

PERALTA COMMUNITY COLLEGE DISTRICT
Board of Trustees Agenda Report
For the Trustee Meeting Date of October 25, 2011

ITEM # 13

ITEM TITLE:

Consider Ratification of Change Order No. 4, Improvements to 860 Atlantic Avenue, Alameda, Cal-Pacific Construction Inc.

SPECIFIC BOARD ACTION REQUESTED:

Ratification is requested for Change Order No. 4 to the contract with Cal-Pacific Construction Inc. for the Improvements to 860 Atlantic Avenue project in Alameda, in the amount of \$89,574.96.

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, and Change Order No. 3 was ratified at the Board meeting of June 14, 2011. Ratification is now requested for Change Order No. 4 to the contract, in the amount of \$89,574.96. Including the previously Board ratified change orders, the cumulative total to date is \$285,056.07, which is 6.7% 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:

- Some of the approved mechanical equipment was revised to accommodate the Maintenance Department's revised District standard of using Carrier mechanical equipment.
- It was not possible to salvage the existing laboratory ionized water system, necessary for the Biology and Genomics programs. A new system was ordered that entailed a greater installation effort by the contractor.
- The District standard security hardware was upgraded from Johnson Controls to a new Lenel security card access system this fall. This upgrade made it necessary for the contractor to provide and install the Lenel card reader system, per the current District standards.
- A non-compensatory time extension was required to account for delivery times of the Carrier and Lenel equipment.

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. 4 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. 4 to the contract with Cal-Pacific Construction Inc. for the Improvements to 860 Atlantic Avenue project in Alameda, in the amount of \$89,574.96.

OTHER DEPARTMENTS IMPACTED BY THIS ACTION (E.G. INFORMATION TECHNOLOGY):

YES _____ No X

COMMENTS:

All Board recommended contracts are subject to 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: 10-14-2011
Dr. Sadiq B. Ikharo
Vice Chancellor of General Services

DOCUMENT PRESENTED BY:

Sadiq B. Ikharo Date: 10-14-2011
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: _____ Date: _____
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 ve Date: 10/19/11
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: 10/19/11
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.: 04

PROJECT:	860 ATLANTIC IMPROVEMENT PROJECT	DATE:	08/25/2011
		DSA FILE NO.:	01-111032
		DSA APP. NO.:	01-111032
		PCCD PROJECT #:	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.....\$ 195,481.11
 The Contract sum prior to this Change Order was.....\$ 4,455,481.11
 The Contract sum will be increased/decreased by this Change Order..... \$ 89,574.96
 The New Contract Sum including this Change Order will be..... \$ 4,545,056.07
 Cumulative Change Order(s) as a percentage of contract including this Change Order 6.69%
 The Contract time is changed by 68.0 Days
 Original completion date is: July 12, 2011
 Contract completion date as of this Change Order therefore is: September 15, 2011

Summary reference attached items P.C.O'. #46, #47, #48R1, #54, #55 and Time Ext. #02

<p>Approved: Architect of Record</p> <div style="text-align: center; margin-top: 20px;"> <hr style="width: 80%; margin: 0 auto;"/> <p>Date: 8/30/11</p> </div>	<p>Approved: General Contractor</p> <div style="text-align: center; margin-top: 20px;"> <hr style="width: 80%; margin: 0 auto;"/> <p>Date: 8/30/11</p> </div>	<p>Approved: Peralta Community College District</p> <div style="text-align: center; margin-top: 20px;"> <hr style="width: 80%; margin: 0 auto;"/> <p>Director of Capital Projects</p> <p>Date: 09/01/11</p> </div>
<p>Approved: Electrical or Structural Engineer</p> <div style="text-align: center; margin-top: 20px;"> <hr style="width: 80%; margin: 0 auto;"/> <p>Date:</p> </div>	<p>Approved: Mechanical Engineer</p> <div style="text-align: center; margin-top: 20px;"> <hr style="width: 80%; margin: 0 auto;"/> <p>Date:</p> </div>	<p>Approved: Div. of the State Architect</p> <div style="text-align: center; margin-top: 20px;"> <hr style="width: 80%; margin: 0 auto;"/> <p>Vice Chancellor of General Services</p> <p>Date: 9/2/11</p> </div>

Johnnie Fudge 8/31/11

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SUMMARY OF CHANGE ORDER No. 04 Attachments

PROJECT: 860 ATLANTIC IMPROVEMENT PROJ. DATE: 8/12/2011
OWNER: Peralta Community College District DSA FILE NO.: 1-C1
CONTRACTOR: Cal Pacific Construction, Inc. DSA APP NO.: 01-111032
PCCD FILE NO.: 2345 (09-10/41)

PCO #46	ADD	\$ 36,103.62
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Description: Provide Controls for AHU #1 & #2.
Requested by: Contractor / RFI #163R1
Reason: The Owner/Maintenance Department requested a manufacturer's change in these Air Handling Units from the approved Submittal.
DSA prelim. Approval date: Not Applicable

PCO #47	ADD	\$ 30,589.98
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Description: Provide a water system to run the Autoclaves and Flask Washer for Biology & Genomics
Requested by: Owner / Laboratory Staff
Reason: The District's Lab Staff requested an appropriate water system to be installed to operate the above specified laboratory equipment.
DSA prelim. Approval date: Not Applicable

PCO #48R1	ADD	\$ 2,000.00
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Description: Up-grade the approved Mortech Dissection tables to meet Laboratory requirements.
Requested by: Owner / RFI #147R1
Reason: The tables approved in the original submittal did not meet the intended laboratory requirements therefore, the Contractor was directed to up-grade this equipment.
DSA prelim. Approval date: Not Applicable

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PCO #54

ADD

\$ 11,369.04

Description: Supply five Server Rack as specified by the Genomics Staff
Requested by: Owner / Directive from the Genomics Staff
Reason: The specifications required the Contractor to consult with the District's Staff prior to purchasing this equipment.

DSA prelim.
Approval date: Not Applicable

PCO #55

ADD

\$ 9,512.22

Description: Supply Lenel Access Card Reader System
Requested by: Owner / Directive from Maintenance Staff
Reason: Provide and install the Lenel System interface for the Card Readers at the specified doors at 860 Atlantic Avenue project per the current District Standards.

DSA prelim.
Approval date: Not Applicable

Time Extension #03

ADD

\$ 0.00

Description: Delays created by Owner requested changes in the Work Scope.
Requested by: Contractor
Reason: Providing up-grades to equipment to improve systems energy efficiencies and ease of maintenance; and improvements required to meet current District's standards.

DSA prelim.
Approval date: Not Applicable