

PERALTA COMMUNITY COLLEGE DISTRICT
Board of Trustees Agenda Report
For the Trustee Meeting Date of September 13, 2011

ITEM # 37

ITEM TITLE:

Consider Ratification of Change Order No. 2, Learning Center/Library Renovation at Merritt College, Alten Construction, Inc.

SPECIFIC BOARD ACTION REQUESTED:

Ratification is requested for Change Order No. 2 to the contract with Alten Construction, Inc. for the Learning Center/Library Renovation at Merritt College, in the amount of \$156,707.

ITEM SUMMARY:

On December 7, 2010, this Board awarded a contract to Alten Construction, Inc. for the Learning Center/Library at Merritt College. Change Order No. 1 to the contract was ratified at the Board meeting of June 14, 2011. Ratification is now requested for Change Order No. 2, in the amount of \$156,707. Including the previously Board ratified Change Order No. 1, the cumulative change order total to date is \$230,374, which is 6.6% of the original contract amount (\$3,497,000).

These change order items are primarily due to the following reasons:

- At the request of the District, various upgrades were incorporated into the project. Some of those upgrades were not approved in time to be added into the contract documents. These upgrades include:
 - An expanded lighting scope for the 2nd and 3rd floors, which will also now be tied into the District energy management system (EMS)
 - Incorporation of existing mechanical systems into the EMS that were not a part of the original contract to provide better functionality and energy efficiency for the occupied building
- A few items that were added are a result of hidden locations or unforeseen issues, which could not have been verified or investigated in the previously occupied space. These include:
 - Code required fireproofing
 - Necessary structural repairs to a sagging steel deck
 - Continuous operation of existing exterior lights for pedestrian safety

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.

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. 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 Alten Construction, Inc. for the Learning Center/Library Renovation at Merritt College, in the amount of \$156,707.

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: 9-3-11
Dr. Sadiq B. Ikharo
Vice Chancellor of General Services

DOCUMENT PRESENTED BY:

Sadiq B. Ikharo Date: 9-3-11
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: Ron Gerhard electronically by VR Date: 9/8/11
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 VR Date: 9/7/11
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: 9/8/11
Wise E. Allen, Chancellor

PERALTA COMMUNITY COLLEGE DISTRICT

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

CHANGE ORDER NO. 2

PROJECT:	Merritt Library & Learning Center	DATE:	8/12/11
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	\$73,667
The Contract sum prior to this Change Order	\$3,570,667
The Contract sum will be increased/decreased by this Change Order	\$156,707
New Contract Sum including this Change Order	\$3,727,374
Cumulative Change Order(s) as a percentage of contract including this Change Order	6.588%
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 11-25 and all applicable back up documentation including approved CPE & RFI responses

<p>Approved: Architect of Record</p> <p>Date: 8/16/11</p>	<p>Approved: General Contractor</p> <p>Date: 8-18-11</p>	<p>Approved: Peralta Community College District</p> <p>Director of Capital Projects</p> <p>Date:</p> <p>Vice Chancellor of General Services</p> <p>Date: 9-3-2011</p>
<p>Approved: Electrical or Structural Engineer</p> <p>_____</p> <p>Date:</p>	<p>Approved: Mechanical Engineer</p> <p>_____</p> <p>Date:</p>	<p>Approved: Div. of the State Architect</p> <p>_____</p> <p>Date:</p>

Johnnie Fudge 9/2/11

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SUMMARY OF CHANGE ORDER No. 2 Attachment

PROJECT: LIBRARY / LEARNING CENTER
MERRITT COLLEGE
OWNER: Peralta Community College District
CONTRACTOR: ALTEN CONSTRUCTION, INC.

DATE: 7-13-11
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 11	ADD	\$104,194
		ADD/DEDUCT	0 Days

Description: The Contract Documents did not include new lighting fixtures for the 2nd & 3rd floors. The lighting scope for the Library and Learning Center project was expanded, but the drawings did not include all of the fixtures or required Lighting control Panels.

Initiated Change: 4 - Design Error or Omission - Architect Initiated

Reason: In order to provide a completely new Lighting package for the entire building (incl. the 2nd & 3rd floors), a new Lighting Specification (including fixtures, LCPs, & new exit signs) was issued during construction. The new Lighting System will be tied into PCCD's Energy Management System.

