

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

ITEM TITLE:

Consider the Approval of Change Order No. 2 for the Merritt College Barbara Lee Science & Allied Health Center Project (RFP No. 11-12/01), Clark & Sullivan / Walsh Construction.

SPECIFIC BOARD ACTION REQUESTED:

Approval is requested for Change Order No. 2 to the contract with Clark & Sullivan / Walsh Construction, in the amount not-to-exceed \$830,020.00.

ITEM SUMMARY:

This Change Order is 1.9% of the original base contract of \$42,760,000. Change Order #1 in the amount of \$294,534 was approved by the Board of Trustees on April 8, 2014. Including this Change Order, the cumulative total of these two change orders is \$1,124,554 or 2.6% of the original contract sum.

This project is a designed-built project. The District increased the existing scope of work because tying the utilities with the rest of the college was on the critical path of construction in order to meet the deadline. Originally, the District intended to complete the additional scope of work as a separate transaction. However, it was necessary to connect the proposed utilities with the existing utilities and connect them with the rest of the campus. Therefore, Change Order No. 2 will pay for the additional scope of work, comprising of utility connections and services (e.g., gas lines, electrical lines, storm/sanitary lines, telecommunication lines, and domestic hot and cold water lines). This additional utility work was done on time and under budget.

The administrator determined that it was more advantageous to the project and to the District for the contractor to perform this project site utility work for the following reasons:

- There would be one source of responsibility for all utility building systems.
- Integration of site infrastructure work with the buildings utilities would be more seamless. The same designers and builders would be performing the work.
- There would be significant advantage to the overall project schedule. The time required to procure the services of both a third party design professional firm and a separate bidding process was eliminated.
- One comprehensive design package for final DSA approval and closeout.

The project is approximately 45% complete and scheduled for completion in the fall of 2015. In accordance with the Board Policy 6600, approval was requested for the change order work, and Change Order No. 1 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:

In June 2011, the District solicited a formal Request for Proposals (RFP 11-12/01) inviting pre-qualified design-build teams to submit bid proposals to design and construct the Merritt College New Science and Allied Health Building based on bridging documents developed by FLAD and WLC Architects. The District received (13) pre-qualification questionnaires from various vendors to provide design-build construction project delivery services. From those submittals received, seven (7) design-build teams successfully pre-qualified and five (5) actually submitted proposals. The proposals were reviewed by a selection committee comprised of representatives from the Department of General Services and Merritt College administrative leadership.

The selection committee also conducted interviews with the five proposed design-build teams. All design-build teams were given the same interview questions. Interview scoring was based on the evaluation factors and weighted scores included in the RFP. Based on the proposals and oral interviews, the committee recommended Turner Construction Company. It was also recommended and approved by the Peralta Board of Trustees that if the District and Turner Construction Company were unable to arrive at a design-build agreement acceptable to both parties, the Chancellor was authorized to negotiate a contract with second highest scoring firm, Clark & Sullivan/Walsh Construction.

After several months of extensive negotiations, the District determined that an acceptable agreement could not be reached, and contract negotiations with Turner Construction Company were concluded. In accordance with the Board approved process, contract negotiations were subsequently initiated with Clark & Sullivan/Walsh Construction.

ANTICIPATED COMPLETION DATE:

The anticipated completion date for this change order work is December, 2015.

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, 2015

DOCUMENT PRESENTED AND APPROVED BY:

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

Date: September 15, 2015

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

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PCO # 5	ADD	\$ 158,340
	ADD/DEDUCT	0 Days

Description: Chilled Water and Hot Water Connection
Requested by: 2 – Owner Requested Change – Owner Initiated
Reason: Scope of work beyond 5Ft of Building footprint. The scope includes connection of the building's chilled water and hot water line to the existing campus sources for these utilities.
DSA prelim.
Approval date: N/A

PCO # 6	ADD	\$ 58,476
	ADD/DEDUCT	0 Days

Description: Connection from Vault to Building D MPOE
Requested by: 2 – Owner Requested Change – Owner Initiated
Reason: Scope of work beyond 5Ft of Building footprint. The scope includes installation of the Tele-communications, IT, Data and fiber infrastructure connecting the new building with the campus' main source of Telephony/IT/Network systems.
DSA prelim.
Approval date: N/A

PCO # 7	ADD	\$ 318,860
	ADD/DEDUCT	0 Days

Description: Site Wet Utilities.
Requested by: 2 – Owner Requested Change – Owner Initiated
Reason: Scope of work beyond 5Ft of Building footprint. The scope includes construction of the bio-retention basins, new underground vaults, gas lines, domestic water, fire water, storm drain and sanitary sewer lines to the building.
DSA prelim.
Approval date: N/A

PCO # 8	ADD	\$ 46,795
	ADD/DEDUCT	0 Days

Description: Site Re-route of Domestic Water lines & Storm drains
Requested by: 2 – Owner Requested Change – Owner Initiated
Reason: Scope of work beyond 5Ft of Building footprint. The scope includes re-route of planned domestic water lines and storm drain lines to avoid existing gas lines, utility lines and electrical infrastructure. This scope also includes installing a unit to remove standing rain water in an existing telecommunications vault.

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DSA prelim.
Approval date: N/A

PCO # 9	ADD	\$ 83,373
	ADD/DEDUCT	0 Days

Description: IDF Air-conditioning Units
Requested by: 2 – Owner Requested Change – Owner Initiated
Reason: During the project contract phase, the air conditioning units were removed as an opportunity to reduce costs. During the design phase this decisions was reversed due to the number of electronic systems (and their heat loads) determined to be installed by the District in these rooms. There are (5) IDF rooms in the building.

DSA prelim.
Approval date: N/A

PCO # 10	ADD	\$ 89,883
	ADD/DEDUCT	0 Days

Description: Initial Site/Utilities Design
Requested by: 2 – Owner Requested Change – Owner Initiated
Reason: Scope of work beyond 5Ft of Building footprint. This is the initial Site Utility Design to include all underground utilities; domestic water, storm, sanitary sewer, hydronic hot water, and gas. This design proposal also included the design for sidewalks, fire lane driveways, (4) fire hydrants and accessible parking lot modifications.

DSA prelim.
Approval date: N/A