

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

ITEM # 28

ITEM TITLE:

Consider Ratification of Change Order No. 3, ADA Improvements at Laney College, IMR Contractors Corporation

SPECIFIC BOARD ACTION REQUESTED:

Ratification is requested for Change Order No. 3 to the contract with IMR Contractors Corporation for the ADA Improvements at Laney College, in the amount of \$29,728.

ITEM SUMMARY:

On June 10, 2010, this Board awarded a contract to IMR Contractors Corporation for the ADA Improvements at Laney College. Change Order No. 1 to the contract was ratified at the Board meeting of March 15, 2011, and Change Order No. 2 was ratified at the Board meeting of June 28, 2011. Ratification is now requested for Change Order No. 3, in the amount of \$29,728. The cumulative change order total is \$229,344, which is 9.9% of the original contract amount (\$2,318,000). Approximately 80% of the project is complete, and the remaining 20% is expected to be completed by the end of November 2011.

This project is comprised of nineteen (19) separate work increments with extensive demolition of concrete ramps, renovations to the Theater, Library and Women's Locker Room restrooms, accessible parking lots, the road crossing at Fallon Street and East 7th Street, various door closers, thresholds, eighteen (18) drinking fountains, and the construction of two new elevators and an inclined lift.

Most of the items comprising this change order were necessary due to:

- The complexity of scheduling construction work around the college educational requirements in various and numerous areas
- Due to the aged infrastructure, unforeseen conditions were encountered during the demolition of concrete foundations and footings
- Many changes were required to meet field changes and code compliance with DSA and the City of Oakland

Although every effort has been made to reduce the change order work on this project, because of the number of spaces throughout the campus that require ADA improvements and the age of the infrastructure, these changes were unavoidable. 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.

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, Laney College, "Handicap accessibility."

BACKGROUND/ANALYSIS:

The changes have been reviewed and approved by the project architect, the project manager, and the General Services Department. 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 IMR Contractors Corporation for the ADA Improvements at Laney College, in the amount of \$29,728.

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

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CHANGE ORDER NO. 3

PROJECT: Laney College ADA Project
PROJECT NUMBER # 2348

DATE: JUNE 28, 2011

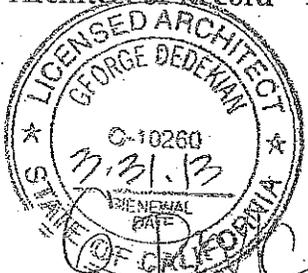
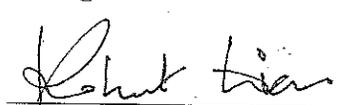
OWNER: Peralta Community College District
CONTRACTOR: IMR CONTRACTING CORP.

DSA FILE NO.: Not / Applicable
DSA APP NO.: 111245
PCCD PROJECT #: 2348
PROJECT MANAGER: JEFF COOK

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.....\$ 2,318,000.00
 Net Change by previously authorized Change Orders.....\$ 199,616.00
 The Contract sum prior to this Change Order was.....\$2,517,616.00
 The Contract sum will be increased by this Change Order..... \$29,728.00
 The New Contract Sum including this Change Order will be.....\$2,547,344.00
 Cumulative Change Order(s) as a percentage of contract including this Change Order 9.9 %
 The Contract is changed by (60 Days)
 Contract completion date as of this Change Order therefore is: August 30, 2011

Summary reference attached items P.C.O'. 17 -, 20 -, 26, 87 -, 91,92,93,94,95,96,97,98,99,100,101,102, 103 & 104.

<p>Approved: Architect of Record</p>  <p>Date: 6.28.11</p>	<p>Approved: General Contractor</p>  <p>Date: 6-28-11</p>	<p>Approved: Peralta Community College District</p>  <p>Director of Capital Projects</p> <p>Date: 07/07/11</p>
<p>Approved: Electrical or Structural Engineer</p> <p>Date:</p>	<p>Approved: Mechanical Engineer</p> <p>Date:</p>	<p> Sadiya B. Ithano</p> <p>Vice Chancellor of General Services</p> <p>Date: 7-7-2011</p>
<p>Approved: Div. of the State Architect</p> <p>Date:</p>		

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CHANGE ORDER NO. 3

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DATE: JUNE 28, 2011

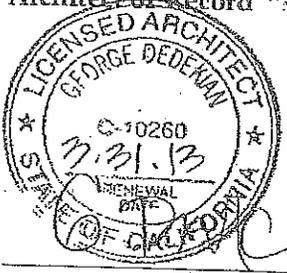
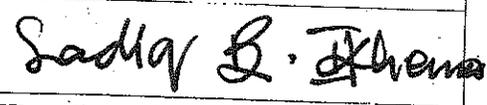
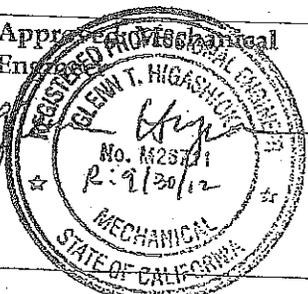
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<p>Approved: Electrical or Structural Engineer</p> <p>Date:</p>	<p>Approved: Professional Engineer</p>  <p>Date: 6/29/11</p>	<p>Approved: Div. of the State Architect</p> <p>Date:</p>

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CHANGE ORDER NO. 3

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PROJECT NUMBER # 2348

DATE: JUNE 28, 2011

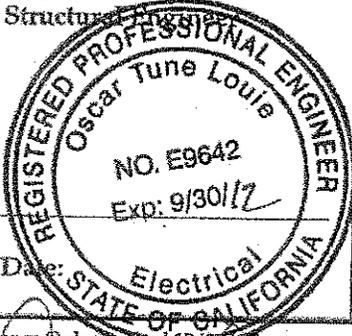
OWNER: Peralta Community College District
CONTRACTOR IMR CONTRACTING CORP.

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<p>Approved: Electrical or Structural Engineer</p>  <p>Date:</p>	<p>Approved: Mechanical Engineer</p> <p>Date:</p>	<p>Approved: Div. of the State Architect</p> <p>Date:</p>

Change Order (revised 7/1/11)

 6-29-11

PERALTA COMMUNITY COLLEGE DISTRICT

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SUMMARY OF CHANGE ORDER No. 3 Attachment

PROJECT: LANEY COLLEGE ADA PROJECT **DATE:** JUNE 28, 2011
PROJECT NUMBER # 2348 **DSA FILE NO.:** Not / Applicable
OWNER: Peralta Community College District **DSA APP NO.:** 111245
CONTRACTOR: IMR CONTRACTING CORP. **PCCD FILE NO.:** #2348

1	Preliminary Change Order # 17	DEDUCT / \$ 428.00 - ADD/ DEDUCT No change
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Description: Revise ramp slope and railing at the Theater Third Floor Ramp.
Requested by: F-2 Owner Requested
Reason: Existing conditions enabled reduced material cost.
DSA prelim. approval date: Not Applicable.

2	Preliminary Change Order # 20	DEDUCT / \$ 728.00 - ADD/ DEDUCT No change
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Description: Eliminate existing painted contrasting stripe on stair tread at stair extension.
Requested by: F-2 Owner Requested
Reason: Not shown on Bid drawings.
DSA prelim. approval date: Not Applicable.

3	Preliminary Change Order # 26	ADD / \$4,042.00 ADD/ DEDUCT No change
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Description: Repair corroded conduit cut during slab demolition, re-route conduit concealed in existing construction.
Requested by: 1-A Unforeseen Conditions - Owner Initiated.
Reason: Conduits were concealed in existing construction and needed replacement / rerouting so concrete slab could be installed and power supplied to TH101C and TH102C.
DSA prelim. approval date: Not Applicable.

End of Items

PERALTA COMMUNITY COLLEGE DISTRICT

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SUMMARY OF CHANGE ORDER No. 3 Attachment

PROJECT: LANEY COLLEGE ADA PROJECT **DATE:** JUNE 28, 2011
PROJECT NUMBER # 2348 **DSA FILE NO.:** Not / Applicable
OWNER: Peralta Community College District **DSA APP NO.:** 111245
CONTRACTOR: IMR CONTRACTING CORP. **PCCD FILE NO.:** #2348

4	Preliminary Change Order # 87	DEDUCT / \$ 12,004.00 - ADD/ DEDUCT No change
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Description: Credit for simplified under duct modification at the Women's Locker Room

Requested by: F-2 Owner Requested

Reason: Contractor recommended approach less disruptive and reduced time for Construction.

DSA prelim. approval date: Not Applicable.

5	Preliminary Change Order # 91	ADD / \$ 793.00 ADD/ DEDUCT No change
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Description: Relocate duplex convenience outlet adjacent to 3rd floor Women's Restroom in Library.

Requested by: F-2 Owner Requested

Reason: New power door actuator pad, was blocked by Library power cables.

DSA prelim. approval date: Not Applicable.

6	Preliminary Change Order # 92	ADD / \$2,112.00 ADD/ DEDUCT No change
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Description: Extend fire alarm pull station to avoid conflict with new handrails at Ramp 109.

Requested by: A-3 DSA requested change - Agency Initiated

Reason: DSA required handrail returns to walls that now prevent access to alarm pull in existing location.

DSA prelim. approval date: Not Applicable.

End of Items

PERALTA COMMUNITY COLLEGE DISTRICT

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SUMMARY OF CHANGE ORDER No. 3 Attachment

PROJECT: LANEY COLLEGE ADA PROJECT
PROJECT NUMBER # 2348
OWNER: Peralta Community College District
CONTRACTOR: IMR CONTRACTING CORP.

DATE: JUNE 28, 2011
DSA FILE NO.: Not / Applicable
DSA APP NO.: 111245
PCCD FILE NO.: #2348

7	Preliminary Change Order # 93	ADD / \$ 2031.00 ADD / DEDUCT No change
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Description: Re-route power from panel ARIN to panel ARIM.
Requested by: 1-A Unforeseen Condition - Owner Initiated
Reason: Change is required as a result of existing conditions.
DSA prelim. approval date: Not Applicable.

8	Preliminary Change Order # 94	ADD / \$ 15,906.00 ADD / DEDUCT No change
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Description: Demolition of concrete footings and repair of disrupted reinforcing steel at penetrations for the installation of hydraulic, power and signal lines / conduits at Forum and G building Elevators.
Requested by: 1-A Unforeseen Conditions - Owner Initiated
Reason: Change is required as a result of existing conditions.
DSA prelim. approval date: Not Applicable.

9	Preliminary Change Order # 95	ADD / \$1,396.00 ADD / DEDUCT No change
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Description: Perform water bacteria tests for new drinking fountains.
Requested by: F-2 Owner Requested
Reason: Due diligence to verify that the water delivered by the new drinking fountains is free of bacteria.
DSA prelim. approval date: Not Applicable.

End of Items

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SUMMARY OF CHANGE ORDER No. 3 Attachment

PROJECT: LANEY COLLEGE ADA PROJECT
PROJECT NUMBER # 2348

DATE: JUNE 28, 2011
DSA FILE NO.: Not / Applicable
DSA APP NO.: 111245

OWNER: Peralta Community College District
CONTRACTOR: IMR CONTRACTING CORP.

PCCD FILE NO.: #2348

10	Preliminary Change Order # 96	ADD / \$ 781.00 ADD / DEDUCT No change
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Description: Purchase new wall sconce lights for Women's Library Restrooms

Requested by: F-2 Owner Requested

Reason: The existing lights were relocated to the Theater Restrooms. Those lights were deemed unfit for reinstallation.

DSA prelim.
approval date: Not Applicable.

