

IMMEDIATE TAKE AWAY
SUBMITTAL

Name: _____

Description of the Problem/ Issue:

Note: Your problem/ issue statement could start with "I have a friend at a university that has a problem with....."

Advice Requested from the Group:

APPA Institute for Facilities Management
Construction Project Management – Core
Course 409

SHORT INTERVAL SCHEDULE

S. J. AMOROSO CONSTRUCTION CO., INC.

SCHEDULE #: 88

PHASE: _____

PERIOD: APRIL 24 TO MAY 21

NAME: **VISTA COLLEGE**

SJA Job **664**

| ACT NO | DESCRIPTION | SUB | CURRENT WEEK | | | | | | | SECOND WEEK | | | | | | | THIRD WEEK | | | | | | | FOURTH WEEK | | | | | | |
|--------|--|---------------|--------------|----|----|----|----|----|----|-------------|---|---|---|---|---|---|------------|---|----|----|----|----|----|-------------|----|----|----|----|----|----|
| | | | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 |
| | | | M | T | W | T | F | S | S | M | T | W | T | F | S | S | M | T | W | T | F | S | S | M | T | W | T | F | S | S |
| | BASEMENT | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1900 | TOILET ACCESSORIES | SERVICE METAL | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 9665 | FRAME CEILING @ ELEV. 1,2,3&4 | J&J ACOUSTICS | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1830 | LIGHTING ROUGH @ ELEV. 1,2,3&4 | EW SCOTT | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1830 | LIGHTING ROUGH @ CEILING GRID | EW SCOTT | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2050 | ELECTRIC TRIM | EW SCOTT | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2060 | TELECOM OUTLETS | EW SCOTT | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | INSTALL WHEEL CHAIR LIFT | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1830 | LINER LIGHTING @ ASSEMBLY RM. | EW SCOTT | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | ASSEMBLY RM. ACOUSTIC PLASTER | ARTIAN SOUND | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1860 | DROP CEILING TILE | PCI | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | RESILIENT FLOORING | SPECTRA | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | DRYWALL, CEILING & TAPING @ ATRIUM | J&J ACOUSTICS | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1810 | ELEVATOR EQUIP. #1 & #5 | KONE | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2110 | DOORS & HARDWARE | CRINER | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1870 | PROJECTION SCREENS | SJA | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | 1ST FLOOR | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3390 | FRAME LOADING DOCK CEILING | J&J ACOUSTICS | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3540 | LIGHTING @ LOADING DOCK | EW SCOTT | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3630 | LOADING DOCK LATH & PLASTER | J&J ACOUSTICS | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3540 | LIGHTING ROUGH @ CEILING GRID | EW SCOTT | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3760 | ELECTRIC TRIM | EW SCOTT | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3770 | TELECOM OUTLETS | EW SCOTT | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3730 | RESILIENT FLOORING | SPECTRA | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3590 | STAFF TOILET RMS. - CERAMIC TILE | IUWA | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | LIMESTONE PLASTER @ ENTRY ARER | J&J ACOUSTICS | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3415 | FRAME LID @ ELEV. 2, 3 & 4 | J&J ACOUSTICS | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3540 | LIGHT ROUGH @ HARD LID @ ELEVATORS 1,2,3&4 | EW SCOTT | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3820 | DRYWALL CEILING & TAPING @ ATRIUM | J&J ACOUSTICS | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3620 | LATH ELLIPTICAL BEAM | J&J ACOUSTICS | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3630 | LIMESTONE PLASTER @ ATRIUM | J&J ACOUSTICS | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | 2ND FLOOR | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 8560 | TOILET ACCESSORIES | SERVICE METAL | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 8500 | LIGHTING ROUGH @ CEILING GRID | EW SCOTT | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 8710 | ELECTRIC TRIM | EW SCOTT | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 8720 | TELECOM OUTLETS | EW SCOTT | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 8570 | CEILING TILE | PCI | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 8640 | RESILIENT FLOORING | SPECTRA | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 8600 | PROJECTION SCREENS | SJA | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4320 | WHITE BOARDS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 8540 | ATRIUM FASCIA ROCK | J&J ACOUSTICS | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 8500 | LIGHT ROUGH @ HARD LID @ ELEVATORS 1,2,3&4 | EW SCOTT | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 8540 | DRYWALL CEILING & TAPE ATRIUM | J&J ACOUSTICS | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 8460 | LIMESTONE PLASTER - ATRIUM | J&J ACOUSTICS | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

Joe

APPLICATION AND CERTIFICATION FOR PAYMENT

TO OWNER: PROJECT: Barstow College Performing Arts
 BARSTOW COMMUNITY COLLEGE DISTRICT
 2700 Barstow Road
 BARSTOW, CA 92311-6608

FROM SURETY: Federal Insurance Company
 15 Mountain View Road
 Warren, New Jersey 07059

VIA ARCHITECT: AP Architects
 3434 Truxtun Ave
 Suite 240
 Bakersfield, CA 93301

CONTRACT FOR: Performing Arts Facility

APPLICATION NO: 31
PERIOD TO: 8/31/2013
PROJECT NOS:

CONTRACT DATE: 8/19/2010
ARCHITECTS PROJECT NO: 410-0048

Distributed to:
 OWNER
 CONSTRUCTION
 CONTRACTOR

SURETY'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

The undersigned Surety certifies that to the best of the Surety's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Surety for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due. Surety:

By: Wayne R. Walter Date: Sept 18, 2013
 State of California, County of Orange Subscribed and sworn to before me this 18th day of SEPT. 2013.

1. ORIGINAL CONTRACT SUM \$ 17,952,000.00
2. Net change by Change Order \$ 208,000.00
3. CONTRACT SUM TO DATE (Line 1 + 2) \$ 18,160,000.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703) \$ 13,968,952.42
5. RETAINAGE:
 - a. 10 % of Completed Work \$ 1,355,364.44
 - b. 0 % of Stored Material \$ 1,355,364.44

Notary Public: Wayne R. Walter
 My Commission expires 11/04/14

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the date comprising the application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Surety is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ 100,051.24

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified)

ARCHITECT: _____ Date: _____
 By: _____
 This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Surety named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Surety under this Contract.

| CHANGE ORDER SUMMARY | ADDITIONS | DEDUCTIONS |
|--|--------------|------------|
| Total changes approved in previous months by Owner | \$208,000.00 | \$0.00 |
| Total approved this Month | | \$0.00 |
| TOTALS | \$208,000.00 | \$0.00 |
| NET CHANGES by Change Order | \$208,000.00 | |

RECEIVED

NOV 06 2013

APPLICATION AND CERTIFICATION FOR PAYMENT

TO OWNER: BARSTOW COMMUNITY COLLEGE DISTRICT
2700 Barstow Road
BARSTOW, CA 92311-6608

PROJECT: Barstow College Performing Arts

APPLICATION NO: 32
PERIOD TO: 9/30/2013
PROJECT NOS:

Distributed to:
[X] OWNER
[] CONSTRUCTION
[X] CONTRACTOR

FROM SURETY: Federal Insurance Company
15 Mountain View Road
Warren, New Jersey 07059

VIA ARCHITECT: AP Architects
3434 Truxtun Ave
Suite 240
Bakersfield, CA 93301

CONTRACT DATE: 8/19/2010
ARCHITECTS PROJECT NO: 410-0048

SURETY'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

The undersigned Surety certifies that to the best of the Surety's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Surety for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due. Surety:

Table with 2 columns: Description and Amount. Rows include: 1. ORIGINAL CONTRACT SUM (17,952,000.00), 2. Net change by Change Order (208,000.00), 3. CONTRACT SUM TO DATE (18,160,000.00), 4. TOTAL COMPLETED & STORED TO DATE (14,132,848.02), 5. RETAINAGE (1,392,385.81), 6. TOTAL EARNED LESS RETAINAGE (12,740,462.21), 7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (12,586,893.37), 8. CURRENT PAYMENT DUE (153,568.84), 9. BALANCE TO FINISH, INCLUDING RETAINAGE (5,419,537.79).

