

# 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:** BEGINNERS INN CULINARY KITCHEN

**DATE:** 1/22/08

**OWNER:** Peralta Community College District  
**CONTRACTOR:** NBC CONTRACTORS

**DSA FILE NO.:** 01-108426  
**DSA APP NO.:**  
**PCCD PROJECT #:**  
**PROJECT MANAGER:** Price Eres

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.....\$5,680,000  
 Net Change by previously authorized Change Orders.....\$0  
 The Contract sum prior to this Change Order was.....\$5,680,000  
 The Contract sum will be increased/decreased by this Change Order.....\$163,557  
 The New Contract Sum including this Change Order will be.....\$5,843,557  
 Cumulative Change Order(s) as a percentage of contract including this Change Order 2.75%  
 The Contract is changed by (0) Days  
 Contract completion date as of this Change Order therefore is:

Summary reference attached items P.C.O's. 1,3,4,5,6,7,8,9,11,12,13,14,15,16

<p><b>Approved:</b> Architect of Record</p>          <p><b>Date:</b></p>	<p><b>Approved:</b> General Contractor</p>          <p><b>Date:</b></p>	<p><b>Approved:</b> Peralta Community College District</p>          <p>_____                  Director of Capital Projects</p> <p><b>Date:</b></p>          <p>_____                  Vice Chancellor of General Services</p> <p><b>Date:</b></p>
<p><b>Approved:</b> Electrical or Structural Engineer</p>          <p><b>Date:</b></p>	<p><b>Approved:</b> Mechanical Engineer</p>          <p><b>Date:</b></p>	<p><b>Approved:</b> Div. of the State Architect</p>          <p><b>Date:</b></p>

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## SUMMARY OF CHANGE ORDER No. 1 Attachment

PROJECT: BEGINNERS INN CULINARY KITCHEN

DATE: 1/22/08

OWNER: Peralta Community College District

DSA FILE NO.: 01-108426

CONTRACTOR: NBC CONTRACTORS

DSA APP NO.:

PCCD FILE NO.:

1	PCO 1	ADD	\$32,074.00
		ADD/DEDUCT	0 Days

Description: Move early demolition to after hours and weekend schedule.

Requested by: Owner request

Reason: Sawcut and remove slabs when classes are not in session

DSA prelim.  
approval date: Pending

2	PCO 3	ADD	\$15,901.00
		ADD/DEDUCT	0 Days

Description: Add new 600 amp panel and provide three new circuits and relocate existing circuits to the new panel. To include a new transformer and ECB per revised engineers drawing

Requested by: Contractor RFI 64

Reason: Design omission

DSA prelim.  
approval date: Pending

3	PCO 4	ADD	\$10,900.00
		ADD/DEDUCT	0 Days

Description: Sawcut two additional areas to access underground piping

Requested by: Owner request unforeseen condition

Reason: existing underground changed direction from what the plan had shown

DSA prelim.  
approval date: Pending

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4	PCO 5	ADD	\$7,636.00
		ADD/DEDUCT	0 Days

Description: After hours concrete chipping for re-bar coupler installation  
Requested by: Owner request  
Reason: Chipping to interruptive to perform during class time hours  
DSA prelim.  
approval date: Pending

5	PCO 6	VOID, valve is now shut	\$VOID
		ADD/DEDUCT	Insert No. Days

Description: Remove and replace existing 4" domestic main shut off valve  
Requested by: Owner request  
Reason: Existing valve will not shut completely  
DSA prelim.  
approval date: Pending

6	PCO 7	ADD	\$11,505.00
		ADD/DEDUCT	0 Days

Description: Premium time cost for work required to be done during off hours.  
Requested by: Owner request  
Reason: Drilling and bushing work is to disruptive to be done during class time hours  
DSA prelim.  
approval date: Pending

7	PCO 8	ADD	\$9,216.00
		ADD/DEDUCT	0 Days

Description: Additional cost to provide "Von Duprin" panic devices vs. the approved equal.  
Requested by: Owner request  
Reason: District wishes to keep with the panic devices that have become their standard  
DSA prelim.  
approval date: Pending

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8	PCO 9		\$ 6,448.00
		ADD/DEDUCT	0 Days

