

**PERALTA COMMUNITY COLLEGE DISTRICT**  
**Board of Trustees Agenda Report**  
**For the Trustee Meeting Date of June 14, 2011**

ITEM # 26

**ITEM TITLE:**

Consider Ratification of Change Order No. 1, Learning Center/Library Renovation at Merritt College, Alten Construction, Inc.

**SPECIFIC BOARD ACTION REQUESTED:**

Ratification is requested for Change Order No. 1 to the contract with Alten Construction, Inc. for the Learning Center/Library Renovation at Merritt College, in the amount of \$73,667.

**ITEM SUMMARY:**

On December 7, 2010 this Board awarded a contract to Alten Construction, Inc. for the Learning Center/Library at Merritt College. Ratification is now requested for Change Order No. 1 to the contract, in the amount of \$73,667, which is 2.1% of the original contract amount (\$3,497,000). These change order items are primarily due to the following reasons:

- A number of existing hidden conditions were found below the existing concrete slab that could not have been anticipated. In order to address, mitigate and repair pre-existing cracks and existing building damage, additional scope of work needed to be added to the project.
- A few items (including additional demolition and extension of waterproofing) were added in response to leaks that occurred during the rainy season to enhance the waterproofing and protect the facility from water intrusion and damage.

**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, 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 IOR (Inspector of Record), Anthonio, Inc.; the project manager, SGI Construction Management; and the General Services Department. It was necessary for the contractor to perform this work so that the project schedule would not be delayed

and the sequencing of the work would not be adversely affected. 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. 1 to the contract with Alten Construction, Inc. for the Learning Center/Library Renovation at Merritt College, in the amount of \$73,667.

**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. Ikharmo Date: 6-3-2011  
Dr. Sadiq B. Ikharmo  
Vice Chancellor of General Services

**DOCUMENT PRESENTED BY:**

Sadiq B. Ikharmo Date: 6-3-2011  
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 by VR Date: 6/9/11  
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 VR Date: 6/9/11  
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: 6/7/11  
Wise E. Allen, Chancellor

# PERALTA COMMUNITY COLLEGE DISTRICT

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

## CHANGE ORDER NO. 1

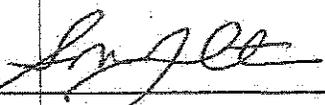
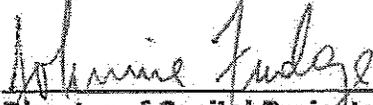
PROJECT:	Merritt Library & Learning Center	DATE:	5/23/11
PROJECT MGR:	Johnnie Fudge	DSA FILE NO.:	110378
OWNER:	Peralta Community College District	DSA APP. NO.:	
CONTRACTOR	Alten Construction	PCCD FILE NO.:	2324

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	\$3,497,000
Net Change by previously authorized Change Orders	\$0
The Contract sum prior to this Change Order	\$3,497,000
The Contract sum will be increased/decreased by this Change Order	\$73,667
New Contract Sum including this Change Order	\$3,570,667
Cumulative Change Order(s) as a percentage of contract including this Change Order	2.11%
Contract is changed by (0) Days	0 Days
Contract completion date as of this Change Order	1/25/12

**Summary reference attached items:**

Summary of PCO's: PCO 1-10 and all applicable back up documentation including approved CPE & RFI responses

<p><b>Approved:</b> Architect of Record</p>  <p>Date: 6/3/11</p>	<p><b>Approved:</b> General Contractor</p>  <p>Date: 6-7-11</p>	<p><b>Approved: Peralta Community College District</b></p>  <p>Director of Capital Projects</p> <p>Date: 6/7/11</p>  <p>Vice Chancellor of General Services</p> <p>Date: 6-7-2011</p>
<p><b>Approved: Electrical or Structural Engineer</b></p>   <p>Date:</p>	<p><b>Approved: Mechanical Engineer</b></p>   <p>Date:</p>	<p><b>Approved: Div. of the State Architect</b></p>   <p>Date:</p>

# 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. 1 Attachment

**PROJECT:** LIBRARY & LEARNING CENTER  
MERRITT COLLEGE  
**OWNER:** Peralta Community College District  
**CONTRACTOR:** ALTEN CONSTRUCTION

**DATE:** 5-23-11  
**DSA FILE NO.:** 110378  
**PCCD FILE NO.:** 2324

### Change Order Coding:

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

01	PCO 01	ADD	\$8,916
		ADD/DEDUCT	0 Days

Description: Additional Floor Abatement Level 3.

