

**PERALTA COMMUNITY COLLEGE DISTRICT
Board of Trustees Agenda Report
For the Trustee Meeting Date of April 08, 2014**

ITEM TITLE:

Consider Approval of Change Order No. 4 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. 4 to the contract with Taber Construction, Inc., in the amount of \$90,380.00.

ITEM SUMMARY:

This Change Order is 2.2% of the original contract amount of \$4,076,000. Change Order No. 4 is based on the following unforeseen conditions and deletion in scope of work.

Change Order No. 4 scope of work includes the following:

- Due to unforeseen underground obstructions, the layout of the cooling tower equipment pad was redesigned and portions re-excavated; impacted electrical connection at Building Q, unforeseen wall obstruction and oversized bedrock led to revisions and added work;
- Unforeseen underground utilities and structural support caused the redesign of the fence and posts around the equipment pad; the footing and new grade beams were adjusted;
- The new trench path changed to accommodate unforeseen utilities. The new chilled water pipes were rerouted, which required pressure testing to be performed. A new catch basin was added to correct standing water issue at Building Q;
- Credit for deletion of manhole #17 and three (3) blank electrical distribution structure, placing project soil spoils on campus in lieu of hauling off site, and revising the chilled water valves to the appropriate model, and reducing the scope of work to build a new retaining wall; and
- Cost for providing an analysis of existing roofing membrane for potential asbestos; and
- The existing storm drain line next to Building Q was rerouted because it interfered with the new chiller water line and catch basin.

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 at the 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 on December 11, 2013. Change Order No. 3, in the amount of \$34,987.00 or 0.85% of the original base contract, was approved by the Board of Trustees at the February 25, 2014 meeting. Change Order request No. 4, in the amount of \$90,380.00, is 2.2% of the original contract amount of \$4,076,000. These four change orders will have a cumulative value of \$271,385 or 6.66% of the original contract sum. The project is near completion and the project's original contracted completion date is on schedule.

In accordance with the Board Policy 6600, approval was requested for the change order work, and Change Order No. 4 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. 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 was February 28, 2014.

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

Date: March 26, 2014

DOCUMENT PRESENTED AND APPROVED BY:

Presented and approved by: Dr. Sadiq B. Ikharo
Vice Chancellor of General Services

Date: March 26, 2014

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: Susan Rinne
Susan Rinne, Interim 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

SUMMARY OF CHANGE ORDER No. 4 Attachment

PROJECT: CHW INFRASTRUCTURE

DATE: 2/28/14

OWNER: Peralta Community College District

DSA FILE NO.: 01-112534

DSA APP NO.:

CONTRACTOR: Taber Construction

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

PCO # 11	ADD	\$32,933
	ADD/DEDUCT	0 Days

Description: Reconfigure and excavate offset piers for the new layout for the Cooling Tower pad, modify handrails @ 2nd floor, extend digging through bedrock, demo conduits not shown in walls.

Requested by: 1 – Unforeseen Condition – Owner Initiated

Reason: Due to unforeseen underground obstructions, the layout of the cooling tower equipment pad had to be redesigned & portions re-excavated, unforeseen wall obstruction & oversized bedrock also led to revisions & added work.

DSA prelim.

Approval date: 2/18/14 (CCD #8)

PCO # 12	ADD	\$ 27,265
	ADD/DEDUCT	0 Days

Description: Relocation of CW trenches and changes in the CW piping route exceeding 3' were required. Additional hydrotesting, new Bubbler scope, re-route & repair of (E) underground scope.

Requested by: 1 – Unforeseen Condition – Owner Initiated

Reason: Trench path changed to accommodate unforeseen utilities, incl. fireline thrust block, PCCD directed additional Hydrotesting to accommodate Allied Health proj. Bubbler added to fix (E) standing water issue @ Bldg Q.

DSA prelim.

Approval date: N/A

PERALTA COMMUNITY COLLEGE DISTRICT

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

PCO # 13	DEDUCT	\$45,015
	ADD/DEDUCT	0 Days

Description: Delete MH #17 and associated underground work per CP-1.
Requested by: 2 – Owner Requested Change – Owner Initiated
Reason: As directed by PCCD & Salas O'Brien, MH #17 and associated work is deleted and a credit is to be provided.
DSA prelim.
Approval date: N/A

PCO # 14	DEDUCT	\$ 6,920
	ADD/DEDUCT	0 Days

Description: Credit for removal of Secondary Distribution Provisional Section.
Requested by: 1 – Unforeseen Condition – Owner Initiated
Reason: As directed by Salas O'Brien & PCCD, the Secondary Distribution provisional section/blank structures is to be deleted & 480v switchboard redesigned. The cost of the 3 blank structures is to be credited back to the project.
DSA prelim.
Approval date: N/A

PCO # 17	ADD	\$ 72,302
	ADD/DEDUCT	0 Days

Description: Extra work costs associated with the Equipment Pad Re-design and Construction.
Requested by: 1 – Unforeseen Condition – Owner Initiated
Reason: Due to interference from unforeseen underground utilities and structural supports, the fence & posts around the equipment pad had to be re-designed and adjustments made to the footing & new grade beams added.
DSA prelim.
Approval date: 2/18/14 (CCD #8)

PERALTA COMMUNITY COLLEGE DISTRICT

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

PCO # 18

DEDUCT \$2,121
ADD/DEDUCT 0 Days

Description: Offhaul/Trucking of Spoils credit.
Requested by: 2 – Owner Requested Change – Owner Initiated
Reason: As directed by PCCD, the GC was allowed to truck the project spoils to PCCD property adjacent to the Merritt Campus. This resulted in a credit for trucking & Dumps fees.
DSA prelim.
Approval date: N/A

PCO # 20

DEDUCT \$13,710
ADD/DEDUCT 0 Days

Description: Credit for CHW Valve change per Approved Submittals.
Requested by: 1 – Unforeseen Condition – Owner Initiated
Reason: CHW included in CDs were for a different installation and more expensive. Per Submittal review and response, more appropriate CHW valves were approved. PCO is crediting cost difference for new valves.
DSA prelim.
Approval date: N/A

PCO # 21

ADD \$819
ADD/DEDUCT 0 Days

Description: Roofing Analysis for PCCD.
Requested by: 2 – Owner Requested Change – Owner Initiated
Reason: ACC Environmental performed Environmental Roofing Analysis on behalf of PCCD on Bldg L roof. Report was provided at conclusion of testing.
DSA prelim.
Approval date: N/A

PERALTA COMMUNITY COLLEGE DISTRICT

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

PCO # 22	DEDUCT	\$13,277
	ADD/DEDUCT	0 Days

Description: Delete Retaining Wall @ Isolation Switch.

Requested by: 1 – Unforeseen Condition – Owner Initiated

Reason: The reconfiguration of the Equipment pad (due to conflict with drip line of the (E) tree) resulted in the existing retaining wall being sufficient. Therefore the (E) wall was not demolished and a new wall was not built.

DSA prelim.

Approval date: N/A

PCO # 23	ADD	\$4,229
	ADD/DEDUCT	0 Days

Description: MK Pipeline November Tags.

Requested by: 1 – Unforeseen Condition – Owner Initiated

Reason: Due to massive congestion of unforeseen underground utilities & structural elements at Bldg Q, an (E) storm line had to be removed, re-installed and CHW trenching had to be re-routed.

DSA prelim.

Approval date: N/A

PCO # 24	ADD	\$13,967
	ADD/DEDUCT	0 Days

Description: Taber work Tags for November & December including stair & door revisions, (N) bubble-up installation, and additional channel welding @ Bldg F roof.

Requested by: 1 – Unforeseen Condition – Owner Initiated

Reason: Shutdown had to be re-scheduled due to faulty PCCD equipment, equipment pad layout change resulted in re-routing of (E) gas line due to pier location. Changes to tube frame & new door, unknown control wires relocated.

DSA prelim.

Approval date: N/A

PERALTA COMMUNITY COLLEGE DISTRICT

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

PCO # 30

ADD

\$18,559

ADD/DEDUCT

0 Days

Description: PCCD-approved Structural Engineering Services.

Requested by: 1 – Unforeseen Condition – Owner Initiated

Reason: Per PCCD direction Taber engaged Structural Engineer services to perform field verification and provide stamped drawings with resolution to issues encountered at the equipment pad & stairwell for DSA submittal.

DSA prelim.

Approval date: 2/18/14 (CCD #8)

PCO # 31

ADD

\$1,349

ADD/DEDUCT

0 Days

Description: Unforeseen extra interior demo & site work.

Requested by: 1 – Unforeseen Condition – Owner Initiated

Reason: Electrical scope was detected in walls that were not shown in the CDs, PCCD directed installation of Bubble-up to address (E) standing water at Bldg Q. Existing utilities (electrical, wiring) located in stairwell removed to allow for installation of new. Hand digging @ floor drain P.O.C.

DSA prelim.

Approval date: N/A

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. 4 Attachment

PROJECT: CHW INFRASTRUCTURE

DATE: 2/28/14

OWNER: Peralta Community College District

DSA FILE NO.: 01-112534

DSA APP NO.:

CONTRACTOR: Taber Construction

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

PCO # 11	ADD	\$32,933
	ADD/DEDUCT	0 Days

Description: Reconfigure and excavate offset piers for the new layout for the Cooling Tower pad, modify handrails @ 2nd floor, extend digging through bedrock, demo conduits not shown in walls.

Requested by: 1 – Unforeseen Condition – Owner Initiated

Reason: Due to unforeseen underground obstructions, the layout of the cooling tower equipment pad had to be redesigned & portions re-excavated, unforeseen wall obstruction & oversized bedrock also led to revisions & added work.

DSA prelim.

Approval date: 2/18/14 (CCD #8)

PCO # 12	ADD	\$ 27,265
	ADD/DEDUCT	0 Days

Description: Relocation of CW trenches and changes in the CW piping route exceeding 3' were required. Additional hydrotesting, new Bubbler scope, re-route & repair of (E) underground scope.

Requested by: 1 – Unforeseen Condition – Owner Initiated

Reason: Trench path changed to accommodate unforeseen utilities, incl. fireline thrust block, PCCD directed additional Hydrotesting to accommodate Allied Health proj. Bubbler added to fix (E) standing water issue @ Bldg Q.

DSA prelim.

Approval date: N/A

PERALTA COMMUNITY COLLEGE DISTRICT

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

PCO # 13	DEDUCT	\$45,015
	ADD/DEDUCT	0 Days

Description: Delete MH #17 and associated underground work per CP-1.
Requested by: 2 – Owner Requested Change – Owner Initiated
Reason: As directed by PCCD & Salas O'Brien, MH #17 and associated work is deleted and a credit is to be provided.
DSA prelim.
Approval date: N/A

PCO # 14	DEDUCT	\$ 6,920
	ADD/DEDUCT	0 Days

Description: Credit for removal of Secondary Distribution Provisional Section.
Requested by: 1 – Unforeseen Condition – Owner Initiated
Reason: As directed by Salas O'Brien & PCCD, the Secondary Distribution provisional section/blank structures is to be deleted & 480v switchboard redesigned. The cost of the 3 blank structures is to be credited back to the project.
DSA prelim.
Approval date: N/A

