

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

ITEM # 28

**ITEM TITLE:**

Consider Ratification of Change Order No. 3, Improvements to 860 Atlantic Avenue, Alameda, Cal-Pacific Construction Inc.

**SPECIFIC BOARD ACTION REQUESTED:**

Ratification is requested for Change Order No. 3 to the contract with Cal-Pacific Construction Inc. for the Improvements to 860 Atlantic Avenue project in Alameda, in the amount of \$71,401.56.

**ITEM SUMMARY:**

On September 28, 2010, this Board ratified the contract award to Cal-Pacific Construction Inc. for the Improvements to 860 Atlantic Avenue project in Alameda. Change Order Nos. 1 and 2 were ratified by the Board at the meeting of April 26, 2011. Ratification is now requested for Change Order No. 3 to the contract, in the amount of \$71,401.56. Including the previously Board ratified change orders, the cumulative total to date is \$195,481.11, which is 4.6% of the original contract amount (\$4,260,000.00).

The change order items for the 860 Atlantic Avenue Improvements project are primarily due to the following:

- It was discovered during demolition that the existing wall needed to be modified to comply with ADA requirements
- Repair of the existing sidewalk was necessary to comply with ADA requirements
- The insulation at the roof did not comply with current Title 24 requirements and needed to be replaced to maintain DSA (Division of the State Architect) approval
- It was assumed that a portion of the existing plywood roof sheathing could be salvaged; in fact, it was damaged and had to be replaced
- A glue laminated beam required relocation to allow the required access to electrical panels

**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."

**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 Department of General Services. 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. 3 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. 3 to the contract with Cal-Pacific Construction Inc. for the Improvements to 860 Atlantic Avenue project in Alameda, in the amount of \$71,401.56.

**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 Ikhara

**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. Ikhano Date: 6-3-11  
Dr. Sadiq B. Ikhano  
Vice Chancellor of General Services

**DOCUMENT PRESENTED BY:**

Sadiq B. Ikhano Date: 6-3-11  
Dr. Sadiq B. Ikhano  
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: 6/6/11  
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.: 03

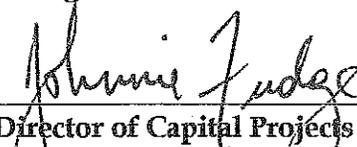
<b>PROJECT:</b>	860 ATLANTIC IMPROVEMENT PROJECT	<b>DATE:</b>	05/25/2011
		<b>DSA FILE NO.:</b>	01-111032
		<b>DSA APP. NO.:</b>	01-111032
		<b>PCCD PROJECT #:</b>	2345 (09-1-41)

**PROJECT MGR:** Johnnie Fudge  
**OWNER:** Peralta Community College District  
**CONTRACTOR:** CAL PACIFIC CONSTRUCTION, INC.

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.....\$ 124,079.55  
 The Contract sum prior to this Change Order was..... \$ 4,384,079.55  
 The Contract sum will be increased/decreased by this Change Order..... \$ 71,401.56  
 The New Contract Sum including this Change Order will be..... \$ 4,455,481.11  
 Cumulative Change Order(s) as a percentage of contract including this Change Order 4.39%  
 The Contract time is changed by 22.0 Days  
 Original completion date is: July 12, 2011  
 Contract completion date as of this Change Order therefore is: August 3, 2011

Summary reference attached items P.C.O'. #32, #33, #37, and #39

<p><b>Approved:</b> Architect of Record</p> <div style="text-align: center; margin-top: 20px;">               _____              Date: 5/25/11         </div>	<p><b>Approved:</b> General Contractor</p> <div style="text-align: center; margin-top: 20px;">               _____              Date: 5/25/11         </div>	<p><b>Approved:</b> Peralta Community College District</p> <div style="text-align: center; margin-top: 20px;">               _____              Director of Capital Projects              Date: 6/2/11         </div> <div style="text-align: center; margin-top: 20px;">               _____              Vice Chancellor of General Services              Date: 6-3-2011         </div>
<p><b>Approved:</b> Electrical or Structural Engineer</p> <div style="text-align: center; margin-top: 20px;">             _____              Date:         </div>	<p><b>Approved:</b> Mechanical Engineer</p> <div style="text-align: center; margin-top: 20px;">             _____              Date:         </div>	<p><b>Approved:</b> Div. of the State Architect</p> <div style="text-align: center; margin-top: 20px;">             _____              Date:         </div>

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## SUMMARY OF CHANGE ORDER No. 03 Attachments

PROJECT: 860 ATLANTIC IMPROVEMENT PROJ. DATE: 5/25/2011  
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 #32	ADD	\$ 13,575.66
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Description: Revise wall layout in Wet Lab, Rm. #185.  
Requested by: Contractor / RFI #128  
Reason: The existing wall in this space compromised ADA access requirement. Therefore the walls needed to be demolished and rebuilt to rectify the non-compliance issue (see attached AOR response to RFI #128).  
DSA prelim.  
Approval date: Not Applicable

PCO #33	ADD	\$ 17,040.48
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Description: Replace 219 sheet of 1/2" plywood sheathing in the existing roof diaphragm (a total of 7,008 sq. ft.).  
Requested by: Contractor/IOR Inspection Request #22  
Reason: The base bid included a cost for repairing the roof with an allowance of 5% of the exposed roof to be replaced. The bid included a "add alternate" to replace the roof, which was exercised by the District after the bid and during the Award. Field observation during demolition after complete exposure of the roof diaphragm warranted a greater percentage of sheathing replacement.  
DSA prelim.  
Approval date: Not Applicable

PCO #37	ADD	\$ 29,435.76
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Description: Relocate an existing Electrical Panel PL4-1 & 2.  
Requested by: Architect of Record / RFI #121  
Reason: The installation of a new Glue Laminated beam caused a head room clearance issue for maintenance workers when performing maintenance to the aforementioned existing electrical panels.  
DSA prelim.  
Approval date: Not Applicable

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<b>PCO #39</b>	<b>ADD</b>	<b>\$ 11,349.66</b>
Description:	Repair existing sidewalk to comply with ADA Accessible path of travel.	
Requested by:	Contractor / CP-#02	
Reason:	These existing areas are required to be removed due to their relative cross-slopes exceeding 2% which is in violation of the code and ADA requirements.	
DSA prelim. Approval date:	Not Applicable	

<b>Time Extension #01</b>	<b>ADD</b>	<b>\$ 0.00</b>
Description:	Unavoidable Delays due to Inclement Weather and Changes in the Work Scope.	
Requested by:	Contractor	
Reason:	There was excessive rain fall during the period of the roof replacement activities and addition of structural glue laminate beams required for supporting HVAC equipment to be installed on the roof.	
DSA prelim. Approval date:	Not Applicable	