

**PERALTA COMMUNITY COLLEGE DISTRICT**  
**Board of Trustees Agenda Report**  
**For the Trustee Meeting Date of March 15, 2011**

ITEM # 27

**ITEM TITLE:**

Consider Ratification of Change Order No. 1, ADA Improvements at Laney College, IMR Contractors Corporation

**SPECIFIC BOARD ACTION REQUESTED:**

Ratification is requested for Change Order No. 1 to the contract with IMR Contractors Corporation for the ADA Improvements at Laney College, in the amount of \$93,901.

**ITEM SUMMARY:**

On June 10, 2010 this Board awarded a contract to IMR Contractors Corporation for the ADA Improvements at Laney College. Ratification is now requested for Change Order No. 1 to the contract, in the amount of \$93,901, which is 4.1% of the original contract amount (\$2,318,000).

This project is comprised of nineteen separate work increments with extensive demolition of concrete ramps, renovations to the Theater, Library and Women's Locker Room restrooms, accessible parking lots, the road crossing at Fallon Street and East 7<sup>th</sup> Street, various door closers, thresholds, and drinking fountains, and the construction of two new elevators and an inclined lift. Most of the thirty (30) items comprising this change order were necessary due to:

- The complexity of scheduling construction work around the college educational requirements in various and numerous areas
- Due to the aged infrastructure, unforeseen conditions were encountered during the demolition of walls, floors and ceilings, including:
  - Numerous replacements of damaged and corroded cast iron drains
  - Many changes that were required to meet code compliance for the plumbing systems

Although every effort has been made to reduce the change order work on this project, because of the number of spaces throughout the campus that require ADA improvements and the age of the infrastructure, these changes were unavoidable, and it is anticipated that further change order work will be necessary as the project continues (it is approximately 50% complete at this time).

**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, Exhibit A-1, Laney College, "Handicap accessibility."

**BACKGROUND/ANALYSIS:**

The changes have been reviewed and approved by the project architect, the project manager, and the General Services Department. 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. 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 recommended for Change Order No. 1 to the contract with IMR Contractors Corporation for the ADA Improvements at Laney College, in the amount of \$93,901.

**OTHER DEPARTMENTS IMPACTED BY THIS ACTION (E.G. INFORMATION TECHNOLOGY):**

Yes \_\_\_\_\_ No X

**COMMENTS:**

All Board approved contracts are subject to final 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 \_\_\_\_\_ NO X**

**IF "YES", PLEASE INCLUDE THAT INFORMATION IN YOUR SUMMARY.**

PLEASE ACQUIRE SIGNATURES IN THIS ORDER:

DOCUMENT PREPARED BY:  
Prepared by: Sadiq B. Ikharo Date: 3/3/11  
Dr. Sadiq B. Ikharo  
Vice Chancellor of General Services

DOCUMENT PRESENTED BY:  
Sadiq B. Ikharo Date: 3/3/11  
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 by ve Date: 3/11/11  
Ronald Gerhard, Chief Financial Officer

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 by ve Date: 3/8/11  
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: 3/8/11  
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. 1

**PROJECT:** Laney College ADA Project  
PROJECT NUMBER # 2348

**DATE:** FEBRUARY 15, 2011

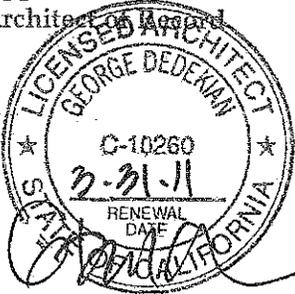
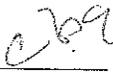
**OWNER:** Peralta Community College District  
**CONTRACTOR:** IMR CONTRACTING CORP.

**DSA FILE NO.:** Not / Applicable  
**DSA APP NO.:** 111245  
**PCCD PROJECT #:** 2348  
**PROJECT MANAGER:** JEFF COOK

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.....\$ 2,318,000.00  
 Net Change by previously authorized Change Orders.....\$ 0  
 The Contract sum prior to this Change Order was.....\$2,318,000.00  
 The Contract sum will be increased by this Change Order..... \$93,901.00  
 The New Contract Sum including this Change Order will be..... \$2,411,901.00  
 Cumulative Change Order(s) as a percentage of contract including this Change Order 4%  
 The Contract is changed by (2.4 Days)  
 Contract completion date as of this Change Order therefore is: April 16 2011

Summary reference attached items P.C.O'. 4,6,8,16,24,27,30,31,33,34,35,36,37,38,40,41,42,46,47,49,50, 51,52,53,55,56,57,58,59 & 60.

<p>Approved: Architect</p> <div style="text-align: center;">  </div> <p>Date: 2.17.11</p>	<p>Approved: General Contractor</p> <div style="text-align: center;">  </div> <p>Date: 2/23/11</p>	<p>Approved: Peralta Community College District</p> <div style="text-align: center;">  </div> <p>Director of Capital Projects</p> <p>Date: 3-1-11</p>
<p>Approved: _____ or Structural Engineer</p> <div style="text-align: center;">  </div> <p>Date: _____</p>	<p>Approved: Mechanical Engineer</p> <p>Date: _____</p>	<p>Date: 3-3-2011</p> <p>Approved: Saebiq B. Ithano Vice Chancellor of General Services</p> <p>Date: _____</p> <p>Approved: Div. of the State Architect</p> <p>Date: _____</p>



# PERALTA COMMUNITY COLLEGE DISTRICT

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## SUMMARY OF CHANGE ORDER No. 1 Attachment

PROJECT: LANEY COLLEGE ADA PROJECT

PROJECT NUMBER # 2348

DATE: FEBRUARY 15, 2011

DSA FILE NO.: Not / Applicable

OWNER: Peralta Community College District

DSA APP NO.: 111245

CONTRACTOR: IMR CONTRACTING CORP.

PCCD FILE NO.: #2348

### 1 Preliminary Change Order # 4

ADD/ \$ 1,378.00

ADD/DEDUCT No change

Description: Replace disintegrated floor drain P - Trap in the Theater Room  
Th 424.

Requested by: F-2 Owner Requested

Reason: Observed Failure

DSA prelim.

approval date: Not Applicable.

### 2 Preliminary Change Order # 6

ADD/ \$ 276.00

ADD/DEDUCT No change

Description: Toilet Partition damaged, please repair.

Requested by: F-2 Owner Requested

Reason: Observed Damage, inoperable.

DSA prelim.

approval date: Not Applicable.

### 3 Preliminary Change Order # 8

ADD/ \$2,153.00

ADD/DEDUCT No change

Description: Revised detailing of landing beam tabs to elevator frame.

Requested by: DSA

Reason: Coordinate Architectural & Structural Dimensional requirement.

DSA prelim.

approval date: Not Applicable.

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## SUMMARY OF CHANGE ORDER No. 1 Attachment

**PROJECT:** LANEY COLLEGE ADA PROJECT      **DATE:** FEBRUARY 15, 2011  
PROJECT NUMBER # 2348      **DSA FILE NO.:** Not / Applicable  
**OWNER:** Peralta Community College District      **DSA APP NO.:** 111245  
**CONTRACTOR:** IMR CONTRACTING CORP.      **PCCD FILE NO.:** #2348

<b>4</b>	<b>Preliminary Change Order # 16</b>	<b>ADD/ \$ 410</b> <b>ADD/DEDUCT No change</b>
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**Description:** Revise floor slope, floor finish and railing at Theater lift lower landing.  
**Requested by:** F-2 Owner Requested  
**Reason:** Existing conditions differs from assumed conditions.  
**DSA prelim. approval date:** Not Applicable.

<b>5</b>	<b>Preliminary Change Order # 24</b>	<b>ADD/ \$ 6,553</b> <b>ADD/ 5 Days</b>
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**Description:** Revise Theater women's toilet and lavatory locations in room Th 313.  
**Requested by:** F-2 Owner Requested  
**Reason:** Existing Plumbing in wall cavity, conflicts with original toilet location.  
**DSA prelim. approval date:** Not Applicable.