Description: Add new floor sink, to include slab removal, waste line, vent and supply pipe and new 1/2" cold water supply

Requested by: Contractor RFI 87

Reason: Design error

DSA prelim.  
approval date: Pending

9	PCO 11	ADD	\$17,784.00
		ADD/DEDUCT	0 Days

Description: Lead abatement

Requested by: Owner request/Agency driven

Reason: Per the hygienists sample results it was found that the paint on the structural beams and wall tiles contained lead

DSA prelim.  
approval date: Pending

10	PCO 12	ADD	\$4,678.00
		ADD/DEDUCT	0 Days

Description: Abatement of wall and floor tiles

Requested by: Owner request/Agency driven

Reason: Per the hygienists sample results it was found that the paint on the structural beams and wall tiles contained lead

DSA prelim.  
approval date: Pending

11	PCO 13		\$6,309.00
		ADD/DEDUCT	0Days

Description: Temp connection of the second floor waste line to keep the rest rooms accessible

Requested by: Owner request

Reason: Due to the condition of the existing waste lines at the first floor it was necessary to remove and replace as part of the build out. The second floor waste needed to be redirected to bypass this area while the replacement took place

DSA prelim.  
approval date: Pending

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12	PCO 14	ADD	\$2,196.00
		ADD/DEDUCT	0 Days

Description: Added cost to accelerate the column fabrication  
Requested by: Owner request  
Reason: To be able to install the structural platform on the roof over the winter break it was necessary to accelerate the fabrication so that the steel could be delivered to the galvanizer  
DSA prelim. approval date: Pending

13	PCO 15		\$16,845.00
		ADD/DEDUCT	0Days

Description: Added cost for grease traps to replace the grease traps specified but no longer available.  
Requested by: Owner request  
Reason: The grease traps that were specified are no longer available  
DSA prelim. approval date: Pending

14	PCO 16	ADD	\$22,065.00
		ADD/DEDUCT	0 Days

Description: Added cost to re-work existing duct work, fire sprinkler and wall framing to accommodate the new vertical shaft  
Requested by: Owner request/Design error  
Reason: The new shafts are impeded by existing duct work, framing and fire sprinkler lines. Obstructions shown on as built drawings given to the architect prior to design but not shown on bid or construction sets of drawings  
DSA prelim. approval date: Pending

End of Items

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## CHANGE ORDER NO. 2

**PROJECT: BEGINNERS INN CULINARY KITCHEN**

**DATE: 3/27/08**

**OWNER: Peralta Community College District**  
**CONTRACTOR: NBC CONTRACTORS**

**DSA FILE NO.: 01-108426**  
**DSA APP NO.:**  
**PCCD PROJECT #:**  
**PROJECT MANAGER: Price Eres**

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.....\$5,680,000  
 Net Change by previously authorized Change Orders.....\$163,557  
 The Contract sum prior to this Change Order was..... \$5,843,557  
 The Contract sum will be increased/decreased by this Change Order.....\$(21,608)  
 The New Contract Sum including this Change Order will be..... \$5,821,949  
 Cumulative Change Order(s) as a percentage of contract including this Change Order 2.5%  
 The Contract is changed by (0) Days  
 Contract completion date as of this Change Order therefore is:

Summary reference attached items P.C.O's. 10, VOID 17, 18-26 and 28-38 (25,26,27 pending will be in C.O. #3)

<b>Approved:</b> Architect of Record          _____  <b>Date:</b>	<b>Approved:</b> General Contractor          _____  <b>Date:</b>	<b>Approved: Peralta Community College District</b>          _____ <b>Director of Capital Projects</b>  <b>Date:</b>          _____ <b>Vice Chancellor of General Services</b>  <b>Date:</b>
<b>Approved: Electrical or Structural Engineer</b>          _____  <b>Date:</b>	<b>Approved: Mechanical Engineer</b>          _____  <b>Date:</b>	<b>Approved: Div. of the State Architect</b>          _____  <b>Date:</b>

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## SUMMARY OF CHANGE ORDER No. 2 Attachment

PROJECT: BEGINNERS INN CULINARY KITCHEN

DATE: 4/3/08

OWNER: Peralta Community College District

DSA FILE NO.: 01-108426

CONTRACTOR: NBC CONTRACTORS

DSA APP NO.:

PCCD FILE NO.:

10	PCO 10	DEDUCT	(\$63,945.00)
		ADD/DEDUCT	0 Days

Description: Credit for bid day allowance for controls.

Requested by: 4-F Architect Initiated Change

Reason: Plans and specs not complete enough for competitive bid. The cope has since been revised, redesigned and bid.

DSA prelim.  
approval date: Pending

17	PCO 17	ADD (NTE)	VOID
		ADD/DEDUCT	0 Days

Description: Premium time for afterhours steel fabrication on the roof.

Requested by: 2-F Owner Initiated Change

Reason: Teaching staff is complaining of the noise and threatening union intervention. To maintain the fabrication schedule moving the work to off hours will be necessary.

DSA prelim.  
approval date: Pending

18	PCO 18	ADD	\$539.00
		ADD/DEDUCT	0 Days

Description: Cost to chip and patch the slab so that the screen wall base plate will be recessed and not interfere with the wall framing.

Requested by: 2-F Owner initiated change

Reason: The existing design has the base plate for the screen wall surface mounted which interferes with the wall framing.

DSA prelim.  
approval date: Pending

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19	PCO 19	ADD	\$3,348.00
		ADD/DEDUCT	0 Days

Description: Cost for additional recessed fire extinguishers  
Requested by: 4-F Design Error or Omission  
Reason: The existing design does not account for the total number and type of fire extinguishers needed.

DSA prelim.  
approval date: Pending

20	PCO 20	DEDUCT	(\$695.00)
		ADD/DEDUCT	0 Days

Description: Credit base bid vapor barrier, instead install a visqueen vapor barrier lapping the edges of the existing vapor barrier and not taping.  
Requested by: 1-A Unforeseen Condition  
Reason: After the slab was removed and the existing vapor barrier was exposed it was determined that the edges could not be taped per plans and specs.

DSA prelim.  
approval date: Pending

21	PCO 21	NO COST	\$000.00
		ADD/DEDUCT	0 Days

Description: No cost for 13 days time extension due to district contract delays.  
Requested by: 2-F Owner request  
Reason: The owner issued a Notice To Proceed earlier than the project could actually start.

DSA prelim.  
approval date: Pending

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22	PCO 22	ADD	\$1,082.00
		ADD/DEDUCT	0 Days

Description: Additional cost to perform survey for roof top demolition.  
Requested by: 2-F Owner request  
Reason: Due to the class rooms being occupied throughout the day it was necessary to demo the roof area afterhours to locate the post layout.  
DSA prelim. approval date: Pending

23	PCO 23	ADD	\$737.00
		ADD/DEDUCT	0 Days

Description: Added cost to reinstall classroom accessories onto the temporary wall in classroom 207  
Requested by: 2-F Owner Initiated Change  
Reason: The plans call for remove and store for later installation. The new scope of work requires the accessories to be reinstalled twice  
DSA prelim. approval date: Pending

24	PCO 24	ADD	\$ 805.00
		ADD/DEDUCT	0 Days

Description: Added cost to add lighting occupancy sensors to rooms 114 & 115 per title 24 requirements.  
Requested by: 4-F Design Error or Omission:  
Reason: The plans do not show the sensors for rooms 114 & 115.  
DSA prelim. approval date: Pending

25	PCO 25	ADD (Allowance) PENDING	
		ADD/DEDUCT	0 Days

Description: T&M Allowance for premium time required for after hours work.  
Requested by: 2-F Owner Initiated Change  
Reason: NTE Allowance so that NBC can proceed with afterhours work as the scope and schedule dictate.  
DSA prelim. approval date: Pending

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26 PCO 26

ADD PENDING  
ADD/DEDUCT 0Days

Description: Added cost to amend the existing beam reinforcing at the 2<sup>nd</sup> floor.

Requested by: 1-F Unforeseen Condition

Reason: The size and location of several rebar pieces are to big in diameter to bend into proper position. The rebar in the slab beam will need to be exposed and cut so that the proper couplings can be installed.

