

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

ITEM #

**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 8<sup>th</sup> 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 not up to 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 of General Services

**DOCUMENT PRESENTED AND APPROVED BY:**

Presented and approved by: Dr. Sadiq B. Ikharo Date: July 5, 2012  
Vice Chancellor of 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: José M. Ortiz Date: \_\_\_\_\_  
José M. Ortiz, Chancellor

# PERALTA COMMUNITY COLLEGE DISTRICT

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## CHANGE ORDER NO. 5

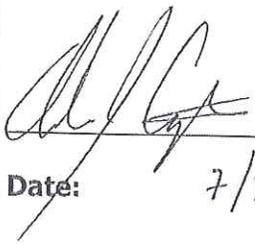
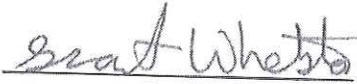
PROJECT:	Laney Tower Modernization Project	DATE:	June 27, 2012
PROJECT MGR:	Johnnie Fudge	DSA FILE NO.:	1-C1
OWNER:	Peralta Community College District	DSA APP. NO.:	01-110487 & 01-110941
CONTRACTOR:	AJF / BHM, A Joint Venture	PCCD Project NO.:	02389

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.

<b>Original Contract Sum</b>	<b>\$3,997,351.00</b>
<b>Net Change by previously authorized Change Orders</b>	<b>\$301,360.00</b>
<b>The Contract sum prior to this Change Order</b>	<b>\$4,298,711.00</b>
<b>The Contract sum will be increased/decreased by this Change Order</b>	<b>(\$1,304.00)</b>
<b>New Contract Sum including this Change Order</b>	<b>\$4,297,407.00</b>
<b>Cumulative Change Order(s) as a percentage of contract including this Change Order</b>	<b>7.51%</b>
<b>Contract is changed by (0*) Calendar Days</b>	<b>0* Calendar Days</b>
<b>Contract completion date as of this Change Order</b>	<b>August 29, 2012</b>

*\*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. 12, 13, 14, 15, 16, 17, 18, 19, 20, and 21**

<p><b>Approved:</b> Architect of Record</p>  <p>Date: 7/3/12</p>	<p><b>Approved:</b> General Contractor</p>  <p>Date: 7/2/12</p>	<p><b>Approved:</b> Peralta Community College District</p> <p>_____ Director of Capital Projects</p> <p>Date:</p>  <p>Vice Chancellor of General Services</p> <p>Date: 7-9-2012</p>
<p><b>Approved:</b> Electrical or Structural Engineer</p> <p>_____ Date:</p>	<p><b>Approved:</b> Mechanical Engineer</p> <p>_____ Date:</p>	<p><b>Approved:</b> Div. of the State Architect</p> <p>_____ Date:</p>

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## SUMMARY OF CHANGE ORDER No. 5 Attachment

**PROJECT:** LANEY TOWER MODERNIZATION      **DATE:** JUNE 27, 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

<b>PCO # 12</b>	<b>ADD/DEDUCT \$</b>	<b>\$3,644</b>
	<b>ADD/DEDUCT</b>	<b>0 Days</b>

**Description:** Furnish labor, equipment and materials to provide temporary shoring in Stair No. 2 at the landings from the Basement to the 8<sup>th</sup> Floors to allow for coring on the fire sprinkler riser.

**Requested by:** Structural Engineer

**Reason:** Unforeseen Conditions

DSA prelim.

Approval date:

<b>PCO # 13</b>	<b>ADD/DEDUCT \$</b>	<b>(3,850)</b>
	<b>ADD/DEDUCT</b>	<b>0 Days</b>

**Description:** The Contractor provided a credit for the deletion of wall insulation in the new partition walls.

**Requested by:** Owner Requested Change

**Reason:** (E) Partition Walls Do Not Have Insulation

DSA prelim.

Approval date:

<b>PCO # 14</b>	<b>ADD/DEDUCT \$</b>	<b>4,278</b>
	<b>ADD/DEDUCT</b>	<b>0 Days</b>

**Description:** Furnish labor, equipment and materials to skim coat the existing fiber reinforced cement board substrate in (14) bathrooms to provide a continuous flat and level surface for the installation of ceramic tiles to remove variances in the substrate to bring the substrate within industry standards for the ceramic tile.

**Requested by:** Architect of Record

**Reason:** Unforeseen Condition

DSA prelim.



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Approval date:

## SUMMARY OF CHANGE ORDER No. 5 (Cont) Attachment

**PROJECT:** LANEY TOWER MODERNIZATION      **DATE:** JUNE 27, 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

<b>PCO # 18</b>	<b>ADD/DEDUCT \$ 4,333.00</b> <b>ADD/DEDUCT 0 Days</b>
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**Description:** Furnish labor, equipment and materials to conduit, conductors, supports, etc. to provide a completion and operational electrical service for two (2) split system mechanical units (FC-902C & FC-902D) as indicated in the response to RFI No. 7.1A.

**Requested by:** Architect of Record

**Reason:** Omission from Contract Documents

DSA prelim.

Approval date:

<b>PCO # 19</b>	<b>ADD/DEDUCT \$ (13,500.00)</b> <b>ADD/DEDUCT 0 Days</b>
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**Description:** The Contractor provided a credit for labor and material to use Class 1 insulated aluminum flexible ductwork in lieu of insulated rigid ductwork for supply air on Floors 2 through 8 as indicated in response to RFI No. 15.

**Requested by:** Owner Requested Change

**Reason:** Owner Requested Change

DSA prelim.

Approval date:

<b>PCO # 20</b>	<b>ADD/DEDUCT \$ (4,200.00)</b> <b>ADD/DEDUCT 0 Days</b>
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**Description:** The Contractor provided a credit for labor and material to delete grouting of the new doorframes.

**Requested by:** Owner Requested Change

**Reason:** Owner Requested Change

DSA prelim.

Approval date:

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## SUMMARY OF CHANGE ORDER No. 5 (Cont) Attachment

**PROJECT:** LANEY TOWER MODERNIZATION      **DATE:** JUNE 27, 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 # 21

**ADD/DEDUCT \$ 2,009.00**

**ADD/DEDUCT 0 Days**

**Description:** The Contractor is instructed to furnish labor, equipment and materials to install new framing along the west wall in the Men's bathrooms on Floors 2 through 8 due to the condition of the (E) framing.

**Requested by:** Architect of Record

**Reason:** Unforeseen Conditions

DSA prelim.

Approval date: