

PERALTA COMMUNITY COLLEGE DISTRICT
Board of Trustees Agenda Report
For the Trustee Meeting Date of June 22, 2010

ITEM # 30

ITEM TITLE:

Ratification of Change Order No. 2, Short-Term Construction Project at Berkeley City College, AJF/BHM, A Joint Venture

SPECIFIC BOARD ACTION REQUESTED:

Ratification is requested for Change Order No. 2 to the contract with AJF/BHM, A Joint Venture, for the Short-Term Construction Project at Berkeley City College, in the amount \$42,256.

ITEM SUMMARY:

The project is now complete and this will be the final change order presented to the Board for ratification. Including the previously Board approved Change Order No. 1, the cumulative change order total is \$67,618, which is 9.6% of the original contract amount (\$703,318). Change Order No. 2, which is the result of college initiated requests, design omissions, and architect initiated changes, was determined to be in the best interests of the District and financially prudent. The following scopes of work were performed:

- Installation of wireless actuators for ADA door hardware
- Electrical devices for window shades
- Carpet tile in two (2) classrooms on the 2nd floor
- Relocation of power and data outlets in Bursar's office
- New millwork and relocation of existing cabinets in Bursar's office
- Additional dedicated electrical for copier in copy room
- Additional signage
- Adjustments to writing tablets
- Added HVAC for two (2) offices
- Added electrical work at 5th floor corridor
- Additional electrical for fire smoke dampers
- Credits associated with Change Order No. 2 include:
 - Fixed shades in lieu of mechanical shades in four (4) classrooms
 - Deletion of monitor installation
 - Deletion of approved scope in room 141

The changes have been reviewed and approved by the project architect, the project manager, Bovis Lend Lease, and the General Services Department. It was necessary for the contractor to perform this work to better support campus operations, provide a healthier work environment, and support 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 Berkeley City College Modernization and Short-Term Projects, funded by Measure A. The modernization and short term project allocation for Berkeley City College was discussed by the Board Facilities and Land Use Committee and approved by the Board of Trustees at the meeting of October 9, 2007.

ALTERNATIVES/OPTIONS:

Not applicable.

EVALUATION AND RECOMMENDED ACTION:

Ratification is recommended for Change Order No. 2 to the contract with AJF/BHM, A Joint Venture for the Short Term Construction Project at Berkeley City College, in the amount \$42,256.

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, Berkeley City College, "Plumbing, electrical, mechanical system upgrades and improvements," and "Remodeling classroom space." Budget code: 1-63-391-6206-1-710000-2323-00.

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 Ikharo

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:

DOCUMENT PREPARED BY:

Prepared by: Sadiq B. Ikharmo Date: 6-15-10
Dr. Sadiq B. Ikharmo
Vice Chancellor for General Services

DOCUMENT PRESENTED BY:

Sadiq B. Ikharmo Date: 6-15-10
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: _____ Date: _____
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: 6/16/10
Thuy T. Nguyen, General Counsel

CHANCELLOR'S OFFICE APPROVAL

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

Signature: [Signature] Date: 6/15/10
Elihu Harris, Chancellor

PERALTA COMMUNITY COLLEGE DISTRICT

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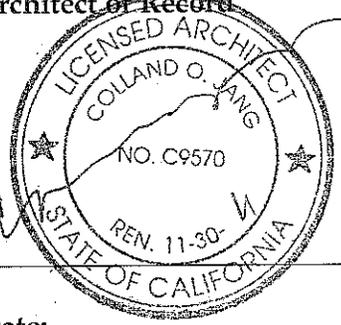
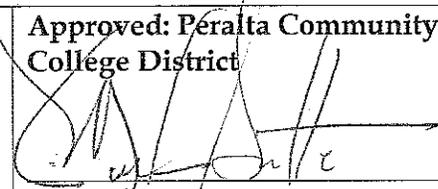
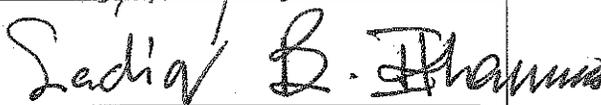
CHANGE ORDER NO. 2

