

**Board of Trustees Agenda Item**

**Board Meeting Date:** September 12, 2011

**Title of Item:** De Anza College Project # 274 Combined Site Improvements, Phase I: Request for Authorization to Negotiate and Approve Change Orders in Excess of \$50,000 for Unforeseen Conditions and Acceleration

**Background and Analysis:**

De Anza College Project # 274 Combined Site Improvements, Phase I, has multiple project milestones that must be met to maintain the overall project schedule. These milestones were established to allow contract work to be performed 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. Several issues have arisen in specific areas that limit the ability of the contractor to proceed as planned and actions need to be taken to limit potential delays.

The project team is currently working on negotiating a cost for several changed conditions or College requests for acceleration potentially valued at over \$50,000 each. These changed conditions will require approval before the next Board meeting to avoid delays to the project schedule. The total costs for these issues are estimated to not exceed \$175,000.

Item #1 Unforeseen underground conditions encountered at the ATC area, acceleration to complete prior to school

Item #2 Unforeseen underground conditions encountered at the S-Quad area, acceleration to complete prior to school

Item #3 Additional excavation and soil disposal required beyond contract at the Sunken Garden area

Item #4 Accelerated work at Flint drop-off area to complete prior to school

Item #5 Unforeseen conditions and additional accelerated work at Parking Lot A

The project team is actively working to expedite pricing and change order negotiations are underway. The anticipated costs of not to exceed \$175,000 is within the budgeted contingency and project budget for Phase I. If needed, Phase II scope will be reduced to fund this effort, should this need arise.

**Recommendation:** Executive Director of Facilities, Operations and Construction Management Charles Allen requests Board authorization to approve the construction change orders identified above in an amount not to exceed a cumulative value of \$175,000

Submitted by:	Charles Allen x6150
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Is backup provided?	No