<b>6</b>	<b>Preliminary Change Order # 27</b>	<b>ADD/ \$2,555.00</b> <b>ADD/ 2 Days</b>
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**Description:** Replace toilet carriers in Theater rooms 101A, 102A, 313 & 308  
**Requested by:** F-2 Owner Requested  
**Reason:** Original carriers set in cement and unable to relocate.  
**DSA prelim. approval date:** Not Applicable.

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## SUMMARY OF CHANGE ORDER No. 1 Attachment

**PROJECT:** LANEY COLLEGE ADA PROJECT  
PROJECT NUMBER # 2348  
**OWNER:** Peralta Community College District  
**CONTRACTOR:** IMR CONTRACTING CORP.

**DATE:** FEBRUARY 15, 2011  
**DSA FILE NO.:** Not / Applicable  
**DSA APP NO.:** 111245  
**PCCD FILE NO.:** #2348

<b>7</b>	<b>Preliminary Change Order # 30</b>	<b>ADD/ \$ 7,499.00</b> <b>ADD/DEDUCT No change</b>
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**Description:** Reimburse the General Contractor for City of Oakland Permits  
**Requested by:** F-2 Owner Requested  
**Reason:** Expense not known at Bidding  
**DSA prelim. approval date:** Not Applicable.

<b>8</b>	<b>Preliminary Change Order # 31</b>	<b>ADD/ \$ 4,373.00</b> <b>ADD/ 2 Days</b>
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**Description:** Contractor provided barriers, clean up of Theater for unexpected performance on October 8, 2010.  
**Requested by:** F-2 Owner Requested  
**Reason:** To accommodate a scheduled program in the Theater Auditorium.  
**DSA prelim. approval date:** Not Applicable.

<b>9</b>	<b>Preliminary Change Order # 33</b>	<b>ADD/ \$1,535.00</b> <b>ADD/ DEDUCT No change</b>
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**Description:** Restore and reconfigure irrigation to lawn east of SE Parking Lot expansion.  
**Requested by:** F-2 Owner Requested  
**Reason:** Existing system truncated by new retaining wall. Revision required due to Spray patter.  
**DSA prelim. approval date:** Not Applicable.

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## SUMMARY OF CHANGE ORDER No. 1 Attachment

**PROJECT:** LANEY COLLEGE ADA PROJECT      **DATE:** FEBRUARY 15, 2011  
PROJECT NUMBER # 2348      **DSA FILE NO.:** Not / Applicable  
**OWNER:** Peralta Community College District      **DSA APP NO.:** 111245  
**CONTRACTOR:** IMR CONTRACTING CORP.      **PCCD FILE NO.:** #2348

<b>10</b>	<b>Preliminary Change Order # 34</b>	<b>ADD/\$ 118.00</b> <b>ADD/DEDUCT No change</b>
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Description: Modify railing profile at Theater Lobby  
Requested by: F-2 Owner Requested  
Reason: Correct the railing height, at the lower end of the railing.  
DSA prelim.  
approval date: Not Applicable.

<b>11</b>	<b>Preliminary Change Order # 35</b>	<b>ADD/ \$ 5,419.00</b> <b>ADD/ 5 Days</b>
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Description: Replace the deteriorated trap and pipe sections at the Theater room 308, floor drain.  
Requested by: F-2 Owner Requested  
Reason: Drain pipe conducts water to room below, instead of drain pipe.  
DSA prelim.  
approval date: Not Applicable.

<b>12</b>	<b>Preliminary Change Order # 36</b>	<b>ADD/ \$500</b> <b>ADD/DEDUCT No change</b>
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Description: Accelerate Theater third and fourth floor installation of wall board.  
Requested by: F-2 Owner Requested  
Reason: Make classrooms available first Monday after Thanksgiving holiday.  
DSA prelim.  
approval date: Not Applicable.

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## SUMMARY OF CHANGE ORDER No. 1 Attachment

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PROJECT NUMBER # 2348  
**OWNER:** Peralta Community College District  
**CONTRACTOR:** IMR CONTRACTING CORP.

**DATE:** FEBRUARY 15, 2011  
**DSA FILE NO.:** Not / Applicable  
**DSA APP NO.:** 111245  
**PCCD FILE NO.:** #2348

**13 Preliminary Change Order # 37**

**ADD/ \$ 628**  
**ADD/DEDUCT No change**

**Description:** Extend handrail and provide post support at Ramp 216  
**Requested by:** F-2 Owner Requested  
**Reason:** Correct for short extension  
**DSA prelim.  
approval date:** Not Applicable.

