

PERALTA COMMUNITY COLLEGE DISTRICT  
**Board of Trustees Agenda Report**  
**For the Trustee Meeting Date of November 9, 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, higher water table, etc.) requiring:
  - Revised drainage and irrigation plans. This project was initiated due to safety issues regarding the eucalyptus trees bordering the west side of Parking Lot A. When these trees were removed, various meetings were held with campus personnel (venue: COA Facilities Committee) to adopt sustainable and native plantings as their replacement. Discussions within the Facilities Committee determined that some of this revived area could be utilized as much-needed additional parking. Fifty additional parking spaces were thus incorporated into this budget. Additionally, and at the request/approval of the COA Facilities Committee, landscaping of the barren area on the Parking Lot A side of the tennis courts was included herein.
    - Drainage plans assumed 12" of base rock would be sufficient. However, during construction the higher than expected water table required additional base rock and compaction, elevating the parking/roadway such that near the 5<sup>th</sup> Street sidewalk (City of Alameda property) the parking/roadway would be elevated two feet above the sidewalk, producing unsightly sightlines and including the potential of parking vehicles driving over this precipice.
    - Due to the above discovered condition, although the design specified surface draining only, re-contouring the new parking lot was required to utilize surface drainage to new (previously not in the design) storm grates, resulting in 120 lineal feet of new (previously not in the design) drain lines.

- The above is reflected in Change Order #1, "Subexcavate and install new drain system": \$18,750.
  - Additional spoils required to be removed and transported off-site. In addition to the above, initial construction along 5<sup>th</sup> Street identified an abandoned asphalt walkway approximately one foot beneath the surface paralleling the street. For the new trees and plants above it to grow, this asphalt had to be removed, and the revised drainage required the following:
    - The revised drainage and additional 120 feet of storm drains required the removal of a significant amount of dirt off-site (exceeding twenty truckloads).
    - The removal of the subexcavated additional dirt was reflected in the above Change Order #1: \$18,750.
    - The removal of the unknown subterranean asphalt walkway resulted in one truckload of spoils.
    - The removal of the unknown subterranean asphalt walkway is reflected in Change Order #4, "Removal of asphalt from planting area": \$550.00.
- Capitalizing on the above circumstances enabled other cost-effective project improvements.
  - Root Barriers. Opening up the planting area along 5<sup>th</sup> Street to remove the unknown asphalt presented an ideal time to include root barriers around the new trees so their roots would not undermine the City's sidewalk on the other side of the parking lot.
    - The above is reflected in Change Order #3, "Install 12" root barrier at each tree root ball, 20 locations": \$1,760.00.
  - Irrigation Devices Modifications. All of the above project changes during construction (revised drainage, additional spoils, utilization of root barriers) exceeded the Board mandate of holding change orders to 10%. Consequently, other aspects needed changed to accommodate this:
    - 5<sup>th</sup> Street Plantings:
      - a. The irrigation plan was modified from utilizing pop-up irrigation devices to drip irrigation lines.
      - b. Drip irrigation lines are less durable than irrigation devices, but less costly.
    - Tennis Court Plantings:
      - a. Two rows of irrigation devices on each side were changed to one row in the middle.
    - Although the total cost for this change resulted in an overall cost decrease, the landscape contractor incurred return and other charges.
      - a. The above is reflected in Change Order #2, "Adjust Quantities for Tennis Court Area": \$1,627.45.

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 fifty (50) parking spaces (with significant additional landscaping involving native plantings) are provided for the students as soon as possible. The changes have been reviewed and approved by the landscape architect (Zone 17 Landscape Architecture), the project manager, and the General Services Department.

**BACKGROUND/ANALYSIS:**

Last Fall the COA President advised that the eucalyptus trees on the west side of college property along 5<sup>th</sup> Street were presenting hazards in the form of brittle branches and slippery leaves and bark. These hazards were not only in Parking Lot A but also falling into the public right of way, the City of Alameda sidewalk. Meetings were held with the COA Facilities Committee which supported the recommendation that the eucalyptus trees be removed provided they would have a say in their replacement.

The eucalyptus trees were removed in early December 2009, and in early February discussions were held with the COA Facilities Committee which included their desire to have native species replace them. A landscape architect was hired and additional meetings were held with the Committee so that sustainable native plants, shrubs and small trees were selected. The college expressed the desire for the team to consider adding parking spaces, since parking was a premium and this might be an opportunity to increase parking spaces. Also, based on discussion with the campus, it was determined to add landscaping between the north side of the parking lot and the tennis courts.

Although landscaping was initially the emphasis, the parking lot expansion soon became the dominate feature of this project. A contractor was selected and initial construction identified asphalt approximately one foot beneath the surface all along 5<sup>th</sup> Street where the plantings were to occur. The removal of this asphalt, and its disposition, was required. With this planting area along 5<sup>th</sup> Street opened to remove the asphalt, it became an ideal time to add root barriers around all new trees so as not to have their mature roots undermine the City's sidewalk on the other side of the fence. Additionally, the low water table required a revised drain system which itself resulted in additional spoils transported off-site and approximately 120 feet of additional storm drainage. Furthermore, during construction, to reduce the overall cost, the number of irrigation devices (particularly along the tennis court) was reduced, and perforated tubing replaced some of them throughout the planting areas.

The acceptance walk for this project was held on October 14, 2010, with only two items making up the punch list. The area is drastically improved in appearance, is much safer, and incorporates 50 much-needed additional parking spaces.

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.**

**DOCUMENT PREPARED BY:**  
Prepared by: Sadiq B. Ikharo Date: OCT. 29.10  
Dr. Sadiq B. Ikharo  
Vice Chancellor of General Services

**DOCUMENT PRESENTED BY:**  
Sadiq B. Ikharo Date: OCT. 29.10  
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: \_\_\_\_\_ 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 Nguyen by Roxanne Epstein Date: 11/3/10  
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: 11/3/10  
Wise E. Allen, 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 ORDERS NO. 1, 2, 3 & 4

**PROJECT:** COA Parking Lot A Landscape Improvements **DATE:** SEPTEMBER 24, 2010

**OWNER:** Peralta Community College District  
**CONTRACTOR:** GALEDRIGE CONSTRUCTION, INC. **PROJECT MANAGER:** J. Fudge

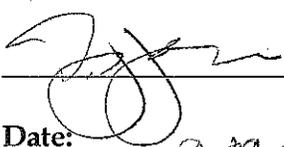
**DSA FILE NO.:** N/A  
**DSA APP NO.:** N/A

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:** Unforeseen 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

<p><b>Approved:</b> Landscape Architect</p>      <hr/> <p>Date: 9-28-10</p>	<p><b>Approved:</b> General Contractor</p>     <p style="text-align: center;">SEE ATTACHED</p> <hr/> <p>Date: 9-30-2010</p>	<p><b>Approved:</b> Peralta Community College District</p>   <hr/> <p>Director of Facilities &amp; Operations</p> <p>Date: 9-28-2010</p>
<p><b>Approved:</b> Electrical or Structural Engineer</p>     <p>N/A</p>	<p><b>Approved:</b> Mechanical Engineer</p>     <p>N/A</p>	<p><b>Approved:</b> Chancellor</p>     <p>Date: N/A</p>

# PERALTA COMMUNITY COLLEGE DISTRICT

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

## CHANGE ORDERS NO. 1, 2, 3 & 4

PROJECT: COA Parking Lot A Landscape Improvements DATE: SEPTEMBER 24, 2010

OWNER: Peralta Community College District  
 CONTRACTOR: GALEDRIGE CONSTRUCTION, INC. PROJECT MANAGER: J. Fudge

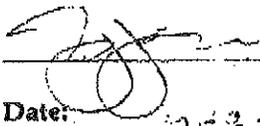
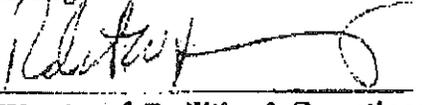
DSA FILE NO: N/A  
 DSA APP NO: N/A

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

<p>Approved: Landscape Architect</p>  <p>Date: 9-23-10</p>	<p>Approved: General Contractor</p> <p>Melley Galedrige</p> <p>Date: 9/30/10</p>	<p>Approved: Peralta Community College District</p>  <p>Director of Facilities &amp; Operations</p> <p>Date: 9-28-2010</p>
<p>Approved: Electrical or Structural Engineer</p> <p>N/A</p>	<p>Approved: Mechanical Engineer</p> <p>N/A</p>	<p>Sadeg B. Ilhan</p> <p>Vice Chancellor of General Services</p> <p>Date: 9-28-2010</p> <p>Approved: Chancellor</p> <p>Date:</p>



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) #

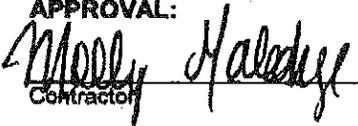
**Description of Work:**  
 Adjust Quantities for Tennis Court Area \$1,479.50

**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
<b>Total</b>	<b>\$1,479.50</b>
Mark Up 10%	\$147.95
<b>Total PCO #2</b>	<b>\$1,627.45</b>

<b>Cost of Proposal:</b>			<b>Increase</b>	<b>Time Extension:</b>	
(Attach Cost Breakdown)	\$	\$1,627.45	<b>Deduct</b>		Calendar Days
			<b>No Cost</b>		

**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 treet 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:**

(Attach Cost Breakdown) \$ \$1,760.00

Increase  
Deduct  
No Cost

**Time Extension:**

Calendar Days

**APPROVAL:**

Molly Galedrige 9/15/2010  
 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

**Peralta Community School Dis**

333 East 8th Street

Oakland Ca 94606

**College of Alameda Parking Lot A Landscape Improvement**

**PROPOSED CHANGE ORDER**

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

<b>Cost of Proposal:</b> (Attach Cost Breakdown)	\$	\$550.00	Increase <input type="checkbox"/>	<b>Time Extension:</b>
			Deduct <input type="checkbox"/>	Calendar Days
			No Cost <input type="checkbox"/>	

**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