

**PERALTA COMMUNITY COLLEGE DISTRICT  
Board of Trustees Agenda Report  
For the Trustee Meeting Date of September 8, 2015**

**ITEM TITLE:**

Consider *Ratification* of Change Order No. 1 for the Veterans Center and Athletics Offices Modernization Project at College of Alameda (Bid No. 13-14/24), WE Lyons Construction.

**SPECIFIC BOARD ACTION REQUESTED:**

*Ratification* is requested for Change Order No. 1 to the contract with WE Lyons, in the amount of \$22,020 and 60 days time extension.

**ITEM SUMMARY:**

On July 15, 2015, the Chancellor approved Change Order #1. Now, this approved change order is brought before the Governing Board of Trustees for *ratification*. Change Order #1 in the amount of \$22,020 is 7.7% of the original contract amount of \$286,663.00. Change Order #1 includes PCOs #1-24 (see attached summary). These changes are in response to unforeseen conditions and to opportunities to improve the overall value that were identified by the college during the construction phase of the Veterans Center and Athletic Offices Modernization project at College of Alameda.

The time extension is due to the change order work and to the accumulated impact of the change order work on the base scope of work. It is in the best interests of the District and financially prudent to approve this Change Order No. 1. The Chancellor recommends approval.

**SOURCE OF FUNDS (AND FISCAL/BUDGETARY IMPACT):**

Measure A, approved by the voters in Peralta’s constituency and authorized 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:**

Change Order #1 includes PCOs #1-24, which respond to a wide variety of unforeseen conditions and opportunities identified during the construction phase to improve the overall project value. The PCOs were processed in two groups (PCOs #1-10 and PCOs #11-24), and then combined together into Change Order #1. These changes are further summarized in the attached Summary, and detailed in each attached PCO.

<b>Number</b>	<b>Description</b>	<b>Origin</b>	<b>Amount</b>
1	Revisions at Vestibule 216.	Owner Request	\$(2,377.00)
2	Remove existing suite door and reuse elsewhere in on this project in lieu of new.	Design Error or Omission	\$(915.68)
3	Leave existing Door 232 where it is.	Owner Request	\$(1,767.70)
4	Change gauge of partition framing.	Design Error or Omission	\$(500.24)
5	Ceiling height change to accommodate existing ductwork to remain.	Design Error or Omission	\$1,268.98

6	Install new 2" pipe required in association with relocation of existing 3" pipe.	Unforeseen Condition	\$1,105.73
7	Replace 2" ball valve.	Unforeseen Condition	\$968.85
8	Delete all work at Door 209, change hinge type at Door 222.	Design Error or Omission	\$(770.00)
9	Delete new window coverings in two locations.	Owner Request	\$(1,052.50)
10	Provide new electrical home run from suite to main panel including penetrations of exterior walls.	Unforeseen Condition	\$8,498.00
11	Provide new wood door for existing jamb, revise hardware as needed.	Unforeseen Condition	\$1,238.69
12	Delete duct demolition at second floor.	Unforeseen Condition	\$(1,235.00)
13	Paint all offices in suite.	Owner Request	\$1,783.98
14	No cost changes: clean-up untidy existing electrical; upgrade hardware to District standard; add doorstop at top of Stair 7; remove display case at top of Stair 7; clean-up resued door for 236; remove abandoned clocks and replace with new covers; add accent paint in two locations.	Owner Request	\$0.00
15	New stainless steel covers for broken light fixtures cast into concrete at Stair 7.	Owner Request	\$320.44
16	Add curtain at vestibule near womens locker room.	Owner Request	\$162.47
17	Revise HVAC and wall to achieve 1-hour rating at entry hall.	Unforeseen Condition	\$1,514.70
18	Relocate out of scope existing exposed electrical items to improve overall aesthetic result in response to President's request.	Owner Request	\$503.42
19	Replace existing roll-up window with fire rated glazing in response to President's request.	Owner Request	\$9,621.79
20	Replace two existing wired glass relites (interior windows) with clear glazing in response to President's request.	Owner Request	\$1,644.19
21	Replace existing doors with wired glass vision panels with new doors with clear glass vision panels in response to President's request.	Owner Request	\$2,859.98
22	Upgrade signage in project to current	Owner Request	\$1,734.05

	District standards.		
23	No cost time extension to accommodate accumulated owner request changes.	Owner Request	30 days
24	Credit from previously approved time-and-materials/not-to-exceed amount for PCO #10.	Owner Request	\$(2,587.76)
<b>TOTAL</b>			<b>\$22,019.38 and 30 days</b>

For this project, the Governing Board of Trustees has approved the following:

- On March 10, 2015, the Governing Board of Trustees accepted the bid and awarded the contract to WE Lyons Construction.