By: Wayne R Walton Date: Oct 28, 2013
New Jersey Somerset
State of California, County of Orange Subscribed and sworn to before me
this 28 day of October 2013.

Notary Public: Diana Pereira RJ
My Commission expires:



ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the date comprising the application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Surety is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED . . . \$ 147,506.06

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified)

ARCHITECT: [Signature] Date: 11-8-13

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Surety named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Surety under this Contract.

CHANGE ORDER SUMMARY table with columns: ADDITIONS, DEDUCTIONS. Rows: Total changes approved in previous months by Owner (\$208,000.00), Total approved this Month (\$0.00), TOTALS (\$208,000.00), NET CHANGES by Change Order (\$208,000.00).

ED's

10/25/2013

APPLICATION AND CERTIFICATION FOR PAYMENT

TO OWNER:
BARSTOW COMMUNITY COLLEGE DISTRICT
2700 Barstow Road
BARSTOW, CA 92311-6608

PROJECT: Barstow College Performing Arts

APPLICATION NO: 33
PERIOD TO: 10/31/2013
PROJECT NOS:

Distributed to:
 OWNER
 CONSTRUCTION
 CONTRACTOR

FROM SURETY:
Federal Insurance Company
15 Mountain View Road
Warren, New Jersey 07059

VIA ARCHITECT: AP Architects
3434 Truxtun Ave
Suite 240
Bakersfield, CA 93301

CONTRACT DATE: 8/19/2010

ARCHITECTS PROJECT NO: 410-0048

CONTRACT FOR: Performing Arts Facility

SURETY'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

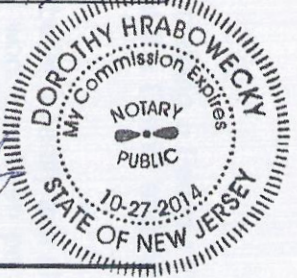
- 1. ORIGINAL CONTRACT SUM \$ 17,952,000.00
- 2. Net change by Change Order \$ 208,000.00
- 3. CONTRACT SUM TO DATE (Line 1 + 2) \$ 18,160,000.00
- 4. TOTAL COMPLETED & STORED TO DATE (Column G on G703) \$ 14,535,849.70
- 5. RETAINAGE:
 - a. 10 % of Completed Work \$ 1,432,012.33
 - b. % of Stored Material \$ 0
 - Total Retainage (Lines 5a + 5b or \$ 1,432,012.33
- 6. TOTAL EARNED LESS RETAINAGE \$ 13,103,837.37
- 7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate) \$ 12,740,462.21
- 8. CURRENT PAYMENT DUE \$ 363,375.16
- 9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6) \$ 5,056,162.63

The undersigned Surety certifies that to the best of the Surety's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Surety for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due. Surety:

By: Wayne R Walton Date: Nov 19, 2013

NEW JERSEY SUMMERSET
State of ~~California~~, County of ~~Orange~~ Subscribed and sworn to before me
this 19th day of NOVEMBER 2013.

Notary Public: Dorothy Hrabowecy
My Commission expires: 10-27-14



ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the date comprising the application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Surety is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ 363,375.16

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified)

ARCHITECT:
By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Surety named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Surety under this Contract.

| CHANGE ORDER SUMMARY | ADDITIONS | DEDUCTIONS |
|--|--------------|------------|
| Total changes approved in previous months by Owner | \$208,000.00 | \$0.00 |
| Total approved this Month | | \$0.00 |
| TOTALS | \$208,000.00 | \$0.00 |
| NET CHANGES by Change Order | \$208,000.00 | |

APPLICATION AND CERTIFICATE FOR PAYMENT

PROJECT:

APPLICATION NO: 1 7/14/2010 Distribution to:

PERIOD TO: 6/30/2010

OWNER

PROJECT NUMBER: 10-607

ARCHITECT

CONTRACTOR

INSPECTOR

FROM CONTRACTOR:

VIA ARCHITECT:

CONTRACT DATE:

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract, Continuation Sheet, AIA Document G703, is attached.

| | |
|--|---------------|
| 1. ORIGINAL CONTRACT SUM | \$ 384,900.00 |
| 2. Net change by Change Orders | \$ 0.00 |
| 3. CONTRACT SUM TO DATE (LINE 1 + 2) | \$ 384,900.00 |
| 4. TOTAL COMPLETED & STORED TO DATE | \$ 45,653.95 |

5. RETAINAGE:

| | |
|--|-------------|
| a. 10% of Completed Work | \$ 4,565.40 |
| (Column D + E on G703) | |
| b. 10% of Stored Material | \$ 0.00 |
| (Column F on G703) | |
| Total Retainage (Line 5a - 5b or Total in Column I of G703) | \$ 4,565.40 |

6. TOTAL EARNED LESS RETAINAGE

(Line 4 less Line 5 Total) \$ 41,088.56

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT

(Line 6 from prior Certificate) \$ 0.00

8. CURRENT PAYMENT DUE

..... \$ 41,088.56

9. BALANCE TO FINISH, INCLUDING RETAINAGE

(Line 3 less Line 6) \$ 343,811.45

| CHANGE ORDER SUMMARY | ADDITIONS | DEDUCTIONS |
|--|-------------|-------------|
| Total changes approved in previous months by Owner | 0.00 | |
| Total approved this Month | 0.00 | |
| TOTALS | 0.00 | 0.00 |
| NET CHANGES by Change Order | 0.00 | 0.00 |

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:

By: _____ Date: 7/14/2010

OWNER'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the below listed viewers certify to the Owner that to the best of their knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the amount certified.

AMOUNT CERTIFIED \$ 41,088.56

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that are changed to something else.

ARCHITECT'S CERTIFICATE FOR PAYMENT

By: _____ Date: _____

INSPECTOR OF RECORD'S CERTIFICATE FOR PAYMENT

By: _____ Date: _____

CONSTRUCTION MANAGER'S CERTIFICATE FOR PAYMENT

By:  Date: 7/29/10

By: _____ Date: _____

Project Name:
 Project Number:
 Job Number:

Application Number: 1
 Application Date: July 14, 2010
 Period To: June 30, 2010

10-607

SCHEDULE OF VALUES
Cost Breakdown

| A | B | C | D | E | F | G | H | J | K | L |
|----------|--|-----------------|--------------------|--------------------------------------|---|----------------------------------|-------------------------------|-----------------------------------|-------------------------|------------------------|
| ITEM NO. | DESCRIPTION OF WORK ACTIVITY OR OTHER ITEM | SCHEDULED VALUE | % COMPLETE TO DATE | TOTAL AMOUNT COMPLETED TO DATE (CXD) | TOTAL AMOUNT COMPLETED ON PRIOR APP FOR PAYMENT | AMOUNT OF THIS APPLICATION (E-F) | RETENTION THIS PAYMENT (G*10) | NET AMOUNT DUE THIS PAYMENT (G-H) | BALANCE TO FINISH (C-E) | RETENTION TOTAL (E*10) |
| 1 | GENERAL CONDITIONS | \$ 16,900 | 20% | \$ 3,380.00 | \$ | \$ 3,380.00 | \$ 338.00 | \$ 3,042.00 | \$ 13,520.00 | \$ 338.00 |
| 2 | BONDS | \$ 4,000 | 100% | \$ 4,000.00 | \$ | \$ 4,000.00 | \$ 400.00 | \$ 3,600.00 | \$ | \$ 400.00 |
| 3 | INSURANCE | \$ 5,000 | 100% | \$ 5,000.00 | \$ | \$ 5,000.00 | \$ 500.00 | \$ 4,500.00 | \$ | \$ 500.00 |
| 4 | SUBMITTALS | \$ 4,500 | 100% | \$ 4,500.00 | \$ | \$ 4,500.00 | \$ 450.00 | \$ 4,050.00 | \$ | \$ 450.00 |
| 5 | PROJECT MANAGER | \$ 17,000 | 20% | \$ 3,400.00 | \$ | \$ 3,400.00 | \$ 340.00 | \$ 3,060.00 | \$ 13,600.00 | \$ 340.00 |
| 6 | SUPERVISION | \$ 25,000 | 20% | \$ 5,000.00 | \$ | \$ 5,000.00 | \$ 500.00 | \$ 4,500.00 | \$ 20,000.00 | \$ 500.00 |
| 7 | ENGINEERING | \$ 5,500 | 70% | \$ 3,850.00 | \$ | \$ 3,850.00 | \$ 385.00 | \$ 3,465.00 | \$ 1,650.00 | \$ 385.00 |
| 8 | ABATEMENT | \$ 4,000 | 100% | \$ 4,000.00 | \$ | \$ 4,000.00 | \$ 400.00 | \$ 3,600.00 | \$ | \$ 400.00 |
| 9 | DEMOLITION | \$ 6,800 | 20% | \$ 1,360.00 | \$ | \$ 1,360.00 | \$ 136.00 | \$ 1,224.00 | \$ 5,440.00 | \$ 136.00 |
| 10 | CONCRETE | \$ 4,500 | | \$ | \$ | \$ | \$ | \$ | \$ 4,500.00 | \$ |
| 11 | CARPENTRY | \$ 33,000 | 10% | \$ 3,300.00 | \$ | \$ 3,300.00 | \$ 330.00 | \$ 2,970.00 | \$ 29,700.00 | \$ 330.00 |
| 12 | INSULATION | \$ 20,300 | | \$ | \$ | \$ | \$ | \$ | \$ 20,300.00 | \$ |
| 13 | ROOFING | \$ 6,285 | | \$ | \$ | \$ | \$ | \$ | \$ 6,285.00 | \$ |
| 14 | CARPET | \$ 7,300 | | \$ | \$ | \$ | \$ | \$ | \$ 7,300.00 | \$ |
| 15 | HVAC Engineering | \$ 8,800 | | \$ | \$ | \$ | \$ | \$ | \$ 8,800.00 | \$ |
| 16 | HVAC- Building 100 | \$ 23,500 | 10% | \$ 2,350.00 | \$ | \$ 2,350.00 | \$ 235.00 | \$ 2,115.00 | \$ 21,150.00 | \$ 235.00 |
| 17 | HVAC- Building 200 | \$ 19,900 | 10% | \$ 1,990.00 | \$ | \$ 1,990.00 | \$ 199.00 | \$ 1,791.00 | \$ 17,910.00 | \$ 199.00 |
| 18 | HVAC- Building 300 | \$ 117,465 | 3% | \$ 3,523.95 | \$ | \$ 3,523.95 | \$ 352.40 | \$ 3,171.56 | \$ 113,941.05 | \$ 352.40 |
| 19 | PLUMBING | \$ 20,350 | | \$ | \$ | \$ | \$ | \$ | \$ 20,350.00 | \$ |
| 20 | ELECTRICAL | \$ 34,800 | | \$ | \$ | \$ | \$ | \$ | \$ 34,800.00 | \$ |
| | Totals | \$ 384,900.00 | 12% | \$ 45,653.95 | \$ | \$ 45,653.95 | \$ 4,565.40 | \$ 41,088.56 | \$ 339,246.05 | \$ 4,565.40 |

S.J. AMOROSO CONSTRUCTION CO., INC.

RFI LOG

NAME: Vista Community College

JOB # : 664

Updated: 05-Oct-04

| RFI # | DESCRIPTION | CONTRACTOR | DATE SENT TO OWNER | REQUIRED FROM OWNER | RECEIVED FROM OWNER | DAYS TO RESPONDE | DELAY IMPACT | POTENTIAL COST/CPE # | STATUS |
|-------|--|---------------|--------------------|---------------------|---------------------|------------------|--------------|----------------------|--------|
| 203 | FWS RFI 15 - GRADE BEAM PENETRATIONS | FWS | 9/23/2004 | ASAP | 9/29/2004 | | ? | Yes | CPE 19 |
| 204 | FWS RFI 16 - GRADE BEAM PENETRATIONS | FWS | 9/23/2004 | ASAP | 10/1/2004 | | ? | Yes | CPE 19 |
| 205 | FWS RFI 17 - GRADE BEAM PENETRATIONS | FWS | 9/23/2004 | ASAP | 9/29/2004 | | ? | Yes | CPE 19 |
| 206 | Plaster at Loading Dock | Amoroso | 9/24/2004 | 10/1/2004 | 9/29/2004 | | No | No | Closed |
| 207 | Skylight Details | Metcoe | 9/24/2004 | 9/30/2004 | 9/29/2004 | | No | No | Closed |
| 208 | GMC RFI 15 | Gayle | 9/28/2004 | 10/5/2004 | 10/4/2004 | | No | No | Closed |
| 209 | GMC RFI 16 | Gayle | 9/28/2004 | 10/5/2004 | | | | | |
| 210 | Precast Corner in Lieu of Handset | Clark Pacific | 9/29/2004 | 10/6/2004 | 9/30/2004 | | No | Yes | CPE 20 |
| 211 | Overexcavation @ PC2 Lines 6 and 6.8 | Amoroso | 9/29/2004 | ASAP | 10/4/2004 | | No | No | Closed |
| 212 | Curtainwall Finishes | Guarantee | 9/29/2004 | 10/6/2004 | 10/1/2004 | | ? | Yes | CPE 21 |
| 213 | Proposed detail change at Ejector Pit/Pier Cap | Amoroso | 9/29/2004 | ASAP | 10/4/2004 | | No | No | Closed |
| 214 | Precast Soffit at Columns | Clark Pacific | 9/29/2004 | 10/6/2004 | 10/4/2004 | | No | No | Closed |
| 215 | AESS Paint | Amoroso | 9/30/2004 | 10/7/2004 | 10/4/2004 | | No | No | Closed |
| 216 | Entry Precast at B Line | Clark Pacific | 9/30/2004 | 10/7/2004 | | | | | |
| 217 | Precast Stair Treads | All American | 10/1/2004 | 10/8/2004 | | | | | |
| 218 | SS Sound Traps | Kent Lim | 10/1/2004 | 10/8/2004 | | | | | |
| 219 | GMC RFI 764 | Gayle | 10/4/2004 | 10/11/2004 | | | | | |
| 220 | Maximum Height of Sub-drain | Amoroso | 10/4/2004 | ASAP | | | | | |
| 221 | Sleeves under Grade Beams | Amoroso | 10/4/2004 | ASAP | | | | | |
| 222 | Gas Service | Amoroso | 10/4/2004 | 10/11/2004 | | | | | |
| 223 | Duct at Room 513 | Kent Lim | 10/4/2004 | 10/11/2004 | | | | | |
| 224 | | | | | | | | | |
| 225 | | | | | | | | | |
| 226 | | | | | | | | | |
| 227 | | | | | | | | | |
| 228 | | | | | | | | | |
| 229 | | | | | | | | | |
| 230 | | | | | | | | | |

