

**Board of Trustees Agenda Item**

**Board Meeting Date:** July 12, 2010

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

**Background and Analysis:**

DeAnza 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 one changed condition valued at over \$50,000, which will require Board authorizations to proceed before the next Board meeting in August to minimize or avoid delays to the project.

**Item #5:** The item involves unforeseen deficiencies at the existing high voltage conduits connecting the De Anza Campus Main Switch Board to the PG&E power supply at Stelling Road. During inspection and proof testing of the existing conduits it was discovered that at least in one significant area, the conduits were obstructed or damaged and may not be able to accommodate the new high voltage (12KV) feeders or they may be impossible to install during their scheduled installation. The Contractor notified the Construction Manager that they can not warranty the feeders for forty years if installed in the existing conduits. The new feeders are replacing the fifty year old power infrastructure and are needed in order to match the increased power demand introduced by the addition of the Mediated Learning Center and other construction and renovation activities. The installation of the new conduits must be completed prior to the last scheduled Campus Wide Power Shutdown September 3<sup>rd</sup> thru 6<sup>th</sup> at which time the new cables will be installed and terminated at the PG&E vault.

The estimated cost of installing the new conduits and pull box in addition to the currently contracted PG&E Allowance value for new PG&E feeders is approximately \$250,000. Currently, \$7,000 of the \$150,000 contracted Allowance value has been expended on PG&E fees as part of previous shutdowns, leaving approximately \$143,000 remaining to cover the PG&E work. An additional \$107,000 is needed to fund this new conduit and pull box change.

The Project Team will need to expedite contractor pricing and change order negotiations and authorize the work to proceed prior to the August 2<sup>nd</sup> Board of Trustees meeting to minimize delays associated with this issue. The Project team is actively working to expedite these efforts to minimize potential impact to the current schedule.

**Recommendation: Approval**

Charles Allen, Executive Director of Facilities, Operation and Construction Management requests that the Board of Trustees authorize him to negotiate and approve the construction change order identified above for a not-to-exceed amount of \$107,000 prior to the next Board meeting on August 2, 2010, at which time any such negotiations will be presented to the Board.

Submitted by:	Charles Allen
Additional contact names:	Tom Armstrong, Frank Nunez, Donna Jones-Dulin
Is backup provided?	No