

PERALTA COMMUNITY COLLEGE DISTRICT
Board of Trustees Agenda Report
For the Trustee Meeting Date of March 27, 2012

ITEM #

ITEM TITLE:

Consider Ratification of Change Order No. 3, Building Q Improvements at Merritt College, Rockaway Construction Inc.

SPECIFIC BOARD ACTION REQUESTED:

Ratification is requested for Change Order No. 3 to the contract with Rockaway Construction Inc. for the Building Q Improvements at Merritt College, in the amount of \$36,919.00.

ITEM SUMMARY:

On March 23, 2010, this Board awarded a contract to Rockaway Construction Inc. for the Building Q Improvements at Merritt College. Merritt College has also taken occupancy of this building. Ratification is now requested for Change Order No. 3, in the amount of \$36,919.00. Including the previously Board approved Change Orders No. 1 and No. 2, the cumulative total is \$129,086.92, which is 9.9% of the original contract amount (\$1,290,874.00). The Building Q Improvements project is complete, with the exception of minor punch list items. This final Change Order No. 3 primarily consists of District requested changes, including:

- Upgrades to the HVAC system for better functionality and efficiency. The architect initiated additional design scope changes to bring the HVAC system to current status. New DDC controls were installed along with new thermostats, as existing pneumatic controls are out-of-date.
- An upgrade from CAT5 to CAT6 cabling from the network room to the third floor. This data scope was not a part of the original contract documents. The existing CAT5 cabling was damaged during construction, and rather than replace with the existing CAT5, the District opted to upgrade to the new current standard CAT6 cabling. This change order item represents the difference in the cabling cost. The value of this work was negotiated by the District from the original contractor's quote of \$31,210 down to \$24,337, a cost savings of 22%.

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, "Plumbing, electrical, mechanical system upgrades and improvements," and "Classroom and facilities repairs and ground improvements."

BACKGROUND/ANALYSIS:

The changes have been reviewed and approved by the project architect, Byrens-Kim Design Works; the project IOR (Inspector of Record), Alisha Jensen; 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. 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. It is in the best interests of the District and financially prudent to authorize this change order.

DELIVERABLES/SCOPE OF WORK:

Change Order No. 3 consists of seven (7) Preliminary Change Order items as detailed in the attached Summary of Change Order No. 3.

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 requested for Change Order No. 3 to the contract with Rockaway Construction Inc. for the Building Q Improvements at Merritt College, in the amount of \$36,919.00.

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: March 16, 2012
Vice Chancellor for General Services

DOCUMENT PRESENTED AND APPROVED BY:

Presented and approved by: Dr. Sadiq B. Ikharo Date: March 16, 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: Ronald Gerhard Date: _____
Ronald Gerhard, Vice Chancellor of Finance

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: _____
General Counsel

CHANCELLOR'S OFFICE APPROVAL

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

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

PERALTA COMMUNITY COLLEGE DISTRICT

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CHANGE ORDER NO. 3

| | |
|---|------------------------|
| PROJECT: BUILDING Q IMPROVEMENTS | DATE: 02-01-12 |
| OWNER: Peralta Community College District | DSA FILE NO.: 110536 |
| CONTRACTOR: ROCKAWAY CONSTRUCTION | DSA APP NO.: 01-110536 |
| PROJECT MANAGER: Johnnie Fudge | PCCD PROJECT #:2303 |

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.....\$ 1,290,874.00
 Net Change by previously authorized Change Orders..... \$ 92,167.92
 The Contract sum prior to this Change Order was..... \$ 1,383,041.92
 The Contract sum will be increased/decreased by this Change Order..... \$ 36,919
 The New Contract Sum including this Change Order will be..... \$ 1,419,960.92
 Cumulative Change Order(s) as a percentage of contract including this Change Order 9.99%
 The Contract time is changed by 135 Days
 Original completion date is: 2-16-11
 Contract completion date as of this Change Order therefore is: June 30th, 2011

Summary reference attached items P.C.O'. #24-30 and all applicable back up documentation including approved CPE & RFI response

| | | |
|---|---|--|
| Approved: Architect of Record  Date: 2.2.12 | Approved: General Contractor Date: 2-14-12 | Approved: Peralta Community College District Date: 02/20/12 |
| Approved: Electrical or Structural Professional Engineer  Date: 2/8/12 | Approved: Mechanical Engineer  Date: | Approved: Div. of the State Architect Date: 2/28/2012 |

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SUMMARY OF CHANGE ORDER No. 3 Attachment

PROJECT: BUILDING Q: IMPROVEMENTS
MERRITT COLLEGE
OWNER: Peralta Community College District
CONTRACTOR: ROCKAWAY CONSTRUCTION

DATE: 1-16-12
DSA FILE NO.: 110536
PCCD FILE NO.: 2303

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 24 | ADD \$ 3,712 ADD/DEDUCT 0 Days |
|------------------|---|

Description: Clean sanitary sewer lines from toilets on 3rd floor down to 1st floor. Clean all roof drains and outside area drains surrounding Bldg Q.

Initiated Change: 2 – Owner Requested Change – Owner Initiated

Reason: This service was requested by PCCD in order to address the long-standing issue of previous line blockage at the Restrooms inside Bldg. Q and at roof and area drains surrounding Bldg. Q.

| | |
|------------------|---|
| 02 PCO 25 | ADD \$10,050 ADD/DEDUCT 0 Days |
|------------------|---|

Description: Replace existing mixed air and exhaust air actuators per Team discussion. Cost includes engineering and implementation of EMCOR sequence of operations.

Requested by: 1 – Unforeseen Condition – Owner Initiated

Reason: This scope was not included in the Contract Documents. PCCD requested that scope be added in order to upgrade this (pneumatic controls) portion of the HVAC System to the New DDC System for better functionality and efficiency of Maintenance.

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SUMMARY OF CHANGE ORDER No. 3 Attachment

| | | | |
|----|--------|------------|--------|
| 03 | PCO 26 | ADD | \$654 |
| | | ADD/DEDUCT | 0 Days |

Description: Replace ceiling tiles due to water intrusion.
Requested by: 1 - Unforeseen Condition - Owner Initiated
Reason: This scope was not in the Contract Documents. There was water intrusion (not related to this project) into Floor 100 as a result of pre-existing Campus drainage issues. Contractor was directed to replace all of the water-damaged ceiling tiles.

| | | | |
|----|--------|------------|---------|
| 04 | PCO 27 | DEDUCT | \$2,378 |
| | | ADD/DEDUCT | 0 Days |

Description: Provide credit for not installing security conduit.
Requested by: 2 - Owner Requested Change - Owner Initiated
Reason: There is no PCCD security vendor on the project; so electric contractor was unable to coordinate installation requirements per sheet note 19 on E3.1. At PCCD's request cost for Security Conduit is credited back to the project.

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|----|--------|------------|----------|
| 05 | PCO 28 | ADD | \$11,355 |
| | | ADD/DEDUCT | 0 Days |

Description: Installation of new DDC controls in Bldg P for HC-14 thru 17.
Requested by: 4 - Design error or Omission - Architect Initiated
Reason: This scope in Bldg P is not in the Contract Documents. The existing controls are pneumatic and out of date. In order to bring this portion of Bldg P HVAC System current, new DDC controls were installed along with new Thermostats. Price reduced from \$13,258 to \$11,355 for a cost savings of \$1,903 or 16%.

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SUMMARY OF CHANGE ORDER No. 3 Attachment

| | | | |
|----|--------|------------|--------|
| 06 | PCO 29 | ADD | \$544 |
| | | ADD/DEDUCT | 0 Days |

Description: Install a new disconnect and connect it to the Air handler unit above the ceiling in room Q225.

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

Reason: This scope was not included in the Contract Documents. The existing disconnect switch is located on the east wall and not with, or on the equipment. PCCD directed that a disconnect switch is to be placed with the ceiling fan motor above the ceiling in Q225.

| | | | |
|----|--------|------------|----------|
| 07 | PCO 30 | ADD | \$12,982 |
| | | ADD/DEDUCT | 0 Days |

Description: Provide cabling to 32 locations on 3rd floor area from 2nd floor IDF room.
Scope: Four CAT6 cables per location.

Requested by: 1 - Unforeseen Condition - Owner Initiated

Reason: Third floor Data scope was not in the Contract Documents. PCCD requested upgrade to CAT6 for data cables to all of the work stations on the 3rd floor. Terminations, testing and labeling are per District specifications. Price reduced by \$4,970 for a cost savings of 28%.