

PERALTA COMMUNITY COLLEGE DISTRICT
Board of Trustees Agenda Report
For the Trustee Meeting Date of July 17, 2012

ITEM TITLE:

Consider Ratification of Deductive Change Order No. 5, Laney Tower Modernization Project, AJF/BHM, A Joint Venture

SPECIFIC BOARD ACTION REQUESTED:

Ratification is requested for Change Order No. 5 to the contract with AJF/BHM, A Joint Venture for the Laney Administration Tower Renovation Project, a deduction in the amount of (\$1,304).

ITEM SUMMARY:

On October 11, 2011, this Board awarded a contract in the amount of \$3,997,351 to AJF/BHM, A Joint Venture for the Laney Administration Tower Renovation Project. Ratification is now requested for Change Order No. 5, a deduction in the amount of (\$1,304). Including the previously Board approved Change Order Nos. 1, 2, 3 and 4, the cumulative change order total to date is \$300,056, which is 7.5% of the original contract amount.

The cumulative total of Change Order No. 5 items is a deduction in the amount of (\$1,304). The change order items are primarily due to the following reasons:

- The result of unforeseen conditions, including:
 - Provision of temporary shoring in a stairway at the landings from the basement to the 8th floor to allow for coring on the fire sprinkler riser
 - Skim coat the existing floor in fourteen restrooms to remove variances in the substrate to provide a continuous flat and level surface for the installation of ceramic tiles
 - Install adhesive strips on exposed waterproofing membrane to allow for adhesion between the waterproofing membrane and ceramic tiles in fourteen restrooms
- Owner requested and code compliance changes, including:
- Installation of missing fire alarm monitoring (which was omitted from the contract documents) for new flow-tamper switches and new fire smoke dampers, as well as correction of hidden flooring conditions that did not meet ADA accessibility codes
- Credit for deletion of wall insulation in new partition walls and use of flexible ductwork instead of rigid ductwork

In accordance with Board Policy 6.83, approval was requested from the Chancellor for the change order work, and Change Order No. 5 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. 5 to the contract with AJF/BHM, A Joint Venture for the Laney Administration Tower Renovation Project, a deduction in the amount of (\$1,304).

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: July 5, 2012
Vice Chancellor for General Services

DOCUMENT PRESENTED AND APPROVED BY:

Presented and approved by: Dr. Sadiq B. Ikharo Date: July 5, 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: 7-12-12
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: 7-12-12
General Counsel

CHANCELLOR'S OFFICE APPROVAL

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

Signature: José M. Ortiz Date: 7-10-12
José M. Ortiz, Chancellor