

PERALTA COMMUNITY COLLEGE DISTRICT
Board of Trustees Agenda Report
For the Trustee Meeting Date of June 14, 2016

ITEM TITLE:

Consider Approval of a Deductive Change Order No. 1 and Resolution 15/16-45, Acceptance of Completed Work and Release of 5% Retention for the Laney College Fire Suppression Hoods Project (Bid No. 15-16/15, Stevenson Mechanical Inc.

SPECIFIC BOARD ACTION REQUESTED:

Approval is requested for a deductive Change Order No. 1 (\$16,753.50) and to release the 5% retention and accept Laney College Fire Suppression Hoods Project (Bid No. 15-16/15) as complete.

ITEM SUMMARY:

A contract was awarded to Stevenson Mechanical Inc., in the amount of \$223,475 at the February 23, 2016, Board meeting for this project. The deductive Change Order No. 1 resulted because a project material allowance for unforeseen conditions was not needed for the project. Therefore, the actual contract amount is \$206,721.50 and the 5% retention payment is \$10,336.01 for the project.

Original Contract Amount	\$223,475
Deductive Change Order #1	(\$16,753.50)
Actual Contract Amount	\$206,721.50
5% if the Actual Contract Amount	\$10,336.01

The project is now complete and staff recommends acceptance of the project and release of the 5% retention. The Notice to Proceed was issued to the contractor on January 7, 2016, with a substantial completion date of February 18, 2016, and final complete date of February 20, 2016.

The Chancellor recommends approval.

SOURCE OF FUNDS (AND FISCAL/BUDGETARY IMPACT):

Measure A, as approved by the voters in Peralta's constituency and authorized under Resolution 05/06-45, Laney College, "Classroom and facilities repairs and grounds improvements," Merritt College, "Classroom and facilities repairs and grounds improvements," College of Alameda, "Remodeling and equipping classroom and campus facilities," and Berkeley City College, "Plumbing, electrical, mechanical system upgrades and improvements."

BACKGROUND/ANALYSIS:

The current project was advertised for bid November 17th and 24th, 2015; a mandatory bid walk was held November 25th, where two contractors participated. Prior to bid opening, the District was informed by one bidder that they no longer were interested in the project and the second bidder objected to the District's use of the Project Labor Agreement (PLA).

On December 15th at 2:00 p.m. no bids were submitted. In an effort to comply with the District's PLA agreement the District's, the Purchasing Department reached out to the Alameda Building and Construction Trades Council in attempts to bring the project to their attention and secure a union contractor. However, because the College was concerned regarding the loss of a popular class, negotiation of a contract was directed to proceed with Stevenson Mechanical Inc.

DELIVERABLES AND SCOPE OF WORK:

The contractor replaced the existing hoods with three (3) class 1 canopy hoods, ansul system and

functioning exhaust system.

ANTICIPATED COMPLETION DATE:

The contractor was required to complete this project within twenty-nine (29) calendar days to obtain approval from Oakland Fire Department and Alameda County.

ALTERNATIVES/OPTIONS:

None

EVALUATION AND RECOMMENDED ACTION:

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

YES _____ NO X

COMMENTS:

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: June 1, 2016

DOCUMENT PRESENTED AND APPROVED BY:

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

Date: June 1, 2016

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: Ron Little
Ron Little, 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: Nitasha Sawhney
Nitasha Sawhney, Acting 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
RESOLUTION 15/16-45 ACCEPTANCE AND RETENTION**

**LANEY COLLEGE FIRE SUPPRESSION HOODS PROJECT (Bid
No. 15-16/15)**

STEVENSON MECHANICAL INC.

WHEREAS, Stevenson Mechanical Inc., a corporation existing under and by virtue of the laws of the State of California, the contractor under that certain contract with the Peralta Community College District, Alameda County, State of California, for all labor, materials, mechanical workmanship, transportation, equipment and services necessary for the Laney College Fire Suppression Hoods Project (Bid No. 15-16/15) has made application for acceptance of the work; and

WHEREAS, the Project Manager employed by the Board to supervise the completion of said work, has certified in writing to this Board that said contractor completed the work heretofore described and has recommended to this Board the final acceptance of the project, and

NOW, THEREFORE, BE IT RESOLVED that said work of said contract be and the same is hereby accepted; and

BE IT FURTHER RESOLVED that the retention payment in the amount of TEN THOUSAND THREE HUNDRED THIRTY SIX AND 01/100 DOLLARS (\$10,336.01), which is 5 percent (5%) of said contract price, shall be made thirty-five (35) calendar days calendar days from and after the filing of the Notice of Completion at the Alameda County Recorder's Office, provided no withhold notices requesting the withholding of any monies from said contractor have been filed with this Board of Trustees in accordance with the provisions of Title 15 of Part 4, Division 3, of the Civil Code of the State of California.

PASSED AND ADOPTED by the following called vote this 14th day of June, 2016. The full Board has voted in support of this resolution, unless the Board meeting minutes reflect otherwise.

