

PERALTA COMMUNITY COLLEGE DISTRICT
Board of Trustees Agenda Report
For the Trustee Meeting Date of May 11, 2010

ITEM # 19

ITEM TITLE:

Consider Ratification of Change Order Nos. 2 and 3, Welding Lab Modernization at Laney College, Bay Construction Co.

SPECIFIC BOARD ACTION REQUESTED:

Ratification is requested for Change Order No. 2, in the amount of \$6,024.00, and Change Order No. 3, in the amount of \$5,439.50, to the contract with Bay Construction Co. for the Welding Lab Modernization at Laney College.

ITEM SUMMARY:

On June 9, 2009, this Board awarded a contract to Bay Construction Co. for the Welding Lab Refurbishment at Laney College. Change Order No. 1 was previously approved by the Board. Ratification is requested for Change Order No. 2, in the amount of \$6,024.00, and Change Order No. 3, in the amount of \$5,439.50, to the contract with Bay Construction Co. Including the previously Board approved Change Order No. 1, the cumulative total is \$47,926.00, which is 8.8% of the original contract amount (\$542,000.00).

The change order work includes:

- Scanning of an interior concrete wall to determine the best location to run a mechanical duct
- Removal and installation of six (6) safety glass window panels
- Remounting of welding arm and structural supports of hoods at welding booths
- Provision of electric power for two (2) additional solenoid valves not shown on the design documents
- A credit for some fire alarm work not required as part of this contract
- Installation of additional lighting in Demonstration Room 100
- Three-phase wiring conduit in Room 153
- Replacement of a thermal overload unit in the mechanical room
- Additional electrical investigation
- Relocation of signage
- Relocation of one (1) power disconnect per code requirement
- A credit for deletion of acoustical ceiling panels not required for this project
- A non-compensatory time extension

The change order work was the result of unforeseen conditions, additional scope as directed by the architect to achieve project completion, design related errors and omissions, and college requests. 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:

This project is one of the previously approved Laney College Modernization and Short-Term Projects, funded by Measure A. The modernization and short term project allocations were discussed by the Board Facilities and Land Use Committee and approved by the Board of Trustees at the meetings of March 13, 2007 and October 9, 2007.

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 recommended for Change Order No. 2, in the amount of \$6,024.00, and Change Order No. 3, in the amount of \$5,439.50, to the contract with Bay Construction Co. for the Welding Lab Modernization at Laney College.

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, "Equipment, technology upgrades, and facility and classroom improvements for the college's following programs: Biology, Business, Chemistry, CIS, Culinary Arts, Dance, Environmental Control Technology, Foreign Languages, Geography, Math, Theater Arts, and **Welding.**"
Budget Code: 1-63-391-6206-1-710000-2314-00.

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 Ikhara

DID A BOARD STANDING COMMITTEE RECOMMEND THE ITEM? Yes X No _____

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

PLEASE ACQUIRE SIGNATURES IN THIS ORDER:

PLEASE ACQUIRE SIGNATURES IN THIS ORDER:

DOCUMENT PREPARED BY:

Prepared by: Sadiq B. Ikharmo Date: 5/4/10
Dr. Sadiq B. Ikharo
Vice Chancellor of General Services

DOCUMENT PRESENTED BY:

Sadiq B. Ikharmo Date: 5/4/10
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: 5/5/10
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: 5/4/10
Thuy T. Nguyen, General Counsel

CHANCELLOR'S OFFICE APPROVAL

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

Signature: [Signature] Date: 5/4/10
Elihu Harris, Chancellor

PERALTA COMMUNITY COLLEGE DISTRICT

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CHANGE ORDER NO. 2

PROJECT: Welding Lab Refurbishment @ Laney College **DATE:** MARCH 30TH 2010
 Bid no. 08-09 /26

OWNER: Peralta Community College District

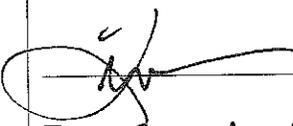
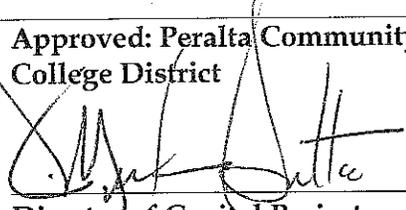
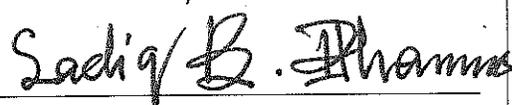
DSA FILE NO.: 110013
DSA APP NO.: 110013
PCCD PROJECT #: 2314
PROJECT MGR: Consolidated CM

CONTRACTOR: BAY CONSTRUCTION COMPANY

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..... \$542,000.00
 Net Change by previously authorized Change Orders..... \$ 36,462.30
 The Contract sum prior to this Change Order was..... \$578,462.30
 The Contract sum will be increased/decreased by this Change Order..... \$ 6,024.00
 The New Contract Sum including this Change Order will be..... \$584,486.30
 Cumulative Change Order(s) as a percentage of contract including this Change Order: 7.8%
 The Contract is changed by (40) Days
 Revised Contract completion date as of this Change Order therefore is: October 16th, 2009

Summary reference attached items P.C.O. #08, #10, #11.1, #12Rv & #19

<p>Approved: Architect of Record</p>  Date: 2010 April 01	<p>Approved: General Contractor</p>  Date: 03/31/2010	<p>Approved: Peralta Community College District</p>  Director of Capital Projects Date: 20, April 2010  Vice Chancellor of General Services Date: 4-21-10
<p>Approved: Electrical or Structural Engineer</p> Date:	<p>Approved: Mechanical Engineer</p> Date:	<p>Approved: Div. of the State Architect</p> Date:

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SUMMARY OF CHANGE ORDER NO. 2 Attachment

PROJECT: WELDING LAB Refurbishment
@ Laney College
Bid no: 08-09 / 26

DATE: MARCH 30TH 2010

OWNER: Peralta Community College District

DSA FILE NO.: 110013

DSA APP NO.: 110013

CONTRACTOR: EDEN -CDM

PCCD FILE NO.: 2314

1	Executed Preliminary Change Order No. 08	ADD/DEDUCT \$374.00 ADD/DEDUCT 0 CD
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Description: Rescan (E) concrete wall at GL 'H' as necessary to provide alternate duct run along GL 'F -H'

Requested by: F-1 unforeseen condition

Reason: The mechanical drwg.M-1 shows the new duct on the inside wall along GL/F - H'. However there is a concrete beam in the way of the intended duct run. Therefore rescanning of the wall as necessary to find an alternate route for running the duct.

DSA prelim. approval date: NA

2	Executed Preliminary Change Order No. 10	ADD/DEDUCT \$750.00 ADD/DEDUCT 0 CD
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Description: Remove & Install (6) additional safety glass window panels @ GL 'F - J'

Requested by: F-4 Architect request

Reason: Discrepancy in field condition and contract documents, which shows wrong number of existing plastic glazing to be removed confirmed in field walk with CM.

DSA prelim. approval date: NA

3	Executed Preliminary Change Order No. 11.1	ADD/DEDUCT \$8,773.00 ADD/DEDUCT:- 0 CD
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Description: Remount the welding arm and provide additional structural supports of hoods at booths

Requested by: F-2, Owner request

Reason: The hood support is a design-build scope. However, Laney class rm. instructor was in disagreement with the mounting method of the piping under hood after initial installation. Thus the need for additional support and remounting of the arms as per RFI #48 and 48R1.

DSA prelim. approval date: NA

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4	Executed Preliminary Change Order No. 12Rv	ADD/DEDUCT \$5,800.00 ADD/DEDUCT 0 CD
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Description: Provide electric power for the 2 additional solenoid valve not shown on contract document

Requested by: F-2 & 4 Omissions - Owner Request

Reason: The 2 additional solenoid valves, 3 bronze strainer and relief valve were not per contract, but specifically requested for the end user - class rm. instructor.

