

PERALTA COMMUNITY COLLEGE DISTRICT
Board of Trustees Agenda Report
For the Trustee Meeting Date of April 22, 2008

ITEM # 15

ITEM TITLE:

Ratification of Change Order 15, Renovations to Buildings R and P, Merritt College, West Coast Contractors, Inc.

SPECIFIC BOARD ACTION REQUESTED:

Ratification is requested for Change Order 15 to the contract with West Coast Contractors, Inc. for the Renovations to Buildings R and P (One-Stop Student Services) at Merritt College, in the amount of \$115,417.

ITEM SUMMARY:

On November 15, 2005, this Board awarded a contract to West Coast Contractors, Inc. for the Renovations to Buildings R and P at Merritt College. Ratification of Change Order 15 is now requested, in the amount of \$115,417. Including Change Order 15, the approved change order total to date is \$1,843,635, which is 18.5% of the original contract amount (\$9,982,000). This is the final change order to the contract. Because the change order items were urgent, approval was received from the Chancellor to proceed with the work, and the items are now brought before the Board for ratification.

It should be noted that approximately 46% of the total change order amount (\$857,061) is attributed to District requested changes to the contractor's scope of work. If the District requested changes to the scope after bidding are excluded from the total, the current change order amount would be \$986,574, which is 9.9% of the original contract amount. The District requested changes include:

- Renovation of Building R and P roofs at a cost of \$205,101, which was a District request after the bid had been awarded.
- Provide and install new conduit and wiring for the telephone conduits and cabling for building R at a cost of \$71,263.
- Furnish CAT 6 cable in lieu of CAT 5e cable for the new IT system at a cost of \$80,112.
- Install a new alarm system at a cost of \$49,618.
- Provide owner required CAT 6 patch cables at a cost of \$18,391.
- Provide complete new IT system in three IDF rooms and one MDF room, including all supplemental cooling systems for independent operation, at a cost of \$154,229, which was a District requested item from the Technology Department.
- Provide and install a new waterproof Elastomeric coating to the entire exterior of Building R at a cost of \$143,047.
- Provide and install a new fire alarm panel in order to accommodate all system devices at a cost of \$22,906.
- Provide specialized programming for the new LED displays, in order to address campus requirements, at a cost of \$6,263.
- Reconfiguration of Building P at a cost of \$73,251.

- Relocation of equipment and material from lower P while finish work was ongoing because occupancy was requested by the District, at a cost of \$3,430.
- Additional cleaning services prior to occupancy of Building P, including vacuuming of all existing ductwork, at a cost of \$4,181.
- Fabrication and installation of a safety rail at the new roof mounted chiller, at a cost of \$5,229.
- Installation of blinds at additional internal office windows, at a cost of \$573.
- Installation of temporary lock cores in Buildings R, at a cost of \$1,169.
- Acceleration costs for flooring subcontractor, in order to occupy building, at a cost of \$3,732.
- Added roof flashing on Building P, at a cost of \$14,566.

BACKGROUND/ANALYSIS:

The contractor was authorized to perform the change order work so that the schedule would not be delayed and the sequencing of the work would not be affected. The changes have been reviewed and approved by the project architect, Don Dommer Associates, the project manager, Vanir Construction Management, Inc., General Services Vice Chancellor Ikharo, and the Facilities Task Force Committee.

Change Order 15 includes the following Preliminary Change Order Proposals (PCOs):

PCO #	DESCRIPTION	JUSTIFICATION	TYPE	COST
PCO 217	Additional framing and drywall at Building P Lower Level.	Required to conceal new installed HVAC ductwork.	ARC	\$6,392.00
PCO 218	Specialized inspection.	Water was entering the building at the existing elevator shaft. A specialized waterproofing consultant inspected and issued a correction report.	UFC	\$4,733.00
PCO 219	Additional electrical power was added in Building P classrooms.	Power was required at the motorized shades.	ARC	\$1,857.00
PCO 220	Additional Simplex costs and acceleration for Building R fire alarm system.	Additional programming and devices were required. Panels were installed and programmed.	UFC	\$39,919.00
PCO 221	Additional programming and coordination at Building P.	Additional programming due to ASI #39.	UFC	\$18,301.00
PCO 222	Additional control wiring was installed in Building P.	The existing HVAC units required new control wiring in order to function.	UFC	\$5,437.00

PCO 223	Specialized inspection.	At Building P water was entering the lower classrooms through the exterior slab. A specialized waterproofing consultant inspected and issued a correction report.	UFC	\$3,438.00
PCO 224	New circuits and wiring at ADA access.	The existing circuitry was not functioning, and new circuits were installed.	UFC	\$5,463.00
PCO 225	Temporary lock cores were installed in Building R.	Cores were required to provide security and allow building occupancy.	ORC	\$1,169.00
PCO 226	Condensate drainage was added to the cooling coils.	Existing cooling coils were flooding the mechanical room.	UFC	\$10,410.00
PCO 227	Acceleration costs for flooring subcontractor.	Project accelerated in order to occupy building.	ORC	\$3,732.00
PCO 228	Added roof flashing on Building P.	Additional flashing to added curbs, etc.	ORF	\$14,566.00
		Net Increase		\$115,417.00

Legend:

- ORC – Owner Requested Change
- UFC – Unforeseen Conditions
- ARC – Architectural Document Related Clarification
- DSA – Division of State Architect Required Design Change
- PCO – Proposed Change Order

ALTERNATIVES/OPTIONS:

Not applicable.

EVALUATION AND RECOMMENDED ACTION:

Ratification is recommended for Change Order 15 to the contract with West Coast Contractors, Inc. for the Renovations to Buildings R and P (One-Stop Student Services) at Merritt College, in the amount of \$115,417.

SOURCE OF FUNDS (AND FISCAL/BUDGETARY IMPACT):

This project is funded by Measure E.

OTHER DEPARTMENTS IMPACTED BY THIS ACTION (E.G. INFORMATION TECHNOLOGY):

Yes _____ No X

COMMENTS:

No additional comments.

WHO WILL BE PRESENTING THIS ITEM AT THE BOARD MEETING?

Vice Chancellor Ikharo

DID A BOARD STANDING COMMITTEE APPROVE THE ITEM? Yes _____ No X

IF "YES", PLEASE INCLUDE THAT INFORMATION IN YOUR SUMMARY.

PLEASE ACQUIRE SIGNATURES IN THIS ORDER:

DOCUMENT PREPARED BY:

Prepared by: Sadiq B. Ikharo Date: April 22, 2008
Dr. Sadiq B. Ikharo
Vice Chancellor of General Services

DOCUMENT PRESENTED BY:

Sadiq B. Ikharo Date: April 22, 2008
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: Thomas Smith Date: 4.16.08
Thomas Smith
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 T. Nguyen Date: 4/15/08
Thuy T. Nguyen, General Counsel

CHANCELLOR'S OFFICE APPROVAL

Approved, and Place on Agenda Not Approved, but Place on Agenda

Signature: Elihu Harris Date: 4/15/08
Elihu Harris, Chancellor