

PERALTA COMMUNITY COLLEGE DISTRICT
Board of Trustees Agenda Report
For the Trustee Meeting Date of February 9, 2010

ITEM # 16

ITEM TITLE:

Consider Ratification of Change Orders No. 1 and No. 2, Build-Out: Phase II (Third & Fourth Floors) Project at Berkeley City College, AJF/BHM, a Joint Venture

SPECIFIC BOARD ACTION REQUESTED:

Ratification is requested for Change Orders No. 1 and No. 2 to the contract with AJF/BHM, a Joint Venture for the Build-Out: Phase II (Third & Fourth Floors) Project at Berkeley City College, in the amount of \$47,863.

ITEM SUMMARY:

On September 15, 2009, this Board awarded a contract to AJF/BHM, a Joint Venture for the Build-Out: Phase II (Third & Fourth Floors) Project at Berkeley City College. This project is approximately 50% complete. Ratification is now requested for Change Orders No. 1 and No. 2 to the contract. Change Orders No. 1 and No. 2 total \$47,863, which is 3.0% of the original contract amount (\$1,607,200).

The change order items included:

- Additional soffit and electrical work (Owner requested items)
- Additional floor preparation resulting from the fact that the concrete under-floor was not level (unforeseen condition)
- Additional electrical conduit for the raised floor in room #431 (Owner requested item)
- Two additional access panels in a gypsum board soffit at room #421 to provide access to smoke detectors (Architect initiated)

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. It has been determined that it is in the best interests of the District and financially prudent to authorize the change orders.

BACKGROUND/ANALYSIS:

The changes have been reviewed and approved by the project architect, Murakami/Nelson, the project manager, Bovis Lend Lease, 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. Approval was requested from the Chancellor for the change order work, and Change Orders No. 1 and No. 2 are now brought before the Board for ratification.

ALTERNATIVES/OPTIONS:

Not applicable.

EVALUATION AND RECOMMENDED ACTION:

Ratification is recommended for Change Orders No. 1 and No. 2 to the contract with AJF/BHM, a Joint Venture for the Build-Out: Phase II (Third & Fourth Floors) Project at Berkeley City College, in the amount of \$47,863.

SOURCE OF FUNDS (AND FISCAL/BUDGETARY IMPACT):

The budget for the Berkeley City College Build-Out projects, which included this phase, was approved at the Board meeting of January 29, 2008, in the amount of \$4,500,000. Funding in the amount of \$1,600,000 was reserved for the build-out from the Berkeley City College Permanent Facility budget, which was funded by the first Measure A, Measure E and the State of California. The remaining \$2,900,000 is funded by Measure A, as approved by the voters in Peralta's constituency and authorized under Resolution 05/06-45, Exhibit A-1, Berkeley City College, "Constructing/acquiring additional office space for faculty and professionals," and "Modification of classrooms throughout campus to increase student capacity."

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: 2-1-10
Dr. Sadiq B. Ikharo
Vice Chancellor of General Services

DOCUMENT PRESENTED BY:
Sadiq B. Ikharo Date: 2-1-10
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: [Signature] Date: 2/3/10
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: 2/3/10
Thuy T. Nguyen, General Counsel

CHANCELLOR'S OFFICE APPROVAL

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

Signature: [Signature] Date: 2/2/10
Elihu Harris, Chancellor

PERALTA COMMUNITY COLLEGE DISTRICT

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CHANGE ORDER NO. 1

PROJECT: PHASE II: 3RD & 4TH FLOOR BUILD-OUT (BCC)

DATE: 01/06/10

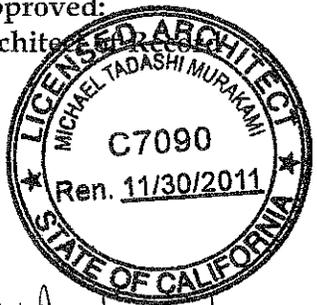
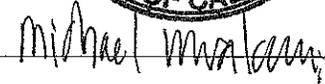
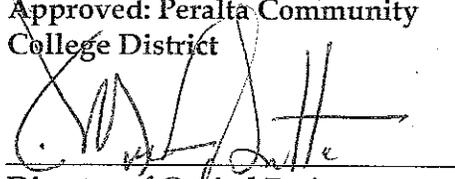
OWNER: Peralta Community College District
CONTRACTOR: AJE/BHM A JOINT VENTURE.

DSA FILE NO.: 1-C1
DSA APP NO.: 01-110379
PCCD PROJECT #: 2335
PROJECT MANAGER: Trent Tornabene

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..... \$ 1,607,200.00
 Net Change by previously authorized Change Orders..... \$ 0.00
 The Contract sum prior to this Change Order was..... \$ 1,607,200.00
 The Contract sum will be increased/decreased by this Change Order.....\$ 39,346.00
 The New Contract Sum including this Change Order will be..... \$ 1,646,546.00
 Cumulative Change Order(s) as a percentage of Contract including this Change Order: 2.45%
 The Contract time is increased by (3) Days
 Contract completion date as of this Change Order therefore is: February 18th, 2010.

Summary reference attached items P.C.O's. #1, #2 & # 3.

Approved: Architect   Date: 01/06/2010	Approved: General Contractor  Date: 1-7-10	Approved: Peralta Community College District  Director of Capital Projects Date: 20, JANUARY 2010
Approved: Electrical or Structural Engineer Date:	Approved: Mechanical Engineer Date:	Approved: Div. of the State Architect Date: 1/20/10

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SUMMARY OF CHANGE ORDER No. 1 Attachment

PROJECT: PHASE II: 3RD & 4TH FLOOR BUILD-OUT (BCC)

DATE: 1/06/10

OWNER: Peralta Community College District

DSA FILE NO.: 1-C1

CONTRACTOR: AJF/BHM A JOINT VENTURE.

DSA APP NO.: 01-110379

PCCD FILE NO.:

1	PCO 1	ADD	\$21,559.00
		ADD/DEDUCT	3 Days

Description: Additional soffits for projection screens on 3rd & 4th floor

Requested by: Owner Request (BCC) RFI#11, RFI#29, RFI#30 & RFI#34

Reason: RFI#11, RFI#29, RFI#30 & RFI#34. To provided multifunctional areas on each floor.

DSA prelim.
approval date: Pending

2	PCO 2	ADD	\$10,484.00
		ADD/DEDUCT	0 Days

Description: Additional electrical work for KI tables at tear-room, including flip-ups at desk, and connections above surface power -up & module to the desk.

Requested by: Owner request (BCC)

Reason: to better utilized desks for the students and visitors use.

DSA prelim.
approval date: Pending

3	PCO 3	ADD	\$7,303.00
		ADD/DEDUCT	0 Days

Description: Additional floating floors at 4th floor tiered classroom beyond normal filling of cracks, holes and depressions. Room #403

Requested by: Owner Request

Reason: Unforeseen condition- to level floor for finishes - RFI# 33

DSA prelim.
approval date: Pending

End of Items

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CHANGE ORDER NO. 2

PROJECT: PHASE II: 3RD & 4TH FLOOR BUILD-OUT (BCC)

DATE: 01/19/10

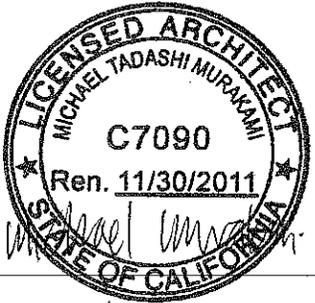
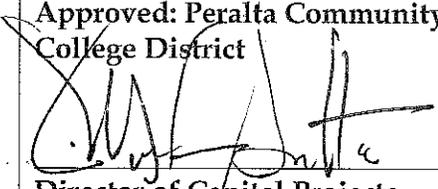
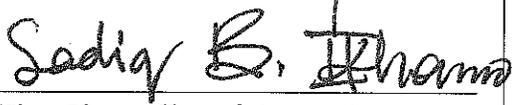
OWNER: Peralta Community College District
 CONTRACTOR: AJF/BHM A JOINT VENTURE

DSA FILE NO.: 1-C1
 DSA APP NO.: 01-110379
 PCCD PROJECT #: 2335
 PROJECT MANAGER: Trent
 Tornabene

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..... \$ 1,607,200.00
 Net Change by previously authorized Change Orders..... \$ 39,346.00
 The Contract sum prior to this Change Order was..... \$ 1,646,546.00
 The Contract sum will be increased/decreased by this Change Order.....\$ 8,517.00
 The New Contract Sum including this Change Order will be..... \$ 1,655,063.00
 Cumulative Change Order(s) as a percentage of Contract including this Change Order: 2.97%
 The Contract time is increased by (3) Days
 Contract completion date as of this Change Order therefore is: February 18th, 2010.

Summary reference attached items P.C.O's. # 4 & #5

<p>Approved: Architect of Record</p> <div style="text-align: center;">  </div> <p>Date: 01/20/2010</p>	<p>Approved: General Contractor</p> <div style="text-align: center;">  </div> <p>Date: 1/21/10</p>	<p>Approved: Peralta Community College District</p> <div style="text-align: center;">  </div> <p>Director of Capital Projects</p> <p>Date: 22, JANUARY 2010</p> <hr/> <div style="text-align: center;">  </div> <p>Vice Chancellor of General Services</p> <p>Date: 1/22/10</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. 2 Attachment

PROJECT: PHASE II: 3RD & 4TH FLOOR BUILD-OUT (BCC)

DATE: 1/19/10

OWNER: Peralta Community College District

DSA FILE NO.: 1-C1

CONTRACTOR: AJE/BHM A JOINT VENTURE.

DSA APP NO.: 01-110379

PCCD FILE NO.:

04	PCO 4	ADD	\$5,886.00
		ADD/DEDUCT	0 Days

Description: Additional cost to add empty conduit on a T&M basis at the raised floor in the tiered lecture room # 431. Work was supervised by the project IOR.

Requested by: Owner Request (BCC)

Reason: To keep moving with project as concrete pour was already scheduled. CPE# 22.

DSA prelim.
approval date: Pending

05	PCO 5	ADD	\$2,631.00
		ADD/DEDUCT	0 Days

Description: Added cost for two additional access panels in unrated gypsum board soffit at room #421 above door 421-1 to provide access to smoke detectors.

Requested by: Architect Initiated

Reason: To provide accessibility to Building Engineer & Maintenance. CPE# 28.

DSA prelim.
approval date: Pending

End of Items