

**PERALTA COMMUNITY COLLEGE DISTRICT**  
**Board of Trustees Agenda Report**  
**For the Trustee Meeting Date of June 28, 2011**

ITEM # 26

**ITEM TITLE:**

Consider Ratification of Change Order No. 1, Building Q Improvements at Merritt College, Rockaway Construction Inc.

**SPECIFIC BOARD ACTION REQUESTED:**

Ratification is requested for Change Order No. 1 to the contract with Rockaway Construction Inc. for the Building Q Improvements at Merritt College, in the amount of \$46,845.49.

**ITEM SUMMARY:**

On March 23, 2010, this Board awarded a contract to Rockaway Construction Inc. for the Building Q Improvements at Merritt College. Ratification is now requested for Change Order No. 1 to the contract, in the amount of \$46,845.49, which is 3.6% of the original contract amount (\$1,290,874.00). Change Order No. 1 primarily includes items necessary to address unforeseen conditions discovered during construction. Prior access to many areas was not possible, and the problems were not apparent until demolition occurred. Additionally, the data scope of work was upgraded to make Building Q "IP phone ready."

**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, "Plumbing, electrical, mechanical system upgrades and improvements," and "Classroom and facilities repairs and ground improvements."

**BACKGROUND/ANALYSIS:**

The changes have been reviewed and approved by the project architect, Byrens Kim Design Works; the project IOR (Inspector of Record), Alisha Jensen; 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 Rockaway Construction Inc. for the Building Q Improvements at Merritt College, in the amount of \$46,845.49.

**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: 6-20-11  
Dr. Sadiq B. Ikharo  
Vice Chancellor of General Services

**DOCUMENT PRESENTED BY:**  
Sadiq B. Ikharo Date: 6-20-11  
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: \_\_\_\_\_ Date: \_\_\_\_\_  
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: \_\_\_\_\_ Date: \_\_\_\_\_  
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: 6/21/11  
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. 1

**PROJECT:** BUILDING Q  
MERRITT COLLEGE

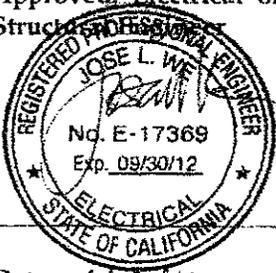
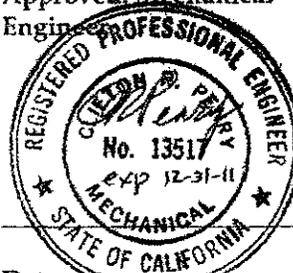
**DATE:** 06-9-11  
**DSA FILE NO.:** 110536  
**DSA APP NO.:** 01-110536  
**PCCD PROJECT #:** 2303  
**PROJECT MANAGER:** Johnnie Fudge

**OWNER:** Peralta Community College District  
**CONTRACTOR:** Rockaway 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.....\$ 1,290,874.00  
 Net Change by previously authorized Change Orders.....\$ 0.00  
 The Contract sum prior to this Change Order was..... \$ 1,290,874.00  
 The Contract sum will be increased/decreased by this Change Order..... \$ 46,845.49  
 The New Contract Sum including this Change Order will be..... \$ 1,337,719.49  
 Cumulative Change Order(s) as a percentage of contract including this Change Order 3.62%  
 The Contract time is changed by 120 Days  
 Original completion date is: 2-16-11  
 Contract completion date as of this Change Order therefore is: June 16<sup>th</sup>, 2011

Summary reference attached items P.C.O'. #1-14 and all applicable back up documentation including approved CPE & RFI response

<p>Approved: Architect</p>  <p>Date: 6.14.11</p>	<p>Approved: General Contractor</p> <p style="font-size: 1.2em; text-align: center;">Carole Estrada</p> <p>Date: 6/14/11</p>	<p>Approved: Peralta Community College District</p> <p style="font-size: 1.5em; text-align: center;">Johnnie Fudge</p> <p>Director of Capital Projects</p> <p>Date: 6-20-11</p> <p style="font-size: 1.2em; text-align: center;">Sadiq B. Itharmo</p> <p>Vice Chancellor of General Services</p> <p>Date: 6-20-11</p>
<p>Approved: Electrical or Structural</p>  <p>Date: 6/10/11</p>	<p>Approved: Mechanical Engineer</p>  <p>Date: 6/14/11</p>	<p>Approved: Div. of the State Architect</p> <p>Date:</p>

