

PERALTA COMMUNITY COLLEGE DISTRICT
Board of Trustees Agenda Report
For the Trustee Meeting Date of July 16, 2013

ITEM TITLE:

Consider Approval of Change Order No. 1 for the Rooftop Solar Photovoltaic Project at Laney College and Berkeley City College (Bid No. 11-12/15), Cupertino Electric Inc.

SPECIFIC BOARD ACTION REQUESTED:

Approval is requested for Change Order No. 1 to the contract with Cupertino Electric Inc., in the amount of \$18,073.

ITEM SUMMARY:

John Boncher is the President / CEO of Cupertino Electric Inc. and the business has a current and active contractor's license in California. They are registered with the California Department of Consumer Affairs – Contractors State License Board. There was one (1) approved Change Order to date in the amount of \$18,073, which is 0.4% of the original contract amount (\$4,192,407.00).

Change Order No. 1 scope of work includes the following:

- Repair the spud gravel at the top membrane along the entire length of the tie in of damaged membrane locations.
- Remove locations of existing roof and insulation, as determined by the District's Project Manager.
- Install 1 layer of 1-1/2" ISO (International Organization for Standardization) and 1 layer of 1/2" fiberboard insulation set in low rise adhesive.
- Install 1 ply composite base sheet and 2 plies of #28 type G ply sheet in cold adhesive.
- Apply adhesive at a rate of 2 gallons/squares per ply. First composite ply lap will cover over open cut by 6", set in adhesive, 3 course lap with asphalt mastic on to existing membrane.
- Install second and third ply of #28 type G to lap 6"-8" past lower sheet in adhesive.
- Install 1 cap sheet, PowerPly Plus smooth in adhesive
- Apply flood coat of cold adhesive at 4 gallon/100 s.f. and re-install granite aggregate surfacing to cove existing roofs.

Approval is requested for Change Order No. 1, in the amount of \$18,073.00. Now Change Order No. 1 is brought before the Board for approval. It is in the best interests of the District and financially prudent to authorize this change order. The Chancellor recommends approval.

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, District-Wide Projects, "Solar energy system installation and the retrofitting of existing energy systems," and Merritt College, "Classroom and facilities repairs and grounds improvements."

BACKGROUND/ANALYSIS:

On July 17, 2012, the Board of Trustees approved for the District to Negotiate an Agreement with Cupertino Electric, Inc. to provide design-build project services for the Rooftop Solar Photovoltaic Project at Laney College and Berkeley City College. Assessments showed that the roofs on Buildings 'C' and 'G' are at the end of their serviceable lives, so they are being replaced prior to installing the solar photovoltaic systems. Solar panels are typically guaranteed to last for 25 years, and in some cases projected to last for 40 years. It is, therefore, proper and more cost effective to replace these roofs prior to installing solar panels. To replace the roofs later would incur greater costs to the District. The panels would either have to be removed and replaced, or roofers would have to work around the panels. Either approach would be costlier than replacing the roofs before the photovoltaic panels are installed.

Cupertino Electric, Inc. is implementing the project using a design-build format. Under the design-build format, the District only has to interact with one general contractor. If an issue needs to be resolved, the District simply goes to the general contractor, who will address his or her subcontractors as appropriate. Seeing that this project has several major components, two photovoltaic systems and two new roofs—essentially three projects combined as one—a design-bid-build format would tend to add needless complexity, additional cost and time.

DELIVERABLES AND SCOPE OF WORK:

- Reroof Buildings C & G, Laney College campus
- Rooftop solar photovoltaic system, Berkeley City College
- Roof patching at core locations
- Roof evaluation to ensure load-bearing capacity
- Protection of District's roofing warranties
- Design for solar photovoltaic systems
- Compliance with California Solar Initiative rebate requirements
- Rooftop solar photovoltaic systems at Laney College on Buildings B, C, D, E, F, G, Forum, Gym, and Theater
- System commissioning
- System maintenance
- Kiosk to monitor, report, and archive electricity generation
- Grid connection of solar photovoltaic systems

ANTICIPATED COMPLETION DATE:

The anticipated completion date is August 2013.

ALTERNATIVES/OPTIONS:

Not Applicable

EVALUATION AND RECOMMENDED ACTION:

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 Ikharo

(*****Board contract approval is subject to negotiation and execution by the Chancellor.)

DOCUMENT PREPARED BY:

Prepared by: Dr. Sadiq B. Ikharo
Vice Chancellor of General Services

DOCUMENT PRESENTED AND APPROVED BY:

Presented and approved by: Dr. Sadiq B. Ikharo
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
Ron Gerhard, Vice Chancellor for Finance and Administration

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
Thuy Thi Nguyen, General Counsel

CHANCELLOR'S OFFICE APPROVAL

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

Signature: José M. Ortiz
Dr. José M. Ortiz, Chancellor

CHANGE ORDER NO. 1

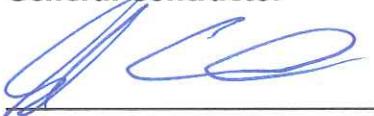
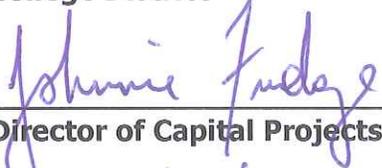
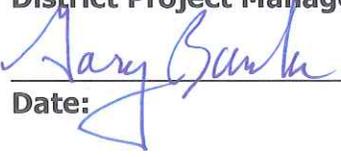
PROJECT: Laney College Photovoltaic Array DATE: June 24, 2013
 PROJECT MGR: Gary Banks
 OWNER: Peralta Community College District
 CONTRACTOR: Cupertino Electric, Inc. PCCD PROJ NO.: 2371

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	\$4,192,407.00
Net Change by previously authorized Change Orders	\$ 0.0
The Contract sum prior to this Change Order	\$4,192,407.00
The Contract sum will be increased/decreased by this Change Order	\$ 18,073.00
New Contract Sum including this Change Order	\$4,210,480.00
Cumulative Change Order(s) as a percentage of contract including this Change Order	0.4%
Contract is changed by (0) Days	
Contract completion date as of this Change Order	Unchanged

Summary reference attached items:

P.C.O. 1

	<p>Approved: General Contractor</p>  <hr/> <p>Date: 6-27-13</p>	<p>Approved: Peralta Community College District</p>  <hr/> <p>Director of Capital Projects</p> <p>Date: 6/20/13</p>
<p>Approved: Construction Manager</p>  <hr/> <p>Date: 6/24/13</p>	<p>Approved: District Project Manager</p>  <hr/> <p>Date:</p>	<p></p> <hr/> <p>Vice Chancellor of General Services</p> <p>Date: 7-2-2013</p>

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. 1 Attachment

PROJECT: LANEY COLLEGE PHOTOVOLTAIC ARRAY
DATE: JUNE 27, 2013
OWNER: Peralta Community College District
CONTRACTOR: Cupertino Electric, Inc. **PCCD FILE NO.:** 2371

PCO No. 1

ADD/DEDUCT: \$ 18,073.00
ADD/DEDUCT: 0 Days

Description: Repair leaking roof on Forum Building.
Requested by: Owner
Reason: Owner Requested Revision
Approval date: June 27, 2013

PERALTA COMMUNITY COLLEGE DISTRICT

Department of General Services • Phone 510/466-7341 • Fax 510/466-7315

PRELIMINARY CHANGE ORDER NO. 1

PROJECT: Laney College Photovoltaic Array DATE: May 24, 2013
Bid No. 12-13/17
OWNER: Peralta Community College District
TO: Gary Banks, Project Manager Project No. 2371
Peralta Community College District
333 East Eighth Street
Oakland, CA 94608

You are hereby directed to make the following change(s) in this Contract. When signed by the Owner and Architect and received by the Contractor, this document becomes effective immediately and the Contractor shall proceed as with the changes described below. An official change order shall be issued to follow up on this preliminary change order as soon as possible.

