

**PERALTA COMMUNITY COLLEGE DISTRICT**  
**Board of Trustees Agenda Report**  
**For the Trustee Meeting Date of January 24, 2012**

ITEM #37

**ITEM TITLE:**

Consider Ratification of Change Order No. 3, Learning Center/Library Renovation at Merritt College, Alten Construction, Inc.

**SPECIFIC BOARD ACTION REQUESTED:**

Ratification is requested for Change Order No. 3 to the contract with Alten Construction, Inc. for the Learning Center/Library Renovation at Merritt College, in the amount of \$94,132.

**ITEM SUMMARY:**

On December 7, 2010, this Board awarded a contract to Alten Construction, Inc. for the Learning Center/Library at Merritt College. Ratification is now requested for Change Order No. 3, in the amount of \$94,132. Including the previously Board ratified Change Order Nos. 1 and 2, the cumulative change order total to date is \$324,506, which is 9.3% of the original contract amount (\$3,497,000). The Library/Learning Center project is over 90% complete.

The change order items include:

- Ductwork modifications required to connect the existing ductwork system to the new ceiling system.
- Upgrading the fire alarm and electric systems with new code-compliant devices and a new panel.
- A value engineered credit of \$23,122 for costs associated with the demo, removal and replacement of certain mechanical components (inertia bases and springs). In order to save money for the District, the team conducted a walk-through of the mechanical penthouse with the seismic consultant, who determined that these existing components were in functional condition and did not require replacement.

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, 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.

**DELIVERABLES/SCOPE OF WORK:**

See description of change order scope of work above.

**ANTICIPATED COMPLETION DATE:**

These change order items have been completed and are presented to the Board for ratification.

**ALTERNATIVES/OPTIONS:**

Not applicable.

**EVALUATION AND RECOMMENDED ACTION:**

Ratification is recommended for Change Order No. 3 to the contract with Alten Construction, Inc. for the Learning Center/Library Renovation at Merritt College, in the amount of \$94,132.

**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: Dr. Sadiq B. Ikharo Date: January 17, 2012  
Vice Chancellor for General Services

**DOCUMENT PRESENTED AND APPROVED BY:**

Presented and approved by: Dr. Sadiq B. Ikharo Date: January 17, 2012  
Vice Chancellor for 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 Date: 1-19-11  
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 Thi Nguyen Date: 1-19-12  
General Counsel

**CHANCELLOR'S OFFICE APPROVAL**

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

Signature: Wise E. Allen Date: 1-17-12  
Wise E. Allen, Chancellor