

**PERALTA COMMUNITY COLLEGE DISTRICT  
Board of Trustees Agenda Report  
For the Trustee Meeting Date of November 18, 2014**

**ITEM TITLE:**

Consider Approval for Change Order No. 1 for the Leaks Remediation for Laney College Buildings A, B, C, D, E & G at Laney College (Bid No. 13-14/22), Valentine Construction.

**SPECIFIC BOARD ACTION REQUESTED:**

Approval is requested to the Change Order No. 1 to the contract with Valentine Corporation, in the amount of \$49,854.00.

**ITEM SUMMARY:**

Approval of this change order will bring the total contract amount to \$2,389,223.00, which is 1.02% of the original contract amount of \$2,339,369.00. An increase in contract time of forty-six (46) calendar days from the Notice to Proceed date is also requested.

Change Order No. 1 comprises of preliminary change orders #1, #2, and #3, which are based on field changes due to the following conditions:

- PCO-01: During demolition, wire mesh was found embedded in the topping slab. The disposal and demolition of concrete with wire mesh is more costly. The cost of this work is \$20,000.
- PCO-02: This is a change directive requested by the District due to the recent rain condition, which showed that the exterior wall of the Fitness Center required additional waterproofing to prevent infiltration of water. This is a unilateral change order, or modification, issued by the District without requiring the consent or signature of the contractor, as allowed under the bidding General Conditions. Although, there is not a proposal for the price of the work, the contractor must abide by the District's unilateral directive. As a result, the District directed the contractor to proceed with the work. The cost of this work is \$18,386.
- PCO-03: As discovered during the recent rain, Building "G" room #101E still contained water leaks despite completion of the work under contract. It has been determined that the leaking may be from the investigatory cores made in the courtyard. This work will remedy the leaking into this room. The cost of this work is \$11,468.

It is in the best interests of the District and financially prudent to approve this change order. The anticipated completion date for the Project is November 29, 2014.

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:**

A formal request for Bids (13-14/22) was conducted for this project, and a bid opening was held on April 22, 2014. During the pre-bid-walk, about nine (9) vendors attended and walked through the proposed sites, but only two vendors actually submitted final sealed bids. The lowest responsible and responsive bid was submitted by the Valentine Corporation. Robert and Madeline Valentine are principals of the Valentine Corporation and the business has a current and active contractor’s license in California with good standing. The firm is registered with the California Department of Consumer Affairs – Contractors State License Board (license no. 229225).

On May 13, 2014, the Governing Board of Trustees accepted the bid and awarded the contract to Valentine Corporation for this project.

**The original scope of work included:**

The removal of topping slab in various select courtyards, walkways and planters, installation of new waterproofing and replacement of the topping slab; removal and replacement of select courtyard and planter drains; grouting in four locations; replacement and waterproofing of 25 skylights in the Laney Library.

**ANTICIPATED COMPLETION DATE:**

The anticipated completion date for the change order work is November 29, 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: November 6, 2014

**DOCUMENT PRESENTED AND APPROVED BY:**

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

Date: November 6, 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. 1 Attachment

<b>PROJECT:</b>	LEAK REMEDIATION FOR LANEY COLLEGE BLDGS. A,B,C,D,E&G	<b>DATE:</b>	10.30.14
<b>OWNER:</b>	Peralta Community College District	<b>DSA FILE NO.:</b>	na
		<b>DSA APP NO.:</b>	na
<b>CONTRACTOR:</b>	Valentine Corporation	<b>PCCD FILE NO.:</b>	2733-02

**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

<b>PCO # 1</b>	<b>ADD</b>	<b>\$20,000.00</b>
	<b>ADD</b>	<b>20 Days</b>

**Description:** Demolish contract with wire mesh embedded in the existing concrete.

**Requested by:** 4 – Design Error or Omission

**Reason:** Wire mesh was encountered in the concrete during demolition – it is more costly to demolish and dispose of concrete with wire mesh.

<b>PCO # 2 Change Directive</b>	<b>ADD</b>	<b>\$18,386.00</b>
	<b>ADD</b>	<b>16 Days</b>

**Description:** Grout injection along the interior wall of the fitness room to stop the infiltration of water; additional work is required to seal the cracks on the exterior wall of the fitness room.

**Requested by:** 1 & 4 Unforeseen Condition/Design Error or Omission

**Reason:** Grout injection of four areas on campus was included in the contract documents – one of the four areas was not clearly delineated; additional work is required to seal the cracks on the exterior wall of the fitness room. This is a change directive as the Contractor does not agree with the price.

<b>PCO # 3</b>	<b>ADD</b>	<b>\$11,468.00</b>
	<b>ADD</b>	<b>10 Days</b>

**Description:** Remove the concrete around cores in Courtyard G, repair the waterproofing membrane and adjacent drain and replace the concrete

**Requested by:** 2 – Owner Requested Change

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Reason: After the last rain water was still infiltrating G101E, upon inspection, there were two cores on the surface of the courtyard above that may be the source of the infiltration. This work will repair any damage to the membrane to provide a water tight seal.