

PERALTA COMMUNITY COLLEGE DISTRICT
Board of Trustees Agenda Report
For the Trustee Meeting Date of July 19, 2011

ITEM # 27

ITEM TITLE:

Consider Ratification of Change Order No. 2, Building Q Improvements at Merritt College, Rockaway Construction Inc.

SPECIFIC BOARD ACTION REQUESTED:

Ratification is requested for Change Order No. 2 to the contract with Rockaway Construction Inc. for the Building Q Improvements at Merritt College, in the amount of \$45,322.43.

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. 2, in the amount of \$45,322.43. Including the previously Board approved Change Order No. 1, the cumulative total is \$92,167.92, which is 7.1% of the original contract amount (\$1,290,874.00). Change Order No. 2 primarily includes the cost to address instances of unforeseen conditions discovered during construction. Prior access to many areas was not possible, and the problems were not apparent until demolition occurred.

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. 2 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. 2 to the contract with Rockaway Construction Inc. for the Building Q Improvements at Merritt College, in the amount of \$45,322.43.

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: 7-11-2011
Dr. Sadiq B. Ikharo
Vice Chancellor of General Services

DOCUMENT PRESENTED BY:
Sadiq B. Ikharmo Date: 7-11-2011
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 re Date: 7/18/11
Ronald 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 re Date: 7/15/11
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: 7/12/11
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. 2

PROJECT: BUILDING Q
MERRITT COLLEGE

DATE: 06-22-11

DSA FILE NO.: 110536

OWNER: Peralta Community College District

DSA APP NO.: 01-110536

CONTRACTOR:

PCCD PROJECT #: 2303

Rockaway Construction

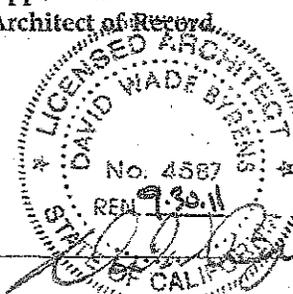
PROJECT MANAGER: Johnnie Fudge

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.....\$ 46,845.49
 The Contract sum prior to this Change Order was.....\$ 1,337,719.49
 The Contract sum will be increased/decreased by this Change Order.....\$ 45,322.43
 The New Contract Sum including this Change Order will be.....\$ 1,383,041.92
 Cumulative Change Order(s) as a percentage of contract including this Change Order 7.14%
 The Contract time is changed by 135 Days
 Original completion date is: 2-16-11
 Contract completion date as of this Change Order therefore is: June 30th, 2011

Summary reference attached items P.C.O. #15-23 and all applicable back up documentation including approved CPE & RFI response

Approved:
Architect of Record



David Wade Byrens

Date: 6-22-11

Approved:
General Contractor

Tina Smylie

Date: 7-6-11

Approved: Peralta Community College District

Johnnie Fudge

Director of Capital Projects

Date: 07/07/11 *6/30/11*

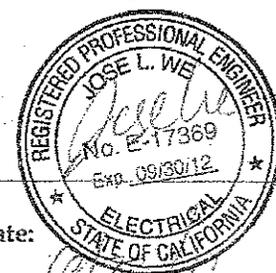
Sadiq B. Phanna

Vice Chancellor of General Services

Date: 7-7-2011

Approved: Div. of the State Architect

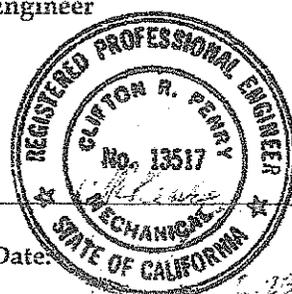
Approved: Electrical or Structural Engineer



Jose L. Wei

Date: *7/7/11*

Approved: Mechanical Engineer



Clayton R. Perry

Date: *7/7/11*

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SUMMARY OF CHANGE ORDER No. 2 Attachment

03	PCO 17	ADD	\$8,723.73
		ADD/DEDUCT	0 Days

Description: The New Hot Water Heater and 2 new hydronic pumps were not in the Original Contract. Also the new pumps require electrical upgrades to function properly.