02	PCO 12	ADD	\$5,583
		ADD/DEDUCT	0 Days

Description: Upon review of the onsite soil conditions, the Geotechnical consultant Treadwell & Rollo determined that additional excavation (above the CD-specified requirements) needed to be performed at the Utility enclosure footings.

Requested by: 1 - Unforeseen Condition - Owner Initiated

Reason: As directed by the Geotech consultant via RFI #40, the Contractor excavated an additional 1' in order to reach a competent soil and poured lean concrete back-fill mix below the footings.

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SUMMARY OF CHANGE ORDER No. 2 Attachment

03	PCO 13	ADD	\$11,507
		ADD/DEDUCT	0 Days

Description: The Contract Documents did not include any Valve replacement scope in the Mechanical Room. During construction, it was discovered that the majority of the existing hot water heater shut off & return valves are not functioning and this resulted in both an inefficient system & standing water from leaks.

Requested by: 2 - Owner Requested Change - Owner Initiated

Reason: As directed by PCCD, two options for the replacement of existing hot water heater shut-off & return valves were requested from the Contractor. Upon review of the CPE, PCCD elected to approve the more economical version of the valve replacement. This will result in cessation of leaks and standing water and also result in better performance of the System & the new Pump.

04	PCO 14	ADD	\$1,367
		ADD/DEDUCT	0 Days

Description: The Contract Documents did not include any scope of floor replacement in the existing elevator cab.

Requested by: 2 - Owner Requested Change - Owner Initiated

Reason: During construction, PCCD noted that the existing floor finish was inadequate and that linoleum would be best able to withstand traffic, carts, etc.. Therefore as directed, the Team requested a price for the added scope of work which was approved by PCCD.

05	PCO 15	ADD	\$3,070
		ADD/DEDUCT	0 Days

Description: The contract Documents did not included any Ceiling scope in the MDF room L-107. During Construction, PCCD noted that the existing condition of the ceiling was detrimental to the sensitive Data equipment that is slated to remain and be expanded in this room.

Requested by: 2 - Owner Requested Change - Owner Initiated

Reason: As directed by PCCD, the Contractor provided a cost estimate to repair the existing damaged ceiling incl. filling in missing portions & providing access panels as required to protect the IT equipment from dust & to provide a thermal envelope in the room by allowing the mechanical/ AC unit to properly function.

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SUMMARY OF CHANGE ORDER No. 2 Attachment

06	PCO 16	ADD	\$8,405
		ADD/DEDUCT	0 Days

Description: The Contract Documents did not anticipate that there was existing Fireproofing that had to be scraped from the metal decking to ensure secure attachment of the new partition walls.

Requested by: 1 - Unforeseen Condition - Owner Initiated

Reason: In order to properly secure the new partition top tracks, the GC noted that the Fireproofing has to be removed. The design team approved the removal of the Spray-on fireproofing and the Inspector of Record monitored the removal.

07	PCO 17	ADD	\$4,867
		ADD/DEDUCT	0 Days

Description: The Contract documents did not anticipate the potential need to chip out major areas of concrete. It did anticipate some concrete rehabilitation and patch with Ardex at restroom floor tile demo areas.

Requested by: 1 - Unforeseen Condition - Owner Initiated

Reason: During construction, (and as noted in RFI #77) it was discovered that there were major unforeseen areas of concrete that needed to be demolished and then prepped for finish floor installation. These included an existing depressed slab and curbs. The design team issued directions for addressing all unforeseen areas with Ardex via the RFI response. Also as requested by the Contractor, Maipei was reviewed as a comparable product for this installation.

08	PCO 18	DEDUCT	\$206
		ADD/DEDUCT	0 Days

Description: Per Contract Documents, the GC was to provide a 6" compacted gravel base at the elevator pit location. During construction, the Geotechnical consultant reviewed the onsite existing conditions which included relatively solid rock at the location and determined that it was better to Not perform the deeper excavation.

Requested by: 1 - Unforeseen Condition - Owner Initiated

Reason: The deeper excavation was Not performed at the elevator pit location in favour of taking advantage of the relatively solid rock on site. A credit for not completing this scope of work was then submitted and accepted.

