

**PERALTA COMMUNITY COLLEGE DISTRICT**  
**Board of Trustees Agenda Report**  
**For the Trustee Meeting Date of October 22, 2013**

**ITEM TITLE:**

Consider Approval of Change Order No. 1 for Rehabilitation to Laney College Administrative Tower Project - Phase 2 (Bid No. 12-13/17), Bay Construction Co.

**SPECIFIC BOARD ACTION REQUESTED:**

Approval is requested Change Order No. 1 to the contract with Bay Construction Co., in the amount of \$32,750.59.

**ITEM SUMMARY:**

Mark Lee and Yong Kay are principals of Bay Construction Company 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. Change Order No. 1 in the amount of \$32,750.59 is 6.30% of the original contract amount of \$520,000. Change Order No. 1 is based on both the District's requested additional scope change beyond the original services agreement and unforeseen conditions.

**Change Order No. 1 consists of the following scope of work:**

- Remove existing deteriorated window film at two west facing, exterior windows (upper and lower) at the lobby floor art gallery and located in the recess near the north stair (#2) tower. Clean the glass, provide and install replacement 3M Prestige 70 solar window film. Existing solar window film will remain in the art gallery.
- Revise and add telephone wiring to accommodate additional phone infrastructure in the facility.
- Provide electrical infrastructure revisions in the intermediate distribution frame (IDF) rooms to accommodate new IT network equipment.
- Install additional data cabling at the lobby reception area for phones, computers and display monitors.
- Remove existing door lever hardware at the door to the storage room #103 and replace it with a keyway that matches the District standard keyways.
- Remove scratched Lexan replacement pane in upper portion of the north exit door and replace it with tempered glass to match the lower pane.
- Revise the electrical design in the 9<sup>th</sup> floor intermediate distribution frame (IDF) room to accommodate new IT network equipment.
- Data work at the Lobby Reception Information Desk.
- Abatement of asbestos tile at 2<sup>nd</sup> floor health center.
- Provide electrical power to fire dampers located in basement.
- Provide additional electric power and patch panels at building IDF rooms to accommodate increase in IT infrastructure.
- Additional 63 non compensable construction days to the Contract for work required to complete the above changes in the contracted scope of work.

Approval is requested for Change Order No. 1, in the amount of \$32,750.59. In accordance with the Board Policy 6600, approval was requested for the change order work, and now Change Order No. 1 is brought before the Board of Trustees for approval. All Board approved contracts are subject to final negotiation and execution by the Chancellor. The Chancellor recommends approval.

**SOURCE OF FUNDS (AND FISCAL/BUDGETARY IMPACT):**

Measure A, approved by the voters in Peralta's constituency and authorized under in Resolution 05/06-45, Exhibit A-1, District-Wide, support services for the "acquisition, construction, repair, refurbishment, equipping, upgrading, and modernization of classrooms, campuses, buildings, facilities, and grounds throughout the District."

**BACKGROUND/ANALYSIS:**

The rehabilitation to Laney College Administrative Tower Project – Phase 2 is one part of the overall construction improvements proposed for the building. The project construction drawing and specification were finalized by YHLA Architects and approved by the Division of the State Architect (DSA) in February 2013. Another part of the overall modernization of the Laney Administrative Tower is the Fire Pump System Replacement Project (Bid No. 12-13/13), which went out to a formal bid and bids were received on March 4, 2013.

Thirteen (13) interested contractors attended the mandatory pre-bid meeting on February 21, 2013. The project manager(s) conducted a mandatory pre-bid job walk with all thirteen (13) contractors. The lowest responsible and responsive bid was submitted by Bay Construction Co., in the amount of \$520,000. Approval will allow the project modernization to happen more quickly and meet the proposed construction project schedule.

**DELIVERABLES AND SCOPE OF WORK:**

For deliverables, Bay Construction Co. will demolish and remove existing architectural features to install new architectural items as recommended by the project architect. They corrected and fixed other building amenities that are connected and impacted by this construction work. Also they procured goods under this contract. They performed construction work per YHLA Architect's drawings and specifications and install structural components to include but not limited to the following:

- New window film and window blinds;
- New doors and hardware;
- New glazing, new floor and wall finishes;
- Banners and armatures;
- New check valve;
- Handrail paint;
- Fire alarm connections and testing;
- Data and telephone equipment and infrastructure and testing;
- New mechanical grilles;
- New synchronized clocks, a new sink and other miscellaneous items.

**ANTICIPATED COMPLETION DATE:**

The anticipated completion date was July 31, 2013.

**ALTERNATIVES/OPTIONS:**

Not Applicable

**EVALUATION AND RECOMMENDED ACTION:**

Not Applicable

**OTHER DEPARTMENTS IMPACTED BY THIS ACTION (E.G. INFORMATION TECHNOLOGY):**

YES \_\_\_\_\_ NO   X  

**COMMENTS:**

Not Applicable

**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

# 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. 1 REVISED

PROJECT:	2389	DATE:	September 18, 2013
PROJECT MGR:	Gary Banks	DSA FILE NO.:	N/A
OWNER:	Peralta Community College District	DSA APP. NO.:	N/A
CONTRACTOR:	Bay Construction Inc.	PCCD FILE NO.:	Bid No. 12-13/17

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>\$520,000.00</b>
<b>Net Change by previously authorized Change Orders</b>	<b>\$0</b>
<b>The Contract sum prior to this Change Order</b>	<b>\$520,000.00</b>
<b>The Contract sum will be increased/decreased by this Change Order</b>	<b>\$32,750.59</b>
<b>New Contract Sum including this Change Order</b>	<b>\$552,750.59</b>
<b>Cumulative Change Order(s) as a percentage of contract including this Change Order</b>	<b>6.30%</b>
<b>Contract is changed by 63 Days</b>	<b>63 Days</b>
<b>Contract completion date as of this Change Order</b>	<b>August 1, 2013</b>

**Summary reference attached items:**

**P.C.O's: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15**

<p><b>Approved:</b></p> <p><u>DECLINED TO SIGN</u> Architect of Record                      Date</p> <p><u>N/A</u> Structural Engineer                      Date</p> <p><u>N/A</u> Mechanical Engineer                      Date</p>	<p><b>Approved:</b></p> <p><u>N/A</u> Electrical Engineer                      Date</p> <p><u>N/A</u> Plumbing Engineer                      Date</p> <p><u>[Signature]</u>                      9/19/13 Construction Manager                      Date</p>	<p><b>Approved:</b></p> <p><u>[Signature]</u>                      9/19/13 General Contractor                      Date</p> <p><u>N/A</u> Div. of the State Architect                      Date</p>
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**Peralta Community College District Approval:**

<p><u>Gary Banks</u>                      9/27/13 Facilities Project Manager                      Date</p> <p><u>Sadiq B. Ahmed</u>                      10-2-13 Vice Chancellor of General Services                      Date</p>	<p><u>Johnnie Fudge</u>                      10/1/13 Director of Capital Projects                      Date</p> <p>_____ Chancellor                      Date</p>
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