Requested by: 2 - Owner Requested Change - Owner Initiated

Reason: However, it was noted during construction that the existing Hot Water Heater is old and the Hydronic hot water pumps have failed several times in the past and flooded the area. In order to avoid future flooding and to ensure that adequate hot water is provided to the building, a new heater and new pumps were provided. Electrical upgrades and new containment curbs as required for the proper functioning of the equipment were also provided.

04	PCO 18	ADD	\$1,032
		ADD/DEDUCT	0 Days

Description: The Floor in Room Q227 needs to be made level prior to installation of new carpet.

Requested by: 1 - Unforeseen Condition - Owner Initiated

Reason: The existing Condition of the Floor in Room Q227 was not in the Contract Documents. During construction it was noted that the floor was not level and previously presented inconvenience & discomfort to the room's occupants. In order to alleviate this condition, PCCD directed the GC to install Ardex as a leveling compound prior to the installation of the finish floor.

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SUMMARY OF CHANGE ORDER No. 2 Attachment

05	PCO 19	ADD	\$2,478
		ADD/DEDUCT	0 Days

Description: Excessive rain prior to the completion of the waterproofing project caused water intrusion into the electrical panel on Floor 200. The Electrical panel had to be replaced to ensure that it was fully functioning.

Requested by: 1 - Unforeseen Condition - Owner Initiated

Reason: The Contractor provided and installed the Electrical Panel per Contract Documents. However, due to unforeseen circumstances outside of the Project Team's control (including overlapping project scheduling, impact from existing hidden conditions, and inclement weather); rain intrusion came in contact with the electrical panel. In order to maintain the warranty on the electrical panel, it was determined that it was more economically feasible to replace the panel rather than investigating and reinstalling the original panel.

06	PCO 20	ADD	\$4,780
		ADD/DEDUCT	0 Days

Description: Repair of existing and exposed ducts on Floor 100.

Requested by: 1 - Unforeseen Condition - Owner Initiated

Reason: This scope was not in the original Contract Documents. However, during construction, PCCD noted that some of the existing ductwork did not have adequate cover or protection and looked incomplete. Also the existing exposed duct insulation was sagging in many areas. PCCD directed the GC to rectify this situation by installing rigid board insulation on the ductwork in public areas and to also repair the sagging canvas in other areas by shooting in pins and re-securing the material.

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SUMMARY OF CHANGE ORDER No. 2 Attachment

07	PCO 21	ADD	\$6,454
		ADD/DEDUCT	0 Days

Description: Supply labor and materials to repair the existing Filter Frame and install new outside air dampener with controls at Air Handler Unit 1.

Requested by: 1 - Unforeseen Condition - Owner Initiated

Reason: The Outside Air Damper with controls at the Air Handler Unit #1 is not a part of the original Contract Documents. During construction it was discovered that the Mechanical Systems were only partially upgraded and more support equipment had to be added. As directed by PCCD; a new outside Air Damper was provided and connected to AHU #1, and the Filter Rack was repaired.

08	PCO 22	ADD	\$20,614
		ADD/DEDUCT	0 Days

Description: Replace heat coil valves and actuators for Heat coils 9-13. In order for the new HVAC system to properly function the old pneumatic controls had to be replaced with Digital Direct Controls.

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

Reason: The original Contract Documents did not include the full replacement or upgrade of the Mechanical Systems and controls for the impacted HVAC units. During construction it was discovered that in order for the new Mechanical System to properly function, additional equipment has to be incorporated and pneumatic controls have to be replaced with direct digital controls. The portions of the existing equipments (incl. Heat Coils 9-13) that were not compatible with the new system were replaced so that the various parts of the Mechanical System can properly communicate and provide a controllable interior environment and temperature.

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SUMMARY OF CHANGE ORDER No. 2 Attachment

09 PCO 23

DEDUCT \$1,504
ADD/DEDUCT 0 Days

Description: The original Contract Documents required installation of a Heat Coil in the ceiling of storage room R109V, thereby rendering the room no longer viable as a storage room, but simply a mechanical space instead.

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

Reason: The contractor recommended installing the heat coil upside down to prevent it for protruding into room R109V forcing the conversion of the storage space into a mechanical space. This scope of work required the addition of an access panel, but also resulted into a credit for painting and electrical scope of work that was no longer needed.