

**PERALTA COMMUNITY COLLEGE DISTRICT**  
**Board of Trustees Agenda Report**  
**For the Trustee Meeting Date of November 15, 2011**

ITEM # 27

**ITEM TITLE:**

Consider Ratification of Change Order No. 5, Improvements to 860 Atlantic Avenue, Alameda, Cal-Pacific Construction Inc.

**SPECIFIC BOARD ACTION REQUESTED:**

Ratification is requested for Change Order No. 5 to the contract with Cal-Pacific Construction Inc. for the Improvements to 860 Atlantic Avenue project in Alameda, in the amount of \$104,986.73.

**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, Change Order No. 3 was ratified at the Board meeting of June 14, 2011, and Change Order No. 4 was ratified at the Board meeting of October 25, 2011. Ratification is now requested for Change Order No. 5 to the contract, in the amount of \$104,986.73. Including the previously Board ratified change orders, the cumulative total to date is \$390,042.80, which is 9.2% of the original contract amount (\$4,260,000.00).

**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. 5 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.

**DELIVERABLES/SCOPE OF WORK:**

The change order items included the following additional scope of work:

- Provision of support hanger frames for the new ceiling projector mounts
- Modification of curb mount frames to accommodate the change in manufacturer of mechanical equipment requested by the District

- Installation of new Schlage locksets and closers to replace the existing units, which are incompatible with the new District standard Lenel security system now being implemented
- Installation of concrete equipment pad for District's requested upgrades to the laboratory vacuum and compressed air systems
- Installation of new access controller with backup battery to comply with the District's new security requirements
- Modifications to the parking lot to provide a bus stop, pad, ADA-accessible ramp, and ADA compliant path-of-travel improvements to accommodate the new COA shuttle bus services for students and faculty
- Installation of five analog telephone lines to provide telephone communications for safety and security prior to the installation of the permanent system, required due to an equipment shipping delay
- Installation of fiber optic cabling and conduits in the building to provide communication technology upgrades as requested by the District's IT Department

**ANTICIPATED COMPLETION DATE:**

This change order work has been completed and Board ratification is requested.

**ALTERNATIVES/OPTIONS:**

Not applicable.

**EVALUATION AND RECOMMENDED ACTION:**

Ratification is recommended for Change Order No. 5 to the contract with Cal-Pacific Construction Inc. for the Improvements to 860 Atlantic Avenue project in Alameda, in the amount of \$104,986.73

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

YES \_\_\_\_\_ NO   X  

**COMMENTS:**

No additional comments.

**WHO WILL BE PRESENTING THIS ITEM AT THE BOARD MEETING? (VICE CHANCELLOR)**

Vice Chancellor Ikharo

(\*\*\*\*\*Board contract approval is subject to negotiation and execution by the Chancellor.)

**DOCUMENT PREPARED BY:**

Prepared by: Sadiq B. Ikharo  
Dr. Sadiq B. Ikharo, Vice Chancellor for General Services

Date: 11/3/11

**DOCUMENT PRESENTED AND APPROVED BY:**

Presented and approved by: Sadiq B. Ikharo  
Dr. Sadiq B. Ikharo  
Vice Chancellor for General Services

Date: 11/3/11

**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: 11/8/11  
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: Thuy T. Nguyen, electronically by VR      Date: 11/9/11  
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: 11/9/11  
Wise E. Allen, Chancellor

# PERALTA COMMUNITY COLLEGE DISTRICT

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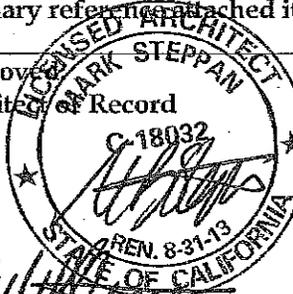
## CHANGE ORDER NO.: 05

PROJECT: 860 ATLANTIC IMPROVEMENT PROJECT	DATE: 10/14/2011	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.....\$ 285,056.07  
 The Contract sum prior to this Change Order was.....\$ 4,545,056.07  
 The Contract sum will be increased/decreased by this Change Order.....\$ 104,986.73  
 The New Contract Sum including this Change Order will be.....\$ 4,650,042.70  
 Cumulative Change Order(s) as a percentage of contract including this Change Order 9.16%  
 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'. #66, #67, #68, #72, #73, #78, #80, #83 and #85

Approved: Architect of Record  _____ Date: 10/26/11	Approved: General Contractor _____ Date: 10/26/11	Approved: Peralta Community College District _____ Director of Capital Projects Date: 11/03/11 _____ Vice Chancellor of General Services Date: 11/4/11
Approved: Electrical or Structural Engineer _____ Date:	Approved: Mechanical Engineer _____ Date:	Approved: Div. of the State Architect _____ Date:

*Johnnie Fudge*

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## SUMMARY OF CHANGE ORDER No. 05 Attachments

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

PCO #66	ADD	\$ 1,776.75
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Description: Add Door Stops.  
Requested by: Architect of Records / RFI #180  
Reason: Furnish and install fifty-five (55) door stops throughout the facility.  
Door stops were not included in the original design drawings.  
DSA prelim.  
Approval date: Not Applicable

PCO #67	ADD	\$ 8,049.91
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Description: Provide support hanger frames for the new ceiling Projector Mounts.  
Requested by: Architect of Records / RFI #180  
Reason: Furnish and install ten (10) support frames for the new ceiling Project Mounts. There were no details provided in the drawings.  
DSA prelim.  
Approval date: Not Applicable

PCO #68	ADD	\$ 16,868.67
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Description: Modify HDG Steel Frame for Roof Mounted A/C & CU Units.  
Requested by: Architect of Records / CP #06 (see attached sketch & CO #04/PCO #46)  
Reason: Five (5) curb mount frames had to be modified to accommodate the change in manufactures for the A/Cs and CU Units requested by the District's Maintenance Department.  
DSA prelim.  
Approval date: Not Applicable

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PCO #72	ADD	\$ 19,592.98
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Description: Provide new Schlage Locksets & Closers.  
Requested by: Owner / CP #08  
Reason: Furnish & install new Schlage locksets and closers to replace the old units that are not compatible with the new District's standards for the security system now being implemented.  
DSA prelim.  
Approval date: Not Applicable

PCO #73	ADD	\$ 3,662.60
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Description: Provide concrete pad for LAV and LAC Equipment.  
Requested by: Owner / RFI #215 Response & P3.5, Det. 2/P4.1 & 3/P4.1.  
Reason: Furnish & install additional six inches of raised concrete pad (5'-0" x 7'-6" & 4'-6" x 9'-6") for the Lab Vacuum and Compressed Air Equipment in Room #142.  
DSA prelim.  
Approval date: Not Applicable

PCO #78	ADD	\$ 11,186.64
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Description: Provide new Access Controller & Backup Battery.  
Requested by: Owner  
Reason: Furnish & install a new Access Controller with Backup Battery to comply with the District's new security requirements.  
DSA prelim.  
Approval date: Not Applicable

PCO #80	ADD	\$ 18,892.67
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Description: Add new bus stop for the local Shuttle Bus.  
Requested by: Owner  
Reason: Modify the existing park lot to provide a new bus stop with pad and access ramp to accommodate the local Shuttle Bus service in compliance with ADA requirements.  
DSA prelim.  
Approval date: Not Applicable

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PCO #83	ADD	\$ 15,307.56
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Description: Add five (5) Analog telephone lines.

Requested by: Owner

Reason: The District requested to have five (5) Analog telephones lines installed to accommodate instruction staff until the permanent communication equipment is purchased.

DSA prelim.  
Approval date: Not Applicable

PCO #85	ADD	\$ 9,648.95
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Description: Provide additional fiber optic cabling.

Requested by: Owner

Reason: The District requested to have additional fiber optic cabling with conduits installed to provide services between the MDF and Genomics Server rooms #164 and #181, respectively. This upgrades the internet access capabilities of the facility.

DSA prelim.  
Approval date: Not Applicable