| SUBMITTAL # | DESCRIPTION | RECEIVED FROM SUB. | SENT TO RATCLIFF | RETURNED FROM RATCLIFF | STATUS |
|-------------|---|--------------------|------------------|------------------------|------------|
| 100-000 | TOWER CRANE FOUNDATION | 27-Aug-04 | 27-Aug-04 | 10-Sep-04 | APPROVED |
| 101-7130 | ELASTOMERIC MEMBRANE WATERPROOFING | 30-Aug-04 | 30-Aug-04 | 1-Sep-04 | APPROVED |
| 102-7180 | TRAFFIC COATINGS | 30-Aug-04 | 30-Aug-04 | 7-Sep-04 | APPROVED |
| 103-15810 | DUCTS | 26-Aug-04 | 20-Aug-04 | 24-Sep-04 | APPROVED |
| 104-3361 | SHOTCRETE | 27-Aug-04 | 30-Aug-04 | 8-Sep-04 | APPROVED |
| 105-15080 | MECHANICAL INSULATION | 26-Aug-07 | 27-Aug-04 | 24-Sep-04 | APPROVED |
| 106-15820 | DUCT ACCESSORIES | 26-Aug-04 | 7-Sep-04 | 24-Sep-04 | APPROVED |
| 107-15950 | TESTING, ADJUSTING, BALANCING | 26-Aug-04 | 27-Aug-04 | 24-Sep-04 | APPROVED |
| 108-15070 | MECH. SOUND, VIBRATION & SEISMIC CONTROL | 26-Aug-04 | 27-Aug-04 | 24-Sep-04 | APPROVED |
| 109-7840 | FIRESTOPPING - HEAD OF WALL | 20-Sep-04 | 21-Sep-04 | | PENDING |
| 110-7812 | SPRAYED-ON FIREPROOFING- P. DATA/SCHEDULE/ CERTS./MSDS | 20-Sep-04 | 21-Sep-04 | | PENDING |
| 111-7920 | SEALANTS - HEAD OF WALL | 20-Sep-04 | 21-Sep-04 | 30-Sep-04 | APPROVED |
| | ENVIRONMENTAL REQUIREMENTS | | | | |
| 112-15736 | WATER-COOLED AC UNITS | 20-Sep-04 | 21-Sep-04 | | PENDING |
| 113-5100 | STRUCTURAL STEEL - WELDING PROCEDURES / SHOP ONLY | 31-Aug-04 | 31-Aug-04 | 23-Sep-04 | APPROVED |
| 114-15400 | PLUMBING - SHOP DRAWINGS (UNDERGROUND ONLY) | 2-Sep-04 | 2-Sep-04 | 17-Sep-04 | APPROVED |
| 115-1340 | SAFETY - SWPPP | 2-Sep-04 | 2-Sep-04 | 23-Sep-04 | APPROVED |
| 116-1505 | CONSTRUCTION WASTE MANAGEMENT PLAN | 7-Sep-04 | 7-Sep-04 | | OVERDUE |
| 117-3250 | DRILLED DOWELS & ANCHORS IN CEMENTITIOUS GROUT | 7-Sep-04 | 7-Sep-04 | 24-Sep-04 | APPROVED |
| 118-3255 | EXPANSION ANCHORS | 7-Sep-04 | 7-Sep-04 | 24-Sep-04 | APPROVED |
| 118.1-3255 | ICBO - REPORT TO BE SUBMITTED | | | | |
| 119-3350 | CONCRETE FINISHES - GROUT & CURING COMPOUND | 7-Sep-04 | 7-Sep-04 | 17-Sep-04 | APPROVED |
| 120-1350 | SPECIAL ENVIRONMENTAL REQUIREMENTS- INDOOR AIR QUALITY | 8-Sep-04 | 8-Sep-04 | | OVERDUE |
| 121-3200 | CONCRETE REINFORCEMENT - EJECTOR PIT/SUMP & ELEVATORS 2-4 | 8-Sep-04 | 8-Sep-04 | 17-Sep-04 | APPROVED |
| 122-5100 | STRUCTURAL STEEL - ANCHOR BOLTS/STUB COLUMNS | 8-Sep-04 | 9-Sep-04 | 22-Sep-04 | APPROVED |
| 123-3200 | CONCRETE REINFORCEMENT - PCS-C PILE CAP @ C LINE | 8-Sep-04 | 9-Sep-04 | 21-Sep-04 | APPROVED |
| 124-3300 | ARCHITECTURAL CONCRETE - CONCRETE MIX DESIGNS | 13-Sep-04 | 13-Sep-04 | 21-Sep-04 | REJECTED |
| 124.1-3300 | RESUBMIT - MIX # 31487, 31488, 31489/ MIX DESIGNER QUALIFICATIONS | | 4-Oct-04 | | PENDING |
| 125-9215 | VENEER PLASTER - PRODUCT DATA | 21-Sep-04 | 22-Sep-04 | | PENDING |
| 126-9220 | PORTLAND CEMENT PLASTER - PRODUCT DATA / ACCESSORIES | 21-Sep-04 | 22-Sep-04 | | PENDING |
| 127-3200 | CONCRETE REINFORCEMENT - PILE CAP PLAN / LAP SPLICE PLAN | 21-Sep-04 | 22-Sep-04 | | PENDING |
| 128-5300 | METAL DECK - SHOP DRAWINGS | 22-Sep-04 | 27-Sep-04 | | PENDING |
| 129-3200 | CONCRETE REINFORCEMENT - COUPLERS | 24-Sep-04 | 24-Sep-04 | | PENDING |
| 130-5100 | STRUCTURAL STL. - 1ST TIER COLUMNS | 24-Sep-04 | 27-Sep-04 | | PENDING |
| 131-15080 | MECHANICAL - INSULATION | 23-Sep-04 | | | INCOMPLETE |
| 132-15070 | MECHANICAL - VIBRATION ISOLATION | 22-Sep-04 | | | INCOMPLETE |
| 133-15820 | DUCT ACCESSORIES - EQUIPMENT | 23-Sep-04 | 28-Sep-04 | | PENDING |
| 134-15850 | PRODUCT DATA - GRILLES, REGISTERS, & DIFFUSERS | 23-Sep-04 | 28-Sep-04 | | PENDING |
| 135-15830 | PRODUCT DATA - FANS & ACCESSORIES | 23-Sep-04 | 28-Sep-04 | | PENDING |
| 136-7140 | PRODUCT DATA - FLUID APPLIED WATERPROOFING | 22-Sep-04 | 28-Sep-04 | | PENDING |
| 137-9250 | PRODUCT DATA - GYPSUM BOARD | 20-Sep-04 | 28-Sep-04 | | PENDING |
| 138-16134 | PRODUCT DATA - CABLE TRAYS | 21-Sep-04 | 28-Sep-04 | | PENDING |
| 139-16140 | PRODUCT DATA - FLOOR BOXES | 21-Sep-04 | 28-Sep-04 | | PENDING |
| 140-7814 | PRODUCT DATA - INTUMESCENT FIREPROOFING | | | | INCOMPLETE |
| 141-9900 | PRODUCT DATA - PAINTING | 27-Aug-04 | 28-Sep-04 | | PENDING |
| 142-7840 | PRODUCT DATA - FIRESTOPPING PLUMBING | 30-Sep-04 | 30-Sep-04 | | PENDING |
| 143-7840 | PRODUCT DATA - FIRESTOPPING MECHANICAL | 30-Sep-04 | 1-Oct-04 | | PENDING |
| 144-15810 | PRODUCT DATA - ACOUSTICAL SEALANT - DUCT | 30-Sep-04 | 1-Oct-04 | | PENDING |
| 145-16061 | PRODUCT DATA - GROUNDING & BONDING | 30-Sep-04 | | | INCOMPLETE |
| 146-16070 | PRODUCT DATA - ELECT. HANGERS & SUPPORTS | 30-Sep-04 | | | INCOMPLETE |
| 147-16075 | PRODUCT DATA - ELECTRICAL IDENTIFICATION | 30-Sep-04 | | | INCOMPLETE |
| 148-16123 | PRODUCT DATA - BUILDING WIRE & CABLE | 30-Sep-04 | | | INCOMPLETE |
| 149-16131 | PRODUCT DATA - CONDUIT | 30-Sep-04 | | | INCOMPLETE |
| 150-16132 | PRODUCT DATA - SURFACE RACEWAYS | 30-Sep-04 | | | INCOMPLETE |