DESCRIPTION: Repair leaking roof on Forum Building.

REASON INITIATED: Owner requested Revision

ATTACHMENTS: COR #4

The proposed basis of adjustment to the Contract Price and Contract time are as follows:

Amount of Change: Add Deduct \$ 18,073.00
 Lump Sum T & M Not to Exceed Force Amount

Time Extension:

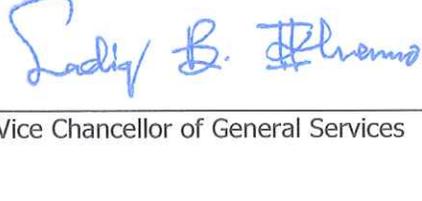
REVIEWED BY:

 6/24/13
Construction Manager Date

APPROVED BY:

 6-27-13
Contractor Date

Signature by the Contractor indicates the Contractor's agreement with the above adjustments in Contract Sum and Contract Time.

 7/2/13  7-2-13
Director of Capital Projects Date Vice Chancellor of General Services Date



June 11, 2013

Peralta Community College District
333 East 8th Street
Oakland, CA 94606

Attn: Gary Banks

Re: Laney & Berkeley College – Photovoltaic & Roofing
CEI Job # 12-1-10210-00
COR # 4

Dear Gary,

We are pleased to submit our material change request for the above referenced.

Labor	\$15,716.00
OH&P	\$2,357.00
Total Price	\$18,073.00

Scope of Work:

1. Roof repair of the Forum building.

Clarifications:

1. All work to be done on straight time.

Sincerely,

CUPERTINO ELECTRIC, INC.

Don Hartman
Project Manager

Change Order Accepted By:

Peralta Community College District,
Gary Banks – Project Manager

Date: _____

Headquarters
1132 North Seventh Street
San Jose, CA 95112-4427
PHONE (408) 808-8000
FAX (408) 275-8575

San Francisco
1740 Cesar Chavez Street
San Francisco, CA 94124-1134
PHONE (415) 970-3400
FAX (415) 970-3434

Southern California
10240 Matern Place
Santa Fe Springs, CA 90670-3215
(562) 641-2400
(562)949-6459 Fax

Arizona
2020 West Guadalupe Road, Suite 1
Gilbert, AZ 85233-2804
(480) 503-2530
(480) 503-2529 Fax



State Roofing Systems Inc.

15444 HESPERIAN BLVD.
SAN LEANDRO, CA 94578
(510) 317-1477 • FAX (510) 317-1470

INVOICE

NO. 50553

PAGE 1

B
I CUPERTINO ELECTRIC
L 1132 NORTH SEVENTH STREET
L SAN JOSE, CA 95112-4427

T
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J
O 130210
B LANEY COLLEGE
900 FALLON ST/FORUM
N OAKLAND
O

INVOICE DATE	INVOICE NO.	CUSTOMER NO.	PAYMENT TERMS	CONTRACT NO.
5/23/13	50553	PERA01	DUE UPON RECEIPT	#19202

DESCRIPTION	EXTENDED PRICE
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COMPLETION OF FORUM ROOF REPAIR/ROOF MEMBRANE DAMAGE \$15,716.00

AMOUNT DUE THIS INVOICE \$15,716.00

THANK YOU FOR YOUR BUSINESS



State Roofing Systems Inc.

15444 HESPERIAN BLVD.
SAN LEANDRO, CA 94578
(510) 317-1477 • FAX (510) 317-1470

INVOICE

NO. 50553

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INVOICE DATE	INVOICE NO.	CUSTOMER NO.	PAYMENT TERMS	CONTRACT NO.
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DESCRIPTION	EXTENDED PRICE
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AMOUNT DUE THIS INVOICE \$15,716.00

THANK YOU FOR YOUR BUSINESS