DSA prelim. approval date: NA

5	Executed Preliminary Change Order No. 19,	ADD/DEDUCT -\$9,000.00 ADD/DEDUCT 0 CD
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Description: Credit to Owner for adjustment to base contract work by deleting the Fire Alarm system to be performed as an upgrade package by others.

Requested by: Owner Requested Change

Reason: The Fire Alarm system upgrade scope was performed under a separate contract package btw Simplex-Grinnell and Owner.

DSA prelim. approval date: NA

6	Executed Preliminary Change Order No.	ADD/DEDUCT \$ 0:00 ADD/DEDUCT:- 0 CD
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Description:

Requested by:

Reason:

DSA prelim. approval date: NA

End of Items

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SUMMARY OF CHANGE ORDER NO. 3 Attachment

PROJECT: WELDING LAB Refurbishment
@ Laney College
Bid no: 08-09 / 26

DATE: MARCH 30TH 2010

OWNER: Peralta Community College District

DSA FILE NO.: 110013

DSA APP NO.: 110013

CONTRACTOR: EDEN -CDM

PCCD FILE NO.: 2314

1	Executed Preliminary Change Order No. 14	ADD/DEDUCT \$3,150.00 ADD/DEDUCT 0 CD
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Description: Install additional rows of light within demonstration Rm. 100
Requested by: F-4 Architect request
Reason: Installed light fixtures @ Rm. 100 are in adequate as per class rm. Instructor. Thus the need to provide 2 added rows of special light fixtures as per punch list item
DSA prelim. approval date: NA

2	Executed Preliminary Change Order No. 15	ADD/DEDUCT \$2,317.00 ADD/DEDUCT 0 CD
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Description: Install 3 Phase wiring conduit @ Rm. 153 welding booths
Requested by: F-4 Architect request
Reason: Discrepancy in field condition and contract documents as picked up during punch walk and confirmed in response to RFI #67.
DSA prelim. approval date: NA

3	Executed Preliminary Change Order No. 16	ADD/DEDUCT \$427.50 ADD/DEDUCT:- 0 CD
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Description: Replace thermal unit at EF #3 in the Mechanical Rm.
Requested by: F-1, unforeseen condition Architect
Reason: Necessary clarification of design intent that varied from the field conditions as the existing thermal unit within the motor starter was undersized to accommodate the motor as verified by designer
DSA prelim. approval date: NA

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4	Executed Preliminary Change Order No. 17	ADD/DEDUCT -\$2,000.00 ADD/DEDUCT 0 CD
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Description: Deletion of acoustical ceiling scope within the storage rooms
Requested by: F-1& 2 Unforeseen Condition – Owner Request
Reason: Due to high ceiling within the storage spaces compared to the office spaces, it was determined that acoustic ceiling would not be necessary at these locations, thus the request for credit.
DSA prelim. approval date: NA

5	Executed Preliminary Change Order No. 18,	ADD/DEDUCT \$1,500.00 ADD/DEDUCT 0 CD
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Description: Misc. Punch list related added changes (1) Investigate shut trip circuit @ main panel, (2) Relocate exit sign at Rm. 153 & (3) Relocate one power disconnect per code compliance
Requested by: F-1& 5
Reason: NEC Code compliance issues and owner request items raised by IOR and designer during punch walk
DSA prelim. approval date: NA

6	Executed Preliminary Change Order No.	ADD/DEDUCT \$ 0:00 ADD/DEDUCT:- 60 CD
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Description: Non Compensatory time extension to complete punch list work and all change order #2 & 3 work for a period beyond substantial completion date of October 16th 2009
Requested by: Contractor / Owner Requested Change
Reason: Contractor needed additional time beyond contract completion date as necessary to complete added scope as previously approved.
DSA prelim. approval date: NA

End of Items