

PERALTA COMMUNITY COLLEGE DISTRICT
Board of Trustees Agenda Report
For the Trustee Meeting Date of April 26, 2011

ITEM # 25

ITEM TITLE:

Consider Ratification of Change Order Nos. 1 and 2, Improvements to 860 Atlantic Avenue, Alameda, Cal-Pacific Construction Inc.

SPECIFIC BOARD ACTION REQUESTED:

Ratification is requested for Change Order Nos. 1 and 2 to the contract with Cal-Pacific Construction Inc. for the Improvements to 860 Atlantic Avenue project in Alameda, in the total amount of \$124,079.55.

ITEM SUMMARY:

On September 28, 2010, this Board awarded a contract to Cal-Pacific Construction Inc. for the Improvements to 860 Atlantic Avenue project in Alameda. Ratification is now requested for Change Order Nos. 1 and 2 to the contract. The change orders total \$124,079.55, which is 2.9% of the original contract amount (\$4,260,000.00).

Change Order No. 1, in the amount of \$50,667.79, was necessary to address unforeseen conditions. The suspended ceiling and lighting fixtures in the corridor had to be removed to install new sheet metal heating ducts. Additional glued laminated beams had to be added for structural support at the request of the structural engineer and DSA (Department of the State Architect). Change Order No. 2, in the amount of \$73,411.76, was also necessary due to unforeseen conditions. It was discovered during demolition that the existing insulation at the roof did not comply with current Title 24 requirements and needed to be replaced.

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 these change orders.

BACKGROUND/ANALYSIS:

The changes have been reviewed and approved by the project architect, NBBJ, the Inspector of Record (IOR), Jason Zalinsky, the project manager, Willie J. Robinson and Associates, and the General Services Department.

ALTERNATIVES/OPTIONS:

Not applicable.

EVALUATION AND RECOMMENDED ACTION:

Ratification is recommended for Change Order Nos. 1 and 2 to the contract with Cal-Pacific Construction Inc. for the Improvements to 860 Atlantic Avenue project in Alameda, in the total amount of \$124,079.55.

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, College of Alameda, "Remodeling and equipping classroom and campus facilities," and "Science Lab upgrades," and Merritt College, "Classroom and facilities repairs and grounds improvements," "Science Lab upgrades," 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:

No additional comments.

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: 4-15-2011
Dr. Sadiq B. Ikharo
Vice Chancellor of General Services

DOCUMENT PRESENTED BY:
Sadiq B. Ikharo Date: 4-15-2011
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: 4/20/11
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: 4/20/11
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: 4/18/11
Wise E. Allen, Chancellor

PERALTA COMMUNITY COLLEGE DISTRICT

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

CHANGE ORDER NO. 01

PROJECT:	860 Atlantic Improvement Project	DATE:	01/31/2011
PROJECT MGR:	Willie J. Robinson/WJR, Inc.	DSA FILE NO.:	01-111032
OWNER:	Peralta Community College District	DSA APP. NO.:	01-111032
CONTRACTOR	Cal Pacific Construction, Inc.	PCCD FILE NO.:	2345 (09-1-/41)

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	\$ 4,260,000.00
Net Change by previously authorized Change Orders	\$ 0.00
The Contract sum prior to this Change Order	\$ 4,260,000.00
The Contract sum will be increased/decreased by this Change Order	\$ 50,667.79
New Contract Sum including this Change Order	\$ 4,310,667.79
Cumulative Change Order(s) as a percentage of contract including this Change Order	1.19%
Contract is changed by (0) Days	0.0 Days
Contract completion date as of this Change Order	7/12/2011

Summary reference attached items:

P.C.O'. 2 - 4

<p>Approved: Architect of Record</p> <p>Date: 2/4/11</p>	<p>Approved: General Contractor</p> <p>Date: 02/07/2011</p>	<p>Approved: Peralta Community College District</p> <p>Projects Manager</p> <p>Date: 4/8/11</p> <hr/> <p>Vice Chancellor of General Services</p> <p>Date: 4/12/11</p>
<p>Approved: Electrical or Structural Engineer</p> <p style="text-align: center; font-size: 2em;">N/A</p> <p>Date:</p>	<p>Approved: Mechanical Engineer</p> <p style="text-align: center; font-size: 2em;">N/A</p> <p>Date:</p>	<p>Approved: Div. of the State Architect</p> <p>Date:</p>

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CHANGE ORDER NO. 02

PROJECT:	860 Atlantic Improvement Project	DATE:	03/23/2011
PROJECT MGR:	Willie J. Robinson/WJR, Inc.	DSA FILE NO.:	01-111032
OWNER:	Peralta Community College District	DSA APP. NO.:	01-111032
CONTRACTOR	Cal Pacific Construction, Inc.	PCCD FILE NO.:	2345 (09-1-/41)

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	\$ 4,260,000.00
Net Change by previously authorized Change Orders	\$ 50,667.79
The Contract sum prior to this Change Order	\$ 4,310,667.79
The Contract sum will be increased/decreased by this Change Order	\$ 73,411.76
New Contract Sum including this Change Order	\$ 4,384,079.55
Cumulative Change Order(s) as a percentage of contract including this Change Order	2.91%
Contract is changed by (0) Days	0.0 Days
Contract completion date as of this Change Order	7/12/2011

Summary reference attached items:

P.C.O's. #12

<p>Approved: Architect of Record</p> <p>Date: 3/25/11</p>	<p>Approved: General Contractor</p> <p>Date: 03/24/2011</p>	<p>Approved: Peralta Community College District</p> <p>Projects Manager</p> <p>Date: 4/8/11</p> <hr/> <p>Vice Chancellor of General Services</p> <p>Date: 4/12/11</p>
<p>Approved: Electrical or Structural Engineer</p> <p style="text-align: center; font-size: 2em;">N/A</p> <hr/> <p>Date:</p>	<p>Approved: Mechanical Engineer</p> <p style="text-align: center; font-size: 2em;">N/A</p> <hr/> <p>Date:</p>	<p>Approved: Div. of the State Architect</p> <hr/> <p>Date:</p>

PERALTA COMMUNITY COLLEGE DISTRICT

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SUMMARY OF CHANGE ORDER No. 02 Attachments

PROJECT: 860 ATLANTIC IMPROVEMENT PROJ. DATE: 3/23/2011
OWNER: Peralta Community College District DSA FILE NO.: 1-C1
DSA APP NO.: 01-111032
CONTRACTOR: Cal Pacific Construction, Inc. PCCD FILE NO.: 2345 (09-10/41)

PCO #12	ADD	\$ 73,411.76
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Description: Add Thermal Conductivity R-19 Kraft Paper Insulation under Roof Deck.

Requested by: Contractor / RFI #58

Reason: The existing multi-layer paper foil sheets acting as insulation does not meet Title 24 Requirements. The original documents indicated R-19 Batt Insulation which indicated that the current building was in compliance with Title 24 criteria. During the removal of the roof, it was determined that insulation was only foil paper, which does not meet Title 24 criteria.

DSA prelim.

Approval date: Not Applicable

PCO #	ADD	\$
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Description:

Requested by:

Reason:

DSA prelim.

Approval date: