

**PERALTA COMMUNITY COLLEGE DISTRICT**  
**Board of Trustees Agenda Report**  
**For the Trustee Meeting Date of November 9, 2010**

ITEM # 25

**ITEM TITLE:**

Consider Ratification of Change Order No. 1, Site Improvements and Modular Replacement at the District Administrative Center, JUV, Inc.

**SPECIFIC BOARD ACTION REQUESTED:**

Ratification is requested for Change Order No. 1 to the contract with JUV, Inc. for the Site Improvements and Modular Replacement (for the International & Distance Education Center) at the District Administrative Center site, in the amount of \$99,055.98.

**ITEM SUMMARY:**

On October 13, 2009, this Board awarded a contract to JUV, Inc for Site Improvements and Modular Replacement at the District Administrative Center site. Ratification is now requested for Change Order No. 1 to the contract with JUV, Inc. in the amount of \$99,055.98, which is 9.9% of the original contract amount (\$999,700.00).

The scope of work for Change Order No. 1 includes:

- The original scope of work for the project included spot patching at utilities to the new modular building. The patching accentuated the poor condition of the existing parking lot, and it was decided to resurface the entire parking lot instead of leaving it as a patchwork of repairs. This is an owner requested change to the existing parking lot, in the amount of \$80,353.98.
- The original scope of work provided landscaping for only the west side of the new modular building. It was decided to add landscaping to the bare east and north areas around the new modular building as an owner requested change so that the new project would not look unfinished. Additionally, an area of existing landscaping at the District Administrative Center was dying and unsightly. In concert with the Maintenance and Operations Department, it was decided to replace some of the existing landscaping around the District Administrative Center. It was cost effective to perform this work as a change order to the contract with JUV, Inc., in the amount of \$18,702.00.

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:**

The changes have been reviewed and approved by the project architect, the project manager, and the General Services Department. It has been determined that it is in the best interests of the District and financially prudent to authorize this change order.

**ALTERNATIVES/OPTIONS:**

Not applicable.

**EVALUATION AND RECOMMENDED ACTION:**

Ratification is requested for Change Order No. 1 to the contract with JUV, Inc. for the Site Improvements to the DAC parking and Landscape at the District Administrative Center in the amount of \$99,055.98.

**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, District-Wide Projects, "Walkways, parking lots, landscaping, and handicap accessibility improvements." The International Services modular building will house the state-funded Center for International Trade Development (CITD) and the Alameda County Small Business Development Center (SBDC). These and other services provided increase the community outreach capabilities of the District; thus funding is justified under Measure A, as approved by the voters in Peralta's constituency and authorized under Resolution 05/06-45, District-Wide Projects, "Classrooms and facilities to enhance the community outreach capabilities of the District among the numerous ethnic communities living in and served by the District."

**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: 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 ORDER NO. |

**PROJECT:** District Site Improvements and IDEC  
Modular Replacement

**DATE:** 8/3/10

**OWNER:** Peralta Community College District  
**CONTRACTOR:** JUV, INC.  
**PROJECT MANAGER:** Johnnie Fudge

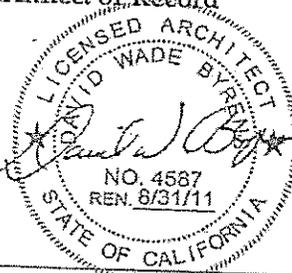
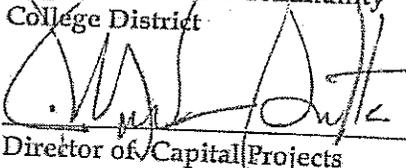
**DSA FILE NO.:** 1-C1  
**DSA APP NO.:** 01-110294  
**PCCD PROJECT #:**

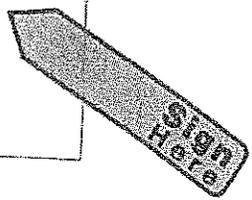
The Contractor is authorized to make the changes listed in the Summary and described in Change Order Attachment when this Change Order has been approved.

Original Contract Sum.....	\$ 999,700.00
Net Change by previously authorized Change Orders.....	\$ 0.00
The Contract sum prior to this Change Order was.....	\$ 999,700.00
The Contract sum will be increased/decreased by this Change Order.....	\$ 99,055.98
The New Contract Sum including this Change Order will be.....	\$ 1,098,755.98
Cumulative Change Order(s) as a percentage of contract including this Change Order	9.9%

The Contract is changed by (60) Days  
Contract completion date as of this Change Order therefore is: 7/15/10

Summary reference attached items P.C.O. No. 1

<p><b>Approved:</b> Architect of Record</p> <div style="text-align: center;">  </div> <p style="text-align: center;"><i>[Signature]</i></p> <p>Date: 8/18/10</p>	<p><b>Approved:</b> General Contractor</p> <div style="text-align: center;">  </div> <p style="text-align: center;"><i>[Signature]</i></p> <p>Date: 8/18/10</p>	<p><b>Approved:</b> Peralta Community College District</p> <div style="text-align: center;">  </div> <p style="text-align: center;"><i>[Signature]</i></p> <p>Director of Capital Projects</p> <p>Date: 19, Sept. 2010</p> <p style="text-align: center;"><i>[Signature]</i></p> <p>Vice Chancellor of General Services</p> <p>Date: 9-27-10</p>
<p><b>Approved:</b> Electrical or Structural Engineer</p> <p>Date:</p>	<p><b>Approved:</b> Mechanical Engineer</p> <p>Date:</p>	<p><b>Approved:</b> Div. of the State Architect</p> <p>Date:</p>



# PERALTA COMMUNITY COLLEGE DISTRICT

Department of General Services • Phone 510/466-7341 • Fax 510/466-7315

## PRELIMINARY CHANGE ORDER NO. 01

PROJECT: District Site Improvements and IDEC DATE: 7/8/10  
Modular Replacement  
OWNER: Peralta Community College District DSA FILE NO.: 1-C1  
TO: PCCD DSA APP. NO.: 01-110294  
333 East Eighth Street ARCHITECT FILE NO.: A08.19  
Oakland, CA 94608

You are hereby directed to make the following change(s) in this Contract. When signed by the Owner and Architect and received by the Contractor, this document becomes effective immediately and the Contractor shall proceed as with the changes described below. An official change order shall be issued to follow up on this preliminary change order as soon as possible.

DESCRIPTION: 1. Revise landscaping layout and provide additional landscaping around new modular per Instruction Bulletin #12.  
2. Provide Asphalt Chip Seal in lieu of fog seal at parking lot per Instruction Bulletin #11R. Provide parking striping per approved original parking layout.

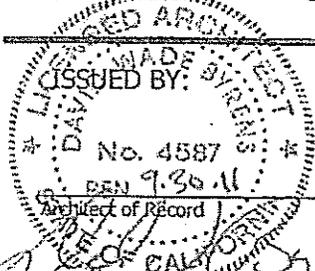
REASON INITIATED District request to add additional planting and to repair existing parking lot surfacing.

ATTACHMENTS: IB 11R, IB 12, Change Proposal 11B, and Change Proposal 12

The proposed basis of adjustment to the Contract Price and Contract time are as follows:

Amount of Change:  Add  Deduct \$ 99,055.98  
 Lump Sum  T & M Not to Exceed  Force Amount

Time Extension: See Attached



REVIEWED BY:

*Shirley Judge* 7/9/10  
Project Manager Date

APPROVED BY:

*[Signature]* 7/9/10  
Contractor Date

Signature by the Contractor indicates the Contractor's agreement with the above adjustments in Contract Sum and Contract Time.

*Shirley Judge for Mark Sennette*  
Director of Capital Projects Date 7/9/10 Vice Chancellor of General Services Date

**BYRENS ASSOCIATES**  
ARCHITECTURE PLANNING

361 17TH STREET OAKLAND CA 94612 510/452-3224

INSTRUCTION BULLETIN No: 11R

PROJECT: District Site Improvement &  
Modular Replacement

DATE: 4/21/10

Location: 333 E 8<sup>th</sup> St  
Oakland, CA 94606

JOB NO: A.08.19

TO: JUV Inc  
1616 Franklin St, Suite 203  
Oakland, CA 94612

DSA FILE #: 01-C1  
Application #: 01-110294

DESCRIPTION OF WORK TO BE PERFORMED: REFERENCE: RA-7

- Provide new AC paving chips seal over existing parking area as shown in RA-7 and RFI #15.
- Level portions of damaged AC paving to achieve smooth transition.
- Clean and prepare AC area using high powered blowers and brooms.
- Apply asphalt binder meeting the requirements of the California Standard Specifications.
- Apply one coat of aggregate screening at a rate of 28 pounds per square foot. Compact to finish.
  
- Re-stripe parking stalls and pavement markings per the original contract documents. Install wheel stops.