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SUMMARY OF CHANGE ORDER No. 2 Attachment

09	PCO 19	ADD	\$2,070
		ADD/DEDUCT	0 Days

Description: During construction, the design team observed that 1) there was a pronounced belly or sag in the steel deck & 2) the existing steel channel stair stringer does not bear on the new first floor landing.

Requested by: 1 - Unforeseen Condition - Owner Initiated

Reason: The design team issued directions to resolve the problems by 1) Adding 16 GA bend plate to cover the gap between the new beam & existing deck and 2) Adding 2 1/2" plates for stair stringer support.

10	PCO 20	DEDUCT	\$1,985
		ADD/DEDUCT	0 Days

Description: During construction, the team observed the new AT&T platform and conduit/cable tray scope that was being installed on the roof is in conflict with the Contract hydronic scope of chilled water supply CHWS & chilled water return CHWR piping.

Requested by: 1 - Unforeseen Condition - Owner Initiated

Reason: In order to accomplish the installation of both the new AT&T scope and the Bldg L required hydronic piping scope, the design team issued directions to re-route the hydronic piping & electrical conduit scope. This resulted in shorter a route for the Contract scope. A credit was then submitted by the GC and reviewed and accepted by the Team.

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SUMMARY OF CHANGE ORDER No. 2 Attachment

11	PCO 21	ADD	\$8,630
		ADD/DEDUCT	0 Days

Description: The Original Contract Documents did not include a Roofing Specification. During construction, and prior to the installation of roof sleepers to support the new CHWS & CHWR, the Team was notified that they had to maintain an existing Tremco roofing warranty and utilize specific materials for the roof repair that will be a result of the installation of the Sleepers.

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

Reason: In order to comply with the new Roof warranty and materials requirements, the GC requested proposals from two subcontractors based on the Tremco Roof System. The Team reviewed the 2 submitted Cost proposals and the cheaper one was accepted. This will result in maintaining PCCD's existing Tremco roof warranty.

12	PCO 22	ADD	\$3,944
		ADD/DEDUCT	0 Days

Description: During Construction, the GC notified the Team of an existing Water Valve/ Christie Box that was not noted in the Contract Documents. The CDs included a new Utility Enclosure Slab that was in conflict with the existing Christie Box.

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

Reason: In order to resolve the conflict between the existing Water Valve/Christie box and the new Slab, the design team directed the GC to relocate the Christie Box which would have been buried otherwise. The Sleeves had to be extended in order to accomplish this relocation.

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SUMMARY OF CHANGE ORDER No. 2 Attachment

13	PCO 23	ADD	\$3,271
		ADD/DEDUCT	0 Days

Description: The Original Contract Documents did not include any scope dealing with the existing exterior lights. The Delta Lighting Control Panel to which the lights are currently connected is slated to be demolished.

Requested by: 1 - Unforeseen Condition - Owner Initiated

Reason: In order keep the existing exterior lights operational during the course of the project and in order to have control of the existing exterior lights switched over to the new Delta Panel; an Interim Lighting Control Panel/System was devised. This will result in the adding capability for the lights to be tied in to the new Delta Panel and to monitor the temperature in the MDF room.

14	PCO 24	ADD	\$1,161
		ADD/DEDUCT	0 Days

Description: The Original Contract Documents did not include this newly required T-Bar Soffit in LC -132. During construction, it was noted that the existing conduit penetrations from the Electrical Room penetrated room LC-132 with conduits at 8'-6".

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

Reason: In order to enclose the conduits protruding into LC-132, the design team directed that a soffit 28 linear feet long and 1'-6" deep is to be constructed and installed in the room.

15	PCO 25	ADD	\$829
		ADD/DEDUCT	0 Days

Description: The Original Contract Documents did not include this newly required T-Bar Soffit in LC -140. During construction, it was noted that the existing conduit penetrations and the fire sprinkler main penetrated room LC-140 with conduits at 8'-2" & 8'-5".

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

Reason: In order to enclose the conduits & main fire line protruding into LC-140, the design team directed that a soffit 20 linear feet long and 1'-6" deep is to be constructed and installed in the room.