

PERALTA COMMUNITY COLLEGE DISTRICT
Board of Trustees Agenda Report
For the Trustee Meeting Date of October 26, 2010

ITEM # 17

ITEM TITLE:

Consider Approval of Change Order No. 3, Gymnasium Kalwall at College of Alameda, E. F. Brett & Company, Inc.

SPECIFIC BOARD ACTION REQUESTED:

Approval is requested for Change Order No. 3 to the contract with E. F. Brett & Company, Inc. for the Gymnasium Kalwall at College of Alameda, in the amount of \$17,341.

ITEM SUMMARY:

On June 22, 2010, this Board awarded a contract to E. F. Brett & Company, Inc. for the Gymnasium Kalwall at College of Alameda. Approval is now requested for Change Order 3 in the amount of \$17,341, which is 3.8% of the original contract amount (\$456,679). Although this is the first change order to the Gymnasium Kalwall project, it is identified as Number 3 because the Division of the State Architect (DSA) considers this work a component of the original contract for the COA Lighting Upgrades to Bldgs. B, D & G project, and there are two Board approved change orders for that project. As explained to the Board previously, the Gymnasium Kalwall work was removed from the original contract scope and bid as a separate project.

This change order work is necessary to address unforeseen conditions incurred during construction, and includes the following:

- Additional sheet metal work at the skylight curb bottom and an added 8-inch wide, 18-gauge galvanized sheet metal strip, necessary due to the many welds at the existing flange and subsequent damage to the metal decking from its removal
- Addition of a two-piece flashing at the head of the skylight to ensure a watertight installation and allow for better expansion and contraction of the roof
- Furnish and install a mechanical strut in the mechanical room for a previous project, requested by DSA
- Replace puddle welds with self-drilling metal screws due to the heat which would have destroyed the 18-gauge sheet metal that was required during construction

It is necessary for the Contractor to move forward with this work due to the need to complete construction prior to the rainy season. This work has been negotiated, and the Contractor is prepared to proceed upon Board approval. It has been determined that it is in the best interests of the District and financially prudent to authorize this change order.

BACKGROUND/ANALYSIS:

The Board Facilities and Land Use Committee and the Board of Trustees have previously approved this project, since the gymnasium kalwall was included in the scope of work for an approved College of Alameda Phase II modernization and short-term project (Lighting Upgrades to Bldg. B, D and G/Bldg. G Weight Room and Minor Accessibility Improvements and Toilet Room Modernization at Bldgs. B, L and Diesel Mechanics). Allocation of Measure A funding for the Phase II modernization and short-term projects was approved at the Board meeting of October 9, 2007.

ALTERNATIVES/OPTIONS:

Not applicable.

EVALUATION AND RECOMMENDED ACTION:

Approval is recommended for Change Order No. 3 to the contract with E. F. Brett & Company, Inc. for the Gymnasium Kalwall at College of Alameda, in the amount of \$17,341.

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, and verified by the Finance Department as a qualifying expenditure in accordance with the language of this resolution and further described on the bond project crossover list for implementation.

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. Ikhano Date: 10/14/2010
Dr. Sadiq B. Ikhano
Vice Chancellor for General Services

DOCUMENT PRESENTED BY:

Sadiq B. Ikhano Date: 10/14/2010
Dr. Sadiq B. Ikhano
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: [Signature] Date: 10/20/10
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: 10/20/10
Thuy T. Nguyen, General Counsel

CHANCELLOR'S OFFICE APPROVAL

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

Signature: [Signature] Date: 10/18/10
Wise E. Allen, Chancellor

PERALTA COMMUNITY COLLEGE DISTRICT

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CHANGE ORDER NO. 3

PROJECT: Lighting Upgrades to Bldgs B, D & G

DATE: March 10, 2010

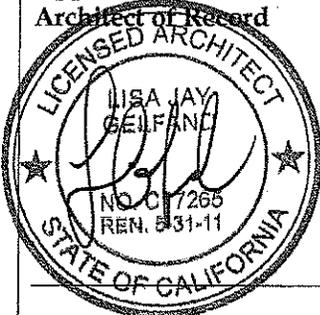
OWNER: Peralta Community College District
CONTRACTOR: EF. Brett
 P.O. Box 96
 Woodacre, CA 94973

DSA FILE NO.: 1-C1
DSA APP NO.: 109625
PCCD PROJECT #: 2315
PROJECT MANAGER: OCMInc.

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. Through acceptance of this change order, this Contractor acknowledges that it has reviewed the progress of the work related to this project and the potential impact of the added work on the progress of the project in the future. As a result, this change order includes compensation to the Contractor for any and all effects, delays, inefficiencies or similar demands associated with this project and the Contractor recognizes that there is no basis for any such claim in the future. Please note that all other terms and conditions of the contract remain unchanged and that all costs to maintain our original contract schedule with the inclusion of the adjusted scope of work as set forth by this change order are included within the lump sum change order amount stated herein.

Original Contract Sum.....\$ 456,679.00
 Net Change by previously authorized Change Orders.....\$ 0.00
 The Contract sum prior to this Change Order was.....\$456,679.00
 The Contract sum will be increased by this Change Order.....\$ 17,341.00
 The New Contract Sum including this Change Order will be..... \$474,020.00
 Cumulative Change Order(s) as a percentage of contract including this Change Order(3.8 %)
 The Contract is changed by (0) Days
 Contract completion date as of this Change Order therefore is: November 12, 2010

Summary reference attached items: P.C.O. 1r1, 2r1, 3, and 5r1

<p>Approved: Architect of Record</p>  <p>Date: 10-13-2010</p>	<p>Approved: General Contractor</p> <p><i>James M. [Signature]</i></p> <p>Date: 10-12-10</p>	<p>Approved: Peralta Community College District</p> <p><i>[Signature]</i></p> <p>Director of Capital Projects</p> <p>Date: 14, OCTOBER 2010</p> <hr/> <p><i>Sadiq B. [Signature]</i></p> <p>Vice Chancellor of General Services</p> <p>Date: 10-14-2010</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. 3 Attachment

PROJECT: LIGHTING UPGRADES TO BLDGS B, D & G

DATE: APRIL 1, 2010

DSA FILE NO.: 1-C1

OWNER: Peralta Community College District

DSA APP NO.: 109625

CONTRACTOR: E.F.BRETT

PCCD FILE NO.: 2315

1 PCO No. 1r1/RFI 05

ADD: \$6,412

Description: 1-F Additional work at skylight curb bottom and added 8 inch wide 18 ga. Galvanized flat stock per RFI#5

Requested by: Contractor

Reason: Due to the many welds at the flange and subsequent damage of the metal decking from removing the welds, the flange had to be cut off leaving only the flat section fo the metal deck. According to the Structural Steel Subcontractor, there is no longer enough room to properly use puddle welds. The Structural Engineer approved the use of a continuous 18 gauge sheet metal strip to engage the first full flute of existing decking.

DSA prelim.
approval date: Pending

2 PCO No. 2r1/RFI 04

DEDUCT \$4,026.00
ADD/DEDUCT 0 Days

Description: 1-F ASK-032 was issued in order to provide a better and more watertight installation at the room

Requested by: Owner

Reason: A two piece flashing at the top of the skylight was approved and divided into flashing and counterflashing to improve the installation to improve the watertight aspect of the roof for expansion and contraction.

DSA prelim.
approval date: Pending

3 PCO No. 3/SSK1.1& SSK1.2-ADD.2

DEDUCT \$768.00
ADD/DEDUCT 0 Days

Description: 1-F Furnish and install a mechanical room brace per SSK-1.2 - ADD.2 and SSK1.1 ADD2

Requested by: Owner

Reason: This mechanical brace is a request by DSA for the recently completed project under Hung Construction

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DSA prelim.
approval date: Pending

4 PCO No. 5r1/RFI 07

DEDUCT \$ 6,135.00
ADD/DEDUCT 0 Days

Description: 1-F Replace puddle welds with self-drilling metal screws

Requested by: Owner

Reason: The Contractor was not able to provide the puddle welds as called out under contract due to the heat which would destroy the 18 gauge metal. Therefore use of self-drilling metal screws at 4 inch o.c. through the 18 gauge sheet metal strip was approved by DSA

DSA prelim.
approval date: 9/30/10

End of Items