Jowel C. Laguerre
Chancellor and Secretary
Board of Trustees
Peralta Community College District

PERALTA COMMUNITY COLLEGE DISTRICT

Office of General Services • 333 East 8th Street Oakland, California 94606 • Phone 510/466-7200 • Fax 510/466-7315

CHANGE ORDER NO. 1

PROJECT:	Laney College Fire Suppression Hoods Replacement	DATE:	5/10/16
PROJECT MGR:	Bruce Shapiro	DSA FILE NO.:	n/a
OWNER:	Peralta Community College District	DSA APP. NO.:	Na/a
CONTRACTOR:	Stevenson Mechanical, Inc. 404 7 th Street Oakley, CA 94561	PROJECT NO.:	2318

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.

Original Contract Sum	\$223,475.00
Net Change by previously authorized Change Orders	\$0
The Contract sum prior to this Change Order	\$223,475.00
The Contract sum will be increased/decreased by this Change Order	\$(16,753.50)
New Contract Sum including this Change Order	\$206,721.50
Cumulative Change Order(s) as a percentage of contract including this Change Order	-0.75%
Contract is changed by (0) Days	0 Days
Contract completion date as of this Change Order	2/20/16

Summary reference attached items:

P.C.O'. 1

<p>Approved:</p> <hr/> <p>Architect of Record Date</p> <hr/> <p>Structural Engineer Date</p> <hr/> <p>Mechanical Engineer Date</p>	<p>Approved:</p> <hr/> <p>Electrical Engineer Date</p> <hr/> <p>Plumbing Engineer Date</p> <hr/> <p>Construction Manager Date</p>	<p>Approved:</p> <hr/> <p>General Contractor Date</p> <hr/> <p>Div. of the State Architect Date</p>
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Peralta Community College District Approval:

<p style="text-align: center;">n/a</p> <hr/> <p>Facilities Project Manager Date</p> <hr/> <p>Vice Chancellor of General Services Date</p>	<div style="text-align: center;">  Bruce Shapiro 6/3/16 </div> <hr/> <p>Director of Maintenance & Operations Date</p> <hr/> <p>Chancellor Date</p>
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PERALTA COMMUNITY COLLEGE DISTRICT

Department of General Services • Phone 510/466-7341 • Fax 510/466-7315

PRELIMINARY CHANGE ORDER NO. 1

PROJECT: Laney College Fire Suppression Hoods Replacement DATE: 5/10/16
OWNER: Peralta Community College District DSA FILE NO.: n/a
CONTRACTOR: STEVENSON MECHANICAL, INC, 404 7TH STREET DSA APP. NO.: n/a
OAKLEY, CA 94561 PROJECT NO.: 2318

You are hereby directed to make the following change(s) in this Contract. When signed by the Owner and Architect and received by the Contractor, this document becomes effective immediately and the Contractor shall proceed as with the changes described below. An official change order shall be issued to follow up on this preliminary change order as soon as possible.

DESCRIPTION: Deduct remaining project allowance

REASON INITIATED: Under this contract there was a project allowance for unforeseen conditions. The allowance was not needed. This deductive change order will deduct the allowance from the final contract amount.

ATTACHMENTS: none

The proposed basis of adjustment to the Contract Price and Contract time are as follows:

Amount of Change: Add Deduct \$ (16,753.50)
 Lump Sum T & M Not to Exceed Force Amount

Time Extension: See Attached

Signature by the Contractor indicates the Contractor's agreement with the above adjustments in Contract Sum and Contract Time.

ISSUED BY:

Architect of Record Date

REVIEWED BY:

Construction Manager Date

APPROVED BY:

Contractor Date

Owner's Approval:

n/a

Facilities Project Manager Date

Bruce E. Shapiro 6/3/16

Director of Maintenance & Operations Date

Vice Chancellor of General Services Date Chancellor Date

PERALTA COMMUNITY COLLEGE DISTRICT

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SUMMARY OF CHANGE ORDER No. 1 Attachment

PROJECT: LANEY COLLEGE
FIRE SUPPRESSION HOODS REPLACEMENT

DATE: 5/10/16

OWNER: Peralta Community College District

DSA FILE NO.: n/a

DSA APP NO.: n/a

CONTRACTOR: STEVENSON MECHANICAL, INC.
404 7TH STREET
OAKLEY, CA 94561

PROJECT NO.: 2318

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	ADD/DEDUCT \$	(16,753.50)
	ADD/DEDUCT	

Description: Deduct remaining project allowance

Requested by: 1 -Owner Initiated

Reason: Under this contract there was a project allowance for unforeseen conditions. The allowance was not needed. This deductive change order will deduct the allowance from the final contract amount.

DSA prelim.

Approval date: N/A

PCO #	ADD/DEDUCT \$
	ADD/DEDUCT

Description:

Requested by:

Reason:

DSA prelim.

Approval date: