

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

ITEM # 17

ITEM TITLE:

Ratification of Change Order No. 1, Short Term Construction Project at Berkeley City College, AJF/BHM, A Joint Venture

SPECIFIC BOARD ACTION REQUESTED:

Ratification is requested for Change Order No. 1 to the contract with AJF/BHM, A Joint Venture for the Short Term Construction Project at Berkeley City College, in the amount \$25,362.

ITEM SUMMARY:

On October 13, 2009, this Board awarded a contract to AJF/BHM, A Joint Venture for the Short Term Construction Project at Berkeley City College. Ratification is now requested for Change Order No. 1 to the contract, in the amount of \$25,362, which is 3.6% of the original contract amount (\$703,318).

The change work includes:

- Install continuous T-Bar ceiling at first floor mailroom area and frame/sheetrock reveal due to unforeseen condition not captured on design documents (architect initiated change)
- Add sound seal floor padding at carpet in classrooms per college request to mitigate sound transfer to multi-media classrooms (college requested change)
- Modifications to the kiosk on the first floor to accommodate an LCD monitor (college requested change)
- Additional access panels for maintenance of motorized door openers throughout building (architect initiated change)
- Additional power, controls and duct detectors for fire smoke damper (architect initiated change)
- Three credits resulting from owner initiated changes:
 - Credit for deleting paint in Rooms 151 and 165
 - Deletion of two projection screens in the 4th floor conference rooms
 - Decrease in terrazzo scope

It was necessary for the contractor to perform this work to better support campus maintenance and operations as well as 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, Bovis Lend Lease, 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 recommended for Change Order No. 1 to the contract with AJF/BHM, A Joint Venture for the Short Term Construction Project at Berkeley City College, in the amount \$25,362.

SOURCE OF FUNDS (AND FISCAL/BUDGETARY IMPACT):

Funding Source: Measure A, as approved by the voters in Peralta's constituency and authorized under Resolution 05/06-45, Exhibit A-1, Berkeley City College, "Plumbing, electrical, mechanical system upgrades and improvements," and "Remodeling classroom space."

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. Ikharmo Date: 3-2-10
Dr. Sadiq B. Ikharmo
Vice Chancellor for General Services

DOCUMENT PRESENTED BY:

Sadiq B. Ikharmo Date: 3-2-10
Dr. Sadiq B. Ikharmo
Vice Chancellor for 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: M. B. Bennett Date: 3/4/2010
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: 3/4/10
Thuy T. Nguyen, General Counsel

CHANCELLOR'S OFFICE APPROVAL

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

Signature: Elihu Harris Date: 3/7/10
Elihu Harris, Chancellor

PERALTA COMMUNITY COLLEGE DISTRICT

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CHANGE ORDER NO. 1

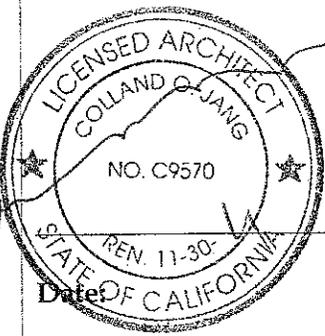
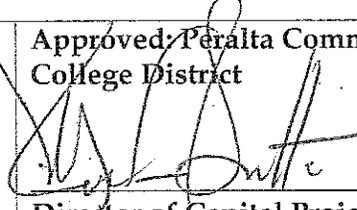
PROJECT: SHORT TERM CONSTRUCTION PROJECT BERKELEY CITY COLLEGE
DATE: 01-20-10
DSA FILE NO.: 1-C1

OWNER: Peralta Community College District
CONTRACTOR: AJF/BHM A JOINT VENTURE
DSA APP NO.: 01-110342
PCCD PROJECT #: 2323
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.....\$ 703,318.00
 Net Change by previously authorized Change Orders.....\$ 00.00
 The Contract sum prior to this Change Order was.....\$ 703,318.00
 The Contract sum will be increased/decreased by this Change Order.....\$ 25,362.00
 The New Contract Sum including this Change Order will be.....\$ 728,680.00
 Cumulative Change Order(s) as a percentage of contract including this Change Order 3.60%
 The Contract time is changed by (0) Days
 Original completion date is: March 2nd, 2010
 Contract completion date as of this Change Order therefore is:

Summary reference attached items P.C.O'. #1, #2, #3, #4, #5, #6, #7, #8 and #9

<p>Approved: Architect of Record</p>  <p>Date:</p>	<p>Approved: General Contractor</p>  <p>Date: 2/4/10</p>	<p>Approved: Peralta Community College District</p>  <p>Director of Capital Projects</p> <p>Date: 22, FEBRUARY 2010</p> <p>Sadiq B. Imanus</p> <p>Vice Chancellor of General Services</p> <p>Date: 2/23/2010</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. 1 Attachment

PROJECT: SHORT TERM CONSTRUCTION PROJECT
BERKELEY CITY COLLEGE

DATE: 01-20-10
DSA FILE NO.: 1-C1
DSA APP NO.: 01-110342

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

PCCD FILE NO.: 2323

1	PCO 1	ADD/DEDUCT \$	3,200.00
		ADD/DEDUCT	0 Days

Description: Additional cost to install continuous t-bar ceiling at first floor Mailroom.

Requested by: 4- F: Architect Initiated Change:

Reason: Existing t-bar grids are not aligned between Rooms #156 and #162. This was not detailed on the plans due to unforeseen conditions. (CPE # 3R1, RFI #5).

**DSA prelim.
approval date:** Pending

2	PCO 2	ADD/DEDUCT	8,059.00
		ADD/DEDUCT	0 Days

Description: Additional cost to frame and sheetrock surround at mailboxes.

Requested by: 4- F: Architect Initiated Change:

Reason: (CPE # 5, RFI #7R)

**DSA prelim.
approval date:** Pending

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BERKELEY CITY COLLEGE

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PCCD FILE NO.: 2323

3 PCO 3

ADD/DEDUCT \$ 8,154.00
ADD/DEDUCT 0 Days

Description: Upgrade underlayment at new carpet in classrooms as per request by BCC (Bonnie Schaffner, Shirley Slaughter).

Requested by: 2- F: Owner Initiated Change

Reason: The padding was upgraded to 'Superfloor' padding. Credit was given for specified padding. This installation was requested by BCC to reduce noise from (2) upper classrooms above Multimedia classrooms and at (2) second floor classrooms on second floor. (Carpet provided by Owner). (CPE # 9R1).

DSA prelim.
approval date: Pending

4 PCO 4

ADD/DEDUCT \$ (793.00)
ADD/DEDUCT 0 Days

Description: CREDIT for reducing painting scope in (2) offices (as per BCC's request).

Requested by: 2- F: Owner Initiated Change

Reason: Credit for deleting painting of 3 walls in Rooms #151 and #165.
(CPE # 11).

DSA prelim.
approval date: Pending

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PCCD FILE NO.: 2323

5 PCO 5

ADD/DEDUCT \$ 2,550.00
ADD/DEDUCT 0 Days

Description: Additional cost to make modifications to the first floor Kiosk as per BCC's request.

Requested by: 2- F: Owner Initiated Change

Reason: LED ticker display was deleted from scope by BCC. Modifications were required to the top of the Kiosk to accommodate installation of a LCD monitor (CPE # 12R1).

DSA prelim.
approval date: Pending

6 PCO 6

ADD/DEDUCT \$ (2,006.00)
ADD/DEDUCT 0 Days

Description: CREDIT for (2) projection screens at fourth floor conference rooms.

Requested by: 2- F: Owner Initiated Change

Reason: Two projections screens will not be installed as per contract. There is a monitor on a cart that will be available for these two rooms. BCC decided this would be redundant. (CPE # 13).

DSA prelim.
approval date: Pending

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BERKELEY CITY COLLEGE

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PCCD FILE NO.: 2323

7	PCO 7	ADD/DEDUCT \$	13,000.00
		ADD/DEDUCT	0 Days

Description: Cost to add access panels for future maintenance of motorized door openers throughout building.

Requested by: 4- F: Architect Initiated Change

Reason: (13) Access panels to match existing panels, to be added near motorized automatic door openers for maintenance. Locations identified by Contractor and approved by Architect. (CPE # 14R1, RFI #21).

DSA prelim.
approval date: Pending

8	PCO 8	ADD/DEDUCT \$	(11,648.00)
		ADD/DEDUCT	0 Days

Description: CREDIT for reduced area of work at Kiosk area for the terrazzo patching.

Requested by: 2- F: Owner Initiated Change

Reason: After removing existing bench where (n) cabinetry is to be placed at Kiosk area, the terrazzo scope originally covered the entire Kiosk area, was decreased. This credit is for reduced quantity in labor and material for placing (n) terrazzo over the area underneath the bench. This credit also includes additional buffing for the whole area and terrazzo door threshold at new door opening. (CPE # 16R1).

DSA prelim.
approval date: Pending

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BERKELEY CITY COLLEGE

DATE: 01-20-10

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CONTRACTOR: AJF/BHM A JOINT VENTURE

PCCD FILE NO.: 2323

9 PCO 9

ADD/DEDUCT \$ 4,846.00

ADD/DEDUCT 0 Days

Description: Additional cost for added power, control and duct detector for fire smoke damper.

Requested by: 4- F: Architect Initiated Change

Reason: This FSD is between Rooms #165A and #167. This fire smoke damper was shown on the mechanical but not electrical plans. (CPE # 21R1, RFI #24).

**DSA prelim.
approval date:** Pending