

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

ITEM # 31

ITEM TITLE:

Ratification of Change Order No. 3, 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 Order No. 3 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 \$61,709.

ITEM SUMMARY:

Including the previously Board approved Change Order Nos. 1 and 2, the cumulative total is \$109,572, which is 6.8% of the original contract amount (\$1,607,200). The project is now complete and this is the final change order coming before the Board for ratification.

Change Order No. 3, which is the result of college initiated requests and design omissions, was determined to be in the best interests of the District and financially prudent. Change Order No. 3 includes the following items:

- Additional built-in power outlets at seminar tables in a 4th floor lecture room
- Additional power outlets at Rooms 425, 426 and 432
- Additional data drops on 3rd and 4th floors
- Additional wire mold with power and data in Room 357
- Additional fire alarm work

BACKGROUND/ANALYSIS:

It was necessary for the contractor to perform this work to support operational needs of the college and to improve fire-life safety. 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.

ALTERNATIVES/OPTIONS:

Not applicable.

EVALUATION AND RECOMMENDED ACTION:

Ratification is recommended for Change Order No. 3 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 \$61,709.

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." Budget code: 1-63-391-6206-1-710000-2335-00.

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: Thuy T. Nguyen Date: 6/14/10
Thuy T. Nguyen, General Counsel

CHANCELLOR'S OFFICE APPROVAL

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

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

PERALTA COMMUNITY COLLEGE DISTRICT

Office of General Services • 333 East 8th Street Oakland, California 94606 • Phone 510/466-7200 • Fax 510/466-7315

CHANGE ORDER NO. 3

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

DATE: 04/23/10

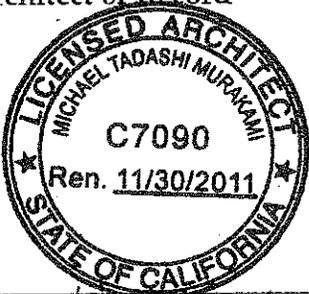
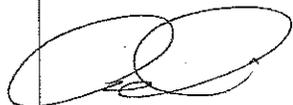
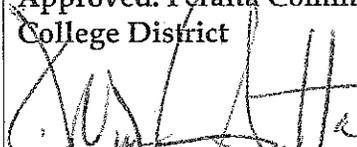
OWNER: Peralta Community College District
 CONTRACTOR: AJF/BHM A JOINT VENTURE

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..... \$ 47,863.00
 The Contract sum prior to this Change Order was..... \$ 1,655,063.00
 The Contract sum will be increased/decreased by this Change Order.....\$ 61,709.00
 The New Contract Sum including this Change Order will be..... \$ 1,716,772.00
 Cumulative Change Order(s) as a percentage of Contract including this Change Order: 6.82%
 The Contract time is increased by (28) Days
 Contract completion date as of this Change Order therefore is: March 19th, 2010.

Summary reference attached items P.C.O's. #9,#10 & #11, #6, #7, #8.

Approved: Architect of Record  Date: <u>Michael Murakami</u> 5/4/2010	Approved: General Contractor  Date: <u>5/5/10</u>	Approved: Peralta Community College District  Director of Capital Projects Date: <u>8, May 2010</u>
Approved: Electrical or Structural Engineer Date:	Approved: Mechanical Engineer Date:	Approved: Div. of the State Architect Date: <u>5-11-10</u>

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SUMMARY OF CHANGE ORDER No. 3 Attachment

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

DATE: 4/23/10

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

DSA FILE NO.: 1-C1

DSA APP NO.: 01-110379

PCCD FILE NO.:

06	PCO 6	ADD	\$1,468.00
		ADD/DEDUCT	0 Days

Description: This added cost is a correction to the cover sheet of CPE#22 under PCO#4. The amount originally included for AKA electric (\$3,965) was incorrect & should have been \$5,328.94. This is the difference.

Requested by: Unforeseen Condition

Reason: GC provided wrong amount originally.

DSA prelim.
approval date: Pending

07	PCO 7	ADD	\$15,006.00
		ADD/DEDUCT	0 Days

Description: The cost of additional electrical work to add power outlets to KI Seminar Tables on a T&M basis at the lecture room on 4th Floor

Requested by: Owner Requested (BCC)

Reason: To have the electrical in place with delivery of furniture.

DSA prelim.
approval date: Pending

08	PCO 8	ADD	\$12,997.00
		ADD/DEDUCT	0 Days

Description: Additional cost to add power & data outlets at rooms# 425, 426 & 432 on a T&M basis.

Requested by: Owner Requested (BCC)

Reason: To meet BCC's revised program requirements.

DSA prelim.
approval date: Pending

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09	PCO 9	ADD	\$9,813.00
		ADD/DEDUCT	0 Days

Description: Additional cost for added data cables at rooms: #341A, #352, #421, #422, #423 & #424 on a T&M basis.

Requested by: Owner Requested (BCC)

Reason: IT requested data wiring for teacher's floor box.

DSA prelim.
approval date: Pending

10	PCO 10	ADD	\$8,643.00
		ADD/DEDUCT	0 Days

Description: Additional cost for added wire-mold with power and data outlets at room #357 on a T&M basis.

Requested by: Owner Requested (BCC)

Reason: Audio Visual Room required more plugs.

DSA prelim.
approval date: Pending

11	PCO 11	ADD	\$13,782.00
		ADD/DEDUCT	0 Days

Description: Additional cost for labor and material associated with the fire alarm revisions prior to final testing on a T&M basis.

Requested by: Design Error by Simplex

Reason: Original drawings from main building did not have correct information.

DSA prelim.
approval date: Pending

End of Items