

PERALTA COMMUNITY COLLEGE DISTRICT
Board of Trustees Agenda Report
For the Trustee Meeting Date of September 23, 2014

ITEM TITLE:

Approval is requested for Change Order No. 5 to the contract with Taber Construction, Inc., in the amount not-to-exceed \$129,637.00.

SPECIFIC BOARD ACTION REQUESTED:

Approval is requested for Change Order No. 5 to the contract with Taber Construction, Inc., in the amount not-to-exceed \$129,637.00.

ITEM SUMMARY:

This Change Order is 3.1% of the original contract amount of \$4,076,000. Including this fifth Change Order, the cumulative value is \$401,022 or 9.839% of the original contract sum. Change Order No. 5 is for deletion of scope of work and the following unforeseen conditions during construction.

Change Order No. 5 scope of work includes the following:

- Hand digging around unmarked underground utilities, breaking through bedrock, 2nd relocation of spoils, repair and relocated existing broken storm line that was removed to install water pipes;
- Delete credit of concrete patch paving;
- Provide labor, test equipment and materials to perform the following services: Perform factory recommended PM (preventative maintenance) at testing for MVS (Medium Voltage switches) numbers 2, 3, 4 and 5, plus the 12kv main Westinghouse WLI switch and the MVS that feeds the Horticulture center;
- Pay for labor costs associated with additional work to address unforeseen conditions;
- Relocate the panel, uninterruptible power supply (UPS), refrigerant monitoring system panel, and refrigerant leak horn/strobe; and
- Provide electrical power to the Chiller Micro Panel in Building Q and install the cold, hot, and water (CHW) Bypass at Bldg Q for CHW Infrastructure Pump controls.

The project is substantially complete and the punch list work has been completed. 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.

The following four (4) Change Orders were previously approved:

- 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, or 2.2% of the original contract amount was approved by the Board of Trustees on April 8, 2014.

ANTICIPATED COMPLETION DATE:

The anticipated completion date for the change order work was June 9, 2014.

ANTICIPATED COMPLETION DATE:

The anticipated Substantial Completion date was June 9, 2014.

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: September 15, 2014

DOCUMENT PRESENTED AND APPROVED BY:

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

Date: September 15, 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

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PCO # 19	ADD	\$11,415
	ADD/DEDUCT	0 Days

Description: EESS will provide labor, test equipment and materials to perform the following services: Perform factory recommended PM (preventative maintenance) at testing for MVS (Medium Voltage switches) numbers 2, 3, 4 and 5, plus the 12kv main Westinghouse WLI switch and the MVS that feeds the Horticulture center.

Requested by: 2 – Owner Requested Change – Owner Initiated

Reason: Due to the age of the existing PCCD facilities, the lack of past PM servicing, and the potential that the existing utilities would not re-start once shut down, the previous shut down for Isolation Switch verification was cancelled. This Preventative Maintenance of the existing facilities will address these concerns.

DSA prelim.

Approval date: N/A

PCO # 25	DEDUCT	\$ 6,532
	ADD/DEDUCT	0 Days

Description: Taber's Electrical subcontractor labor costs associated with additional work as required to address unforeseen conditions.

Requested by: 1 – Unforeseen Condition – Owner Initiated

Reason: Due to unforeseen existing conditions, the GC was required to revise scope execution @ isolation switch #6, demo unforeseen additional asphalt, unforeseen utilities & ductbank at equipment pad and at MH #11, repair electrical scope not shown as encased in concrete wall and at PCCD storage unit, revise equipment pad layout in order to avoid unforeseen hidden obstructions.

DSA prelim.

Approval date: N/A

PCO # 32	ADD	\$ 2,211
	ADD/DEDUCT	0 Days

Description: Relocation of RMS panel, UPS, refrigerant monitoring system panel, refrigerant leak horn/strobe.

Requested by: 1 – Unforeseen Condition – Owner Initiated

Reason: The planned locations of these appliances/devices are in conflict with existing conduits, with a new switchboard, and with a new light switch. The sets of listed devices were relocated in order to achieve correct placement and not hinder functionality.

DSA prelim.

Approval date: N/A

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PCO # 33

ADD \$1,379
ADD/DEDUCT 0 Days

Description: Structural Engineering for plate at Stair.

Requested by: 4 – Design error or omission – Architect Initiated

Reason: Shop dwgs based on the Contract documents and Submittal review were found to be missing a required structural component. Revised drawings were then submitted to DSA for review. The submitted drawings for the stairs were rejected by DSA and needed to be revised to include the required tab.

DSA prelim.

Approval date: CCD #6: 2/10/14

PCO # 34

ADD \$2,635
ADD/DEDUCT 0 Days

Description: Power to Chiller Micro Panel.

Requested by: 4 – Design error or omission – Architect Initiated

Reason: Microtech chiller controls require 115VAC power which was not shown in the Contract Documents. The required power has been provided as directed via the Submittal review & RFI #130.

DSA prelim.

Approval date: N/A

PCO # 36

ADD \$12,485
ADD/DEDUCT 0 Days

Description: Building Q CHW Bypass work.

Requested by: 2 – Owner Requested Change – Owner Initiated

Reason: The work required for the connection of the new CHW Infrastructure work to the existing Building Q is not included in the Contract Documents. As directed by PCCD, this mechanical work was added to the project.

DSA prelim.

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Approval date: N/A

PCO # 37	ADD	\$5,064
	ADD/DEDUCT	0 Days

Description: Bldg Q Controls for CHW Infrastructure Pump.

Requested by: 2 – Owner Requested Change – Owner Initiated

Reason: The Controls for Building Q are not a part of the CHW contract, but are required to be installed for proper functionality of the Bldg Q AC/cooling system since CW is supplied to that system by the new CW Infrastructure project. Per walkthrough with PCCD, Taber and Emcor installed the new Controls as directed.

DSA prelim.

Approval date: N/A

PCO # 38	ADD	\$869
	ADD/DEDUCT	0 Days

Description: Trace & identify (E) fire alarm strobe issues with the existing system @ Bldg F.

Requested by: 1 – Unforeseen Condition – Owner Initiated

Reason: The (N) Fire Alarm work that is being executed in the CHW Infrastructure project resulted in additional FA work and the need to upgrade the existing system to current code.

DSA prelim.

Approval date: N/A

PCO # 24	ADD	\$1,591
	ADD/DEDUCT	0 Days

Description: SEOR Time to respond to RFI #136, #137, & #138.

Requested by: 1 – Unforeseen Condition – Owner Initiated

Reason: RFIs 136, 137, & 138 were a result of unforeseen issues that had to be resolved at the existing stairwell and all required Structural Engineer review and re-design.

DSA prelim.

Approval date: N/A

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PCO # 40

ADD

\$1,750

ADD/DEDUCT

0 Days

Description: Furnish and install 2 sections of fence per PCCD request.

Requested by: 1 – Unforeseen Condition – Owner Initiated

Reason: The previous fence location was demolished as shown on the contract documents and could not remain in place due to the new equipment. PCD requested that 2 new sections of fencing be installed around the (E) generator.

DSA prelim.

Approval date: N/A

PCO # 41

ADD

\$2,241

ADD/DEDUCT

0 Days

Description: Relocate FA devices.

Requested by: 1 – Unforeseen Condition – Owner Initiated

Reason: The locations of the existing FA devices would not meet code. During an onsite meeting with PCCD, the IOR, AOR, GC, and FA Sub, the most economical method of relocating the FA devices in order to meet code was addressed.

DSA prelim.

Approval date: N/A

PCO # 42

ADD

\$2,241

ADD/DEDUCT

0 Days

Description: Frame and Install scope in Bldg F Stairwell.

Requested by: 1 – Unforeseen Condition – Owner Initiated

Reason: As noted in RFIs #136, #137, & #138, there were unforeseen issues that prevented the construction of the new stairwell as shown in the contract Documents. This area was re-engineered (new shaft walls, modification of handrails, anchor supports, door frame) and constructed by the GC based on new DSA-approved documents.

DSA prelim.

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Approval date: CCD #10: 6/4/14

PCO # 43

ADD \$3,749
ADD/DEDUCT 0 Days

Description: Furnish and install additional pipe support rack.

Requested by: 1 – Unforeseen Condition – Owner Initiated

Reason: As noted in RFI #45, the new Dolphin unit required additional support not shown in the Contract Documents. Per the AOR response, additional steel pipe supports were installed on both sides of the Dolphin unit.

DSA prelim.

Approval date: N/A