

Board of Trustees Agenda Report For the Trustee Meeting Date of June 12, 2012

ITEM TITLE:

Consider Ratification of Change Order No. 4, Laney Tower Modernization Project, AJF/BHM, A Joint Venture

SPECIFIC BOARD ACTION REQUESTED:

Ratification is requested for Change Order No. 4 to the contract with AJF/BHM, A Joint Venture for the Laney Administration Tower Renovation Project, in the amount of \$54,709.

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. 4, in the amount of \$54,709. Including the previously Board approved Change Orders No. 1, 2 and 3, the cumulative change order total to date is \$301,360, which is 7.5% of the original contract amount (\$3,997,351).

Change Order No. 4, which is necessary as the result of unforeseen conditions and code compliance, includes the following scope of work:

- Furnish labor, equipment and materials to design and expand the existing basement fire sprinkler system to provide new heads, piping and supports per the requirements of the Division of the State Architect
- Furnish labor, equipment and materials to replace and upgrade the existing fire alarm system to include speaker strobes, conduits and cabling for all floors, as required by code and unforeseen field conditions
- Furnish labor equipment and materials to demolish/remove the existing lath and plaster in the 14 men's and women's bathrooms and prepare wall surfaces to receive new ceramic tile, necessary due to unforeseen field conditions

In accordance with Board Policy 6.83, approval was requested from the Chancellor for the change order work, and Change Order No. 4 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. 4 to the contract with AJF/BHM, A Joint Venture for the Laney Administration Tower Renovation Project, in the amount of \$54,709.

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: May 31, 2012
Vice Chancellor for General Services

DOCUMENT PRESENTED AND APPROVED BY:

Presented and approved by: Dr. Sadiq B. Ikharo Date: May 31, 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

Office of General Services • 333 East 8th Street Oakland, California 94606 • Phone 510/466-7200 • Fax 510/466-7315

CHANGE ORDER NO. 4

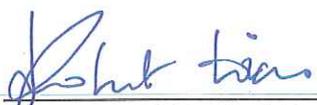
PROJECT:	Laney Tower Modernization Project	DATE:	May 4, 2012
PROJECT MGR:	Robert Dias	DSA FILE NO.:	1-C1
OWNER:	Peralta Community College District	DSA APP. NO.:	01-110487 & 01-110941
CONTRACTOR:	AJF / BHM, A Joint Venture	PCCD Project NO.:	02389

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	\$246,651.00
The Contract sum prior to this Change Order	\$4,244,002.00
The Contract sum will be increased/decreased by this Change Order	\$54,709.00
New Contract Sum including this Change Order	\$4,298,711.00
Cumulative Change Order(s) as a percentage of contract including this Change Order	7.54%
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, 7, 9 and 10 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. 9, 10 and 11

<p>Approved: Architect of Record</p> <div style="text-align: center;">  <hr/> <p>Date: 5/8/12</p> </div>	<p>Approved: General Contractor</p> <div style="text-align: center;">  <hr/> <p>Date: 5/7/12</p> </div>	<p>Approved: Peralta Community College District</p> <div style="text-align: center;">  <hr/> <p>Director of Capital Projects</p> <p>Date: 05/14/12</p> </div> <div style="text-align: center; margin-top: 20px;">  <hr/> <p>Vice Chancellor of General Services</p> <p>Date: 5/16/2012</p> </div>
<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>

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SUMMARY OF CHANGE ORDER No. 4 Attachment

PROJECT: LANEY TOWER MODERNIZATION **DATE:** MAY 4, 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 # 9	ADD/DEDUCT \$	\$16,391
	ADD/DEDUCT	TBD

Description: Furnish labor, equipment and materials to design and expand the existing basement fire sprinkler system to provide new sprinkler heads, piping, supports, etc. in Room B112 (Storage Area) and vestibule outside of Rooms B150 & B151.

Requested by: Agency Requirement

Reason: Required by Division of State Architects

DSA prelim.
Approval date:

PCO # 10	ADD/DEDUCT \$	30,757
	ADD/DEDUCT	TBD

Description: Furnish labor, equipment and materials to replace all the (E) horn-strobes that are indicated to remain with speaker-strobes on Contract Drawings F1.1 through F2.9. The work includes, but may not be limited to: providing new speaker-strobe devices, homerun conduit & cabling to each floor for strobes to 1st and 5th Floors Fire Alarm Panels, homerun conduit & cabling for speakers for each floor to basement Fire Alarm Panel, conduit & cabling between all new speaker-strobe devices, installation of all speaker-strobe devices to code compliant height, installation of extra deep boxes for all speaker-strobe devices to house devices, core drilling, and cut & patching of existing walls to complete installation of all speaker-strobe devices & pathway. This PCO includes all the additional work included in Submittal No. 50, Fire Alarm Shop Drawings as prepared by Simplex, and responses to RFI Nos. 93 & 95.

Requested by: Code Requirement

Reason: Unforeseen Condition

DSA prelim.
Approval date:

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SUMMARY OF CHANGE ORDER No. 4 (Cont) Attachment

PROJECT: LANEY TOWER MODERNIZATION **DATE:** MAY 4, 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 # 11

ADD/DEDUCT \$ 7,561
ADD/DEDUCT n/a

Description: Furnish labor, equipment and materials to demolish/remove the (E) lath and plaster in the fourteen (14) Men's & Women's bathrooms and prep the walls to receive ceramic tiles.

Requested by: Architect of Record

Reason: Unforeseen Condition

DSA prelim.

Approval date: