

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

ITEM #

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 Ikhara

(****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, 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: _____ Date: _____
General Counsel

CHANCELLOR'S OFFICE APPROVAL

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

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

PERALTA COMMUNITY COLLEGE DISTRICT

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CHANGE ORDER NO. 3

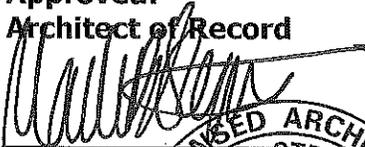
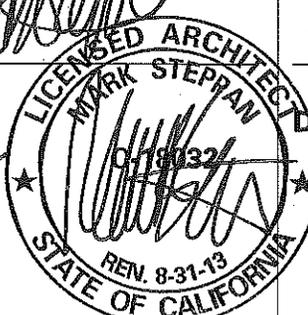
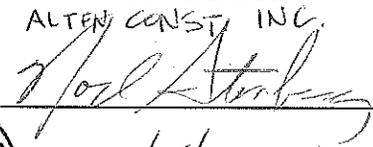
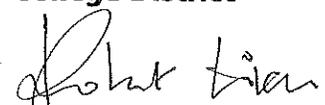
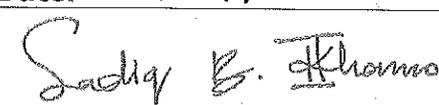
PROJECT:	Merritt Library & Learning Center	DATE:	12/15/11
PROJECT MGR:	Johnnie Fudge	DSA FILE NO.:	110378
OWNER:	Peralta Community College District	DSA APP. NO.:	
CONTRACTOR	Alten Construction	PCCD FILE NO.:	2324

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	\$230,374
The Contract sum prior to this Change Order	\$3,727,374
The Contract sum will be increased/decreased by this Change Order	\$94,132
New Contract Sum including this Change Order	\$3,821,506
Cumulative Change Order(s) as a percentage of contract including this Change Order	9.28%
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 26-44 and all applicable back up documentation including approved CPE & RFI responses

<p>Approved: Architect of Record</p>  <p>Date: 1/4/12</p> 	<p>Approved: General Contractor ALLEN CONST. INC.</p>  <p>Date: 1/5/12</p>	<p>Approved: Peralta Community College District</p>  <p>Director of Capital Projects</p> <p>Date: 01/09/12</p> <hr/>  <p>Vice Chancellor of General Services</p> <p>Date: 1-18-12</p>
<p>Approved: Electrical or Structural Engineer</p> <hr/> <p>Date:</p>	<p>Approved: Mechanical Engineer</p> <hr/> <p>Date:</p>	<p>Approved: Div. of the State Architect</p> <hr/> <p>Date:</p>

PERALTA COMMUNITY COLLEGE DISTRICT

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SUMMARY OF CHANGE ORDER No. 3 Attachment

PROJECT: LIBRARY & LEARNING CENTER
MERRITT COLLEGE
OWNER: Peralta Community College District
CONTRACTOR: ALTEN CONSTRUCTION

DATE: 1-3-12
DSA FILE NO.: 110378
PCCD FILE NO.: 2324

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 26	ADD	\$1,604
		ADD/DEDUCT	0 Days

Description: The original contract documents did not include the Kawneer material for transom above the automatic sliding door.

Requested by: 4 – Design error or omission – Architect Initiated

Reason: In order to address this gap above the door, the AOR (via RFI 144) requested that GC provide cost and add transom similar to installation on 1st floor sliding entry transom.

02	PCO27	ADD	\$66,332
		ADD/DEDUCT	0 Days

Description: Cut back existing duct and provide flex connection as discussed in multiple on-site coordination meetings and directed via RFI #57.

Requested by: 4 – Design error or omission – Architect Initiated

Reason: The Original Contract Documents did not include replacement of the HVAC ductwork. The existing ceiling was demolished and replaced with a new type of ceiling system. The existing ducting will not align with the new ceiling. Additional flex had to be installed in order to align the existing ducting work with the new ceiling grid register locations.

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SUMMARY OF CHANGE ORDER No. 3 Attachment

03	PCO 28	DEDUCT	\$23,122
		ADD/DEDUCT	0 Days

Description: A value engineering credit for costs associated with the demo, removal & replacement of existing inertia bases and also spring replacement. The seismic consultant reviewed the existing inertia bases and springs, which were found in good condition.

Requested by: 2 – Owner Requested Change – Owner Initiated

Reason: In order to save money for PCCD, the Team initiated this value-engineering process by conducting a walk-through of the mechanical penthouse and reviewing building components which were in functional condition.

04	PCO 29	ADD	\$1,775
		ADD/DEDUCT	0 Days

Description: Furring for panel 1RC and scrape off existing monocote in order to frame new wall.

Requested by: 4 – Design error or omission – Architect Initiated

Reason: The specified panel 1RC is 6" deep and will protrude through the back of the wall approximately by 1 3/4". In order to resolve this protrusion (and since the monocote would prevent proper installation), the design team directed the GC to first scrape off existing monocote and then furr out the stud wall.

05	PCO 30	ADD	\$2,575
		ADD/DEDUCT	0 Days

Description: The motorized Cookson Security Grill requires power in order to function, but the power is not shown in the Contract Documents.

Requested by: 4 – Design error or omission – Architect Initiated

Reason: As discussed in the Construction meeting, power was added in order to complete the proper installation and function of the Cookson Security Grill.

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SUMMARY OF CHANGE ORDER No. 3 Attachment

06 PCO 31

ADD \$928
ADD/DEDUCT 0 Days

Description: In the Elevator Shaft, a clearance conflict was discovered. The new wall will only be 1" +/- off the existing beam flange. This will not allow any room to fasten or caulk the gyp board above the bottom flange of the beam.

Requested by: 4 – Design error or omission – Architect Initiated

Reason: In order to resolve the clearance issue, the design team directed (via RFI #108) that a fire stopping material similar to one recommended by the Subcontractor be used to build shaft liner around the elevator pit for the fire rating and then install furred wall to just above the ceiling for wall finishes.

07 PCO 32

ADD \$1,278
ADD/DEDUCT 0 Days

Description: Add drywall soffits at NanaWall head to provide future access to Nanawall head track for maintenance, repair, etc.

Requested by: 1 – Unforeseen Condition – Owner Initiated

Reason: If soffit framing was performed as designed it would make installation of the NanaWall doors permanent and prevent future access for repairs & maintenance without demolition of sheetrock. GC proposed solution via RFI 181 which was reviewed in the field and accepted by the design team.

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SUMMARY OF CHANGE ORDER No. 3 Attachment

08	PCO 33	ADD	\$4,494
		ADD/DEDUCT	0 Days

Description: During the installation of the light fixtures on the 2nd floor, the GC and design team met to address conflicts and existing infrastructure that prevented the completion of the lighting layout as designed.

Requested by: 4 – Design error or omission – Architect Initiated

Reason: The Contractor, Subcontractor, and design team made revisions based on minimizing the net increase of fixtures. Four types of solutions were used to resolve the lighting conflicts: change from recessed to surface mounted fixtures, relocate HVAC registers, provide different size fixtures and shift light fixtures.

09	PCO 34	ADD	\$1,995
		ADD/DEDUCT	0 Days

Description: The Nana Wall door at the Stack area required additional support not provided in Contract Documents. The Engineer provided a remediation sketch that added 3X3 high strength steel support. This first response (RFI #174) conflicted with the Nana Wall head track.

Requested by: 4 – Design error or omission – Architect Initiated

Reason: The design team (via RFI 174.1) accepted the relocation of the added HSS beam to top of the (E) HSS along with HSS3x3x 1/4" 'shim' pieces below and a 2" flare-bevel groove weld centered ea. Side of 'shim' piece to attach.

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SUMMARY OF CHANGE ORDER No. 3 Attachment

010	PCO 35	ADD	\$1,024
		ADD/DEDUCT	0 Days

Description: Build t-bar soffit at exterior windows in Room 131 & 139. These soffits will not be vertical but will be a slopped transition from ceiling height to above window height.

Requested by: 4 – Design error or omission – Architect Initiated

Reason: These soffits were built in order to address window obstructions discovered and discussed by the Subcontractor, GC, and design team in the field.

11	PCO 36	ADD	\$2,124
		ADD/DEDUCT	0 Days

Description: Add ceiling transition soffit, and change ceiling to T-bar @ west end of hallway 1 per CP-09R.

Requested by: 4 – Design error or omission – Architect Initiated

Reason: AOR issued CP-09R in order to resolve conflict between new ceiling height and existing utilities which would have been exposed without this revision.

12	PCO 37	ADD	\$2,937
		ADD/DEDUCT	0 Days

Description: Install 140 lf of T-bar soffit along north storefront windows on the 2nd floor. This cost was reduced by 50% by running the ceiling all the way up to the windows and returning up with a soffit against window mullions.

Requested by: 4 – Design error or omission – Architect Initiated

Reason: The Contract Documents include a section, but do not include the details required for terminating the new t-bar ceiling at the north end of the building on the second floor. The design team, GC, and subcontractor met and solved the issue in the field.

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SUMMARY OF CHANGE ORDER No. 3 Attachment

13	PCO 38	ADD	\$7,878
		ADD/DEDUCT	0 Days

Description: Upgrade horn and strobes with synchronizable devices. After multiple on-site coordination meetings (documented via E-mail), the Cost was reduced from \$11,374 to \$7,878. However, it should be noted that ultimately the full scope including new devices and a new panel was executed for this lower price.

Requested by: 3 - DSA or Agency requested change - Agency Initiated

Reason: Existing devices were originally thought to be Synchronizable, but were found to be standard devices which do not allow for synchronization on individual circuits and cannot be synchronized.

14	PCO 39	ADD	\$8,706
		ADD/DEDUCT	0 Days

Description: The subcontractor notified the team that two Fire alarm items needed to be added for the Elevator machine room including: additional addressable control module for the elevator shunt trip and fireman's hat flash. The design team reviewed RFIs 88, 177, & 177.1 and the Code and approved the addition of the new modules.

Requested by: 4 - Design error or omission - Architect Initiated

Reason: The Contract Documents did not include 2 control modules that are legally required (per ASME A17.1-2007 & NFPA 72 6.16.2.2) for the safe operation of the elevator and occupancy of the building.

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SUMMARY OF CHANGE ORDER No. 3 Attachment

16	PCO 40	ADD	\$1,464
		ADD/DEDUCT	0 Days

Description: A new wiremold floor monument was added to accommodate 8 computers in Room 225.

Requested by: 4 – Design error or omission – Architect Initiated

Reason: The floor monument included in the Contract Documents can only accommodate a maximum of 4 computers. Per the RFI #166 response, PCCD will require that 8 computers are accommodated.

17	PCO 41	ADD	\$1,814
		ADD/DEDUCT	0 Days

Description: In order to address voids of the fluted metal deck that need to be firestopped in the elevator shaftwall surface, mineral wool was packed into the deck flutes/voids & the joint was sprayed with SpecSeal AS200 (per RFI 202).

Requested by: 4 – Design error or omission – Architect Initiated

Reason: The Contract Documents anticipated a solid concrete slab edge flush with the elevator wall surface. The actual existing conditions were discovered to include voids that prevented correct installation.

18	PCO 42	ADD	\$2,501
		ADD/DEDUCT	0 Days

Description: Re-route Fire Sprinkler line around elevator Shaft.

Requested by: 4 – Design error or omission – Architect Initiated

Reason: The Fire Sprinkler line had to be cut and re-routed for 2 reasons. 1st: In order to install the Structural Steel at the new Elevator & 2nd: The path & limited headroom clearance of the fire sprinkler line travelling through the elevator shaft is not acceptable.

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SUMMARY OF CHANGE ORDER No. 3 Attachment

19	PCO 43	ADD	\$4,165
		ADD/DEDUCT	0 Days

Description: Add power for the Smoke Containment Curtain and wire it to interface with the Fire Alarm System.

Requested by: 4 – Design error or omission – Architect Initiated

Reason: The Contract Documents did not include the required electrical support that is required for the Smoke Curtain to properly function, via RFI #099, the design team directed the GC to connect the Smoke Curtain to Panel 2RA & also connect to 1 new smoke detector, base, and relay.

20	PCO 44	ADD	\$3,660
		ADD/DEDUCT	0 Days

Description: Add power for Automatic Sliding Doors 8 & 9.

Requested by: 4 – Design error or omission – Architect Initiated

Reason: The Contract Documents did not include the wiring to get power to Automatic Sliding Doors 8 & 9. Via RFI #115, the design team directed the GC to obtain the required power from panel 1RB. The team negotiated and lowered the cost of the CPE based on the expectation that some power should have been anticipated from the nearest source.