**14 Preliminary Change Order # 38**

**ADD/ \$ 6,684.00**  
**ADD/ DEDUCT No charge**

**Description:** Change the Theater restroom flush valve model.  
**Requested by:** F-2 Owner Requested  
**Reason:** Conform to new District standard.  
**DSA prelim.  
approval date:** Not Applicable.

**15 Preliminary Change Order # 40**

**ADD/ \$1009.00**  
**ADD/ DEDUCT No change**

**Description:** Change specification of resilient tile at Theater interior ramps.  
**Requested by:** F-2 Owner Requested  
**Reason:** Increase slip resistance of ramp surface.  
**DSA prelim.  
approval date:** Not Applicable.

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**PCCD FILE NO.:** #2348

<b>16</b>	<b>Preliminary Change Order # 41</b>	<b>ADD/ \$ 1,059.00</b> <b>ADD/ DEDUCT No change</b>
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**Description:** Reimburse Contractor for additional bond required by the City of Oakland  
**Requested by:** F-2 Owner Requested  
**Reason:** Not foreseeable. Required for issuance of City of Oakland permit.  
**DSA prelim. approval date:** Not Applicable.

<b>17</b>	<b>Preliminary Change Order # 42</b>	<b>ADD/ \$ 3,541.00</b> <b>ADD/ DEDUCT No charge</b>
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**Description:** Hazardous Floor drain in bathroom, over Room G 130 to be removed.  
**Requested by:** F-2 Owner Requested  
**Reason:** Cast Iron piping is corroded, leaking badly and may fall on persons below.  
**DSA prelim. approval date:** Not Applicable.

<b>18</b>	<b>Preliminary Change Order # 46</b>	<b>ADD/ \$2,510.00</b> <b>ADD/ DEDUCT No change</b>
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**Description:** Change Theater lavatory faucets from single supply to thermal mixing type.  
**Requested by:** F-2 Owner Requested  
**Reason:** Thermal mixing is proper type for mixed hot & cold water.  
**DSA prelim. approval date:** Not Applicable.

# PERALTA COMMUNITY COLLEGE DISTRICT

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## SUMMARY OF CHANGE ORDER No. 1 Attachment

PROJECT: LANEY COLLEGE ADA PROJECT      DATE: FEBRUARY 15, 2011  
PROJECT NUMBER # 2348      DSA FILE NO.: Not / Applicable  
OWNER: Peralta Community College District      DSA APP NO.: 111245  
CONTRACTOR: IMR CONTRACTING CORP.      PCCD FILE NO.: #2348

19	Preliminary Change Order # 47	ADD/ \$ 291.00 ADD/ 1 Day
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Description: Wall in Theater requires furring behind water closets ¾" to prepare for the wallboard  
Requested by: F-2 Owner Requested  
Reason: Change existing tile substrate from plaster to wall board  
DSA prelim.  
approval date: Not Applicable.

20	Preliminary Change Order # 49	ADD/ \$ 286.00 ADD/ DEDUCT No charge
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Description: Bracket design to support shortened bench at accessible lockers  
Requested by: F-2 Owner Requested  
Reason: Existing support system found not suitable to modification.  
DSA prelim.  
approval date: Not Applicable.

21	Preliminary Change Order # 50	ADD/ \$5495.00 ADD/ 2 Days
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Description: Change Library room 105 flush valves & faucets. Repair floor drain. Change urinal & provide new toilet carrier.  
Requested by: F-2 Owner Requested  
Reason: Some existing plumbing components not serviceable. Comply with updated District requirements for some items, and ensure proper compliant installations.  
DSA prelim.  
approval date: Not Applicable.

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**CONTRACTOR:** IMR CONTRACTING CORP.      **PCCD FILE NO.:** #2348

<b>22</b>	<b>Preliminary Change Order # 51</b>	<b>ADD/ \$ 6,354.00</b> <b>ADD/ 3 Days</b>
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**Description:** Change Library room 112 flush valves and faucets, repair floor drain, provide new toilet carriers & misc. corrections to non-compliant drainage plumbing.

