

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

ITEM # 37

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 5th 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 5th 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 5th 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 to be changed to accommodate this:
 - 5th 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 Department of General Services.

BACKGROUND/ANALYSIS:

Last Fall the COA President advised that the eucalyptus trees on the west side of college property along 5th 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 the eucalyptus trees. A landscape architect was hired, and additional meetings were held with the Committee so that sustainable native plants, shrubs and small trees could be 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 5th Street where the plantings were to occur. The removal of this asphalt and its disposition were required. With this planting area along 5th 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 fifty (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):

~~State Scheduled Maintenance Funds.~~ *Measure B*

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

DOCUMENT PRESENTED BY:
Sadiq B. Ikharmo Date: 11-26-2010
Dr. Sadiq B. Ikharmo
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: _____ Date: _____
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

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.

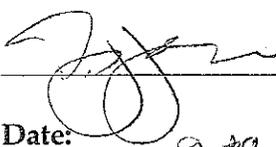
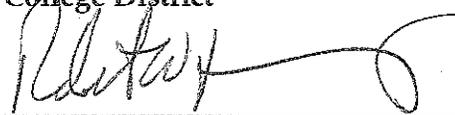
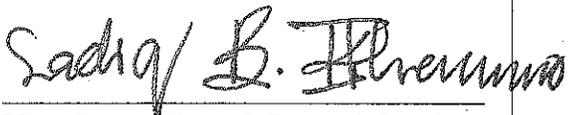
DSA FILE NO.: N/A
DSA APP NO.: N/A
PROJECT MANAGER: J. Fudge

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: 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>Approved: Landscape Architect</p>  Date: 9-28-10	<p>Approved: General Contractor</p> SEE ATTACHED Date: 9-30-2010	<p>Approved: Peralta Community College District</p>  Director of Facilities & Operations Date: 9-28-2010 <hr/>  Vice Chancellor of General Services Date: 9-28-2010
<p>Approved: Electrical or Structural Engineer</p> N/A	<p>Approved: Mechanical Engineer</p> N/A	<p>Approved: Chancellor</p> Date: N/A

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SUMMARY OF CHANGE ORDERS No. 1, 2, 3 & 4 Attachment

PROJECT: COA PARKING LOT A LANDSCAPE IMPROVEMENTS
OWNER: Peralta Community College District
CONTRACTOR: GALEDRIGE CONSTRUCTION, INC.

DATE: NOVEMBER 16, 2010
DSA FILE NO.: N/A
DSA APP NO.: N/A
PCCD FILE NO.: J. Fudge

1	PCO #1	ADD/DEDUCT	\$ 18,750.00
		ADD/DEDUCT	30 Days

Description: Subexcavate and install new drain system.
Requested by: Landscape Architect Initiated Change: Site Condition
Reason: Owner Requested; the addition of increased parking to this landscape project required new drainage.
DSA prelim. approval date: N/A

2	PCO #2	ADD/DEDUCT	\$ 1,627.45
		ADD/DEDUCT	Zero Days

Description: Adjust Quantities for Tennis Court Area.
Requested by: Landscape Architect Initiated Change: Site Condition
Reason: Owner Requested; reduced landscape device quantities and type in cost-cutting move.
DSA prelim. approval date: N/A

3	PCO #3	ADD/DEDUCT	\$ 1,760.00
		ADD/DEDUCT	Zero Days

Description: Install 12" Root Barrier at Each Tree Root Ball, 20 Locations.
Requested by: Landscape Architect Initiated Change: Site Condition
Reason: Owner Requested; to prevent eventual root growth under City's sidewalk.
DSA prelim. approval date: N/A

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4	PCO #4	ADD/DEDUCT	\$ 550.00
		ADD/DEDUCT	Zero Days

Description: Removal of Asphalt from Planting Area
Requested by: Landscape Architect Initiated Change: Site Condition
Reason: Owner Requested; while preparing the planting area along 5th Street for the trees, shrubs and ground cover, an abandoned asphalt sidewalk was discovered and needed removed.
DSA prelim. approval date: N/A

End of Items