PCO # 17	ADD	\$ 72,302
	ADD/DEDUCT	0 Days

Description: Extra work costs associated with the Equipment Pad Re-design and Construction.
Requested by: 1 – Unforeseen Condition – Owner Initiated
Reason: Due to interference from unforeseen underground utilities and structural supports, the fence & posts around the equipment pad had to be re-designed and adjustments made to the footing & new grade beams added.
DSA prelim.
Approval date: 2/18/14 (CCD #8)

PERALTA COMMUNITY COLLEGE DISTRICT

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

PCO # 18

DEDUCT \$2,121
ADD/DEDUCT 0 Days

Description: Offhaul/Trucking of Spoils credit.
Requested by: 2 – Owner Requested Change – Owner Initiated
Reason: As directed by PCCD, the GC was allowed to truck the project spoils to PCCD property adjacent to the Merritt Campus. This resulted in a credit for trucking & Dumps fees.
DSA prelim.
Approval date: N/A

PCO # 20

DEDUCT \$13,710
ADD/DEDUCT 0 Days

Description: Credit for CHW Valve change per Approved Submittals.
Requested by: 1 – Unforeseen Condition – Owner Initiated
Reason: CHW included in CDs were for a different installation and more expensive. Per Submittal review and response, more appropriate CHW valves were approved. PCO is crediting cost difference for new valves.
DSA prelim.
Approval date: N/A

PCO # 21

ADD \$819
ADD/DEDUCT 0 Days

Description: Roofing Analysis for PCCD.
Requested by: 2 – Owner Requested Change – Owner Initiated
Reason: ACC Environmental performed Environmental Roofing Analysis on behalf of PCCD on Bldg L roof. Report was provided at conclusion of testing.
DSA prelim.
Approval date: N/A

PERALTA COMMUNITY COLLEGE DISTRICT

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

PCO # 22

DEDUCT \$13,277
ADD/DEDUCT 0 Days

Description: Delete Retaining Wall @ Isolation Switch.

Requested by: 1 – Unforeseen Condition – Owner Initiated

Reason: The reconfiguration of the Equipment pad (due to conflict with drip line of the (E) tree) resulted in the existing retaining wall being sufficient. Therefore the (E) wall was not demolished and a new wall was not built.

DSA prelim.

Approval date: N/A

PCO # 23

ADD \$4,229
ADD/DEDUCT 0 Days

Description: MK Pipeline November Tags.

Requested by: 1 – Unforeseen Condition – Owner Initiated

Reason: Due to massive congestion of unforeseen underground utilities & structural elements at Bldg Q, an (E) storm line had to be removed, re-installed and CHW trenching had to be re-routed.

DSA prelim.

Approval date: N/A

PCO # 24

ADD \$13,967
ADD/DEDUCT 0 Days

Description: Taber work Tags for November & December including stair & door revisions, (N) bubble-up installation, and additional channel welding @ Bldg F roof.

Requested by: 1 – Unforeseen Condition – Owner Initiated

Reason: Shutdown had to be re-scheduled due to faulty PCCD equipment, equipment pad layout change resulted in re-routing of (E) gas line due to pier location. Changes to tube frame & new door, unknown control wires relocated.

DSA prelim.

Approval date: N/A

PERALTA COMMUNITY COLLEGE DISTRICT

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

PCO # 30

ADD \$18,559
ADD/DEDUCT 0 Days

Description: PCCD-approved Structural Engineering Services.
Requested by: 1 – Unforeseen Condition – Owner Initiated
Reason: Per PCCD direction Taber engaged Structural Engineer services to perform field verification and provide stamped drawings with resolution to issues encountered at the equipment pad & stairwell for DSA submittal.
DSA prelim.
Approval date: 2/18/14 (CCD #8)

PCO # 31

ADD \$1,349
ADD/DEDUCT 0 Days

Description: Unforeseen extra interior demo & site work.
Requested by: 1 – Unforeseen Condition – Owner Initiated
Reason: Electrical scope was detected in walls that were not shown in the CDs, PCCD directed installation of Bubble-up to address (E) standing water at Bldg Q. Existing utilities (electrical, wiring) located in stairwell removed to allow for installation of new. Hand digging @ floor drain P.O.C.
DSA prelim.
Approval date: N/A

PERALTA COMMUNITY COLLEGE DISTRICT

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

PRELIMINARY CHANGE ORDER NO. 22

PROJECT: Merritt: CHW Infrastructure DATE: 2/25/14
OWNER: Peralta Community College District DSA FILE NO.: 01-112534
CONTRACTOR: Taber Construction Inc. DSA APP. NO.:
ARCHITECT FILE NO.: 2355B

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: Delete Retaining Wall @ Isolation Switch.

REASON INITIATED: The reconfiguration of the Equipment pad (due to conflict with drip line of the (E) tree) resulted in the existing retaining wall being sufficient. Therefore the (E) wall was not demolished and a new wall was not built.

ATTACHMENTS: RFI #21, #25, Taber PCO #22

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

Amount of Change: [] Add [X] Deduct \$ -13,277
[X] Lump Sum [] T & M Not to Exceed [] Force Amount

Time Extension: N/A See Attached

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

ISSUED BY: [Signature] 2/26/14 Date
REVIEWED BY: [Signature] 2/25/14 Date
APPROVED BY: [Signature] 2/27/14 Date

Owner's Approval: [Signature] 3/6/14 Date
Facilities Project Manager Date
[Signature] 3/6/14 Date
Director of Capital Projects Date
[Signature] 3/10/14 Date
Vice Chancellor of General Services Date
Chancellor Date

PERALTA COMMUNITY COLLEGE DISTRICT
 Department of General Services • Phone 510/466-7341 • Fax 510/466-7315

PRELIMINARY CHANGE ORDER NO. 24

PROJECT: Merritt: CHW Infrastructure DATE: 2/25/14
 OWNER: Peralta Community College District DSA FILE NO.: 01-112534
 CONTRACTOR: Taber Construction Inc. DSA APP. NO.:
 ARCHITECT FILE NO.: 2355B

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: Taber work Tags for November & December Including stair & door revisions, (N) bubble-up installation, and additional channel welding @ Bldg F roof.

REASON INITIATED: Shutdown had to be re-scheduled due to faulty PCCD equipment, equipment pad layout change resulted in re-routing of (E) gas line due to pier location. Changes to tube frame & new door, unknown control wires relocated.

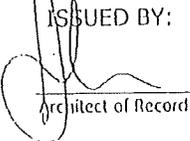
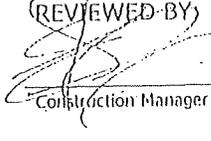
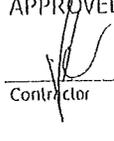
ATTACHMENTS: RFI #34/CCD #5, #38, #56, PCCD E-mail correspondence, Taber PCO #18

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

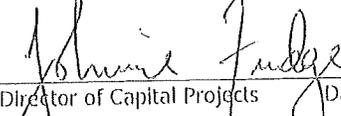
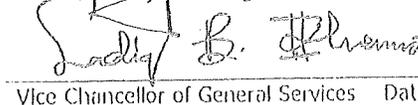
Amount of Change: Add Deduct \$ 13,967
 Lump Sum T & M Not to Exceed Force Amount

Time Extension: N/A See Attached

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

ISSUED BY:  Architect of Record <u>2/26/14</u> Date	REVIEWED BY:  Construction Manager <u>2/25/14</u> Date	APPROVED BY:  Contractor <u>2/27/14</u> Date
--	---	---

Owner's Approval:

 Gary Bank <u>3/6/14</u> Date Facilities Project Manager	 Johnnie Fudge <u>3/6/14</u> Date Director of Capital Projects
 Ladiq B. Williams <u>3/10/14</u> Date Vice Chancellor of General Services	_____ Chancellor Date

