

PERALTA COMMUNITY COLLEGE DISTRICT
Board of Trustees Agenda Report
For the Trustee Meeting Date of September 11, 2012

ITEM #

ITEM TITLE:

Consider *Ratification* of Change Order No. 6, Laney Tower Modernization Project, AJF/BHM, A Joint Venture

SPECIFIC BOARD ACTION REQUESTED:

Ratification is requested for Change Order No. 6 to the contract with AJF/BHM, A Joint Venture for the Laney Administration Tower Renovation Project, in the amount of \$70,012.

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. 6, in the amount of \$70,012. Including the previously Board approved Change Orders No. 1, 2, 3, 4 and 5, the cumulative change order total to date is \$370,068, which is 9.3% of the original contract (\$3,997,351). The change order items are primarily due to the following reasons:

- Division of the State Architect (DSA) requests to ensure code compliance required the addition of added smoke dampers
- The result of architect/engineer omissions requiring the installation of additional light fixtures, control valves, filler racks and condensate pumps
- Owner request for the deletion of window film from a number of windows, resulting in a deduction to the contract price of (\$43,000)

In accordance with Board Policy 6.83, approval was requested from the Chancellor for the change order work, and Change Order No. 6 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. 6 to the contract with AJF/BHM, A Joint Venture for the Laney Administration Tower Renovation Project, in the amount of \$70,012.

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: August 30, 2012
Vice Chancellor of General Services

DOCUMENT PRESENTED AND APPROVED BY:

Presented and approved by: Dr. Sadiq B. Ikharo Date: August 30, 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

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

CHANGE ORDER NO. 6

PROJECT:	Laney Tower Modernization Project	DATE:	August 21, 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

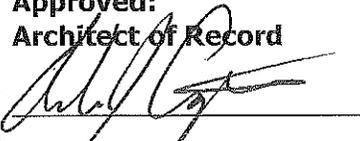
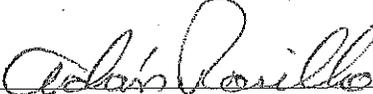
The Contractor is authorized to make the changes listed in the **Summary** and described in **Change Order Attachment** when this Change Order has been approved.

Original Contract Sum	\$3,997,351.00
Net Change by previously authorized Change Orders	\$300,056.00
The Contract sum prior to this Change Order	\$4,297,407.00
The Contract sum will be increased/decreased by this Change Order	\$70,012.00
New Contract Sum including this Change Order	\$4,367,419.00
Cumulative Change Order(s) as a percentage of contract including this Change Order	9.3%
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, 10, 26, and 27 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. 22, 23, 24, 25, 26, 27, 28, 29 and 30

<p>Approved: Architect of Record</p>  <p>Date: 8-21-12</p>	<p>Approved: General Contractor</p>  <p>Date: 8/20/12</p>	<p>Approved: Peralta Community College District</p>  <p>Director of Capital Projects</p> <p>Date: 8-28-12</p>  <p>Vice Chancellor of General Services</p> <p>Date: 8/29/2012</p>
<p>Approved: Electrical or Structural Engineer</p> <p>Date:</p>	<p>Approved: Mechanical Engineer</p>  <p>Date: 8/21/2012</p>	<p>Approved: Div. of the State Architect</p> <p>Date:</p>

Johnnie Fudge 8/20/12

PERALTA COMMUNITY COLLEGE DISTRICT

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

SUMMARY OF CHANGE ORDER No. 6 Attachment

PROJECT: LANEY TOWER MODERNIZATION **DATE:** AUGUST 20, 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 # 22	ADD/DEDUCT \$	\$6,991
	ADD/DEDUCT	0 Days

Description: Add 6 light fixture omitted in the drawings.
Requested by: Architect
Reason: Omission from Contract Documents
DSA prelim.
Approval date:

PCO # 23	ADD/DEDUCT \$	\$4,792
	ADD/DEDUCT	0 Days

Description: Replace existing pneumatic control valve with new electric control valves.
Requested by: Engineer
Reason: Omission
DSA prelim.
Approval date:

PCO # 24	ADD/DEDUCT \$	3,668
	ADD/DEDUCT	0 Days

Description: Furnish labor, equipment and materials to fabricate and install 2" filter racks on both supply ductwork on Floors 2 through 8, as filters at the new fan coil units that are not accessible for future maintenance.
Requested by: Engineer
Reason: Omission from Contract Documents
DSA prelim.
Approval date:

PERALTA COMMUNITY COLLEGE DISTRICT

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

SUMMARY OF CHANGE ORDER No. 6 (Cont) Attachment

PROJECT: LANEY TOWER MODERNIZATION **DATE:** AUGUST 20, 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 # 25	ADD/DEDUCT \$ 22,330 ADD/DEDUCT 0 Days
-----------------	---

Description: Furnish labor, equipment and materials to install 23 condensate pumps, including but not limited to: mechanical piping, conduit, conductors, etc. as indicated in the response to RFI No 113.

Requested by: Engineer

Reason: Omission from Contract Documents

DSA prelim.
Approval date:

PCO # 26	ADD/DEDUCT \$ 10,129 ADD/DEDUCT TBD Days
-----------------	---

Description: Furnish labor, equipment and materials provide faire alarm connection to additional smoke dampers as shown in Price Request No. 1A.

Requested by: Architect

Reason: DSA Requested Revision.

DSA prelim.
Approval date:

PCO # 27	ADD/DEDUCT \$ 59,922 ADD/DEDUCT TBD Days
-----------------	---

Description: Furnish labor, equipment and materials to provide additional smoke dampers as shown in the response to RFI no. 74.

Requested by: Engineer

Reason: DSA Requested Revision

DSA prelim.
Approval date:

PERALTA COMMUNITY COLLEGE DISTRICT

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

SUMMARY OF CHANGE ORDER No. 6 (Cont) Attachment

PROJECT: LANEY TOWER MODERNIZATION **DATE:** AUGUST 20, 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 # 28	ADD/DEDUCT \$ 1,200.00 ADD/DEDUCT 0 Days
-----------------	---

Description: Provide Supply diffusers as shown in the response to RFI No. 14.

Requested by: Engineer

Reason: Omission from Contract Documents

DSA prelim.
Approval date:

PCO # 29	ADD/DEDUCT \$ 3,980 ADD/DEDUCT 0 Days
-----------------	--

Description: Mechanical Contractor remobilization of the 7th floor due to the addition of smoke dampers.

Requested by: Engineer

Reason: DSA Requested Revision

DSA prelim.
Approval date:

PCO # 30	ADD/DEDUCT \$ (43,000) ADD/DEDUCT 0 Days
-----------------	---

Description: Delete window film from the scope of work as shown in Price Request 16A.

Requested by: Owner Requested Change

Reason: Owner Requested Change

DSA prelim.
Approval date: