

PERALTA COMMUNITY COLLEGE DISTRICT
Board of Trustees Agenda Report
For the Trustee Meeting Date of September 25, 2012

ITEM #

ITEM TITLE:

Consider *Ratification* of Deductive Change Order No. 7, Laney Tower Modernization Project, AJF/BHM, A Joint Venture

SPECIFIC BOARD ACTION REQUESTED:

Ratification is requested for Change Order No. 7 to the contract with AJF/BHM, A Joint Venture for the Laney Administration Tower Renovation Project, a deduction in the amount of (\$36,501).

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. 7, a deduction to the contract in the amount of (\$36,501). Including the previously Board approved change orders, the cumulative total to date is \$333,567, which is 8.3% of the original contract amount of \$3,997,351.

Change Order No. 7 items are primarily due to the following reasons:

- Division of the State Architect (DSA) requested changes requiring additional supports to fire sprinkler risers
- The result of architect/engineer omissions requiring the installation of additional speaker/strobe fire alarm components
- Owner requested changes for:
 - The removal of existing murals to prepare walls for painting
 - Deletion of shades and blinds from the scope of work
- Unforeseen conditions requiring repairs to transoms at existing toilet doors and patching of existing drinking fountain openings to accommodate new drinking fountains

In accordance with Board Policy 6.83, approval was requested from the Chancellor for the change order work, and deductive Change Order No. 7 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. 7 to the contract with AJF/BHM, A Joint Venture for the Laney Administration Tower Renovation Project, a deduction in the amount of (\$36,501).

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: September 13, 2012
Vice Chancellor of General Services

DOCUMENT PRESENTED AND APPROVED BY:

Presented and approved by: Dr. Sadiq B. Ikharo Date: September 13, 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

CHANGE ORDER NO. 7

PROJECT: Laney Tower Modernization Project DATE: September 6, 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

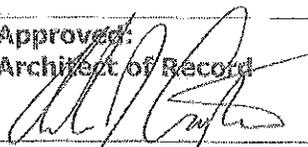
The Contractor is authorized to make the changes listed in the Summary and described in Change Order Attachment when this Change Order has been approved.

Original Contract Sum	\$3,997,351.00
Net Change by previously authorized Change Orders	\$370,068.00
The Contract sum prior to this Change Order	\$4,367,419.00
The Contract sum will be increased/decreased by this Change Order	\$(36,501.00)
New Contract Sum including this Change Order	\$4,330,918.00
Cumulative Change Order(s) as a percentage of contract including this Change Order	8.3%
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.

Approved:  Architect of Record Date: 9/6/12	Approved:  General Contractor Date: 9/6/12	Approved: Peralta Community College District  Director of Capital Projects Date: 9-10-12  Vice Chancellor of General Services Date: 9/11/12
Approved: Electrical or Structural Engineer Date:	Approved: Mechanical Engineer Date:	Approved: Div. of the State Architect Date:


 Johnnie Fudge
 9/6/12

PERALTA COMMUNITY COLLEGE DISTRICT

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SUMMARY OF CHANGE ORDER No. 7 Attachment

PROJECT: LANEY TOWER MODERNIZATION **DATE:** SEPTEMBER 6, 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 # 31	ADD/DEDUCT	\$ 7,256.00
	ADD/DEDUCT	0 Days

Description: Revise Contract Documents as described in Price Request 13A to add waste line and vent and rearrange casework in the Basement Custodial Break Room.

Requested by: Architect

Reason: Unforeseen Conditions

DSA prelim.

Approval date: N/A

PCO # 32	ADD/DEDUCT	\$ (56,251.00)
	ADD/DEDUCT	0 Days

Description: Revise the Contract Document as described in Price Request 12A regarding the deletion of shades and blinds from the scope of work.

Requested by: District

Reason: Owner Requested Change

DSA prelim.

Approval date: N/A

PCO # 33	ADD/DEDUCT	\$ 4,874.00
	ADD/DEDUCT	0 Days

Description: Revise the Contract Documents as described in Price Request 14A regarding adding structural support for core drilling of the landings on Stair 2 for the fire sprinkler risers.

Requested by: DSA

Reason: DSA Requested Change

DSA prelim.

Approval date: 7/25/12

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PCO # 34

~~ADD/DEDUCT~~ \$ 7,177.00
~~ADD/DEDUCT~~ 0 Days

Description: Revise the Contract Documents as described in Price Request 3A and 7A regarding relocating and adding speaker/strobe fire alarm components.

Requested by: Architect

Reason: Design Omission

DSA prelim.

Approval date:

PCO # 35

~~ADD/DEDUCT~~ \$ 3,226.00
~~ADD/DEDUCT~~ 0 Days

Description: Revise the Contract Documents as described in Price Request 4A regarding the repair of transoms at several existing toilet room doors.

Requested by: Architect

Reason: Unforeseen Conditions

DSA prelim.

Approval date: N/A

PCO # 36

~~ADD/DEDUCT~~ \$ 3,579.00
~~ADD/DEDUCT~~ 0 Days

Description: Patch existing drinking fountain openings to install new drinking fountains.

Requested by: Architect

Reason: Unforeseen conditions

DSA prelim.

Approval date: N/A

PCO # 37

~~ADD/DEDUCT~~ \$ 1,151.00
~~ADD/DEDUCT~~ 0 Days

Description: Remove Murals at the Building Lobby and prepare walls for painting.

Requested by: Owner

Reason: Owner requested Change

DSA prelim.

Approval date: N/A

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PCO # 39

~~ADD~~/DEDUCT \$ (7,513.00)

~~ADD~~/DEDUCT 0 Days

Description: Revise the Contract Documents as described in Price Request
10A related to the elevator call buttons.

Requested by: Owner

Reason: Owner requested Change

DSA prelim.

Approval date: N/A