-09/20 - MEN'S RESTROOM REFURBISHMENT AT LANEY COLLEGE**

**DATE: 11/18/09**

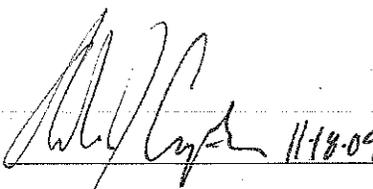
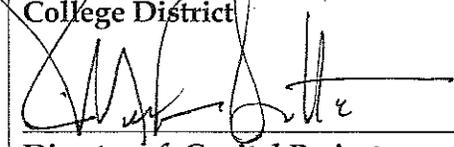
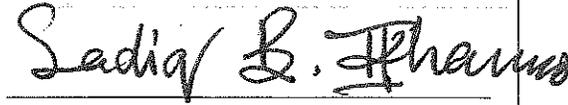
**OWNER:** Peralta Community College District  
**CONTRACTOR:** HUNG CONSTRUCTION

**DSA FILE NO.:** 110111 & 109654  
**DSA APP NO.:** 110111 & 109654  
**PCCD PROJECT #:** 2314  
**PROJECT MANAGER:** CCM

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.....\$423,000.00 423,600.00 (T)  
 Net Change by previously authorized Change Orders.....\$0.00  
 The Contract sum prior to this Change Order was.....~~\$423,000.00~~ 423,600.00 (T)  
 The Contract sum will be increased by this Change Order.....\$35,617.00  
 The New Contract Sum including this Change Order will be.....\$458,617.00 459,217.00 (T)  
 Cumulative Change Order(s) as a percentage of contract including this Change Order: 8.4%  
 The Contract is changed by (25) Days  
 Contract completion date as of this Change Order therefore is: September 8, 2009

Summary reference attached items P.C.O'. 2-3, 5-12, & 14-20 (PCO'S 1, 4, & 13 ARE VOIDED)

<p><b>Approved:</b> Architect of Record</p>    <p>Date: 11-18-09</p>	<p><b>Approved:</b> General Contractor</p>    <p>Date: 11/18/09</p>	<p><b>Approved:</b> Peralta Community College District</p>   <p>Director of Capital Projects</p> <p>Date: 27, November 2009</p>  <p>Vice Chancellor of General Services</p> <p>Date: 11-30-09</p>
<p><b>Approved:</b> Electrical or Structural Engineer</p>   <p>Date:</p>	<p><b>Approved:</b> Mechanical Engineer</p>   <p>Date:</p>	<p><b>Approved:</b> Div. of the State Architect</p>   <p>Date:</p>



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<b>5 Executed Preliminary Change Order No. 5</b>	<b>ADD/DEDUCT \$426.00</b> <b>ADD/DEDUCT 0 CD</b>
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Description: Install new emergency light at room E208A.  
Requested by: Unforeseen condition resulting in an Owner Requested Change.  
Reason: Hung CO #5, email correspondence, RFI #10, & Jobsite Photos.  
DSA prelim. approval date: NA

<b>6 Executed Preliminary Change Order No. 6</b>	<b>ADD/DEDUCT \$3,692.00</b> <b>ADD/DEDUCT 10 CD</b>
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Description: Install new curb in Shower Room, new gypsum board in Training Room, new gypsum board in Locker Room, and repair door frame at Training Room.  
Requested by: Unforeseen condition resulting in an Owner Requested Change.  
Reason: To repair existing deteriorated conditions discovered during demolition.  
DSA prelim. approval date:

<b>7 Executed Preliminary Change Order No. 7</b>	<b>ADD/DEDUCT \$314.00</b> <b>ADD/DEDUCT 0 CD</b>
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Description: Install (2) new wall sconces light fixture at room G200B.  
Requested by: Design Errors or Omissions.  
Reason: Existing conditions called to remove and reinstall existing wall sconces which did not exist.  
DSA prelim. approval date:

<b>8 Executed Preliminary Change Order No. 8</b>	<b>ADD/DEDUCT \$1,700.00</b> <b>ADD/DEDUCT 0 CD</b>
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Description: Added missing toilet accessories to rooms A238, D106, and G200B.  
Requested by: Design Errors or Omissions.  
Reason: Hung CO #8, RFI #14, RFI #15, RFI #16, Vendor Invoices and Jobsite Photos.  
DSA prelim. approval date:

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<b>9</b>	<b>Executed Preliminary Change Order No. 9</b>	<b>ADD/DEDUCT \$2,175.00</b> <b>ADD/DEDUCT 0 CD</b>
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Description: Install new TOTO sensor Faucet at Room A238.  
Requested by: Design Errors or Omissions.  
Reason: Both existing sensor faucets were not operational and required replacement.  
DSA prelim. approval date:

<b>10</b>	<b>Executed Preliminary Change Order No. 10</b>	<b>ADD/DEDUCT \$1,014.00</b> <b>ADD/DEDUCT 0 CD</b>
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Description: Install new American Standard Retrofit Toilet and Carrier at D106.  
Requested by: Design Errors or Omissions.  
Reason: Existing toilet and carrier to be removed and reinstalled did not meet ADA code height requirement.  
DSA prelim. approval date:

<b>11</b>	<b>Executed Preliminary Change Order No. 11</b>	<b>ADD/DEDUCT \$1,086.00</b> <b>ADD/DEDUCT 0 CD</b>
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Description: New accessories added to Room C107 and new Toilet Flushometer added to Room E208A.  
Requested by: Unforeseen condition resulting in an Owner Requested Change.  
Reason: Toilet in Room E208A was leaking excessively and Accessories in Room C107 were missing.  
DSA prelim. approval date:

<b>12</b>	<b>Executed Preliminary Change Order No. 12</b>	<b>ADD/DEDUCT \$263.00</b> <b>ADD/DEDUCT 0 CD</b>
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Description: Install new wall clean-out per CPC 707.4 Section 1 in Room D106.  
Requested by: Owner Requested Change.  
Reason: Agency Code Requirement.  
DSA prelim. approval date:

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<b>13 Executed Preliminary Change Order No. 13 (VOIDED)</b>	<b>ADD/DEDUCT \$0.00 ADD/DEDUCT 0 CD</b>
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<b>14 Executed Preliminary Change Order No. 14</b>	<b>ADD/DEDUCT \$9,406.00 ADD/DEDUCT 15 CD</b>
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Description: New floor layout at room F207 added new toilet, sinks, carriers, and retrofitted stud walls.

Requested by: Owner Requested Change due to unforeseen conditions.

Reason: Added scope was initiated by RFI's 39 and 40 to accommodate bathroom components that would not otherwise be installable due to unforeseen conditions.

DSA prelim. approval date:

<b>15 Executed Preliminary Change Order No. 15</b>	<b>ADD/DEDUCT \$2,721.00 ADD/DEDUCT 0 CD</b>
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Description: Relocate toilet with new carrier to meet ADA in room B108 and add new flushometer, faucet sensor, soap dispenser, and TP dispenser at room F207A.

Requested by: Owner Requested Change due to unforeseen conditions.

Reason: Added scope was initiated per RFI's 32, 33, and 34 which determined that the listed items above were damaged and not salvageable requiring replacement.

DSA prelim. approval date:

<b>16 Executed Preliminary Change Order No. 16</b>	<b>ADD/DEDUCT \$3,328.00 ADD/DEDUCT 0 CD</b>
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Description: Added new faucet sensor, soap dispenser and toilet retrofit in rooms B255 and G245.

Requested by: Owner Requested Change.

Reason: Existing accessories in listed rooms were not salvageable and needed to be replaced.

DSA prelim. approval date:

<b>17 Executed Preliminary Change Order No. 17</b>	<b>ADD/DEDUCT \$2,396.00 ADD/DEDUCT 0 CD</b>
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Description: New wall mount sink carriers for rooms F130 and A205.

Requested by: Owner Requested Change due to unforeseen condition.

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Reason: Existing condition had sinks mounted by flat strap only requiring the retrofitted carrier mount.

DSA prelim. approval date:

<b>18 Executed Preliminary Change Order No. 18</b>	<b>ADD/DEDUCT \$3,135.00</b> <b>ADD/DEDUCT 0 CD</b>
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Description: New accessories were added to rooms A205 and F130.  
Requested by: Owner Requested Change due to Unforeseen Conditions.  
Reason: Accessories required for a complete restoration were either missing or in a non operational or damaged condition.

DSA prelim. approval date:

<b>19 Executed Preliminary Change Order No. 19</b>	<b>ADD/DEDUCT \$1,768.00</b> <b>ADD/DEDUCT 0 CD</b>
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Description: Added privacy partition panel in room F207 and new hardware lockset and curtain installation at F130 Shower.  
Requested by: Owner Requested Change.  
Reason: Privacy panel added for privacy when door is opened and lockset and shower curtain were added to accommodate shower privacy requirements.

DSA prelim. approval date:

<b>20 Executed Preliminary Change Order No. 20</b>	<b>ADD/DEDUCT (\$879.00)</b> <b>ADD/DEDUCT 0 CD</b>
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Description: Unused portion of Contract Allowance.  
Requested by: Unilateral Owner Requested Change.  
Reason: Unused portion of Contract Allowance.

DSA prelim. approval date:

<b>ADD/DEDUCT</b>	<b>0 Calendar Days</b>
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End of Items