

PERALTA COMMUNITY COLLEGE DISTRICT
Board of Trustees Agenda Report
For the Trustee Meeting Date of April 12, 2011

ITEM # 28

ITEM TITLE:

Consider Ratification of Change Order No. 2, Building A Swing Space at Merritt College, Cumiskey Construction Corporation

SPECIFIC BOARD ACTION REQUESTED:

Ratification is requested for Change Order No. 2 to the contract with Cumiskey Construction Corporation for the Building A Swing Space at Merritt College, in the amount of \$14,466.

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. 2 to the contract, in the amount of \$14,466. Including the previously Board approved change order, the cumulative total is \$48,505, which is 9.98% of the original contract amount (\$485,901).

The change order items for the project are primarily due to the following reasons:

- The conversion of the space from an area previously outfitted for vocational training activities to a functional interim library found a number of existing items and systems that needed to be repaired or upgraded to allow the Library to achieve its desired functionality. These items were not critical in its previous usage but were critical to its new functions.
- A number of existing hidden conditions were found that could not have been anticipated behind walls, in existing electrical and mechanical systems or above a ceiling, requiring a change in scope due to unforeseen conditions.
- A few items were added in response to Library staff and technicians to enhance services for the library and provide a more secure facility for the students.

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."

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. In accordance with Board Policy 6.83, approval was requested from the Chancellor for the change order work, and Change Order No. 1 is 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. 2 to the contract with Cumiskey Construction Corporation for the Building A Swing Space at Merritt College, in the amount of \$14,466.

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: 4-1-2011
Dr. Sadiq B. Ikharo
Vice Chancellor of General Services

DOCUMENT PRESENTED BY:
Sadiq B. Ikharo Date: 4-1-2011
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: 4/7/11
Ron 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: 4/6/11
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: 4/4/11
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. 2

PROJECT: BUILDING A- SWING SPACE
MERRITT COLLEGE

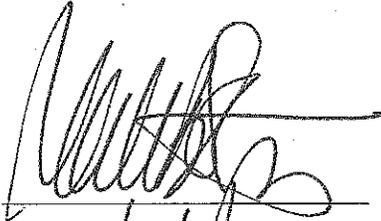
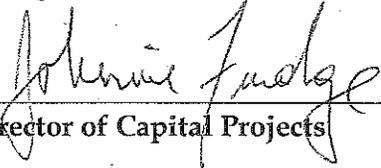
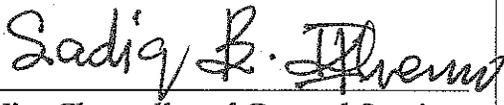
DATE: 02-11-11
DSA FILE NO.: 1-C1
DSA APP NO.: 01-11429
PCCD PROJECT #: 2303
PROJECT MANAGER:
Johnnie Fudge

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.....\$ 34,039.00
 The Contract sum prior to this Change Order was..... \$ 519,940.00
 The Contract sum will be increased/decreased by this Change Order..... \$ 14,466.00
 The New Contract Sum including this Change Order will be..... \$ 534,406.00
 Cumulative Change Order(s) as a percentage of contract including this Change Order 9.98%
 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'. #13, #14, #15, #16, #17, #18, #19, #20, #21, and #22

<p>Approved: Architect of Record</p> <div style="text-align: center;">  <hr/> Date: 3/28/11 </div>	<p>Approved: General Contractor</p> <div style="text-align: center;">  <hr/> Date: 3/24/11 </div>	<p>Approved: Peralta Community College District</p> <div style="text-align: center;">  <hr/> Director of Capital Projects Date: 4/4/11 </div>
<p>Approved: Electrical or Structural Engineer</p> <div style="text-align: center; font-size: 2em;">N/A</div> <hr/> Date:	<p>Approved: Mechanical Engineer</p> <div style="text-align: center; font-size: 2em;">N/A</div> <hr/> Date:	<div style="text-align: center;">  <hr/> Vice Chancellor of General Services Date: 4/4/2011 </div> <p>Approved: Div. of the State Architect</p> <hr/> Date:

PERALTA COMMUNITY COLLEGE DISTRICT

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

SUMMARY OF CHANGE ORDER No. 2 Attachment

PROJECT: BUILDING A- SWING SPACE
MERRITT COLLEGE
OWNER: Peralta Community College District
CONTRACTOR: CUMISKEY CONSTRUCTION

DATE: 02-11-11
DSA FILE NO.: 1-C1
DSA APP NO.: 01-110429
PCCD FILE NO.: 2303

Legend

1: Unforeseen Condition - Owner Initiated	A: Approved for A/E Reimbursement
2: Owner Requested Change - Owner Initiated	F: Not Approved for A/E Reimbursement
3: DSA or Agency requested change - Agency Initiated	
4: Design Error or admission - Architect Initiated	

16	PCO 16	ADD/DEDUCT \$	1,820.00
		ADD/DEDUCT	0 Days

Description: Furnish and install (3) illuminated EXIT signs over doors.

Requested by: 2- F: Owner Requested Change

Reason: Library staff and the District decided that provide a better point of control and minimize potential thief of books and equipment this was the best way to manage the student traffic flow. (CPE #22)

17	PCO 17	ADD/DEDUCT \$	821.00
		ADD/DEDUCT	0 Days

Description: Furnish and install (3) new fire alarm devices.

Requested by: 1-F: Unforeseen condition

Reason: DSA inspector, Architect and the Facility Project Manager believed it was necessary addition to maintain safety once the room was partitioned.(CPE #23)

18	PCO 18	ADD/DEDUCT \$	3,606.00
		ADD/DEDUCT	0 Days

Description: Furnish and install material for new Simplex panel at work space.

Requested by: 2-F: Owner Requested Change

Reason: This work was required to run new circuits to devices at work stations and provide a fully functioning fire protection system. (CPE #24)