REASON FOR CHANGE: Owner request

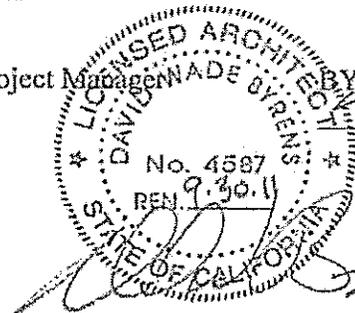
REQUESTED BY: Owner

ACTION TO BE TAKEN:

1.  Submit estimate to PCCD Project Manager. Do not proceed with this work until authorized.
2.  Proceed with work as outlined above or per plan revision attached. Submit a PCO with estimate of costs to PCCD Project Manager. On approval, a Change Order will be issued by the PCCD Project Manager.
3.  Proceed as outlined above or per plan revision herewith. No cost or time change is anticipated.

COPIES TO:

Johnnie Fudge, PCCD Project Manager



A handwritten signature in black ink, appearing to read "David Wade Byrens".

Architect

**Peralta Community College District**

Office of General Services

333 East 8th. Street

Oakland, CA 94606

SITE	DAC/International & Distance	RFI No.:	11	15
Project:	GSA Site Improvements	PCCD Proj. No.	2343	
Contractor:	JUV Inc.	DSA File/Appl. No	I-C1	01-108437
Architect:	Dong Kim	Date:	4/15/2010	

**INFORMATION REQUESTED**

Detail/Drawing No.:	_____	See Attached:	_____
Specification	Section	_____	_____

We propose to cover parking lot with Chip Seal to hide all cracks and damaged areas.

Scope of work include:

1. Clean and prepare asphalt area using high powered blowers and brooms, applied asphalt binder from a distribution truck equipped with a spray bar. Apply one coat of screenings at a rate of 28 pounds per S.F. Compact using a rubber tire roller. Light broom in order to remove loose screenings.
2. Re-stripe parking stalls and pavement logos to original layout. Install 52 wheel stops in handicap & header board area.

Requested By: \_\_\_\_\_  
\_\_\_\_\_ Alex Charsov \_\_\_\_\_ Date Requested: 4/15/2010

**RESPONSE:**

Provide a cost proposal to furnish the work per the attached Instruction Bulletin #11R.

Response By: Dong Kim \_\_\_\_\_ Date Responded: 4/28/2010

**BYRENS ASSOCIATES**  
ARCHITECTURE PLANNING

361 17TH STREET OAKLAND CA 94612 510/452-3224

INSTRUCTION BULLETIN No: 12

PROJECT: District Site Improvement &  
Modular Replacement

DATE: 5/12/10

Location: 333 E 8<sup>th</sup> St  
Oakland, CA 94606

JOB NO: A.08.19

TO: JUV Inc  
1616 Franklin St, Suite 203  
Oakland, CA 94612

DSA FILE #: 01-C1  
Application #: 01-110294

DESCRIPTION OF WORK TO BE PERFORMED: REFERENCE: RFI #16

Relocate planting around the new modular building per the district's request. Provide as-built documents reflecting the changes.

REASON FOR CHANGE: Owner request

REQUESTED BY: Owner

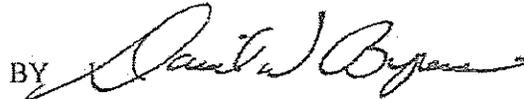
ACTION TO BE TAKEN:

1.  Submit estimate to PCCD Project Manager. Do not proceed with this work until authorized.
2.  Proceed with work as outlined above or per plan revision attached. Submit a PCO with estimate of costs to PCCD Project Manager. On approval, a Change Order will be issued by the PCCD Project Manager.
3.  Proceed as outlined above or per plan revision herewith. No cost or time change is anticipated.

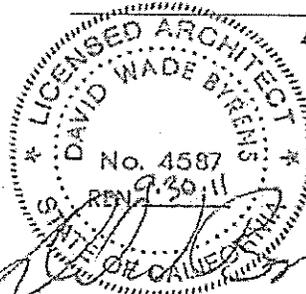
COPIES TO:

Johnnie Fudge, PCCD Project Manager

BY



Architect



**Peralta Community College District**

501 5th. Avenue  
Oakland, CA 94606

**PROPOSAL**

Project:	<b>GSA Site Improvements</b>	Proposal No.:	<b>11B</b>
Architect:	<b>Dong Kim</b>	Project No.	<b>2343</b>
Contractor:	<b>JUV Inc.</b>	DSA Appl. No.:	<b>01-110294</b>
		Date:	<b>6/8/2010</b>

Initiated by: Contractor  Architect  District  Site Condition  Other

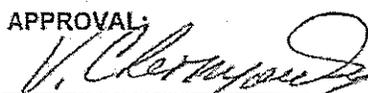
**Description of Work:**

Additional landscape per owner request

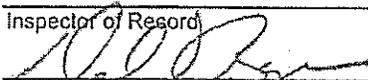
**Summary of Cost:**  
(Attached Cost Breakdown)

RV Landscaping JUV Inc O&P	\$18,702.00
<b>SUBTOTAL:</b>	<b>\$18,702.00</b>
Bonds	

<b>Cost of Proposal:</b> (Attach Cost Breakdown)	<b>\$18,702.00</b>	Increase <input type="checkbox"/>	Time Extension: <b>10</b>
		Deduct <input type="checkbox"/>	
		No Cost <input type="checkbox"/>	Work to be completed NLT

**APPROVAL:**  
  
 Contractor \_\_\_\_\_ Date 6/08/10

**AUTHORIZATION:**  
 \_\_\_\_\_ Date \_\_\_\_\_  
 Director of Facilities & Operations

Inspector of Record \_\_\_\_\_ Date \_\_\_\_\_  
  
 Architect of Record \_\_\_\_\_ Date 7.8.10

Project Manager \_\_\_\_\_ Date \_\_\_\_\_

Construction Project Supervisor \_\_\_\_\_ Date \_\_\_\_\_

Manager Facilities Construction \_\_\_\_\_ Date \_\_\_\_\_

# CONTRACT CHANGE ORDER

# 1

**FROM:**  
**RV LANDSCAPING**  
**458 WEST 11 ST**  
**PITTSBURG, CA 94565**  
**PH 925-267-4458**  
**FX 925-267-4485**  
**SELL 925-642-8039**

<p><b>/TO:</b>  <b>J.U.V. INC</b>  <b>1616 FRANKLIN STREET SUITE 203</b>  <b>OAKLAND, CA 94612</b>  <b>TEL. 510-836-1300</b></p>	<p><b>DATE:</b> June 25, 2010</p> <p><b>WORK PERFORMED AT:</b>  <b>PERALTA COMMUNITY COLLEGE DISTRICT</b>  <b>333 EAST STREET</b>  <b>OAKLAND, CA 94606</b></p> <p><b>CONTRACT JOB NO:</b></p> <p><b>PREPARED BY:</b> Raul viveros</p> <p><b>WORK TO BEGIN BY:</b></p> <p><b>WORK TO COMPLETED BY:</b></p>
--	--

Please furnish all material and labor necessary to complete the following work, and charge to our account as noted below,

**Install extra Additional Shrubbery and 4-24" box trees on the left side of the blue trailers**

The work covered by this order shall be performed under the same terms and conditions as that included in the original contract

