

**Board of Trustees Agenda Item**

**Board Meeting Date:** May 3, 2010

**Title of Item:** Request for Authorization to Negotiate and Approve Change Orders in excess of \$50,000

**Background and Analysis:**

De Anza Project # 241 S2/S6 Phase II - Utility Master Plan Phase 1 includes infrastructure upgrades and defines multiple project milestones that must be met in order to maintain the overall project schedule. These milestones were established to allow necessary disruptive contract work to be performed during pre-determined periods of time with minimal impact to College operations. Scheduled work activities leading up to the milestones must be completed on time to ensure that the milestone work can be completed within the previously established time periods.

The project team is currently working on four changed conditions valued at over \$50,000 each, all of which will require Board authorization to proceed before the next Board meeting in June to minimize or avoid delays to the project.

**Item #1:** The first item involves unforeseen structural deficiencies at the existing S2 and S6 central plant mechanical room structures. Some of the existing structural roof-framing members in both buildings were discovered to have indications of stress failure. The structures require modifications to support existing and new loads to the roof structures. The estimated cost of repairing the structures is approximately \$175,000 to \$350,000. The engineering work for this change is currently underway and is expected to be issued to the contractor within the next week. The Project Team will need to expedite contractor pricing and change order negotiations and authorize the work to proceed to minimize delays associated with this issue.

**Item #2:** The second item involves the removal and disposal of existing sheetrock with asbestos-containing drywall compound installed on the walls and ceilings in the existing S2 and S6 central plant mechanical rooms. This work is required to facilitate the structural repairs identified in Item #1 above. The estimated cost of this work is approximately \$50,000 to \$75,000. Contractor pricing to address this changed condition is anticipated within the next week and the work will need to proceed immediately to allow the structural repairs noted in item #1 to begin.

**Item #3:** The third item involves additional demolition of existing underground concrete utility vaults to resolve underground utility conflicts at several underground locations. The estimated cost of the demolition is approximately \$65,000 to \$95,000. This work will require heavy equipment access and pedestrian controls at multiple locations throughout the college campus.

**Item #4:** The fourth item involves temporary cooling required to address schedule modifications that may be required due to items #1 and #2 above. The costs may exceed the available contract allowance amount. Temporary heating and cooling may also be necessary in the fall due to these unforeseen construction conditions. The additional cooling and heating is precipitated by the structural and abatement work in the S2 and S6 central plant mechanical structures delaying start-up of the systems within those structures. The cost above the contract temporary cooling allowance for the temporary heating and cooling is estimated at between \$150,000 and \$350,000.

The Project team is actively working to expedite these efforts to minimize potential impact to the current schedule.

**Recommendation:** Charles Allen, Executive Director of Facilities, Operation and Construction Management requests Board authorization to review and approve the Construction Management teams' negotiations of the above noted contract changes in excess of the \$50,000 Board-established limits.

Submitted by:	Charles Allen
Additional contact names:	Tom Armstrong
Is backup provided?	No