**The original scope of work included:**

- Modifications to existing spaces on the upper and lower levels of Building G; and
- Relocations of Athletics Offices to provide space for the new Veterans Center.

**ANTICIPATED COMPLETION DATE:**

The anticipated completion date for the change order work is August 10, 2015.

**ALTERNATIVES/OPTIONS:**

Not Applicable

**EVALUATION AND RECOMMENDED ACTION:**

The administration recommends the approval of this change order to complete the project by the project deadline.

**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: August 25, 2015

**DOCUMENT PRESENTED AND APPROVED BY:**

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

Date: August 25, 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: Ronald D. Little II  
Ronald D. Little II, 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: Jowel C. Laguerre  
Dr. Jowel C. Laguerre, Chancellor

# PERALTA COMMUNITY COLLEGE DISTRICT

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## CHANGE ORDER NO. 1

PROJECT:	COA Veterans Center	DATE:	8 Jul 2015
PROJECT MGR:	Sharon Millman	DSA FILE NO.:	1-C1
OWNER:	Peralta Community College District	DSA APP. NO.:	01-113521
CONTRACTOR:	WE Lyons	PCCD FILE NO.:	

The Contractor is authorized to make the changes listed in the **Summary** and described in **Change Order Attachment** when this Change Order has been approved.

<b>Original Contract Sum</b>	<b>\$286,663.00</b>
<b>Net Change by previously authorized Change Orders</b>	<b>\$0.00</b>
<b>The Contract sum prior to this Change Order</b>	<b>\$286,663.00</b>
<b>The Contract sum will be increased/decreased by this Change Order</b>	<b>\$22,019.38</b>
<b>New Contract Sum including this Change Order</b>	<b>\$308,682.38</b>
<b>Cumulative Change Order(s) as a percentage of contract including this Change Order</b>	<b>7.7%</b>
<b>Contract is changed by (0) Days</b>	<b>30 Days</b>
<b>Contract completion date as of this Change Order</b>	<b>10 Aug 2015</b>

**Summary reference attached items:**

**P.C.O. #1-24**

<p><b>Approved:</b></p> <p><i>[Signature]</i> 7/14/15                  Architect of Record                      Date</p> <p>_____                  Structural Engineer                      Date</p> <p>_____                  Mechanical Engineer                      Date</p>	<p><b>Approved:</b></p> <p>_____                  Electrical Engineer                      Date</p> <p>_____                  Plumbing Engineer                      Date</p> <p style="text-align: center;"><i>N/A</i></p> <p>_____                  Construction Manager                      Date</p>	<p><b>Approved:</b></p> <p><i>[Signature]</i> 7/22/15                  General Contractor                      Date</p> <p><i>[Signature]</i> 7/22/15                  DSA / Inspector of Record                      Date</p>
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**Peralta Community College District Approval:**

<p><i>[Signature]</i> 9 Jul 2015                  Facilities Project Manager                      Date</p> <p>_____                  Vice Chancellor of General Services                      Date</p>	<p style="text-align: center;"><i>N/A</i></p> <p>_____                  Director of Capital Projects                      Date</p> <p>_____                  Chancellor                      Date</p>
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# PERALTA COMMUNITY COLLEGE DISTRICT

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## SUMMARY OF CHANGE ORDER No. 1 Attachment

PROJECT: COA VETERANS CENTER

DATE: 7/8/2015

OWNER: Peralta Community College District

DSA FILE NO.: 1-C1

DSA APP NO.: 01-113521

CONTRACTOR: WE Lyons

PCCD FILE NO.:

### 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 # 1	DEDUCT	\$(2,377.00)
	ADD/DEDUCT	0 Days

Description: Revisions at Vestibule 216.

Requested by: 2 – Owner Requested Change – Owner Initiated

Reason: There is a less expensive method for resolving the exiting requirement in this location, which also has less impact on adjacent program space.

DSA

Approval date: 4/14/2015

PCO # 2	DEDUCT	\$(915.68)
	ADD/DEDUCT	0 Days

Description: Remove existing suite door and reuse elsewhere on this project in lieu of new.

Requested by: 4 – Design error or omission – Architect Initiated  
F – Not Approved for A/E Reimbursement

Reason: Existing, non-code-compliant suite door did not appear on the contract drawings. At a minimum it would require demolition.

DSA prelim.

Approval date: N/A

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<b>PCO # 3</b>	<b>DEDUCT</b>	<b>\$(1,767.70)</b>
	<b>ADD/DEDUCT</b>	<b>0 Days</b>

Description: Leave existing Door 232 where it is.

Requested by: 2 - Owner Requested Change - Owner Initiated

Reason: It is not necessary to demolish the existing door and install a new one a few feet away.

DSA prelim.

Approval date: N/A

<b>PCO # 4</b>	<b>DEDUCT</b>	<b>\$(500.24)</b>
	<b>ADD/DEDUCT</b>	<b>0 Days</b>

Description: Change gauge of partition framing.

Requested by: 4 - Design error or omission - Architect Initiated  
F - Not Approved for A/E Reimbursement

Reason: Designated gauge is heavier than required.

DSA prelim.

Approval date: N/A

<b>PCO # 5</b>	<b>ADD</b>	<b>\$ 1,268.98</b>
	<b>ADD/DEDUCT</b>	<b>0 Days</b>

Description: Ceiling height change to accommodate existing ductwork to remain. Original contract documents deleted ductwork in this location.

Requested by: 4 - Design error or omission - Architect Initiated  
F - Not Approved for A/E Reimbursement

Reason: Impact of post-bid scope reductions.

DSA prelim.

Approval date: N/A

<b>PCO # 6</b>	<b>ADD</b>	<b>\$1,105.73</b>
	<b>ADD/DEDUCT</b>	<b>0 Days</b>

Description: Install new 2" pipe required in associated with relocation of existing 3" pipe.

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Requested by: 1 - Unforeseen Condition - Owner Initiated

Reason: Existing 3" pipe not shown on contract documents and conflicts with contract scope of work.

DSA prelim.

Approval date: N/A

PCO # 7	ADD	\$968.85
	ADD/DEDUCT	0 Days

Description: Replace 2" ball valve.

Requested by: 1 - Unforeseen Condition - Owner Initiated

Reason: Existing valve failed.

DSA prelim.

Approval date: N/A

PCO # 8	DEDUCT	\$(770.00)
	ADD/DEDUCT	0 Days

Description: Delete all work at Door 209, change hinge type at Door 222.

Requested by: 4 - Design error or omission - Architect Initiated  
F - Not Approved for A/E Reimbursement

Reason: The work shown at Door 209 was not necessary. A different hinge was needed to achieve code compliance for Door 222.

DSA prelim.

Approval date: N/A

PCO # 9	DEDUCT	\$(1,052.50)
	ADD/DEDUCT	0 Days

Description: Delete new window coverings (two locations).

Requested by: 2 - Owner Requested Change - Owner Initiated

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Reason: There are existing window coverings that are in good condition, and which match the other existing, adjacent window coverings in this suite.

DSA prelim.

Approval date: N/A

PCO # 10	ADD	\$8,498.00
	ADD/DEDUCT	0 Days

Description: Provide new electrical home run (from suite to main panel) including penetrations of exterior walls.

Requested by: 1 - Unforeseen Condition - Owner Initiated

Reason: The electrical inside a demolished wall was the main source of power distribution to support this suite.

DSA prelim.

Approval date: N/A

PCO # 11	ADD	\$1,238.69
	ADD/DEDUCT	0 Days

Description: Provide new wood door for existing jamb, revise hardware as needed.

Requested by: 1 - Unforeseen Condition - Owner Initiated

Reason: Existing door does not actually exist.

DSA prelim.

Approval date: N/A

PCO # 12	DEDUCT	\$(1,235.00)
	ADD/DEDUCT	0 Days

Description: Delete duct demolition at second floor.

Requested by: 1 - Unforeseen Condition - Owner Initiated

Reason: Unforeseen conditions: unnecessary work.

DSA prelim.

Approval date: N/A

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<b>PCO # 13</b>	<b>ADD</b>	<b>\$1,783.98</b>
	<b>ADD/DEDUCT</b>	<b>0 Days</b>

Description: Paint all offices in suite.

Requested by: 2 - Owner Requested Change - Owner Initiated

Reason: Owner requested change: improve overall value within budget.

DSA prelim.

Approval date: N/A

<b>PCO # 14</b>	<b>ADD/DEDUCT</b>	<b>\$0.00</b>
	<b>ADD/DEDUCT</b>	<b>0 Days</b>

Description: No cost changes: clean-up untidy existing electrical; upgrade hardware to District standard; add doorstop at top of Stair 7; remove display case at top of Stair 7; clean up reused door for 236; remove abandoned clocks and replace with new covers; add accent paint in two locations.

Requested by: 2 - Owner Requested Change - Owner Initiated

Reason: Owner requested changes: improve overall value with budget. This PCO is to document that these changes were negotiated to be zero cost.

DSA prelim.

Approval date: N/A

<b>PCO # 15</b>	<b>ADD</b>	<b>\$320.44</b>
	<b>ADD/DEDUCT</b>	<b>0 Days</b>

Description: New stainless steel covers for broken light fixtures cast into concrete at Stair 7.

Requested by: 2 - Owner Requested Change - Owner Initiated

Reason: Improve overall value with budget.

DSA prelim.

Approval date: N/A

<b>PCO # 16</b>	<b>ADD</b>	<b>\$162.47</b>
	<b>ADD/DEDUCT</b>	<b>0 Days</b>

Description: Add curtain at vestibule near womens locker room.

Requested by: 2 - Owner Requested Change - Owner Initiated

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Reason: Improve overall value with budget.

DSA prelim.

Approval date: N/A

PCO # 17	ADD	\$1,514.70
	ADD/DEDUCT	0 Days

Description: Revise HVAC and wall to achieve 1-hour rating at entry hall.

Requested by: 1 - Unforeseen Condition - Owner Initiated

Reason: Actual configuration unknown at time of design.

DSA prelim.

Approval date: N/A

PCO # 18	ADD	\$503.42
	ADD/DEDUCT	0 Days

Description: Relocate out of scope existing exposed electrical items to improve overall aesthetic result in response to President's request.

Requested by: 2 - Owner Requested Change - Owner Initiated

Reason: Improve overall value with budget.

DSA prelim.

Approval date: N/A

PCO # 19	ADD	\$9,621.79
	ADD/DEDUCT	0 Days

Description: Replace existing roll-up window with fire rated glazing in response to President's request.

Requested by: 2 - Owner Requested Change - Owner Initiated

Reason: Improve overall value with budget.

DSA prelim.

Approval date: N/A

PCO # 20	ADD	\$1,644.19
	ADD/DEDUCT	0 Days

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Description: Replace two existing wired glass relites (interior windows) with clear glazing in response to President's request.

Requested by: 2 - Owner Requested Change - Owner Initiated

Reason: Improve overall value with budget.

DSA prelim.

Approval date: N/A

**PCO # 21**

**ADD \$2,859.98**  
**ADD/DEDUCT 0 Days**

Description: Replace existing doors with wired glass vision panels with new doors with clear glass vision panels in response to President's request.

Requested by: 2 - Owner Requested Change - Owner Initiated

Reason: Improve overall value with budget.

DSA prelim.

Approval date: N/A

**PCO # 22**

**ADD \$1,734.05**  
**ADD/DEDUCT 0 Days**

Description: Upgrade signage in project to current District standards.

Requested by: 2 - Owner Requested Change - Owner Initiated

Reason: Improve overall value with budget.

DSA prelim.

Approval date: N/A

**PCO # 23**

**ADD \$0**  
**ADD/DEDUCT 30 Calendar Days**

Description: No cost time extension to accommodate accumulated owner requested changes.

Requested by: 2 - Owner Requested Change - Owner Initiated

Reason: Improve overall value with budget.

DSA prelim.

Approval date: N/A

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PCO # 24

DEDUCT \$(2,587.76)  
ADD/DEDUCT 0 Days

Description: Credit from previously approved time-and-materials not-to-exceed amount (PCO #10, NTE \$8498.00). Provide new electrical home run (from suite to main panel) including penetrations of exterior walls.

Requested by: 2 - Owner Requested Change - Owner Initiated

Reason: The electrical inside a demolished wall was the main source of power distribution to support this suite.

DSA prelim.

Approval date: N/A

*\*end of Change Order Summary\**