**CHANGES APPROVED**

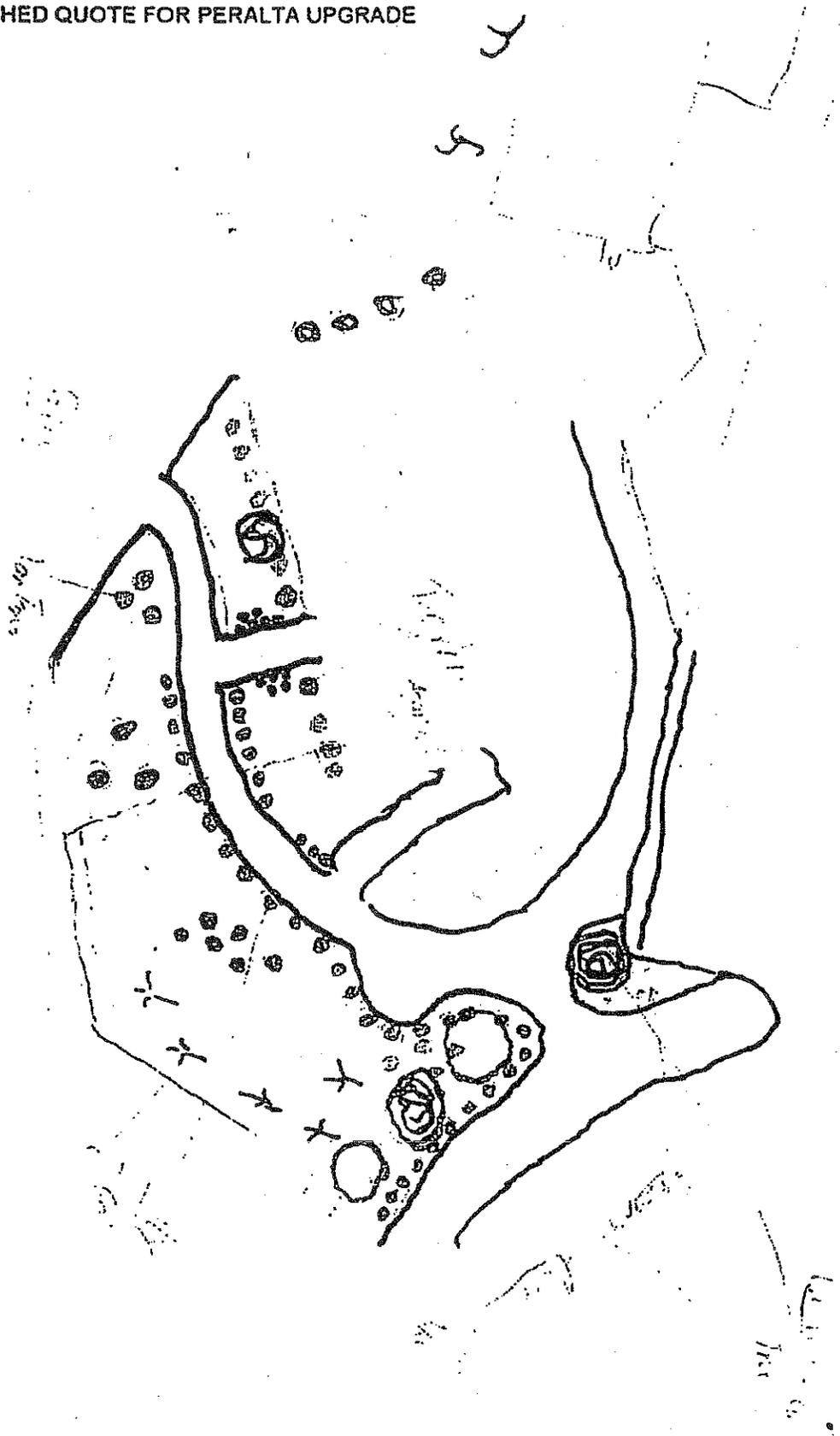
	<b>PREVIOUS CONTRACT AMOUNT</b>	<b>98000.00</b>
<b>BY</b>	<b>AMOUNT OF THIS ORDER #1</b>	<b>18702.00</b>
	<b>Amount of previously changes order</b>	
<b>BY</b>	<b>Total contract order</b>	<b>116.670.00</b>

BY: \_\_\_\_\_

This is a Price Quotation for RAUL from GRIMM, BEN @ John Deere Landscapes

PLEASE SEE ATTACHED QUOTE FOR PERALTA UPGRADE  
THANKS,  
BEN  
925-260-6 81

*John Deere Landscapes  
Sergio Peralta  
Mr. Peralta*



**Peralta Community College District**  
 501 5th. Avenue  
 Oakland, CA 94606

**PROPOSAL**

Project:	GSA Site Improvements	Proposal No.:	12
Architect:	Dong Kim	Project No.:	2343
Contractor:	JUV Inc.	DSA Appl. No.:	01-110294
		Date:	4/15/2010

Initiated by: Contractor  Architect  District  Site Condition  Other

**Description of Work:**

Refinish existing parking lot including re-striping and wheel stops

**Summary of Cost:**

(Attached Cost Breakdown)

	Paving Construction Services		\$75,769.90
	JUV Inc O&P	5%	\$3,788.50
		<b>SUBTOTAL:</b>	<b>\$79,558.40</b>
Bonds		1%	\$795.58

<b>Cost of Proposal:</b>	\$80,353.98	Increase	<input type="checkbox"/>	<b>Time Extension:</b>	1
(Attach Cost Breakdown)		Deduct	<input type="checkbox"/>		
		No Cost	<input type="checkbox"/>	<b>Work to be completed NLT</b>	

**APPROVAL:**

*V. Chernyavsky* 6/03/10  
 Contractor Date

**AUTHORIZATION:**

\_\_\_\_\_  
 Director of Facilities & Operations Date

Inspector of Record \_\_\_\_\_ Date \_\_\_\_\_  
*Paul Byr* 7.8.10  
 Architect of Record Date

Project Manager \_\_\_\_\_ Date \_\_\_\_\_

Construction Project Supervisor \_\_\_\_\_ Date \_\_\_\_\_

Manager Facilities Construction \_\_\_\_\_ Date \_\_\_\_\_