

Measure A

Project Contract Change Orders

2006 – April 28, 2011

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Presented by:
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Vice Chancellor of General Services

5/10/2011

Approval of Change Orders



Board Policy 6.83 - Approval of Change Orders states:

Due to the nature of construction of public projects, there may be necessary revisions to the contract amount awarded by formal bid due to unforeseen needs, and time sensitive constructions. An unanticipated change in the construction process requires the District to respond swiftly and efficiently. When construction is in progress, saving valuable time and cost is needed to deliver projects on schedule, and budget. During this time, the District cannot proceed with necessary adjustments to the construction process without a change order. Therefore, the budget each public project in this District shall include an appropriate contingency fund (generally 10% unless otherwise determined) over the awarded amount.

These contingency funds may only be spent in conformance with this policy by written change order .

Board Policy 6.83 (cont.)



A "change order" is a written supplemental agreement to an awarded construction contract agreed upon by all parties to that contract subsequent to the execution of that original contract.

The Chancellor or designee is authorized to approve construction project change orders as follows:

1. That the Board delegate authority to the Chancellor or designee to approve change orders that do not cumulatively exceed 10% of the original contract price.
2. A third party professional such as Project Architect of Record, and Construction Manager (CM) must review and certify change order item initiated prior to Board approval.

Board Policy 6.83 (cont.)



3. That all change orders must be Board approved or ratified prior to the action or performance of the work included in the change order except in cases where the action or work is urgently necessary to:
 - avoid delay or disruption to the construction process; or
 - to allow the District to significantly conserve District funds; or
 - conserve project construction time; or
 - address a situation that is otherwise considered an emergency under the Public Contract Code section 20654 that the change is necessary to permit the continuance of existing classes or to avoid damage to life or property and the matter cannot wait for the next Board meeting.
4. That the Chancellor or designee must provide such changes and justifications in writing by the next meeting to the Board of Trustees.

The Board of Trustees shall receive written notice of all change order approvals meeting these criteria and all such change orders shall be calendared for Board ratification.

Last Revised: February 8, 2005

COMMON CAUSES FOR CHANGE ORDERS



- Unforeseen existing conditions
- Error or Omissions
- Changes from the original scope of work
- Owner requested changes (time sensitive)
- Architect requested changes – “duty of care”
- Contractor requested changes
- Department of State Architect code or review changes.

SUMMARY



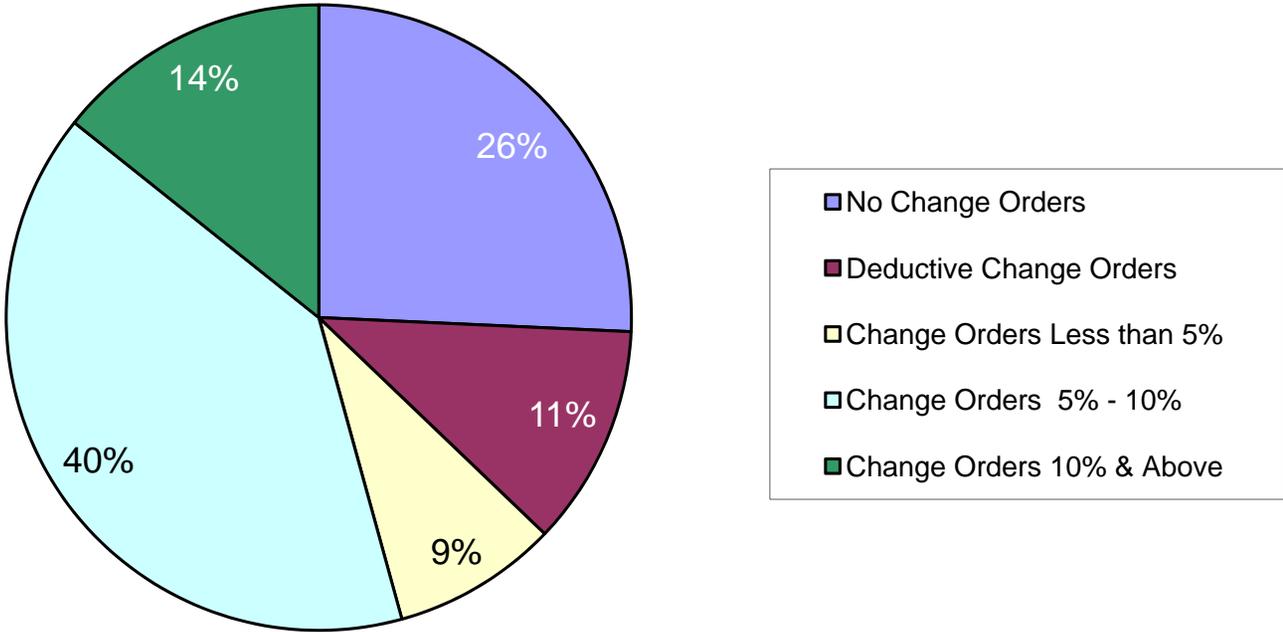
- A total of 70 construction contracts between 2006 through April 28, 2011 were funded through Measure A.
- Below is a breakdown of change orders percentages, based on these contacts.

	# of Construction Contracts (2006-Apr. 28, 2011)	%
No Change Orders	18	26%
Deductive Change Orders	8	11%
Change Orders Less than 5%	6	9%
Change Orders 5% - 10%	28	40%
Change Orders 10% & Above	10	14%
Total:	70	

SUMMARY CHART



**MeasurA Construction Contracts
Changr Order Summary (2006 - April 28, 2011)**



List of Contracts with No Change Orders



**PERALTA COMMUNITY COLLEGE DISTRICT
MEASURE A PROJECT CONTRACT CHANGE ORDER SUMMARY
2006 through April 28, 2011**

CONTRACTOR	PROJ. NO.	PROJECT NAME	FUNDING SOURCE	ORIGINAL CONTRACT AMOUNT	TOTAL CHANGE ORDER	%
Fluoresco Lighting & Hung Construction	2314	Laney LED Sign	Measure A	\$ 185,945.39	-	0.0%
Hung Construction	2321	Interior Spaces at the District Offices	Measure A	\$ 14,461.22	-	0.0%
Hung Construction	2315	COA Bldgs C & D Toilet Rooms Cosmetic Renov	Measure A	\$ 168,600.00	-	0.0%
Quality Air Services	2309	HVAC Cleaning at Laney	Measure A	\$ 67,800.00	-	0.0%
Quality Air Services	2303	Cleaning HVAC Duct at Merritt	Measure A	\$ 29,800.00	-	0.0%
Quality Air Services	2303	Power Cleaning HVAC at Merritt	Measure A	\$ 58,600.00	-	0.0%
Quality Air Services	2303	HVAC Duct Cleaning at Merritt	Measure A	\$ 22,600.00	-	0.0%
Quality Air Services	2345	Air Testing at 860 Atlantic Ave	Measure A	\$ 17,300.00	-	0.0%
Chevron Energy	2344	Early Action Renewable Energy District-Wide	Measure A	\$ 1,861,127.00	-	0.0%
Chevron Energy	2358	Merritt 1.2MW Photovoltaic	Measure A	\$ 7,936,489.00	-	0.0%
Chevron Energy	2314	Energy Services for Laney HVAC for Computer	Measure A	\$ 1,836,696.00	-	0.0%
Garnett Sign Studio	2324	District-Wide Wayfinding Signage	Measure A	\$ 148,337.00	-	0.0%
Guru Electric	2303	Upgrade Lighting at Merritt College	Measure A	\$ 72,000.00	-	0.0%
Nick Stavronopoulos	2346	HVAC at IT Network System	Measure A	\$ 346,500.00	-	0.0%
Dan Electric	2338	Electrical & Data/Telecom at Laney Portables	Measure A	\$ 64,000.00	-	0.0%
JUV Inc	2345	Tennis Court Bleachers at COA	Measure A	\$ 476,951.00	-	0.0%
JUV Inc	2328	District-Wide Security Sheriff's Control Center	Measure A	\$ 582,700.00	-	0.0%
Simplex Grinnell	2314	Fire Alarm Installation at Laney Bldg F	Measure A	\$ 58,250.00	-	0.0%
TOTALS:				\$ 3,585,434.00	-	0.0%

List of Contacts with Deductive Change Orders



**PERALTA COMMUNITY COLLEGE DISTRICT
MEASURE A PROJECT CONTRACT CHANGE ORDER SUMMARY
2006 through April 28, 2011**

CONTRACTOR	PROJ. NO.	PROJECT NAME	FUNDING SOURCE	ORIGINAL CONTRACT AMOUNT	TOTAL CHANGE ORDER	%
OnPoint Construction	2314	Laney Student Health Services Swing Space	Measure A	\$ 132,680.00	\$ (57,880.00)	-43.6%
CLW Builders Inc	2314	Laney Bldg. E Restroom Refurbishment	Measure A	\$ 776,800.00	\$ (95,817.00)	-12.3%
Howard S Wright	2315	COA Dental Area Modification	Measure A	\$ 125,301.00	\$ (9,015.00)	-7.2%
Hung Construction	2315	Lighting Upgrades to COA Bldg B D & G etc.	Measure A	\$ 2,163,550.00	\$ (146,557.00)	-6.8%
Alpha Restoration & Waterproofing	2315	COA Waterproofing	Measure A	\$ 271,680.00	\$ (8,567.07)	-3.2%
Hung Construction	2315	COA Short Term (Modernization)	Measure A	\$ 1,002,800.00	\$ (19,474.00)	-1.9%
American Asphalt	2316	Re-paving Parking Lots at COA, Laney & Merritt	Parking Fund & Measure A	\$ 484,680.00	\$ (49,254.63)	-10.2%
Grade Tech Inc	2347	COA Access Road	Measure A	\$ 458,550.00	\$ (42,166.41)	-9.2%
			TOTALS:	\$ 5,416,041.00	\$ (428,731.11)	-12%
						(Average)

List of Contract Change Orders 5% to 10%



**PERALTA COMMUNITY COLLEGE DISTRICT
MEASURE A PROJECT CONTRACT CHANGE ORDER SUMMARY
2006 through April 28, 2011**

CONTRACTOR	PROJ. NO.	PROJECT NAME	FUNDING SOURCE	ORIGINAL CONTRACT AMOUNT	TOTAL CHANGE ORDER	%
Interstate Grading & Paving	2303	Tennis Court Renovation at Merritt	Measure A	261,900.00	21,814.42	8.3%
Gold Spring Construction	2303	Child Care Bldg at Merritt	Measure A	55,494.00	4,698.00	8.5%
Guru Electric	2314	Laney Gateway	Measure A	150,000.00	9,340.00	6.2%
A&E Emaar	2314	Upgrades to Laney Tunnel	Measure A	75,000.00	5,250.00	7.0%
Hung Construction	2314	Laney Bldg G Plus	Measure A	1,330,000.00	95,774.00	7.2%
Hung Construction	2314	Laney Bldg C D & Gym Refurbishment	Measure A	617,000.00	49,977.82	8.1%
Hung Construction	2314	Laney Art Gallery Tenant	Measure A	38,000.00	3,105.52	8.2%
D C Sousa Electric	2314	Electrical & Data/Telecom Related Upgrades	Measure A	138,000.00	11,326.00	8.2%
Dan Electric	2314	Infrastructure Upgrade - Portables for Laney Tower	Measure A	355,000.00	29,837.63	8.4%
Hung Construction	2314	Laney Restroom Refurbishment	Measure A	423,600.00	35,617.00	8.4%
A&E Emaar	2314	Laney Cosmetology Dept Refurbishment	Measure A	187,000.00	15,804.43	8.5%
Rodan Builders	2314	Demolition/Refurb of Laney Bldg A	Measure A	1,647,000.00	145,000.00	8.8%
Gold Spring Construction	2314	Laney Women's Restroom	Measure A	349,221.00	31,610.57	9.1%
Hung Construction	2314	Laney Chemistry & Biology	Measure A	986,000.00	90,020.27	9.1%
Eden Custom Builders	2314	Laney Financial Aid and Cashier Refurbishment	Measure A	250,441.00	24,049.14	9.6%
Kudsk Construction	2314	Laney Carpentry Shop	Measure A	200,800.00	19,490.00	9.7%
Bay Construction	2314	Laney Welding Lab Refurb	Measure A	542,000.00	53,477.80	9.9%
Eden Custom Builders	2314	Laney DSPS Offices Refurbishment	Measure A	306,300.00	30,287.70	9.9%
SEB Construction	2315	COA Short Term (Modernization)	Measure A	1,689,900.00	100,132.00	5.9%
Quality Air Services	2315	COA Ductwork Cleaning	Measure A	260,350.20	18,600.00	7.1%
Chevron Energy Solutions	2321	DAC Renovation Phase III	Measure A	\$ 650,000.00	\$ 65,128.71	10.0%
AJF/BHM Joint Venture	2323	BCC Short Term (Modernization)	Measure A	703,318.00	67,618.00	9.6%
Cumiskey Construction Corp	2324	Merritt Bldg A Swing Space	Measure A	485,901.00	34,039.00	7.0%
Triton Construction	2335	BCC Multimedia Configuration	Measure A	170,912.00	11,583.00	6.8%
AJF/BHM Joint Venture	2335	BCC Build-Out Phase II	Measure A	1,607,200.00	109,572.00	6.8%
JUV Inc	2343	DAC Modular Replacement Improvermts	Measure A	999,700.00	99,055.98	9.9%
JUV Inc	2349	DAC Electrical Upgrade	Measure A	223,000.00	15,611.06	7.0%
Chevron Energy Solutions	2359	DAC HVAC Replacement	Measure A	990,003.00	98,282.00	9.9%
TOTALS:				\$ 15,693,040.20	\$ 1,296,102.05	8.3%
						(Average)

List of Change Orders 10% and Above



**PERALTA COMMUNITY COLLEGE DISTRICT
MEASURE A PROJECT CONTRACT CHANGE ORDER SUMMARY
2006 through April 28, 2011**

CONTRACTOR	PROJ. NO.	PROJECT NAME	FUNDING SOURCE	ORIGINAL CONTRACT AMOUNT	TOTAL CHANGE ORDER	%
Galedrige Construction Inc	2303	Merritt Parking Lot C Construction	Measure A	\$ 511,000.00	\$ 55,999.11	11.0%
Bayview Environmental	2303	Meritt Bldg A & Q Asbestos Abatement	Measure A	\$ 48,000.00	\$ 5,472.78	11.4%
Guru Electric	2303	Renovation of Women's Restroom at Merritt	Measure A	\$ 135,000.00	\$ 19,107.00	14.2%
Quality Air Services	2314	Cleaning of All Laney HVAC Ducts (It was found that air ducts had deteriorated and required replacement.)	Measure A	\$ 294,297.50	\$ 50,000.00	17.0%
CLW Builders Inc	2314	Site Prep & Install Temp Classrooms at Laney	Measure A	\$ 571,000.00	\$ 104,359.12	18.3%
Hung Construction	2314	Welcome Center Refurbishment (1701 & Associates did not have proper specifications for the project.)	Measure A	\$ 463,000.00	\$ 103,310.57	22.3%
NBC General Contractors Corp	2322	Laney Beginners Inn Culinary Kitchen (Additional project was added, e.g. the Laney Bistro.	Measure A	\$ 5,680,000.00	\$1,407,031.00	24.8%
Rodan Builders	2946, 2315	COA Sidewalk Rehab (No soil compaction due to bay mud.)	Measure E & Measure A	\$ 1,715,000.00	\$ 680,756.00	39.7%
			TOTALS:	\$ 9,417,297.50	\$ 2,426,035.58	19.8%
						(Average)