

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

ITEM #31

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 New DDC controls were installed along with new thermostats, as existing pneumatic controls are out-of-date.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 Ikharo

(****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: 3-22-12
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: 3-23-12
General Counsel

CHANCELLOR'S OFFICE APPROVAL

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

Signature: Wise E. Allen Date: 3-20-12
Wise E. Allen, Chancellor