

Agenda Item (IV-E-1)

Meeting	5/3/2016 - Committee
Agenda Item	Committee - Facilities (IV-E-1)
Subject	Change Orders No. 4 and No. 5 for Culinary Arts Academy and District Offices Project with Neal Electric
College/District	District
Funding	District and Riverside City College Allocated Measure C Funds
Recommended Action	It is recommended that the Board of Trustees approve: 1) project Change Order No. 4 with Neal Electric in the amount of \$259,859.66; 2) project Change Order No. 5 with Neal Electric in the amount of \$61,063.21 and 3) the change orders in excess of ten percent by total of \$133,605.44.

Background Narrative:

On June 17, 2014, the Board of Trustees approved award of bids for Twenty-two (22) scopes of work in the amount of \$50,266,678 for the Culinary Arts Academy & District Offices (CCC/DO), Coil School for the Arts (CSA) and Parking Structure (Phase 2 Construction Bid Categories 04 through 23 & 25).

At this time it is requested the Board of Trustees approve Change Order No. 4 with Neal Electric in the amount of \$259,859.66 and Change Order No. 5 in the amount of \$61,063.21 amending their contract to \$3,911,290.34, exceeding the allowable change order contingency by a total amount of \$133,605.44 to date. The added costs are for Audio Visual (AV) changes made to the CAA/DO building design. Also, revisions/updates were made to override switches; grease duct redesign and installations with electrical conduit re-routed; lights added to fire riser room; security changes; equipment changes; and power, touch panel changes were made. Detailed costs are listed on the attached Change Order Summary.

Cost for the requested change order is within the project budget approved by the Board of Trustees and will be paid from project contingency funds.

Prepared By: Wolde-Ab Isaac, President, Riverside
Chris Carlson, Chief of Staff & Facilities Development
Aaron Brown, Vice Chancellor, Business and Financial Services
Bart Doering, Facilities Development Director

Attachments:

[Change Order Summary - Neal Electric No 4 and 5_r1](#)

Riverside Community College District
Facilities Planning & Development
Culinary Arts Academy and District Office Building

CHANGE ORDER SUMMARY

Change Order **No. 4**
Contractor: **Neal Electric**

<i>Approved Contract Amount:</i>	\$3,434,259.00
<i>Change Order No.1 Amount:</i>	\$ 56,613.32
<i>Change Order No.2 Amount:</i>	\$ 59,152.73
<i>Change Order No.3 Amount:</i>	\$ 40,342.42
<i>Change Order No.4 Amount: :</i>	\$ <u>259,859.66</u>
<i>Revised Contract Sum:</i>	\$3,850,227.13
<i>Original Contract Contingency:</i>	\$ 343,425.90
<i>Remaining Project Contingency:</i>	\$ - 72,542.23

Change Order Description:

Item No. 1

Cost Proposal #218: Pursuant to direction given in CCD#053, AV changes have been made to the CAA/DO building. Proposal has been reviewed and approved by TK1 per comment review dated 1/26/16.

This Change Order will be resolved thru the formal change process and require formal Board Approval.

\$259,859.66

Requested by: Owner/Riverside Community College District
Accountability: Owner/ Riverside Community College District

TOTAL ADD/CREDIT:

\$259,859.66

Riverside Community College District
Facilities Planning & Development
Culinary Arts Academy and District Office Building

CHANGE ORDER SUMMARY

Change Order **No. 5**
Contractor: **Neal Electric**

<i>Approved Contract Amount:</i>	\$3,434,259.00
<i>Change Order No.1 Amount:</i>	\$ 56,613.32
<i>Change Order No.2 Amount:</i>	\$ 59,152.73
<i>Change Order No.3 Amount:</i>	\$ 40,342.42
<i>Change Order No.4 Amount: :</i>	\$ 259,859.66
<i>Change Order No. 5 Amount:</i>	\$ <u>61,063.21</u>
<i>Revised Contract Sum:</i>	\$3,911,290.34
<i>Original Contract Contingency:</i>	\$ 343,425.90
<i>Remaining Project Contingency:</i>	\$ -133,605.44

Change Order Description:

Item No. 1

Cost Proposal #266 – Pursuant to release of CCD#007, override switches were revised and updated in the CAADO Building (Neal CCN 45)

\$ 9,291.97

Requested by: Owner/Riverside Community College District
Accountability: Owner/ Riverside Community College District

Item No. 2

Cost Proposal 259 – Pursuant to response received in RFI #524R1, access panels for grease duct cleanout are required. Due to the late grease duct redesign and installations previously installed electrical conduit had to be removed and re-routed in order to make access for grease duct clean-out access doors (Neal CCN 61)

\$ 553.57

Requested by: Design Team
Accountability: Design Team

Item No. 3

Cost Proposal 263 – Pursuant to response received in RFI #1183, lights have been added at fire riser room 119. (Neal CCN 94)

\$ 1,959.64

Requested by: Design Team

Accountability: Owner/ Riverside Community College District

Item No. 4

Cost Proposal 268 – Pursuant to response received in RFI#864, Owner directed security changes have been made. (Neal CCN 88)

\$ 9,049.00

Requested by: Owner/Riverside Community College District

Accountability: Owner/ Riverside Community College District

Item No. 5

Cost Proposal 269 – Pursuant to response received in RFI#847, CCTV equipment changes were made due to availability of specified equipment. (Neal CCN 90)

\$ 5,004.84

Requested by: Owner/Riverside Community College District

Accountability: Owner/ Riverside Community College District

Item No. 6

Cost Proposal 270 – Pursuant to direction received in CCD#194, power, touch panel and campus land changes have been made. (Neal CCN 99)

\$ 35,204.19

Requested by: Owner/Riverside Community College District

Accountability: Owner/ Riverside Community College District

TOTAL ADD/CREDIT:

\$ 61,063.21