

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

ITEM #

ITEM TITLE:

Consider Ratification of Change Order No. 3, Laney Tower Modernization Project, AJF/BHM, A Joint Venture

SPECIFIC BOARD ACTION REQUESTED:

Ratification is requested for Change Order No. 3 to the contract with AJF/BHM, A Joint Venture for the Laney Administration Tower Renovation Project, in the amount of \$204,708.

ITEM SUMMARY:

On October 11, 2011, this Board awarded a contract to AJF/BHM, A Joint Venture for the Laney Administration Tower Renovation Project. Ratification is now requested for Change Order No. 3, in the amount of \$204,708. Including the previously Board approved Change Orders No. 1 and No. 2, the cumulative change order total to date is \$246,651, which is 6.2% of the original contract amount (\$3,997,351).

Change Order No. 3, which is necessary as the result of unforeseen conditions and code compliance, includes the following scope of work:

- Furnish labor, equipment and materials to patch existing concrete walls where cast-in-place doors were removed on floors 2,3,5,6 and 7 (unforeseen condition)
- Furnish labor, equipment and materials to provide waterproofing, new floor drains with trap primers and mortar bed in fourteen (14) bathrooms (unforeseen condition)
- Furnish labor, equipment and materials to provide 1" copper piping, supports and tie-in to existing plumbing system for forty-nine (49) fan coil units installed in floors 2 through 8 (unforeseen condition)
- Per DSA requirements to comply with Title 24 code regulations, furnish labor, equipment and materials for the fire sprinkler riser to be increased from 2-1/2" to 4," which will allow for the future expansion of the fire suppression system (code compliance)
- Furnish labor, equipment and materials to expand the concrete rough opening of the 6th floor women's restroom from 2'-6" to 3'-0" and related structural work to provide new ADA compliant doorframe, door and hardware (code compliance)

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, Laney College, "Administration – Tower building repairs, upgrades, and renovations."

BACKGROUND/ANALYSIS:

The changes have been reviewed and approved by the project architect, the project IOR (Inspector of Record), the project manager, 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 AJF/BHM, A Joint Venture for the Laney Administration Tower Renovation Project, in the amount of \$204,708.

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: April 12, 2012
Vice Chancellor for General Services

DOCUMENT PRESENTED AND APPROVED BY:

Presented and approved by: Dr. Sadiq B. Ikharo Date: April 12, 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:	Laney Tower Modernization Project	DATE:	March 29, 2012
PROJECT MGR:	Robert Dias	DSA FILE NO.:	1-C1
OWNER:	Peralta Community College District	DSA APP. NO.:	01-110487 & 01-110941
CONTRACTOR:	AJF / BHM, A Joint Venture	PCCD Project NO.:	02389

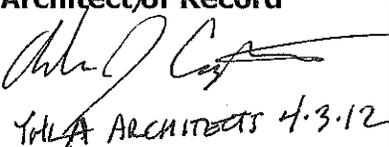
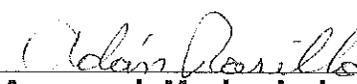
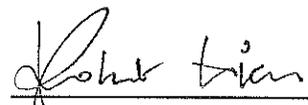
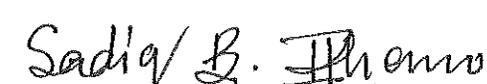
The Contractor is authorized to make the changes listed in the **Summary** and described in **Change Order Attachment** when this Change Order has been approved.

Original Contract Sum	\$3,997,351.00
Net Change by previously authorized Change Orders	\$41,943.00
The Contract sum prior to this Change Order	\$4,039,294.00
The Contract sum will be increased/decreased by this Change Order	\$204,708.00
New Contract Sum including this Change Order	\$4,244,002.00
Cumulative Change Order(s) as a percentage of contract including this Change Order	6.17%
Contract is changed by (0*) Calendar Days	0* Calendar Days
Contract completion date as of this Change Order	August 29, 2012

**Preliminary Change Order Nos. 5, 6, and 7 were executed with a Time Extension of "To Be Determined" as agreement couldn't be reached on a time extension. There may be a time extension associated with these PCOs, which will be evaluated in future schedule updates.*

Summary reference attached items:

Preliminary Change Order Nos. 4, 5, 6, 7, and 8

<p>Approved: Architect of Record</p>  <p>YOLA ARCHITECTS 4.3.12</p> <hr/> <p>Date:  4/4/12</p>	<p>Approved: General Contractor</p>  <p>4.3.12</p> <hr/> <p>Date: </p>	<p>Approved: Peralta Community College District</p>  <p>Director of Capital Projects</p> <hr/> <p>Date: 04/05/12</p> <hr/> <p></p> <p>Vice Chancellor of General Services</p> <hr/> <p>Date: 4/5/2012</p>
<p>Approved: Electrical or Structural Engineer</p> <hr/> <p>Date:</p>	<p>Approved: Mechanical Engineer</p> <hr/> <p>Date: 4/3/2012</p>	<p>Approved: Div. of the State Architect</p> <hr/> <p>Date:</p>

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SUMMARY OF CHANGE ORDER No. 3 Attachment

PROJECT: LANEY TOWER MODERNIZATION **DATE:** MARCH 29, 2012

OWNER: Peralta Community College District **DSA FILE NO.:** 1-C1
DSA APP NO.: 01-110487 &
01-110941

CONTRACTOR: AJF / BHM, A Joint Venture **PCCD FILE NO.:** 02389

PCO # 3	ADD/DEDUCT \$	\$5,527
	ADD/DEDUCT	n/a

Description: Patch existing concrete walls where cast-in-place doors were removed on Floors 2, 3, 5, 6 and 7

Requested by: Architect of Record

Reason: Unforeseen Condition

DSA prelim.
Approval date:

PCO # 4	ADD/DEDUCT \$	57,893
	ADD/DEDUCT	TBD

Description: Provide waterproofing, new floor drains with trap primers and mortar bed in (14) bathrooms per Construction Bulletin No. 1.

Requested by: Architect of Record

Reason: Unforeseen Condition

DSA prelim.
Approval date:

PCO # 5	ADD/DEDUCT \$	123,036
	ADD/DEDUCT	TBD

Description: Provide 1" copper condensate piping, supports, and tie-in to existing plumbing system for forty-nine (49) fan coil units installed on Floors 2 through 8.

Requested by: Mechanical Engineer

Reason: Unforeseen Condition

DSA prelim.
Approval date:

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SUMMARY OF CHANGE ORDER No. 3 (Cont) Attachment

PROJECT: LANEY TOWER MODERNIZATION **DATE:** MARCH 29, 2012

OWNER: Peralta Community College District **DSA FILE NO.:** 1-C1
DSA APP NO.: 01-110487 &
01-110941

CONTRACTOR: AJF / BHM, A Joint Venture **PCCD FILE NO.:** 02389

PCO # 7	ADD/DEDUCT \$	8,305
	ADD/DEDUCT	TBD

Description: At the request of DSA, the fire sprinkler riser was increased from 2-1/2" to 4", which will allow for the future expansion of the fire suppression system.

Requested by: DSA

Reason: Regulatory Request

DSA prelim.
Approval date:

PCO # 8	ADD/DEDUCT \$	9,947
	ADD/DEDUCT	n/a

Description: Expand the concrete rough opening of the 6th Floor Women's Bathroom from 2'-6" to 3'-0", perform required structural work and provide a new ADA Compliant doorframe, door and hardware.

Requested by: Architect of Record

Reason: Code Compliance

DSA prelim.
Approval date: