

PERALTA COMMUNITY COLLEGE DISTRICT
Board of Trustees Agenda Report
For the Trustee Meeting Date of December 7, 2010

ITEM # 40

ITEM TITLE:

Consider Ratification of Change Order No. 1, Building A Swing Space at Merritt College, Cumiskey Construction Corporation

SPECIFIC BOARD ACTION REQUESTED:

Ratification is requested for Change Order No. 1 to the contract with Cumiskey Construction Corporation for the Building A Swing Space at Merritt College, in the amount of \$34,039.

ITEM SUMMARY:

On April 13, 2010, this Board awarded a contract to Cumiskey Construction Corporation for the Building A Swing Space at Merritt College. Ratification is now requested for Change Order No. 1 to the contract, in the amount of \$34,039, which is 7.0% of the original contract amount (\$485,901).

Change Order No. 1 includes:

- Removal of drywall concealed behind plywood surface, at a cost of \$1,908
- Installation of additional plumbing isolation valves with access panels, at a cost of \$3,065
- Installation of a new window between interior office spaces, requested by Merritt College, at a cost of \$4,230
- Installation of spray-on fireproofing to holes in existing fireproofing, where spray is missing and was hidden by the existing dropped ceiling, at a cost of \$2,342
- Removal and replacement of existing window and door to achieve accessibility, at a cost of \$7,396
- Installation of additional electrical transformer, panel and breaker, at a cost of \$9,415
- Relocation of existing fire sprinkler line and heads in conflict with design documents, at a cost of \$914
- Relocation of existing water and gas lines in conflict with design documents for new HVAC ducts, at a cost of \$1,188
- Additional wall insulation for soundproofing, at a cost of \$1,992
- Installation of water supply to exterior of building, at a cost of \$389
- Installation of BacNet boards in the HVAC (mechanical) units, at a cost of \$1,046
- Addition of convenience outlet at Room 130B, requested by Merritt College, at a cost of \$154

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, NBBJ, the project manager, Bovis Lend Lease, and the Department of General Services. It has been determined that it is in the best interests of the District and financially prudent to authorize this change order.

This project will provide swing space for the Merritt Library and Learning Center Modernization project, which has been discussed by the Board Facilities and Land Use Committee and approved by the Board of Trustees as part of the Bond Measure Spending Plan at the meeting of June 23, 2009.

ALTERNATIVES/OPTIONS:

Not applicable.

EVALUATION AND RECOMMENDED ACTION:

Ratification is recommended for Change Order No. 1 to the contract with Cumiskey Construction Corporation for the Building A Swing Space at Merritt College, in the amount of \$34,039.

SOURCE OF FUNDS (AND FISCAL/BUDGETARY IMPACT):

The swing space is part of the Merritt Library and Learning Center Modernization project funded by Measure A, as approved by the voters in Peralta's constituency and authorized under Resolution 05/06-45, Exhibit A-1, Merritt College, "Additional space for the college Learning Center," "HVAC in Library," "Repair and refurbish Library bathrooms," "Language listening lab in Library," "Group Study rooms in Library," "Program/Event space in Library," "Remodel ancillary staff rooms in Library," and "Equipment, technology upgrades, and facility and classroom improvements for the college's following programs: Science, Child Development, Communications, English as a Second Language at the Fruitvale Education Center, Art, Ceramics, Landscape Horticulture/Design, Learning Center, Liberal Arts, Music, Physical Education/Athletics, and Radiologic Science."

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: 11-26-2010
Dr. Sadiq B. Ikharo
Vice Chancellor of General Services

DOCUMENT PRESENTED BY:
Sadiq B. Ikharo Date: 11-26-2010
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: Ron Gerhard, electronically Date: 12/3/10
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: Thuy T. Nguyen electronically Date: 12/1/10
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: 12/1/10
Wise E. Allen, Chancellor

PERALTA COMMUNITY COLLEGE DISTRICT

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CHANGE ORDER NO. 1

PROJECT: BUILDING A- SWING SPACE
MERRITT COLLEGE

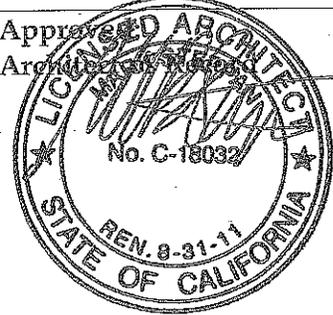
DATE: 10-29-10
DSA FILE NO.: 1-C1
DSA APP NO.: 01-11429
PCCD PROJECT #: 2303
PROJECT MANAGER:
Johnnie Fudge

OWNER: Peralta Community College District
CONTRACTOR:
CUMISKEY CONSTRUCTION

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.....\$ 485,901.00
 Net Change by previously authorized Change Orders.....\$ 00.00
 The Contract sum prior to this Change Order was..... \$ 485,901.00
 The Contract sum will be increased/decreased by this Change Order..... \$ 34,039.00
 The New Contract Sum including this Change Order will be..... \$ 519,940.00
 Cumulative Change Order(s) as a percentage of contract including this Change Order 7.0%
 The Contract time is changed by 17.5 Days
 Original completion date is: October 20th, 2010
 Contract completion date as of this Change Order therefore is: November 17th, 2010

Summary reference attached items P.C.O'. #1, #2, #3, #4, #5, #6, #7, #8, #9, #10~~#~~ and #12

 <p>Approved: Architect</p> <p>Date: 11/10/10</p>	<p>Approved: General Contractor</p> <p style="text-align: center;"><i>[Signature]</i></p> <p>Date:</p>	<p>Approved: Peralta Community College District</p> <p>Director of Capital Projects</p> <p>Date:</p> <p style="text-align: center;"><i>[Signature]</i></p> <p>Vice Chancellor of General Services</p> <p>Date: 11-23-2010</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. 1 Attachment

PROJECT: BUILDING A- SWING SPACE
MERRITT COLLEGE

DATE: 09-17-10

DSA FILE NO.: 1-C1

OWNER: Peralta Community College District
CONTRACTOR: CUMISKEY CONSTRUCTION

DSA APP NO.: 01-110429

PCCD FILE NO.: 2303

01	PCO 01	ADD/DEDUCT \$	1,908.00
		ADD/DEDUCT	0 Days

Description: Additional cost to remove drywall concealed behind plywood surface.

Requested by: 1- F: Unforeseen Condition-Owner Initiated Change:

Reason: Remove approximately 1,666 s.f. of drywall due to unforeseen condition.
This was not called out on construction documents. (CPE # 01, RFI #01)

DSA prelim.
approval date: Pending

02	PCO 02	ADD/DEDUCT	3,065.00
		ADD/DEDUCT	0 Days

Description: Cost to install (3) additional plumbing isolation valves with access panels.

Requested by: 1- F: Unforeseen Condition

Reason: Scope includes: cutting drywall, frame opening, patch drywall, tape/tope and sand,
install plumbing valve and install and paint panels. (CPE # 07, RFI #24).

DSA prelim.
approval date: Pending

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SUMMARY OF CHANGE ORDER No. 1 Attachment

PROJECT: BUILDING A- SWING SPACE
MERRITT COLLEGE

DATE: 09-17-10

DSA FILE NO.: 1-C1

OWNER: Peralta Community College District
CONTRACTOR: CUMISKEY CONSTRUCTION

DSA APP NO.: 01-110429

PCCD FILE NO.: 2303

03	PCO 03	ADD/DEDUCT \$	4,230.00
		ADD/DEDUCT	0 Days

Description: Installation of new window between interior office spaces as per MC staff
(Tim Hackett) request.

Requested by: 2- F: Owner Initiated Change

Reason: Includes labor and material for installation of window; demolition of drywall, electrical, studs as needed; frame new window opening; furnish and install new frame and glass; patch and paint drywall; reconnect electrical outlets. (CPE # 09)

DSA prelim.
approval date: Pending

04	PCO 04	ADD/DEDUCT \$	2,342.00
		ADD/DEDUCT	0 Days

Description: Install spray-on fire proofing to holes in existing fire-proofing where spray is missing and was hidden by existing dropped ceiling.

Requested by: 1- F: Unforeseen Condition

Reason: This installation is at areas where fire proofing is missing, prior to the start of construction. (CPE # 11.b, RFI #5)

DSA prelim.
approval date: Pending

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SUMMARY OF CHANGE ORDER No. 1 Attachment

PROJECT: BUILDING A- SWING SPACE
MERRITT COLLEGE

DATE: 04-02-10
DSA FILE NO.: 1-C1
DSA APP NO.: 01-110429

OWNER: Peralta Community College District
CONTRACTOR: CUMISKEY CONSTRUCTION

PCCD FILE NO.: 2303

05	PCO 05	ADD/DEDUCT \$	7,396.00
		ADD/DEDUCT	0 Days

Description: Remove and replace existing window and door to achieve accessibility.