Requested by: 1 - Unforeseen Condition - Owner Initiated

Reason: New areas of hazardous material requiring abatement discovered on 3<sup>rd</sup> floor, not included in the original HazMat Report.

02	PCO 02	ADD	\$1,500
		ADD/DEDUCT	0 Days

Description: CP-01 dated 2.14.11 provided revisions to the structural steel details which were submitted with submittal 05120-01.

Requested by: 4 - Design error or omission - Architect Initiated

Reason: Structural Steel connection details revised by Structural Engineer in shop drawing review, to provide necessary slotted connections to floor plane.

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## SUMMARY OF CHANGE ORDER No. 1 Attachment

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03	PCO 03	ADD	\$1,278
		ADD/DEDUCT	0 Days

Description: Re-pull Cat 6 cable and restore wireless antenna on Level 3 shown to be demolished on the drawings.

Requested by: 2 – Owner Requested Change – Owner Initiated

Reason: Wireless antenna shown to be removed & replaced with new on Contract Documents. College I.T. requested this remain in service continuously, to serve other College buildings. Existing antenna had already been removed, and GC was directed to restore service immediately.

04	PCO 04	ADD	\$477
		ADD/DEDUCT	0 Days

Description: Returned submittal #08460-01 requires a finish change from Clear Anodized to Dark Bronze Anodized.

Requested by: 4 – Design error or omission – Architect Initiated

Reason: Contract documents erroneously called for Clear Anodized sliding entry doors, changed to Dark Bronze Anodized to match existing storefront in place.

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## SUMMARY OF CHANGE ORDER No. 1 Attachment

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05	PCO 05	ADD	\$4,242
		ADD/DEDUCT	0 Days

Description: Abatement of existing ACM acoustic treatment on Southeast corner walls of Level.

Requested by: 1 - Unforeseen Condition - Owner Initiated

Reason: New areas of hazardous material requiring abatement discovered on 1<sup>st</sup> floor, not included in the original HazMat Report.

06	PCO 06	ADD	\$4,308
		ADD/DEDUCT	0 Days

Description: Add one area drain and piping at level 1 balcony.

Requested by: 2 - Owner Requested Change - Owner Initiated

Reason: Additional area drain tied into existing system recommended by GC to improve drainage of 1<sup>st</sup> floor balcony.

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## SUMMARY OF CHANGE ORDER No. 1 Attachment

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07	PCO 07	ADD	\$21,820
		ADD/DEDUCT	0 Days

Description: Remove (E) unsupported, non-plenum Fire Alarm wire and replace with new Plenum-rated wire.

Requested by: 1 - Unforeseen Condition - Owner Initiated

Reason: Fire Alarm wiring cannot be quantified without completing destructive testing of the entire ceiling.

08	PCO 08	ADD	\$14,455
		ADD/DEDUCT	0 Days

Description: The hardware group revisions require additional circuit input and electric strikes.

Requested by: 2 - Owner Requested Change - Owner Initiated

Reason: The hardware revisions that were approved by the District staff were not incorporated into the bid documents for the project.

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## SUMMARY OF CHANGE ORDER No. 1 Attachment

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09	PCO 09	ADD	\$12,456
		ADD/DEDUCT	0 Days

Description: Fire alarm wire on the 2<sup>nd</sup> & 3<sup>rd</sup> floor is code compliant, but requires re-support per CP-06.

Requested by: 1 - Unforeseen Condition - Owner Initiated

Reason: The fire alarm wires need to be properly secured to prevent damage.

010	PCO 010	ADD	\$4,077
		ADD/DEDUCT	0 Days

Description: Replace column furring.

Requested by: 2 - Owner Requested Change - Owner Initiated

Reason: The (e) column furring was damaged during demolition and cannot be reused.