PROJECT:	SHORT TERM CONSTRUCTION PROJECT BERKELEY CITY COLLEGE	DATE: 04-02-10
		DSA FILE NO.: 1-C1
OWNER:	Peralta Community College District	DSA APP NO.: 01-110342
	CONTRACTOR: AJF/BHM A JOINT VENTURE	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.....\$ 25,362.00
 The Contract sum prior to this Change Order was..... \$ 728,680.00
 The Contract sum will be increased/decreased by this Change Order..... \$ 42,256.00
 The New Contract Sum including this Change Order will be..... \$ 770,936.00
 Cumulative Change Order(s) as a percentage of contract including this Change Order 9.6%
 The Contract time is changed by (38) Days
 Contract completion date as of this Change Order therefore is: April 9th, 2010

Summary reference attached items P.C.O'. #10, #11, #12, #13, #14, #15, #16, #17, #18, #19, #20, #21, #22 and #23

Approved: Architect of Record  Date:	Approved: General Contractor  Date: 5/6/10	Approved: Peralta Community College District  Director of Capital Projects Date: 13, MAY 2010  Vice Chancellor of General Services Date: 5/17/10
Approved: Electrical or Structural Engineer Date:	Approved: Mechanical Engineer Date:	Approved: Div. of the State Architect Date:

PERALTA COMMUNITY COLLEGE DISTRICT

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SUMMARY OF CHANGE ORDER No. 2 Attachment

PROJECT: SHORT TERM CONSTRUCTION PROJECT
BERKELEY CITY COLLEGE

DATE: 04-02-10
DSA FILE NO.: 1-C1
DSA APP NO.: 01-110342
PCCD FILE NO.: 2323

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

10	PCO 10	ADD/DEDUCT \$	6,164.00
		ADD/DEDUCT	0 Days

Description: Additional cost to change from surface mounted conduit to wireless for the actuator to the motor installation.

Requested by: 2- F: Owner Initiated Change:

Reason: ADA Upgrades at Access points-Installation of wireless push plates from the actuators to the motors. (CPE # 18R1, RFI #10, ASI #3.2)

**DSA prelim.
approval date:** Pending

11	PCO 11	ADD/DEDUCT \$	3,000.00
		ADD/DEDUCT	0 Days

Description: Additional cost to add electrical devices for Mechoshades (window shades).

Requested by: 4- F: Design Omission:

Reason: Added electrical devices that were not originally shown on plans. This includes cut, patch and painting of walls. (CPE # 19R2b, RFI #16R)

**DSA prelim.
approval date:** Pending

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BERKELEY CITY COLLEGE

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OWNER: Peralta Community College District
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PCCD FILE NO.: 2323

12	PCO 12	ADD/DEDUCT \$	12,745.00
		ADD/DEDUCT	0 Days

Description: Add carpet tile to two classrooms on second floor as per BCC's request.

Requested by: 2- F: Owner Initiated Change

Reason: Added carpet tile to two classrooms on the second floor to mitigate the sound transmission for the lower spaces. (CPE # 25R1)

DSA prelim.
approval date: Pending

13	PCO 13	ADD/DEDUCT \$	4,978.00
		ADD/DEDUCT	0 Days

Description: Relocation of power and data outlets and upper cabinets in Bursar's Room as per BCC's request.

Requested by: 2- F: Owner Initiated Change

Reason: Relocated one data and one electrical outlet and adjusted the height of millwork to accommodate machines on countertop.

Work performed under Time and Material. (CPE # 27, ASI #4)

DSA prelim.
approval date: Pending

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PCCD FILE NO.: 2323

14 PCO 14

ADD/DEDUCT \$ 3,949.00

ADD/DEDUCT 0 Days

Description: Add new millwork and relocate cabinets in Bursar's Room, Copy and Mailrooms as per BCC's request.

Requested by: 2- F: Owner Initiated Change

Reason: (Relocate two cabinets from Copy Room to Mailroom. Add new upper cabinets with locks in Mailroom. Add doors to millwork in Bursar's Office. This quote includes all finish work related to this cope, like patching and painting walls and floors as needed. (CPE # 28, SK-28.0, SK-28.1 and SK-28.2)

DSA prelim.
approval date: Pending

15 PCO 15

ADD/DEDUCT \$ 5,788.00

ADD/DEDUCT 0 Days

Description: Additional dedicated electrical power for copier in Copy Room.

Requested by: 4- F: Design Omission

Reason: Added electrical outlet dedicated for copy machine and related work to accommodate scope. Scope includes revised circuit, patching and painting walls. (CPE # 29R1, ASI #5)

DSA prelim.
approval date: Pending

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DATE: 04-02-10
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PCCD FILE NO.: 2323

16	PCO 16	ADD/DEDUCT \$	644.00
		ADD/DEDUCT	0 Days

Description: Add to original signage scope (which was to be done by the District, but direction given midway through the project, to have Contractor install instead).

Requested by: 2- F: Owner Initiated Change:

Reason: Add signage to all new areas and adjustments made to some rooms with previous signs in compliance with DSA approved drawings and as per District Signage Standards implemented throughout the building prior to start of the Short Term project. (CPE # 32, RFI #38)

DSA prelim.
approval date: Pending

17	PCO 17	ADD/DEDUCT	1,059.00
		ADD/DEDUCT	0 Days

Description: Adjustments made to new writing tablets in Science Lab for better support and use.

Requested by: 4- F: Architect Initiated Change:

Reason: Additional cost for added stops at 22 writing tablets to add stability and durability. (CPE # 38R1, RFI #41)

DSA prelim.
approval date: Pending

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DATE: 04-02-10

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CONTRACTOR: AJE/BHM A JOINT VENTURE

PCCD FILE NO.: 2323

18	PCO 18	ADD/DEDUCT \$	(3,319.00)
		ADD/DEDUCT	0 Days

Description: Credit for change of motorized shades to fixed shades in (4) classrooms.

Requested by: 2- F: Owner Initiated Change

Reason: The configuration of the windows made it challenging to install motorized shades and electrical connections. (CPE # 20, RFI #17)

DSA prelim.
approval date: Pending

19	PCO 19	ADD/DEDUCT \$	(896.00)
		ADD/DEDUCT	0 Days

Description: Credit provided for deletion of monitor installation from scope of project.

Requested by: 2- F: Owner Initiated Change

Reason: Credit for installation of (7) monitors originally included in the scope. These monitors were to be installed in areas with high traffic. (Decision made by BCC to have the installation done by others). (CPE #34)

DSA prelim.
approval date: Pending

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

20	PCO 20	ADD/DEDUCT \$	493.00
		ADD/DEDUCT	0 Days

Description: Added HVAC for (2) offices as per BCC's request.

Requested by: 4- F: Design Omission

Reason: At (2) new offices on the first floor, to improve the air circulation in the space, return air registers, and ductwork were added. (CPE # 40R2, ASI #7R)

DSA prelim.
approval date: Pending

21	PCO 21	ADD/DEDUCT \$	(4,540.00)
		ADD/DEDUCT	0 Days

Description: Credit to delete scope of work in the Room #141 area as per BCC's request.

Requested by: 2- F: Owner Initiated Change

Reason: During construction, the function of the original scope for this area was changed from Conference Room to the Business Office Department.

Some of the materials to be used for this scope were already ordered by the Contractor and are stored at BCC for future use. These items were not credited in the quote). Work will be performed under another future project. (CPE # 41R1)

DSA prelim.
approval date: Pending

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PCCD FILE NO.: 2323

22	PCO 22	ADD/DEDUCT \$	5,115.00
		ADD/DEDUCT	0 Days

Description: Added electrical work at fifth floor Corridor.

Requested by: 4- F: Design Omission

Reason: Added data cabling and routing at Corridor #550, including cut, patch and fire caulk and cleanup. (CPE #42R1, RFI #52)

DSA prelim.
approval date: Pending

23	PCO 23	ADD/DEDUCT \$	7,076.00
		ADD/DEDUCT	0 Days

Description: Additional cost for Fire Smoke Dampers.

Requested by: 4- F: Design Omission

Reason: Added electrical cost for revised power supply routing for Fire Smoke Dampers (FSD). This includes installing pipe for the 24volt power and pulling additional wiring to the FSD. (CPE # 44R3, RFI #54)

DSA prelim.
approval date: Pending