11	Preliminary Change Order # 97	ADD / \$ 3,342.00 ADD / DEDUCT No change
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Description: Clean and repair expansion joints and clean out adjacent deck drains. Remove bulletin board from G170. Install cover plate over electrical box in Theater Lobby TH206.

Requested by: 1-A Unforeseen Conditions - Owner Initiated

Reason: There were leaks in the Women's Locker Room, from clogged drains, loose bulletin board was obstructing the corridor, and an electrical junction box was hazardous.

DSA prelim.
approval date: Not Applicable.

12	Preliminary Change Order # 98	ADD / \$1,740.00 ADD / DEDUCT No change
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Description: Repair finishes in Forum Room 102B

Requested by: F-2 Owner Requested

Reason: There is an area of broken wall board and finishes behind the door into FRM 102B, that was noted during construction of this room. It was decided a cost effective use of financial resources to repair this condition.

DSA prelim.

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DATE: JUNE 28, 2011
DSA FILE NO.: Not / Applicable
DSA APP NO.: 111245
PCCD FILE NO.: #2348

13	Preliminary Change Order # 99	ADD / \$ 1,827.00 ADD/ DEDUCT No change
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Description: Modification to framing in room A162.1
Requested by: 1-A Unforeseen Conditions - Owner Initiated.
Reason: The bid documents indicated that the wall framing was metal framing. Demolition uncovered fire retardant wood framing.
DSA prelim. approval date: Not Applicable.

14	Preliminary Change Order # 100	ADD / \$ 1,587.00 ADD/ DEDUCT No change
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Description: Add ceiling light above accessible shower in the Women's Locker Room.
Requested by: F-4 Design error or admission - Architect Initiated
Reason: It was determined that a light fixture was needed. None had been anticipated when bid.
DSA prelim. approval date: Not Applicable.

15	Preliminary Change Order # 101	ADD / \$1,083.00 ADD/ DEDUCT No change
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Description: Relocation of existing bulletin boards to allow installation of new power door actuator bars.
Requested by: F-4 Design error or admission - Architect Initiated
Reason: The locations of the existing bulletin boards were in conflict with the available locations of the actuator bars. The condition was not anticipated when bid.
DSA prelim. approval date: Not Applicable.

End of Items

PERALTA COMMUNITY COLLEGE DISTRICT

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SUMMARY OF CHANGE ORDER No. 3 Attachment

PROJECT: LANEY COLLEGE ADA PROJECT **DATE:** JUNE 28, 2011
PROJECT NUMBER # 2348 **DSA FILE NO.:** Not / Applicable
OWNER: Peralta Community College District **DSA APP NO.:** 111245
CONTRACTOR: IMR CONTRACTING CORP. **PCCD FILE NO.:** #2348

16 Preliminary Change Order # 102	ADD / \$ 4,715.00 ADD / DEDUCT No change
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Description: Water pipes in Theater needed to be mechanically frozen to permit valve replacement.

Requested by: 1-A Unforeseen Conditions-- Owner Initiated

Reason: There is no way to shut down the Hot water to the Theater Building without shutting and draining the entire campus in order to replace the Theater Restroom valves. Valves were eroded and rusted in shut position.

DSA prelim. approval date: Not Applicable.

17 Preliminary Change Order # 103	ADD / \$ 1,083.00 ADD / DEDUCT No change
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Description: A 90 day landscape maintenance period shall be provided and shall commence upon the Landscape Architects letter of acceptance.

Requested by: F-2 Owner Requested

Reason: The bid included a 60 day maintenance period. The District Grounds requested a 90 day maintenance period.

DSA prelim. approval date: Not Applicable.

18 Preliminary Change Order # 104	ADD / \$450.00 ADD / DEDUCT No change
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Description: Replace existing hose bibs at 5 drinking fountains that are part of Project 13.

Requested by: F- 2 Owner Requested

Reason: The existing hose bibs are not commercially rated.

DSA prelim. approval date: Not Applicable.