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## SUMMARY OF CHANGE ORDER No. 1 Attachment

**PROJECT:** BUILDING Q: IMPROVEMENTS  
MERRITT COLLEGE  
**OWNER:** Peralta Community College District  
**CONTRACTOR:** ROCKAWAY CONSTRUCTION

**DATE:** 5-2-11  
**DSA FILE NO.:** 110536  
**PCCD FILE NO.:** 2303

### 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 \$	2,197.51
		ADD/DEDUCT	0 Days

**Description:** During demolition it was discovered that the existing conduit in the ceiling was not adequately braced and did not meet Code.

**Initiated Change:** 1 - Unforeseen Condition - Owner Initiated

**Reason:** In order to meet Code, (and as directed by the architect via ASI #4 & in RFI #9) the existing non-supported 50 linear feet of conduits are now braced by the installation of: 1/2" diameter threaded rods, Unistrut P1000 Braces, and support channels, etc.

02	PCO 02	ADD	\$1,374.56
		ADD/DEDUCT	0 Days

**Description:** Contract Documents call for removal & re-installation of existing heating coils. There is no way to currently access the heating coils due to the existing hard lid ceiling. The hard-lid ceiling also does not allow for future access for maintenance.

**Requested by:** 1 - Unforeseen Condition - Owner Initiated

**Reason:** In order to provide access to remove and reinstall the existing heating coils as well as to provide future access for maintenance and repair of the equipment, 2 new access panels have been installed.

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## SUMMARY OF CHANGE ORDER No. 1 Attachment

03	PCO 03	ADD	\$4,453.24
		ADD/DEDUCT	0 Days

Description: Contract Documents call for the installation of new shotcrete. This was not feasible with existing duct preventing access for scope execution.

Requested by: 1 - Unforeseen Condition - Owner Initiated

Reason: As required to access the area for the installation of the new shotcrete, the existing ducts, lights, and sprinkler pipe were removed and then re-installed after shotcrete installation as directed by the AOR in ASI #8 in response to RFI # 28.

04	PCO 04	DEDUCT	\$1,515
		ADD/DEDUCT	0 Days

Description: Per Contract Documents: Heating Coil 8 was to have been installed. In the field it was discovered that the access/room shown in the documents was not there.

Requested by: 4 - Design Error or Omission - Architect Initiated

Reason: Since it was not possible to execute the scope as shown in the Contract Documents, credit was offered and accepted as directed by ASI #10 & RFI #19.

05	PCO 05	ADD	\$6,924.75
		ADD/DEDUCT	0 Days

Description: Scope is a Data upgrade that was not included in the Contract Documents. As requested by PCCD and in order to make Bldg. Q 'IP Phone ready' specific directions were issued and then revised by PCCD IT department.

Requested by: 2 - Owner Requested Change - Owner Initiated

Reason: Per walk-throughs with PCCD; upgraded and expandable IT scope was initiated for Bldg. Q. ASI #3 was issued by the AOR, reviewed by the Team and PCCD and then revised to focus on PCCD future data requirements.

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## SUMMARY OF CHANGE ORDER No. 1 Attachment

06	PCO 06	ADD	\$1,080
		ADD/DEDUCT	0 Days

Description: The Fire smoke damper as specified in the Contract Documents cannot be installed because of space restrictions and limitations on access required for future servicing.

Requested by: 1 - Unforeseen Condition - Owner Initiated

Reason: In order to provide the required room to be able to install the Fire Smoke Damper in the existing Ductwork and to ensure access in the future for servicing the actuator, a new Fire Smoke Damper was specified and installed as directed in the AOR response to RFI #63.

07	PCO 07	ADD	\$2,947
		ADD/DEDUCT	0 Days

Description: Per Contract documents: Scope is to tie into existing Cold Water, Hot Water and Vent piping overhead.

Requested by: 1 - Unforeseen Condition - Owner Initiated

Reason: As discovered in the field, the closest vent piping is 15' away, the CW and HW piping is 30' away. GC was directed to tie-into those lines via ASI #13 and RFI #34.

08	PCO 08	ADD	\$1,087.61
		ADD/DEDUCT	0 Days

Description: Per Contract documents: the new wall was to extend to the underside of the structure, but existing duct to remain are preventing this scope from being executed.

Requested by: 1 - Unforeseen Condition - Owner Initiated

Reason: In order to complete the Contract scope, the GC installed framing around the duct as directed by the AOR in ASI #14 and RFI #38.

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## SUMMARY OF CHANGE ORDER No. 1 Attachment

09	PCO 09	ADD	\$8,270.96
		ADD/DEDUCT	0 Days

Description: The hot water supply pipe as included in the Contract documents is not enough to achieve adequate water temperature at the new Heat Coils

Requested by: 4 - Design Error or Omission - Architect Initiated

Reason: In order to get the new Heat Coils to properly function, a new Hot Water supply line was added and connected via ASI #19 & RFI #57.

10	PCO 10	ADD	\$5,901.17
		ADD/DEDUCT	0 Days

Description: A required Electrical outlet is not available for the refrigerator at the shown location. The Existing wall finishes vary on floor 200 and floor 100.

Requested by: 4 - Design Error or Omission - Architect Initiated

Reason: Per ASI #20 & RFI #53: the GC was directed install a new electrical outlet and to refinish existing sand walls to match existing smooth walls on floor 200, and to provide a sand finish on the walls on Floor 100.

11	PCO 11	ADD	\$1,919.40
		ADD/DEDUCT	0 Days

Description: Contract documents show the New Chilled water Pump to be located in the same location as the existing disconnect switch for the existing Water Heater.

Requested by: 4 - Design Error or Omission - Architect Initiated

Reason: In order to be able to install the New Chilled Water Pump, the Contractor was directed to remove and relocate the existing disconnect switch via RFI #56 & ASI #21.

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## SUMMARY OF CHANGE ORDER No. 1 Attachment

<b>12</b>	<b>PCO 12</b>	<b>ADD</b>	<b>\$5645.20</b>
		<b>ADD/DEDUCT</b>	<b>0 Days</b>

Description: The Contract Documents did not include any work at this existing floor drain. However, due to excessive rains the floor drain overflowed and caused damage to the new drywall.

Requested by: 1 - Unforeseen Condition - Owner Initiated

Reason: As directed by PCCD, and via ASI #22 & RFI #55; the damaged drywall was replaced. A permanent solution to this drain overflow issue has been researched and is addressed in a separate PCO.

<b>13</b>	<b>PCO 13</b>	<b>ADD</b>	<b>\$5,765.50</b>
		<b>ADD/DEDUCT</b>	<b>0 Days</b>

Description: The Contract Documents did not address the scope of holes left in the existing concrete walls after removal of the shelving. Existing Fire Extinguishers were removed prior to construction on floor 100 floor 200. As observed in the field by PCCD and the Team, the existing Chair rail on Floor 300 is scratched and marred.

Requested by: 1 - Unforeseen Condition - Owner Initiated

Reason: As directed by the AOR via ASI #23: 1) In order to address the holes in the concrete walls, new gypsum wall were installed over 1" furring. 2) New Fire Extinguishers were procured and installed on floor 100 & floor 200. 3) The existing chair rail was refinished: cleaned, sanded, and stained.

<b>14</b>	<b>PCO 14</b>	<b>ADD</b>	<b>\$739.59</b>
		<b>ADD/DEDUCT</b>	<b>0 Days</b>

Description: PCCD Staff expressed concern about a plumbing line that was not a part of the Contract scope, but was within the Project Area.

Requested by: 1 - Unforeseen Condition - Owner Initiated

Reason: As directed by the PCCD, and via ASI #26; (in order to address past clogging and backing up of the plumbing line), the GC temporarily removed two toilets, scoped and snaked the lines and then re-installed the two toilet fixtures.