

PERALTA COMMUNITY COLLEGE DISTRICT
Board of Trustees Agenda Report
For the Trustee Meeting Date of December 6, 2011

ITEM # 39

ITEM TITLE:

Consider Ratification of Change Order No. 4, ADA Improvements at Laney College, Vertex Construction Services

SPECIFIC BOARD ACTION REQUESTED:

Ratification is requested for Change Order No. 4 to the contract with Vertex Construction Services for the ADA Improvements at Laney College, in the amount of \$73,242.

ITEM SUMMARY:

Ratification is requested for Change Order No. 4 to the contract with Vertex Construction Services for the ADA Improvements at Laney College, in the amount of \$73,242. Including the previously Board ratified change orders, the cumulative total to date is \$302,586, which is 13.1% of the original contract amount (\$2,318,000).

The original general contractor, IMR Contractor Corporation, filed bankruptcy in July 2011, and the Laney ADA project will be completed under IMR's surety bond. Vertex Construction Services has been hired by IMR's surety company to complete the project. Change Order No. 4 became part of the takeover agreement between the District and the bonding company.

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.
- Unforeseen conditions of our aged infrastructure and additional demolition of concrete foundations, footings and rebar for the new elevators. In some cases, such as the Women's Locker Rooms, the aged rebar crumbled and work outside the original scope had to be done.
- A significant change to the road crossing on East 7th Street by the City of Oakland, resulting in approximately 40% of this change order cost.

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. 4 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:

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; Change Order No. 2 was ratified at the Board meeting of June 28, 2011; and Change Order No. 3 was ratified at the Board meeting of July 19, 2011.

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 and ratify this change order. Approximately 82% of the project is complete, and the remaining 18% is expected to be completed by the end of February 2012.

DELIVERABLES/SCOPE OF WORK:

Change Order No. 4 consists of seventeen (17) Preliminary Change Order Items as detailed in the attached Summary of Change Order No. 4.

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. 4 to the contract with Vertex Construction Services for the ADA Improvements at Laney College, in the amount of \$73,242.

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 Ikhara

(*****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: 11/29/11

DOCUMENT PRESENTED AND APPROVED BY:

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

Date: 11/29/11

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 by ve
Ron Gerhard, Chief Financial Officer

Date: 11/30/11

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, General Counsel

Date: _____

CHANCELLOR'S OFFICE APPROVAL

Approved, and Place on Agenda Not Approved, but Place on Agenda

Signature: Wise E. Allen
Wise E. Allen, Chancellor

Date: 11/30/11

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. 4

PROJECT: Laney College ADA Project
PROJECT NUMBER # 2348

DATE: NOVEMBER 15, 2011

OWNER: Peralta Community College District
CONTRACTOR: VERTEX CONSTRUCTION SERVICES

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.....\$ 229,344.00
 The Contract sum prior to this Change Order was..... \$2,547,344.00
 The Contract sum will be increased by this Change Order..... \$73,242.00
 The New Contract Sum including this Change Order will be..... \$2,620,586.00
 Cumulative Change Order(s) as a percentage of contract including this Change Order 13 %
 The Contract is changed by (190 Days)
 Contract completion date as of this Change Order therefore is: February 28, 2012

Summary reference attached items P.C.O' 5, 13, 18, 105, 106, 107, 108, 110, 111, 112, 113, 114, 115, 116, 117, 118 & 123.

<p>Approved: Architect of Record</p>  <p>Date: 11-15-11</p>	<p>Approved: General Contractor</p> <p style="text-align: center;"><i>[Signature]</i></p> <p>Date:</p>	<p>Approved: Peralta Community College District</p> <p style="text-align: center;"><i>[Signature]</i></p> <p>Director of Capital Projects</p> <p>Date: 11/18/11</p> <hr/> <p style="text-align: center;"><i>[Signature]</i></p> <p>Vice Chancellor of General Services</p> <p>Date: 11-21-11</p>
<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>

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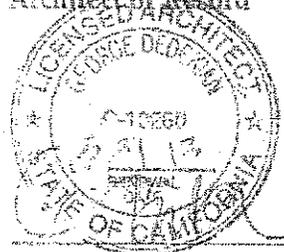
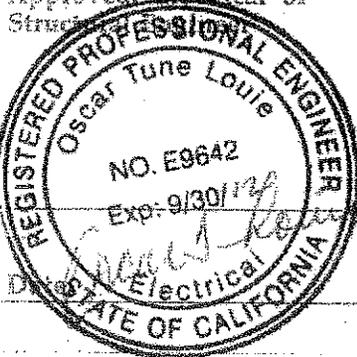
CHANGE ORDER NO. 4

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 Contract completion date as of this Change Order therefore is: February 28, 2012

Summary reference attached items P.C.O. 5, 13, 18, 105, 106, 107, 108, 110, 111, 112, 113, 114, 115, 116, 117, 118 & 123.

Approved: Architect of Record  Date: 11/15/11	Approved: General Contractor Date:	Approved: Peralta Community College District Director of Capital Projects Date:
Approved: Electrical or Structural  Date:	Approved: Mechanical Engineer  Date: 11/15/11	Approved: Div. of the State Architect Date:

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SUMMARY OF CHANGE ORDER No. 4 Attachment

PROJECT: LANEY COLLEGE ADA PROJECT
PROJECT NUMBER # 2348
OWNER: Peralta Community College District
CONTRACTOR: VERTEX CONSTRUCTION SERVICES

DATE: NOVEMBER 18, 2011
DSA FILE NO.: Not / Applicable
DSA APP NO.: 111245
PCCD FILE NO.: #2348

1	Preliminary Change Order # 5	ADD/ \$ 682.00 ADD/ DEDUCT No change
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Description: Theater storeroom requires repair for code compliance.
Requested by: 1-A Unforeseen Condition - Owner Initiated.
Reason: Metal studs above ceiling not supporting wall, previously cut for utilities.
DSA prelim. approval date: Not Applicable.

2	Preliminary Change Order # 13	ADD/ \$901.00 ADD/ DEDUCT No change
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Description: Stronger foundation and base required for Forum Elevator safety rail.
Requested by: 1-A Unforeseen Condition - Architect initiated
Reason: Foundation for Elevator rail requires additional concrete & sleeve.
DSA prelim. approval date: Not Applicable.

3	Preliminary Change Order # 18	ADD/ \$1,769.00 ADD/ DEDUCT No change
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Description: Replace the Theater 313 east wall furring
Requested by: F-4 Design error or admission - Architect Initiated
Reason: Wall finish demolition, revealed furring too flimsy to remain as is.
DSA prelim. approval date: Not Applicable.

End of Items

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SUMMARY OF CHANGE ORDER No. 4 Attachment

PROJECT: LANEY COLLEGE ADA PROJECT
PROJECT NUMBER # 2348
OWNER: Peralta Community College District
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4	Preliminary Change Order # 105	ADD/ \$ 1,826.00 ADD/ DEDUCT No change
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Description: Install modesty strips on toilet partitions in Library Restrooms
Requested by: 1-A Unforeseen Condition - Owner Initiated.
Reason: PCCD Librarian requested them for increased privacy.
DSA prelim. approval date: Not Applicable.

5	Preliminary Change Order # 106	ADD/ \$1,308.00 ADD/ DEDUCT No change
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Description: Further investigation of water leak into Women's Locker Room
Requested by: 1-A Unforeseen Condition - Owner Initiated
Reason: Water continued to leak after rains from Quad expansion joints.
DSA prelim. approval date: Not Applicable.

6	Preliminary Change Order # 107	ADD/ \$730.00 ADD/ DEDUCT No change
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Description: Repair failed hinges and paint wide door at Theater 101C
Requested by: F -2 Owner requested
Reason: A pre existing condition that prevented the door from operating correctly.
DSA prelim. approval date: Not Applicable.

End of Items

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SUMMARY OF CHANGE ORDER No. 4 Attachment

PROJECT: LANEY COLLEGE ADA PROJECT **DATE:** NOVEMBER 18, 2011
PROJECT NUMBER # 2348 **DSA FILE NO.:** Not / Applicable
OWNER: Peralta Community College District **DSA APP NO.:** 111245
CONTRACTOR: VERTEX CONSTRUCTION SERVICES **PCCD FILE NO.:** #2348

7	Preliminary Change Order # 108	ADD/ \$ 6,605.00 ADD/ DEDUCT No change
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Description: Additional Rebar work in areas of the Gym & Women's Locker Room.

Requested by: 1-A Unforeseen Condition - Owner Initiated

Reason: After the demolition of the concrete foundation, Rebar continuity needed to be reestablished.

DSA prelim. approval date: Not Applicable.

8	Preliminary Change Order # 110	ADD/ \$389.00 ADD/ DEDUCT No change
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Description: Repair damaged ceiling in theater

Requested by: F-2 Owner Initiated

Reason: Abandoned lavatory plumbing leaked and damaged the ceiling.

DSA prelim. approval date: Not Applicable.

9	Preliminary Change Order # 111	ADD/ \$435.00 ADD/ DEDUCT No change
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Description: Chip out concrete in order to reposition the Fire Alarm pull.

Requested by: F-4 Design error or admission - Architect Initiated

Reason: Scope of work not known to Contractor prior to the Bid.

DSA prelim. approval date: Not Applicable.

End of Items

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SUMMARY OF CHANGE ORDER No. 4 Attachment

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PROJECT NUMBER # 2348 **DSA FILE NO.:** Not / Applicable
OWNER: Peralta Community College District **DSA APP NO.:** 111245
CONTRACTOR: VERTEX CONSTRUCTION SERVICES **PCCD FILE NO.:** #2348

10 Preliminary Change Order # 112	ADD/ \$ 1,311.00 ADD/ DEDUCT No change
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Description: Replace plumbing isolation valves in Library
Requested by: F-2 Owner Requested
Reason: The existing valves, would not close for plumbing work to be completed.
DSA prelim. approval date: Not Applicable.

11 Preliminary Change Order # 113	ADD/ \$3,105.00 ADD/ DEDUCT No change
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Description: Investigate water leaking at Women's Locker Room shower/lavatory wall
Requested by: F-2 Owner Initiated
Reason: Water intrusion preventing the completion of shower room scope of work.
DSA prelim. approval date: Not Applicable.

12 Preliminary Change Order # 114	ADD / \$34,592.00 ADD/ DEDUCT No change
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Description: Changes to the 7th Street Crosswalk
Requested by: A-3 City of Oakland requested change - Agency Initiated
Reason: During the permit process the City of Oakland required numerous changes and additions to the scope of work.
DSA prelim. approval date: Not Applicable.

End of Items

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13 Preliminary Change Order # 115	ADD/ \$ 341.00 ADD/ DEDUCT No change
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Description: Repair door frame and grout area of sloping floor in Theater 102C

Requested by: F-2 Owner Requested

Reason: The existing door and jamb were relocated to a new wall, creating the need for the repair

DSA prelim. approval date: Not Applicable.

14 Preliminary Change Order # 116	ADD/ \$4,320.00 ADD/ DEDUCT No change
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Description: Investigate abandoned live circuit at the G Elevator excavation.

Requested by: F-2 Owner Initiated

Reason: An abandoned live circuit required terminating, before proceeding with the Elevator.

DSA prelim. approval date: Not Applicable.

15 Preliminary Change Order # 117	ADD/ \$6,752.00 ADD/ DEDUCT No change
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Description: Weld all exposed rebar in the foundation at the Women's Locker Room

Requested by: 1-A Unforeseen Condition - Owner Initiated

Reason: Reinforced steel was encountered, during demolition of a foundation during the repair of a rain water leader.

DSA prelim. approval date: Not Applicable.

End of Items

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SUMMARY OF CHANGE ORDER No. 4 Attachment

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CONTRACTOR: VERTEX CONSTRUCTION SERVICES **PCCD FILE NO.:** #2348

16	Preliminary Change Order # 118	ADD/ \$ 5,699.00 ADD/ DEDUCT No change
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Description: Modifications to casework in rooms A274, B201, B202 and B207.
Provide temporary countertops.

Requested by: 1-A Unforeseen Condition - Owner Initiated

Reason: Demolition revealed existing utilities that required moving to provide ADA clearance.

DSA prelim. approval date: Not Applicable.

17	Preliminary Change Order # 123	ADD/ \$2,477.00 ADD/ DEDUCT No change
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Description: Investigate hot water line connected to Haws exterior drinking fountain at B106

Requested by: F-2 Owner Initiated

Reason: Demolition revealed that hot water was being supplied to an exterior drinking fountain and hose bib that are being replaced.

DSA prelim. approval date: Not Applicable.

Preliminary Change Order #	ADD / ADD/ DEDUCT No change
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Description:

Requested by:

Reason:

DSA prelim.

approval date: Not Applicable.

End of Items