**Requested by:** F-2 Owner Requested

**Reason:** Some existing plumbing components not serviceable. Comply with updated District requirements for some items & ensure proper compliant installations.

**DSA prelim. approval date:** Not Applicable.

<b>23</b>	<b>Preliminary Change Order # 52</b>	<b>ADD/ \$ 5,731.00</b> <b>ADD/ 3 Days</b>
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**Description:** Change Library room 301 flush valves and faucets, repair floor drain, change Urinal & provide new toilet carrier.

**Requested by:** F-2 Owner Requested

**Reason:** Some existing plumbing components not serviceable. Comply with updated District requirements for some items & ensure proper compliant installations.

**DSA prelim. approval date:** Not Applicable.

<b>24</b>	<b>Preliminary Change Order # 53</b>	<b>ADD/ \$ 5,758.00</b> <b>ADD/ 2 Days</b>
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**Description:** Change Library room 302 flush valves and faucets, repair floor drain, provide new toilet carriers.

**Requested by:** F-2 Owner Requested

**Reason:** Some existing plumbing components not serviceable, Comply with updated District requirements for some items & ensure proper compliant installations.

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## SUMMARY OF CHANGE ORDER No. 1 Attachment

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PROJECT NUMBER # 2348  
**OWNER:** Peralta Community College District  
**CONTRACTOR:** IMR CONTRACTING CORP.

**DATE:** FEBRUARY 15, 2011  
**DSA FILE NO.:** Not / Applicable  
**DSA APP NO.:** 111245  
**PCCD FILE NO.:** #2348

**25 Preliminary Change Order # 55**

**ADD/ \$ 803.00**  
**ADD/ 1 Day**

**Description:** Extend Theater Clothing Store VCT floor finish to edge of relocated walls.  
**Requested by:** F-2 Owner Requested  
**Reason:** Some floor finish removed to facilitate relocated partitions. Existing finish was assumed to be concrete.  
**DSA prelim. approval date:** Not Applicable.

**26 Preliminary Change Order # 56**

**ADD/ \$1,749.00**  
**ADD/ DEDUCT No change**

**Description:** Provide new doors in relocated doorways in Th424 and Th426.  
**Requested by:** F-2 Owner Requested  
**Reason:** Existing doors and frames were problematic to relocate.  
**DSA prelim. approval date:** Not Applicable.

**27 Preliminary Change Order # 57**

**ADD/ \$4,861.00**  
**ADD/ DEDUCT No change**

**Description:** Extent of New carpet in Theater Lobby areas was expanded.  
**Requested by:** F-2 Owner Requested  
**Reason:** Reconcile Bid and DSA plan sets.  
**DSA prelim. approval date:** Not Applicable.

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## SUMMARY OF CHANGE ORDER No. 1 Attachment

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PROJECT NUMBER # 2348  
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**PCCD FILE NO.:** #2348

<b>28</b>	<b>Preliminary Change Order # 58</b>	<b>ADD/ \$ 8,568.00</b> <b>ADD/ DEDUCT No change</b>
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**Description:** Abate lead containing tile in Library restrooms.  
**Requested by:** F-2 Owner Requested  
**Reason:** Tile is led containing in Library and must be removed for new work.  
**DSA prelim. approval date:** Not Applicable.

<b>29</b>	<b>Preliminary Change Order # 59</b>	<b>ADD/ \$1,401.00</b> <b>ADD/ DEDUCT No change</b>
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**Description:** Change Theater Urinals from waterless type to flush valve supplied.  
**Requested by:** F-2 Owner Requested  
**Reason:** District Standard changed to flush valve model.  
**DSA prelim. approval date:** Not Applicable.

<b>30</b>	<b>Preliminary Change Order # 60</b>	<b>ADD/ \$4,404.00</b> <b>ADD/ DEDUCT No change</b>
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**Description:** Provide new carpet in Theater upper level lobby.  
**Requested by:** F-2 Owner Requested  
**Reason:** District decision for new carpet in upper level.  
**DSA prelim. approval date:** Not Applicable.