Requested by: 4-F: Design Omission

Reason: Labor and material for the replacement of existing window and door for accessibility purposes. Scope includes: demolition of drywall, studs, headers, frames and electrical; reframe window and door; connect electrical; furnish and install new window and door frame; install glass; tape/tope and sand and install drywall; dispose of demo material. (CPE # 12.b, RFI #27)

DSA prelim.
approval date: Pending

06	PCO 06	ADD/DEDUCT \$	9,415.00
		ADD/DEDUCT	0 Days

Description: Installation of additional electrical transformer, panel and breaker.

Requested by: 4-F: Design Omission

Reason: Additional electrical transformer added to address the site conditions found. CREDIT given by subcontractor of \$987.00 for original RT2A panel which does not have capacity to house newly required circuit breakers for the transformer. (CPE # 14.b, RFI #20)

DSA prelim.
approval date: Pending

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SUMMARY OF CHANGE ORDER No. 1 Attachment

PROJECT: BUILDING A- SWING SPACE
MERRITT COLLEGE

DATE: 04-02-10

DSA FILE NO.: 1-C1

OWNER: Peralta Community College District
CONTRACTOR: CUMISKEY CONSTRUCTION

DSA APP NO.: 01-110429

PCCD FILE NO.: 2303

07 PCO 07

ADD/DEDUCT \$ 914.00

ADD/DEDUCT 0 Days

Description: Re-location of existing fire sprinkler line and heads in conflict with design documents.

Requested by: 1-F: Unforeseen Condition

Reason: Furnish material, equipment and labor for the relocation of fire sprinkle lines and two heads in conflict with the design documents. (CPE # 16, RFI #29)

DSA prelim.
approval date: Pending

08 PCO 08

ADD/DEDUCT \$ 1,188.00

ADD/DEDUCT 0 Days

Description: Re-location of existing water and gas lines in conflict with new design documents for new HVAC ducts.

Requested by: 1-F: Unforeseen Condition

Reason: Furnish material, labor and equipment to relocate existing gas and water lines in conflict with new design documents for the new HVAC units.
(CPE # 17, RFI #29)

DSA prelim.
approval date: Pending

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SUMMARY OF CHANGE ORDER No. 1 Attachment

PROJECT: BUILDING A- SWING SPACE
MERRITT COLLEGE

DATE: 04-02-10

DSA FILE NO.: 1-C1

OWNER: Peralta Community College District
CONTRACTOR: CUMISKEY CONSTRUCTION

DSA APP NO.: 01-110429

PCCD FILE NO.: 2303

09	PCO 09	ADD/DEDUCT \$	1,992.00
		ADD/DEDUCT	0 Days

Description: Additional wall insulation for sound proofing.

Requested by: 2-F: Owner Requested

Reason: Furnish material and labor and equipment to install wall insulation for sound proofing. (CPE # 15.b, RFI #12 and #14, ASI 01)

DSA prelim.
approval date: Pending

10	PCO 10	ADD/DEDUCT \$	389.00
		ADD/DEDUCT	0 Days

Description: Install water supply line to exterior of building.

Requested by: 4-F: Unforeseen Condition

Reason: Furnish material and labor and equipment to run water supply to exterior of building for new HVAC (Mechanical unit), maintenance hose bib. (CPE # 08, RFI #26)

DSA prelim.
approval date: Pending

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SUMMARY OF CHANGE ORDER No. 1 Attachment

PROJECT: BUILDING A- SWING SPACE
MERRITT COLLEGE

DATE: 04-02-10

DSA FILE NO.: 1-C1

OWNER: Peralta Community College District
CONTRACTOR: CUMISKEY CONSTRUCTION

DSA APP NO.: 01-110429

PCCD FILE NO.: 2303

11	PCO 11	ADD/DEDUCT \$	1,046.00
		ADD/DEDUCT	0 Days

Description: Installation of the BacNet Boards in the HVAC (Mechanical) Units.

Requested by: 1-F: Unforeseen Condition

Reason: Labor and material for field installation of the BacNet Boards at the HVAC units. (The specified manufacturer would not install boards in factory for units specified. So field installation was only option. This also includes the technician to install, program and test devices at 6 units. Labor is one hour per unit. (CPE # 06)

DSA prelim.
approval date: Pending

12	PCO 12	ADD/DEDUCT \$	154.00
		ADD/DEDUCT	0 Days

Description: Add convenience outlet at Room 130B as per Merritt College's Tim Hackett's/Library Department request).

Requested by: 2-F: Owner Requested

Reason: Additional electrical outlet to cover more data and power in Room 130 B. See email request attached. (CPE # 13)

DSA prelim.
approval date: Pending