

PERALTA COMMUNITY COLLEGE DISTRICT
Board of Trustees Agenda Report
For the Trustee Meeting Date of October 12, 2010

ITEM # 24

ITEM TITLE:

Consider Ratification of Change Order Nos. 1, 2, 3 and 4, College of Alameda Parking Lot A Landscape Improvements, Galedrige Construction, Inc.

SPECIFIC BOARD ACTION REQUESTED:

Ratification is requested for Change Order Nos. 1, 2, 3 and 4 to the contract with Galedrige Construction, Inc. for the College of Alameda Parking Lot A Landscape Improvements, in the amount of \$22,687.45.

ITEM SUMMARY:

Change Order Nos. 1, 2, 3 and 4 total \$22,687.45, which is 9.9% of the original contract amount (\$226,929.00). The change orders include work requested by the District to address unforeseen issues during construction, which involved:

- Unforeseen soils conditions (asphalt beneath planting areas, low water table, etc.) requiring:
 - Revised drainage and irrigation plans
 - Additional spoils required to be removed and transported off-site

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. This work was completed so that the resultant additional forty-eight parking spaces (with significant additional landscaping involving native plantings) are provided for the students as soon as possible.

BACKGROUND/ANALYSIS:

The changes have been reviewed and approved by the landscape architect (Zone 17 Landscape Architecture), the project manager, and the General Services Department.

This project was discussed at the Board Facilities and Land Use Committee meeting on May 20, 2010 and at two College Facilities Committee meetings, receiving recommendations (native species incorporated) and endorsement. It has been determined that it is in the best interests of the District and financially prudent to authorize these change orders.

ALTERNATIVES/OPTIONS:

Not applicable.

EVALUATION AND RECOMMENDED ACTION:

Ratification is recommended for Change Order Nos. 1, 2, 3 and 4 to the contract with Galedrige Construction, Inc. for the College of Alameda Parking Lot A Landscape Improvements, in the amount of \$22,687.45.

SOURCE OF FUNDS (AND FISCAL/BUDGETARY IMPACT):

Parking Lot Fund.

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. Ikharo Date: 10-5-2010
Dr. Sadiq B. Ikharo
Vice Chancellor of General Services

DOCUMENT PRESENTED BY:
Sadiq B. Ikharo Date: 10-5-2010
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: _____ 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: 10/5/10
Thuy T. Nguyen, General Counsel

CHANCELLOR'S OFFICE APPROVAL
 Approved, and Place on Agenda Not Approved, but Place on Agenda
Signature: Wise E. Allen Date: 10/6/10
Wise E. Allen, Chancellor

PERALTA COMMUNITY COLLEGE DISTRICT

Office of General Services • 333 East 8th Street Oakland, California 94608 • Phone 510/486-7200 • Fax 510/486-7315

CHANGE ORDERS NO. 1, 2, 3 & 4

PROJECT: JOA Parking Lot A Landscaping Improvements DATE: SEPTEMBER 24, 2010

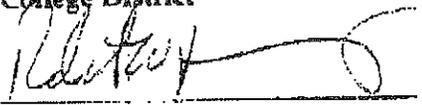
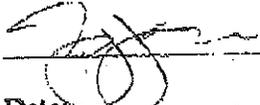
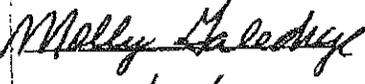
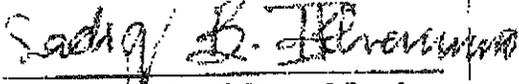
OWNER: Peralta Community College District
CONTRACTOR: GALEDRIGE CONSTRUCTION, INC. DSA FILE NO.: N/A
DSA APP NO.: N/A PROJECT MANAGER: J. Fudge

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..... | \$ 226,929.00 |
| Net Change by previously authorized Change Orders..... | \$ 0.00 |
| The Contract sum prior to these Change Orders was..... | \$ 226,929.00 |
| The Contract sum will be increased/decreased by these Change Orders..... | \$ 22,687.45 |
| The New Contract Sum including these Change Orders will be..... | \$ 249,616.45 |
| Cumulative Change Orders as a percentage of contract including these Change Orders | 9.9 % |
| Funding for these Change Orders is: the parking lot fund, 1-59-161-6120-1-695200-0000-00 | |
| The Contract is changed by (30) Days; Contract completion date is now: October 26, 2010 | |

Justification: Unseen soils conditions (low water table; asphalt beneath planting areas; etc.) required revised drainage and revised irrigation plans. Additional spoils resulted which were also required to be transported off-site.

Summary reference attached items P.C.O's 1, 2, 3 & 4

| | | |
|--|--|--|
| Approved: Landscape Architect | Approved: General Contractor | Approved: Peralta Community College District  Director of Facilities & Operations Date: 9-26-2010 |
|  Date: 9-23-10 |  Date: 9/30/10 |  Vice Chancellor of General Services Date: 9-28-2010 |
| Approved: Electrical or Structural Engineer | Approved: Mechanical Engineer | Approved: Chancellor |
| N/A | N/A | Date: |



August 10, 2010

Peralta Community College District
Bid No. 09-10/30 COA Parking Lot A

Attention: Bob Beckwith / Johnnie Fudge

PCO 1

As requested, the following is our quote to furnish and install the work described below:

- | | |
|--|-------------|
| 1. Subexcavate additional dirt and off haul to owner sites. New grade will slope to north end of lot along face of curb. | \$7,968.00 |
| 2. Install new drain system. Approximately 120 LF of 6" SDR35 storm pipe and 3- new V64 traffic rated drain inlets and connect to existing | \$10,782.00 |
| Total Cost of Proposed Change Order | \$18,750.00 |

Peralta Community School Dis

PROPOSED CHANGE ORDER

333 East 8th Street

Oakland Ca 94608

College of Alameda Parking Lot A Landscape Improvement

| | | | |
|-------------|------------------------|----------|-----------|
| School: | College of Alameda | PCO No.: | 2 |
| Project: | 9/10/1930 | | |
| Architect: | | | |
| Contractor: | Galedrige Construction | Date: | 8/31/2010 |

Initiated by: Contractor Architect District Site Condition Other

RFI/Bulletin/Field Directive Initiating PCO: (see attached) #

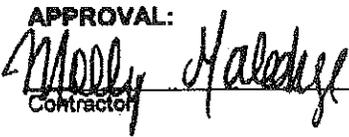
Description of Work:
Adjust Quantities for Tennis Court Area \$1,479.50

Summary of Cost:

(Attach Detailed Cost Breakdown with Time Sheets/Material Invoices for all Tiers of Work)
(Include any other supporting documents necessary to analyze, review, and approve/disapprove timely)

| | |
|--------------------|------------|
| Sub Contractor | |
| Lonestar Landscape | \$1,479.50 |
| | |
| Total | \$1,479.50 |
| Mark Up 10% | \$147.95 |
| | |
| Total PCO #2 | \$1,627.45 |

| | | | | |
|--|----|------------|----------|----------------------------------|
| Cost of Proposal: (Attach Cost Breakdown) | \$ | \$1,627.45 | Increase | Time Extension: Calendar Days |
| | | | Deduct | |
| | | | No Cost | |

APPROVAL:

 Contractor 9/23/10
Date

AUTHORIZATION:

 Director of Facilities Management Date

| | | |
|---------------------------------------|-------|------|
| Inspector of Record | _____ | Date |
| Architect of Record | _____ | Date |
| FUSD, Project Manager | _____ | Date |
| FUSD, Manager Facilities Construction | _____ | Date |

Peralta Community School Dis

PROPOSED CHANGE ORDER

333 East 8th Street

Oakland Ca 94606

College of Alameda Parking Lot A Landscape Improvement

| | | | |
|-------------|------------------------|----------|-----------|
| School: | College of Alameda | PCO No.: | 3 |
| Project: | 9/10/1930 | | |
| Architect: | | | |
| Contractor: | Galedrige Construction | Date: | 9/15/2010 |

Initiated by: Contractor Architect District Site Condition Other

RFI/Bulletin/Field Directive Initiating PCO: (see attached) #

Description of Work:

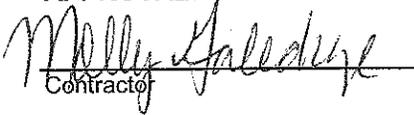
| | |
|--|------------|
| Install 12" root barrier at each tree root ball, 20- locations | \$1,600.00 |
|--|------------|

Summary of Cost:

(Attach Detailed Cost Breakdown with Time Sheets/Material Invoices for all Tiers of Work)
 (Include any other supporting documents necessary to analyze, review, and approve/disapprove timely)

| | |
|--------------------|------------|
| Sub Contractor | |
| Lonestar Landscape | \$1,600.00 |
| | |
| Total | \$1,600.00 |
| 10% Mark Up | \$160.00 |
| | |
| Total PCO #2 | \$1,760.00 |

| | | | | | |
|--------------------------|------------|----------|--------------------------|------------------------|---------------|
| Cost of Proposal: | | Increase | <input type="checkbox"/> | Time Extension: | |
| (Attach Cost Breakdown) | \$ | Deduct | | | Calendar Days |
| | \$1,760.00 | No Cost | | | |

APPROVAL:

 Contractor _____ Date 9/15/2010

AUTHORIZATION:
 _____ Date
 Director of Facilities Management

Inspector of Record _____ Date _____
 Architect of Record _____ Date _____
 FUSD, Project Manager _____ Date _____
 FUSD, Manager Facilities Construction _____ Date _____

Peralta Community School Dis

PROPOSED CHANGE ORDER

333 East 8th Street

Oakland Ca 94606

College of Alameda Parking Lot A Landscape Improvement

| | | | |
|-------------|------------------------|----------|-----------|
| School: | College of Alameda | PCO No.: | 4 |
| Project: | 9/21/2010 | | |
| Architect: | | | |
| Contractor: | Galedrige Construction | Date: | 9/21/2010 |

Initiated by: Contractor Architect District Site Condition Other

RFI/Bulletin/Field Directive Initiating PCO: (see attached) #

Description of Work:

Remove asphalt from planting area \$500.00

Summary of Cost:

(Attach Detailed Cost Breakdown with Time Sheets/Material Invoices for all Tiers of Work)

(Include any other supporting documents necessary to analyze, review, and approve/disapprove timely)

| | |
|--------------------|----------|
| Sub Contractor | |
| Lonestar Landscape | \$500.00 |
| | |
| Total | \$500.00 |
| 10% Mark Up | \$50.00 |
| | |
| Total PCO 4 | \$550.00 |

Cost of Proposal:

(Attach Cost Breakdown) \$ 550.00

Increase
Deduct
No Cost

Time Extension:

Calendar Days

APPROVAL:

Molly Maloney 9/23/10
Contractor Date

AUTHORIZATION:

Director of Facilities Management Date

Inspector of Record Date

Architect of Record Date

FUSD, Project Manager Date

FUSD, Manager Facilities Construction Date