DSA prelim.  
approval date: Pending

27 PCO 27

ADD PENDING  
ADD/DEDUCT 0 Days

Description: Credit for gas re-design

Requested by: Owner request

Reason: It will be more cost effective for the district to run a dedicated gas line for the Culinary Kitchen with capacity for future growth then going with the planned design which would require the district to up size the existing gas line and run the boilers from the same gas line as the kitchen and any future projects.

DSA prelim.  
approval date: Pending

28 PCO 28

ADD \$4,433.00  
ADD/DEDUCT 0Days

Description: Revise wall layout and detail to accommodate the existing phone and electrical panels.

Requested by: 4-F Design error or Omission

Reason: While the electrical panel was shown on the plans and taken into consideration, the phone panel that is fed under the slab and could not be moved was not shown on the plans and thus created the change.

DSA prelim.  
approval date: Pending

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29	PCO 29	DEDUCT	\$(5,014.00)
		ADD/DEDUCT	0 Days

Description: Credit the removal of the folding partition in lieu of modification per plans

Requested by: 2-F Owner request

Reason: Due to the Dinning Room Remodel the modification will no longer be needed

DSA prelim. approval date: Pending

30	PCO 30	ADD	\$1,602.00
		ADD/DEDUCT	0Days

Description: Relocate existing roof drain at the first floor location.

Requested by: 1-F Unforeseen Condition

Reason: The roof drain leader angles as it penetrates the second floor grade beam which creates an encroachment issue with the layout of the wall below.

DSA prelim. approval date: Pending

31	PCO 31	ADD	\$2,009.00
		ADD/DEDUCT	0 Days

Description: Added cost to form and block out grease trap areas so that the slabs could be poured back

Requested by: 2-F Owner request

Reason: Due to the change in the grease trap manufacturer the lead time for the product created a lag in the schedule. To keep the slab pour on schedule the areas that included the grease traps were blocked out so that the pour could continue.

DSA prelim. approval date: Pending

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32	PCO 32		\$2,814.00
		ADD/DEDUCT	0Days

Description: Rework the layout in the existing men's bathroom to meet ADA requirements after the discovery of some unforeseen structural conditions.

Requested by: 1-A Unforeseen Condition

Reason: Due to the location of the second floor grade beam the shaft wall needed to expand into the bathroom which created a layout problem.

DSA prelim.  
approval date: Pending

33	PCO 33	DEDUCT	\$(2,758.00)
		ADD/DEDUCT	0 Days

Description: Credit for work not required at the penthouse

Requested by: 2-A Owner request

Reason: Credit due to the simplification of the door and frame installation and not removing all louver sections at the penthouse.

DSA prelim.  
approval date: Pending

34	PCO 34	ADD	\$874.00
		ADD/DEDUCT	0Days

Description: Add for detail change on the granite counter tops.

Requested by: 4-F Design Error or Omission

Reason: The plans and specs do not match for the finished edge the architect would prefer at the granite counter tops.

DSA prelim.  
approval date: Pending

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35	PCO 35	ADD	\$2,977.00
		ADD/DEDUCT	0 Days

Description: Credit for the 7.5" aluminum door/window frames per plans and add for replacing with hollow metal frames

Requested by: 4-F Design Error or Omission

Reason: The plans and specs call for 7.5" aluminum door/window frames which are a custom size. The change to hollow metal will add painting of the frames to the scope of work.

DSA prelim.  
approval date: Pending

36	PCO 36	ADD	\$6,743.00
		ADD/DEDUCT	0Days

Description: Wall sawcut for new duct work.

Requested by: 4-F Design error or Omission

Reason: Sawcut areas not shown on the demo plans as part of the bid scope of work.

DSA prelim.  
approval date: Pending

37	PCO 37	ADD	\$26,072.00
		ADD/DEDUCT	0 Days

Description: Remove and reinstall storefront glazing at the boiler room

Requested by: 2-F Owner Change

Reason: It is necessary to remove the storefront glazing so that the very large water heater can be lowered into the boiler room.

DSA prelim.  
approval date: Pending

38	PCO 38	Deduct	(\$3,231.00)
		ADD/DEDUCT	0Days

Description: Credit for scaffolding no longer need .

Requested by: 2-F Owner Change

Reason: NBC credit for scaffolding no longer needed.

DSA prelim.  
approval date: Pending

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End of Items