

**PERALTA COMMUNITY COLLEGE DISTRICT**  
**Board of Trustees Agenda Report**  
**For the Trustee Meeting Date of February 25, 2014**

**ITEM TITLE:**

Consider Approval of Change Order No. 3 for Merritt College's Chilled Water Infrastructure (Bid No. 12-13/03), Taber Construction, Inc.

**SPECIFIC BOARD ACTION REQUESTED:**

Approval is requested for Change Order No. 3 to the contract with Taber Construction, Inc., in the amount of \$34,987.00.

**ITEM SUMMARY:**

Change Order No. 3 is based on the District's requested additional scope change beyond the original services agreement. These changes are due to unforeseen conditions. The District initiated Change Order No. 3 item for Chilled Water Infrastructure Project due to the following reasons: extra work and material associated with relocation of both Manhole #15 and #16 requiring the rerouting of underground piping; revision of specified custom air intake louver; and additional labor and material costs due to unforeseen conditions.

**Change Order No. 3 scope of work includes the following:**

- Due to unforeseen conditions at the exterior equipment pad, the contractor was required to perform additional demolition work, revise existing electrical conditions, revise equipment layout, and other revisions to avoid extensive unforeseen underground obstructions.
- Due to unforeseen existing building conditions, the specified new mechanical louver was redesigned and fabricated.
- Due to unmarked underground utilities which were not shown on the contract documents, and were unknown to the District, the original planned location to install two manholes had to be revised. A larger crane was required to access the new locations and an existing gas line had to be rerouted.

Change Order No. 1, in the amount of \$56,471.00 or 1.385% of the original base contract was approved by the Board of Trustees in their October 22, 2013 meeting. Change Order No. 2, in the amount of \$89,547.00 or 2.2% of the original base contract was approved by the Board of Trustees in their December 11, 2013 meeting. Change Order request No. 3, in the amount of \$34,987.00, is 0.85% of the original contract amount of \$4,076,000. These three change orders will have a cumulative value of \$181,005.00 or 4.44% of the original contract sum. The project is near completion and the project estimated completion date is on schedule.

Approval is requested for Change Order No. 3, in the amount of \$34,987.00. In accordance with the Board Policy 6600, approval was requested for the change order work, and Change Order No. 3 is now brought before the Board of Trustees for approval. It is in the best interests of the District and financially prudent to authorize this change order. Bret and Valerie Taber are principals of Taber Construction 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. All Board approved

contracts are subject to final negotiation and execution by the Chancellor. All Board recommended contracts are subject to 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:**

Bid information for this project was published in newspapers of general circulation and ethnic publications reflecting the diversity of the market area. Bid information was sent to all chambers of Commerce within the market area to disseminate to their constituency, local plan rooms and associated contractor subscription services.

**The original scope of work included:**

- The installation of a chilled water plant in Building F at Merritt College with a new cooling tower and upgraded electrical service.
- Underground chilled water lines will be installed from the chilled water plant to Buildings L & Q and also connected with the new center for Science and Allied Health Building.

**ANTICIPATED COMPLETION DATE:**

The anticipated completion date for the change order work is November 30, 2013.

**ANTICIPATED COMPLETION DATE:**

The anticipated completion date was May 07, 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

RECEIVED

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DEC 11 2013

CHANGE ORDER NO. 3

TABER CONSTRUCTION

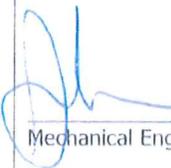
PROJECT: CHW Infrastructure DATE: 11/13/13  
 PROJECT MGR: Gary Banks DSA FILE NO.: 01-112534  
 OWNER: Peralta Community College District DSA APP. NO.:  
 CONTRACTOR: Taber Construction Inc. PCCD FILE NO.: 2355B

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  | \$4,076,000.00 |
| Net Change by previously authorized Change Orders                                  | \$146,018.00   |
| The Contract sum prior to this Change Order  | \$4,222,018.00 |
| The Contract sum will be increased/decreased by this Change Order                  | \$34,987.00    |
| New Contract Sum including this Change Order                                       | \$4,257,005.00 |
| Cumulative Change Order(s) as a percentage of contract including this Change Order | 4.44%          |
| Contract is changed by (0) Days  | 0 Days         |
| Contract completion date as of this Change Order                                   | 3/8/14         |

Summary reference attached items:

P.C.O.' 7, 8, 9

|   |   |   |
|---|---|---|
| <p><b>Approved:</b></p> <p> 12/6/13<br/>                 Architect of Record Date</p> <p> 12/6/13<br/>                 Mechanical Engineer Date</p> | <p><b>Approved:</b></p> <p> 12/6/13<br/>                 General Contractor Date</p> <p> 12/9/13<br/>                 Construction Manager Date</p> | <p><b>Approved:</b></p> <p>_____<br/>                 Electrical or Structural Eng. Date</p> <p>_____<br/>                 Div. of the State Architect Date</p> |
| <p><b>Peralta Community College District Approval:</b></p> <p>_____<br/>                 Facilities Project Manager Date</p> <p>_____<br/>                 Chancellor Date</p>  | <p>_____<br/>                 Director of Capital Projects Date</p>   | <p>_____<br/>                 V.C. of General Services Date</p>   |

# PERALTA COMMUNITY COLLEGE DISTRICT

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## SUMMARY OF CHANGE ORDER No. 3 Attachment A

PROJECT: CHW INFRASTRUCTURE DATE: 02/3/14  
OWNER: PERALTA COMMUNITY COLLEGE DISTRICT DSA FILE NO.: 01-112534  
CONTRACTOR: TABER CONSTRUCTION INC. DSA APP NO.:  
PCCD FILE NO.: 2355B

### Change Order Coding:

|   |  |
|---|--|
| 1 – Unforeseen Condition – Owner Initiated            | 4 – Design error or omission – Architect Initiated |
| 2 – Owner Requested Change – Owner Initiated          | A – Approved for A/E Reimbursement                 |
| 3 – DSA or Agency requested change – Agency Initiated | F – Not Approved for A/E Reimbursement             |

|   |                                       |  |
|---|---------------------------------------|--|
| 1 | <b>Preliminary Change Order No. 7</b> | <b>ADD/DEDUCT \$ 22,921.00</b><br><b>ADD/DEDUCT 0 Days</b> |
|---|---------------------------------------|--|

Description: Extra work and material associated with relocation of both Manhole #15 & #16 requiring the rerouting of underground piping.

Requested by: Code 1 - Unforeseen Conditions

Reason: Due to unmarked underground utilities which were not shown on the contract documents, and were unknown to PCCD, the original planned location to install two manholes had to be revised. A larger crane was required to access the new locations and an existing gas line had to be rerouted.

DSA prelim.  
approval date: Approval Pending

|   |                                       |   |
|---|---------------------------------------|---|
| 2 | <b>Preliminary Change Order No. 8</b> | <b>ADD/DEDUCT \$ 5,343.00</b><br><b>ADD/DEDUCT 0 Days</b> |
|---|---------------------------------------|---|

Description: Revision of specified custom air intake louver.

Requested by: Code 1 - Unforeseen Conditions

Reason: Due to unforeseen existing building conditions, the specified new mechanical louver was redesigned and fabricated.

DSA prelim.  
approval date: Approval Pending

# PERALTA COMMUNITY COLLEGE DISTRICT

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Preliminary Change Order No. 9

ADD/DEDUCT \$ 6,723.00

ADD/DEDUCT 0 Days

Description: Additional labor and material costs due to unforeseen conditions.

Requested by: Code 1 - Unforeseen Conditions

Reason: Due to unforeseen conditions at the exterior equipment pad, the contractor was required to perform additional demolition work, revise existing electrical conditions, revise equipment layout, and other revisions to avoid extensive unforeseen underground obstructions.

DSA prelim.  
approval date: Approval Pending

**End of Items**