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| CPE # | RFI # | DESCRIPTION OF CHANGE | SUB | SUB. DATE | SUB. AMOUNT | REV./FINAL AMOUNT | APPROV. AMOUNT | TO PCCD | STATUS | CODE | C/O # | Void Total |
|-------|---------------|---|-----------------------------|-----------|-------------|-------------------|----------------|----------|----------------------|------|-------|------------|
| 1 | Bull 101 | Bulletin 101 | | N/A | | | | | VOID | | | |
| 2 | Bull 102 | Bulletin 102 | Kent Lim | 10/08/04 | 55,014 | | | | Revised | 3 | | No cost |
| 2R1 | Bull 103 | Bulletin 103 | Kent Lim | 11/24/04 | | | | | Revised | 3 | | |
| 2R2 | Bull 103 | Bulletin 103 | Kent Lim | 11/24/04 | | | | | Revised | 3 | | |
| 2R3 | Bull 103 | Bulletin 103 | Kent Lim | 01/04/05 | 40,243 | 40,243 | 40,243 | 01/12/05 | Approved | 3 | 105 | |
| 3 | Bull 6 | As-built Pier Grades | SJA | 11/29/04 | 8,567 | 8,567 | 8,567 | 12/08/04 | Approved | 1 | 104 | |
| 4 | RFI 135 | Electric Room Exhaust Fan | | N/A | | | | | VOID | 6 | | |
| 5 | RFI 132 | SS Fume Hood Ductwork | Kent Lim | 11/22/04 | | | | | VOID | 1 | | 20,666 |
| 6 | | SLBE/SELBE Award | Baines & Robertson | 09/02/04 | 222,957 | | | | Revised | 2 | | |
| 6R1 | | SLBE/SELBE Award | Baines & Robertson | 09/23/04 | | 200,000 | 200,000 | 09/23/04 | Approved | 2 | 101 | |
| 7 | | Temporary Facilities (dewatering, fence, etc) | SJA | 09/14/04 | 45,816 | | | | Revised | 2 | | |
| 7R1 | | Temporary Facilities (dewatering, fence, etc) | SJA | 09/23/04 | 86,896 | 86,896 | 86,896 | 09/28/04 | Approved | 2 | 101 | |
| 8 | RFI 140 | Mesh at Topping Slab | Alamillo | 10/05/04 | 8,710 | 8,710 | 8,710 | 11/03/04 | Approved | 1 | 102 | |
| 9 | Bull 104 | Bulletin 104 | | N/A | | | | | VOID | 6 | | |
| 10 | RFI 175 | Waterproofing at Sand Pit | FD Thomas | 09/08/04 | 898 | 898 | 898 | 10/13/04 | Approved | 1 | 101 | |
| 11 | | AC Units | Kent Lim | 09/14/04 | 26,798 | 26,798 | 26,798 | 09/20/04 | Approved | 1 | 101 | |
| 12 | Bull 106 | Bulletin 106 | Metcoe | 09/28/04 | 7,431 | 7,431 | 7,431 | 11/09/04 | Approved | 3 | 102 | |
| 13 | RFI 180 | Piping Between Sumps | FW Spencer | | | | | | VOID | 1 | | |
| 14 | | Backfill Materials | | N/A | | | | | VOID | 6 | | |
| 15 | | Non Clay Backfill Materials | | N/A | | | | | VOID | 6 | | |
| 16 | RFI 189 | Hub Drain at Stair 4 | FW Spencer | 11/10/04 | 8,931 | | | | Revised | 3 | | |
| 16R1 | RFI 189 | Hub Drain at Stair 4 | FW Spencer | 10/03/05 | | 3,150 | 3,150 | 10/13/05 | Approved | 3 | 110 | |
| 17 | RFI 191 | Tieback Covers | SJA | | | | | | VOID | 1 | | |
| 18 | Bull 105 | Bulletin 105 | | N/A | | | | | VOID | 3 | | |
| 19 | RFI 203 - 205 | Underground Drain Piping Grades | FW Spencer | 12/15/04 | 79,071 | | | | Revised | 3 | | |
| 19R1 | RFI 203 - 205 | Underground Drain Piping Grades | FW Spencer | 10/03/05 | | 45,922 | 45,922 | 10/13/05 | Approved | 3 | 110 | |
| 20 | RFI 210 | Concrete Wall at Handset Stone | SJA | 10/05/04 | 1,472 | 1,472 | 1,472 | 10/13/04 | Approved | 1 | 101 | |
| 21 | RFI 212 | Curtainwall Color | Guarantee | 10/12/04 | 53,588 | | | | Revised | 1 | | |
| 21R1 | RFI 212 | Curtainwall Color | Guarantee | 10/12/04 | 51,909 | 51,909 | 51,909 | 11/09/04 | Approved | 1 | 102 | |
| 22 | | Move Grade Beam at 6 Line | Alamillo | 11/29/04 | 5,496 | | | | Revised | 1 | | |
| 22R1 | | Move Grade Beam at 6 Line | Alamillo | 12/15/04 | | 5,000 | 5,000 | | Under Review - Claim | | | Claim |
| 23 | RFI 223 | 5th Floor Soffit | J & J | 12/17/04 | 6,062 | | | | Revised | 1 | | |
| 23R1 | RFI 223 | 5th Floor Soffit | J & J | 01/04/05 | | 3,927 | 3,927 | 02/01/05 | Approved | 1 | 107 | |
| 24 | Bull 109 | 6 Line Shear Wall | Alamillo | | | | | | VOID | 3 | | |
| 25 | RFI 239 | Dowels vs Baseplate | Alamillo | | | | | | VOID | 1 | | |
| 26 | RFI 225 | Roofing at Cooling Towers | Best Ring | 01/18/05 | 9,167 | | | | Revised | 1 | | |
| 26R1 | RFI 225 | Roofing at Cooling Towers | Best Ring | 07/14/05 | | 4,488 | 4,488 | 07/20/05 | Approved | 1 | 108 | |
| 27 | Bulletin 125 | SS Plumbing 2 thru 5 - RFI 232 & 310 | FW Spencer | 06/09/05 | 42,685 | | | | Revised | 1 | | |
| 27R1 | Bulletin 125 | SS Plumbing 2 thru 5 - RFI 232 & 310 | FW Spencer | 10/04/05 | | 26,250 | 26,250 | 11/13/05 | Approved | 3 | 110 | |
| 28 | Bull 110 | Bulletin 110 | J & J, Best Ring | 02/11/05 | 930 | | | | Revised | 3 | | |
| 28R1 | Bull 110 | Bulletin 110 | J & J, Best Ring | 02/11/05 | | 461 | 461 | 01/10/06 | Approved | 3 | 111 | |
| 29 | Bull 107 | Bulletin 107 | J & J, Best Ring, Gayle | 03/25/05 | 21,398 | | | | Revised | 3 | | |
| 29R1 | Bull 107 | Bulletin 107 | J & J, Best Roofing, Gayle | 04/17/06 | | 14,878 | 14,878 | | Approved | 3 | 114 | |
| 30 | RFI 222R1 | Gas Service | FW Spencer | | | | | | VOID | 1 | | |
| 31 | RFI 256 | Door 019-1 | B & R | 07/25/05 | 1,528 | 1,528 | 1,528 | 08/11/05 | Approved | 1 | 109 | |
| 32 | | SS Sleeves to Aluminum | Guarantee | 12/02/04 | (1,996) | (1,996) | (1,996) | 01/06/05 | Approved | 1 | 104 | |
| 33 | Bull 114 | Bulletin 114 | Kent Lim | 11/29/04 | 621 | 621 | 621 | 12/14/04 | Approved | 3 | 104 | |
| 34 | Bull 116 | Bulletin 116 | Gayle, Metalsset, J & J | 03/10/05 | 2,829 | | | | Revised | 3 | | |
| 34R1 | Bull 115 | Bulletin 115 | Gayle, Metalsset, J & J | 12/17/04 | | 2,219 | 2,219 | 02/01/05 | Approved | 3 | 107 | |
| 35 | RFI 267 | SS Door Header | | N/A | | | | | VOID | 1 | | |
| 36 | RFI 269 | PG&E Vault | Scott | 12/14/04 | 30,755 | | | | Revised | 5 | | |
| 36R1 | RFI 269 | PG&E Vault | Scott | 01/07/05 | | 29,358 | 29,358 | 01/12/05 | Approved | 5 | 105 | |
| 37 | RFI 240 | 4th Floor Roof | Alamillo, Gayle, Clark, JD2 | 03/10/05 | 7,522 | | | | Revised | 1 | | |
| 37R1 | RFI 240 | 4th Floor Roof | Alamillo, Gayle, Clark, JD2 | 05/20/05 | 6,411 | 6,411 | 6,411 | 06/08/05 | Approved | 1 | 108 | |
| 38 | Bull 111 | Bulletin 111 | 12 Subs | 03/10/05 | 9,773 | | | | Revised | 1 | | |
| 38R1 | Bull 111 | Bulletin 111 | 12 Subs | 03/10/05 | | 12,788 | 12,788 | 08/18/05 | Approved | 1 | 109 | |
| 39.1 | Bull 117 | Layout Stone For Precast | Clark | 12/02/04 | | | | | VOID | 3 | | 16,824 |
| 39.2 | Bull 117 | Layout Stone For Precast | Clark | 12/02/04 | | | | | VOID | 3 | | |
| 39.3 | Bull 117 | Layout Stone Less Soffit Stone | Clark | 01/03/05 | | 14,996 | 14,996 | 01/12/05 | Approved | 3 | 104 | |



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| CPE # | RFI # | DESCRIPTION OF CHANGE | SUB | SUB. DATE | SUB. AMOUNT | REV./FINAL AMOUNT | APPROV. AMOUNT | TO PCCD | STATUS | CODE | CJO # | Void Total |
|-------|-------------------|---|-----------------------------|-----------|--------------|-------------------|----------------|----------|----------------------|------|-------|-------------|
| 40 | RFI 229 | Trees, Irrigation & Site Civil Work | SJA | 08/22/07 | 29,637 | 29,637 | 29,637 | 02/28/07 | Approved | 2 | 120 | |
| 41 | RFI 288 | Coring at Incoming Services | FW Spencer, Value | 02/28/06 | 4,801 | | | | Revised | | | |
| 41R1 | RFI 289 | Coring at Incoming Services | FW Spencer, Value | 03/01/06 | | 3,066 | 3,066 | 06/23/07 | Approved | 1 | 121 | |
| 42 | Bull 119 | Bulletin 119 | B & R, Metalset, SJA | 01/21/05 | (2,963) | (2,963) | (2,963) | 06/15/05 | Approved | 3 | 108 | |
| 43 | | Stitework Delays | SJA | | | | | | VOID | 1 | | Per CPE 281 |
| 44 | RFI 284/ Bull 121 | Revise Precast Soffits | Clark | 01/04/05 | 3,141 | 3,141 | 3,141 | 01/28/05 | Approved | 3 | 107 | |
| 45 | RFI 300 | Delete Hydroduct | FD Thomas | 12/14/04 | (1,350) | (1,350) | (1,350) | 01/06/05 | Approved | 1 | 104 | |
| 46 | RFI 266 | Floor Boxes | Scott | 02/23/05 | 2,817 | 2,817 | 2,817 | 05/04/05 | Approved | 3 | 108 | |
| 47 | RFI 324 | Elevator Door Frame | 169 | RFI 666 | New Boundary | Alamillo, SJA | 09/21/05 | 26,807 | | | | Revised |
| 48 | Bull 120/RFI 337 | Roof Framing & Shear Wall Modifications | Gayle, Metalset, J & J | 03/11/05 | 17,525 | | | | Revised | 3 | | |
| 48R1 | Bull 120/RFI 337 | Roof Framing & Shear Wall Modifications | Gayle, Metalset, J&J | 04/17/06 | 807 | 807 | 807 | | Approved | 3 | 114 | |
| 49 | Bull 121 | Bulletin 121 | Kent Lim, Scott | 02/08/05 | 6,552 | | | | Revised | 3 | | |
| 49R1 | Bull 121 | Bulletin 121 | Kent Lim, Scott | 03/16/05 | | 5,157 | 5,157 | 07/20/05 | Approved | 3 | 108 | |
| 50 | | | | | | | | | VOID | 6 | | |
| 51 | RFI 330 | Steel Changes at Roof | Gayle | | | | | | VOID | 1 | | |
| 52 | | Electric Feeders | Scott | | | | | | VOID | 5 | | |
| 53 | RFI 251 | Stone/ Aluminum | Clark, Guarantee | 03/31/05 | 19,151 | | | | Revised | 1 | | |
| 53R1 | RFI 251 | Stone/ Aluminum | Clark, Guarantee | 03/21/06 | | 17,656 | 17,656 | 03/29/06 | Approved | 1 | 113 | |
| 54 | RFI 351 | Soffit at 3rd Floor SD | J&J, FW Spencer | 05/13/05 | 2,570 | 2,570 | 2,570 | 06/02/05 | Approved | 1 | 108 | |
| 55 | Bull 122 | Bulletin 122 | Gayle, Metalset, J & J, JD2 | 03/14/05 | 4,007 | | | | Revised | 3 | | |
| 55R1 | Bull 122 | Bulletin 122 | Gayle, Metalset, J&J, JD2 | 12/02/05 | | | | | Revised | | | |
| 55R2 | Bull 122 | Misc revisions at 6 line beam and stair 5 | Gayle, J&J | 04/04/06 | | 2,811 | 2,811 | | Approved | 3 | 113 | |
| 56 | Bull 124 | Bulletin 124 | FW Spenser | | | | | | VOID | 3 | | |
| 57 | RFI 366 | Dowels at A line | Alamillo | 03/25/05 | 1,000 | | | | Revised | 3 | | |
| 57R1 | RFI 366 | Dowels at A line | Alamillo | 12/01/05 | | 873 | 873 | 01/10/06 | Approved | 3 | 111 | |
| 58 | Bull 123 | Bulletin 123 | J&J, Metalset | 08/02/05 | 14,805 | | | | Revised | 3 | | |
| 58R2 | Bull 123 | Bulletin 123 | J&J, Metalset | 08/02/05 | | 11,390 | 11,390 | 12/12/06 | Approved | 3 | 118 | |
| 59 | RFI 326 | Elevator Revisions | Kone | | | | | | VOID | 1 | | |
| 60 | RFI 372 | Compressed Air at Lab. | FW Spenser | 02/11/05 | 3,510 | | | | Revised | 1 | | |
| 60R1 | RFI 372 | Compressed Air at Lab. | FW Spenser | 10/04/05 | | 1,680 | 1,680 | 09/30/05 | Approved | 1 | 110 | |
| 61 | RFI 362 | Metal Roof Panel Color | Best Rfng | | | | | | VOID | 1 | | |
| 62 | Bull 127 | Plaster/Drywall for Coord | J&J NWD | 03/09/05 | 20,935 | | | | VOID | 3 | | 3,764 |
| 63 | Bull 128 | Water Treatment | Kent Lim, Scott | | | | | | VOID | 5 | | |
| 63R1 | Bull 128 | Water Treatment | Kent Lim, Scott | 03/10/05 | | 19,584 | 19,584 | 03/21/05 | Approved | 5 | 106 | |
| 64 | RFI 364 | SS Rod Yield Strength | Gayle | 02/07/05 | 3,297 | 3,297 | 3,297 | 03/21/05 | Approved | 1 | 106 | |
| 65 | RFI 379 | Roof Shower / Eyewash | FW Spenser | | | | | | VOID | 1 | | |
| 66 | | Modify Stone at 5 & 6 Lines | Clark Pacific | 01/28/05 | 56,223 | | | | Revised | | | |
| 66R1 | | Modify Stone at 5 & 6 Lines | Clark Pacific | 01/28/05 | | 32,347 | 32,347 | | Under Review - Claim | | | Claim |
| 67 | RFI 376 | Modify Plumbing Vents | FW Spenser | | | | | | VOID | 1 | | |
| 68 | RFI 352 | Electrical Floor Boxes- see CPE 46 | Scott | | | | | | VOID | 1 | | |
| 69 | Bull 130 | Bulletin 130 | Gayle | 03/14/05 | 1,308 | | | | Revised | | | |
| 69R2 | Bull 130 | Bulletin 130 | Gayle | 01/24/06 | | | | | Revised | | | |
| 69R3 | Bull 130 | Bulletin 130 | Gayle | 01/24/06 | | | | | Revised | | | |
| 70 | RFI 318 | Toilet Partition Supports | Metalset, J&J | 03/14/05 | 17,852 | 17,852 | 17,852 | 06/02/05 | Approved | 3 | 108 | |
| 71 | Bull 131 | Bulletin 131 - Floor Box Revisions | Scott | 02/23/05 | 918 | 918 | 918 | 03/21/05 | Approved | 3 | 106 | |
| 72 | RFI 393 | Holes in Vapor Barrier | SJA | 02/08/05 | | | | | VOID | 3 | | 36,961 |
| 73 | | Temporary Stairs | SJA | 02/14/05 | | | | | VOID | 1 | | 18,974 |
| 74 | RFI 404 | Column Splices | Gayle | | | | | | VOID | 1 | | |
| 75 | | F/E Field Report 2 | SJA | 07/15/05 | 3,348 | | | | Revised | 5 | | |
| 75 R1 | | F/E Field Report 2 | SJA | 07/15/05 | | 2,621 | 2,621 | 10/10/06 | Approved | 5 | 116 | |
| 76 | Bull 134 | Bulletin 134- Curtainwall Revisions | Guarantee, J&J | 03/31/05 | 8,168 | | | | Revised | 3 | | |
| 76R2 | Bull 134 | Bulletin 134- Curtainwall Revisions | Guarantee, J&J | 03/31/05 | | 5,250 | 5,250 | 01/23/07 | Approved | 3 | 119 | |
| 77 | Bull 132 | Bulletin 132- Misc. Revisions | Metalset | 03/09/05 | 6,886 | 6,886 | 6,886 | 02/06/07 | Approved | 3 | 119 | |
| 78 | RFI 388 | Deleted Control Points | Kent Lim | 05/24/05 | (2,228) | (2,228) | (2,228) | 06/02/05 | Approved | 1 | 108 | |
| 79 | RFI 383 | Dimming System | Scott | | | | | | VOID | 1 | | |
| 80 | Bull 136 | Site SS & SD | FW Spenser | 06/13/05 | 59,223 | | | | Revised | 1 | | |
| 80R1 | Bull 136 | Site SS & SD | FW Spenser | 07/20/05 | | 58,941 | 58,941 | 08/05/05 | Approved | 1 | 109 | |
| 81 | | Re-detailing of Structural Steel | Gayle | 03/14/05 | | | | | VOID | 1 | | |
| 82 | Bull 137 | Height of Slab Dowels | SJA | 03/15/05 | | | | | VOID | 1 | | |
| 83 | RFI 425/RFI 446 | Wall Changes | J & J | 05/24/05 | | | | | VOID | 1 | | 482 |



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Swinerton Management & Consulting

Change Proposal Estimate Log

| CPE # | RFI # | DESCRIPTION OF CHANGE | SUB | SUB. DATE | SUB. AMOUNT | REV./FINAL AMOUNT | APPROV. PCCD | TO PCCD | STATUS | CODE | CJO # | VOID Total |
|-------|-----------------------|---|--------------------------|-----------|-------------|-------------------|--------------|---------|---------------------|------|-------|------------|
| 384 | RFI 1178 | Atrium smoke control/balancing | EWS, KML | 11/22/06 | 7,681 | 7,681 | 05/23/07 | | Approved | 3 | 120 | |
| 385 | RFI 1180 | Heat detectors at Elev. Mech Rooms | EWS | 11/22/06 | 5,498 | | | | Revised | | | |
| 385 | RFI 1180 | Heat detectors at Elev. Mech Rooms | EWS | 11/22/06 | | 5,362 | 05/23/07 | | Approved | 1 | 120 | |
| 386 | RFI 1170 | poer to Elevator coolers | EWS | 11/16/06 | 2,560 | 2,560 | 06/22/07 | | approved | 3 | 121 | |
| 387 | | Flashing at bump out | J&J, Best GG | 11/17/06 | 39,588 | | | | Revised | | | |
| 387R1 | | Flashing at bump out | J&J, Best GG | 11/18/06 | | 25,635 | 08/01/07 | | Approved | 1 | PCCD | |
| 388 | RFI 1169.1 | Acid cabinet vent | KML | 09/12/06 | | | | | VOID | | | 1,547 |
| 389 | Bullein 214, RFI 1118 | Welding at stair # 1 handrail support | Metalset | 11/15/06 | | | | | VOID | | | 2,264 |
| 390 | Bullein 233 | Added door HDwr. | Interstate, Crimer | 11/15/06 | 755 | 755 | 02/02/07 | | Approved | 3 | 119 | |
| 391 | | Rite door seals | Interstate, Crimer | | | | | | VOID | | | |
| 392 | Bullein 232 | Added FA points | EWS | 11/22/06 | 5,905 | | | | Revised | | | |
| 392 | Bullein 232 | Added FA points | EWS | 11/22/06 | | 5,655 | 05/23/07 | | Approved | 3 | 120 | |
| 393 | RFI 1183 | Carpet at curtain wall sill | SJA | | | | | | VOID | | | |
| 394 | Bullein 234 | Loading dock leveler | EWS, Arbon, F D Thomas | 11/15/06 | | | | | VOID | | | 6,748 |
| 395 | Bullein 235 | Speaker relocation at assembly room | PCI | 11/15/06 | 727 | 727 | 02/28/07 | | Approved | 1 | 120 | |
| 396R1 | RFI 1192 | Fire stop at basement level of Stair 4 | Kent Lim | 12/06/06 | 2,415 | 2,415 | 08/01/07 | | Approved | 3 | PCCD | |
| 397 | Bullein 397 | Delete fixed assembly seating system | B & R | 08/28/06 | (67,751) | (67,751) | 11/13/06 | | Approved | 2 | 116 | |
| 398 | | Clean out sumps | SJA | 11/15/06 | 6,177 | 6,177 | 01/05/07 | | Approved | 2 | 119 | |
| 399 | RFI 1191 | Shower grab bars and FEC | Service Metal | 09/05/06 | 667 | 667 | 02/28/07 | | Approved | 1 | 120 | |
| 400 | Bullein 236 | Soffit paint finishes | J Darden | 09/12/06 | | | | | VOID | | | 590 |
| 401 | RFI 1189, 1159 | Carpet transitions | Spectra, Crimer | 01/22/07 | 1,756 | 1,756 | 05/10/07 | | Approved | 3 | 120 | |
| 402 | Bullein 194.1 | Elec. Commissioning section 16080 | EWS | | | | | | VOID | | | |
| 403 | RFI 1204 | Cap and seal deleted HVAC ductwork | Kent Lim | 12/14/06 | 4,013 | | | | Revised | | | |
| 403R1 | RFI 1205 | Cap and seal deleted HVAC ductwork | Kent Lim | 12/15/06 | | 3,252 | 05/10/07 | | Approved | 1 | 120 | |
| 404 | RFI 1177 | Power to DI system | EWS, FWS | 01/12/07 | 5,683 | 5,683 | 05/10/07 | | Approved | 1 | 120 | |
| 405 | RFI 1205 | Access doors for VAV's panel/motor | J&J, J Darden | | | | | | VOID | | | |
| 406 | | Replace door 111-1 | Guaranteee glass | 01/25/07 | 4,171 | 4,171 | 02/06/07 | | Approved | 2 | 119 | |
| 407 | RFI 835 | Wood window sill addition at student lounge | NWD | 09/22/06 | 2,596 | | | | Revised | 3 | | |
| 407 | RFI 835 | Wood window sill addition at student lounge | NWD | 09/22/06 | | 569 | 02/06/07 | | Approved | 3 | 119 | |
| 408 | RFI 1209 | MODS to terrazzo Wainscot | All American Tile | 21/14/06 | 14,928 | | | | Revised | | | |
| 408R1 | RFI 1210 | MODS to terrazzo Wainscot | All American Tile | 21/14/07 | | 10,203 | 06/22/07 | | Approved | 1 | 121 | |
| 409 | RFI 1210 | Wheelchair Lift deficiencies | McKinley | 21/14/07 | 2,771 | | | | Revised | | | |
| 409 | RFI 1211 | Wheelchair Lift deficiencies | McKinley | 21/14/08 | | 1,575 | 05/23/07 | | Approved | 3 | 120 | |
| 409.1 | RFI 1212 | Wheelchair Lift deficiencies | McKinley | 21/14/09 | | 1,053 | 05/23/07 | | Approved | 3 | 120 | |
| 410 | IB 242, 242.1 | HVAC control sequence revisions | Kent Lim | 10/31/06 | 5,658 | 5,658 | 05/10/07 | | Approved | 3 | 120 | |
| 411 | IB 241 | Added power and conduit for security dev. | EWS | 11/22/07 | 5,275 | 5,275 | 05/10/07 | | Approved | 2 | 120 | |
| 412 | | Condensor water treatment system | kent Lim | 01/17/07 | | | | | VOID | | | |
| 413 | IB 240 | Backcharges for EBMUD and inspection | SJA | 12/06/06 | (4,897) | (4,897) | 12/12/06 | | Approved | 2 | 118 | |
| 414 | RFI 1203 | Grout at loading dock leveler pit | SJA | 01/12/07 | 1,858 | 1,858 | 05/10/07 | | Approved | 3 | 120 | |
| 415 | IB 244 | Additional openings for speaker in ceilings | PCI | 12/18/06 | 1,588 | 1,588 | 05/23/07 | | Approved | 1 | 120 | |
| 416 | IB 239 | Relocate uninstalled materials | SJA | 12/18/06 | 2,878 | 2,878 | 06/22/07 | | Approved | 1 | 121 | |
| 417 | | Extension of Time | SJA, FWS | 10/16/06 | 1,224,190 | | | | Revised | | | |
| 417R2 | | Extension of Time | SJA, FWS | 10/17/06 | | 2,850,484 | | | Under Review - PCCD | | | |
| 418 | RFI 1206 | Change F 47 fixtures | EWS | 11/06/06 | 26,962 | | | | Revised | | | |
| 418R1 | RFI 1207 | Change F 47 fixtures | EWS | 11/07/06 | | 6,712 | 08/01/07 | | Approved | 3 | PCCD | |
| 419 | IB 247 | Replacement of Sewage Ejector Pumps | FWS, EWS | 10/31/06 | | | | | VOID | | | |
| 419R1 | IB 247 | Sub costs to research added Sewage ejector work | SJA | 05/08/07 | 870 | 870 | 05/14/07 | | Approved | 2 | 120 | |
| 420 | IB 243 | Lab power revisions | EWS | 01/12/07 | 20,648 | 20,648 | 05/10/07 | | Approved | 2 | 120 | |
| 421 | | PG & E bill | EWS | 11/13/06 | 4,603 | 4,603 | 12/12/06 | | Approved | 2 | 118 | |
| 422 | | Projection screen and whiteboards | SJA, EWS | 12/21/06 | 4,123 | | | | Revised | | | |
| 422R1 | | Projection screen and whiteboards | SJA, KLM, EWS | | | 3,483 | 05/23/07 | | Approved | 2 | 120 | |
| 423 | RFI 1214 | Lighting control panel at 4th floor | SJA, KLM, EWS | | 7,530 | | | | Revised | | | |
| 423R2 | RFI 1215 | Lighting control panel at 4th floor | SJA, KLM, EWS | 01/12/07 | | 4,833 | 06/22/07 | | Approved | 1 | 121 | |
| 424 | IB 249 | Reimbursement to PCCD for EBMUD | SJA | 18/12/06 | (1,583) | (1,583) | 01/23/07 | | Approved | 2 | 119 | |
| 425 | PCI T & M | Additional box ceiling framing, exit sign | SJA, PCI | 19/12/06 | 472 | 472 | 01/23/07 | | Approved | 1 | 119 | |
| 426 | IB 248 | Magnetic hold-opens 543-1, 564-1, FA Rev | SJA, EWS | | | | | | VOID | | | |
| 427 | RFI 1219 | Redesign handrails at Stair #1 | SJA, Metalset, J. Darden | | | | | | VOID | | | |
| 428 | IB 250 | HVAC seq. of operations revisions | SJA, KLM | 12/20/06 | 8,427 | 8,427 | 05/10/07 | | Approved | 3 | 120 | |
| 429 | IB 251 | Stage floor revisions | SJA, Spectra | | | | | | VOID | | | |
| 430 | IB 251 | Moisture test results | SJA, Spectra | | | | | | VOID | | | |



BERKELEY CITY COLLEGE - PERMANENT FACILITY PROJECT
Swinerton Management & Consulting
Change Proposal Estimate Log

| CPE # | RFI # | DESCRIPTION OF CHANGE | SUB | SUB. DATE | SUB. AMOUNT | REV./FINAL AMOUNT | APPROV. AMOUNT | TO PCCD | STATUS | CODE | CJO # | Void Total |
|-------------------------------|------------------|--|---------------------------|-----------|-------------------|-------------------|------------------|----------|---------------------|-------------------|----------------|------------|
| 431 | RFI 1230 | Additional support at wall panels | SJA, PCI | 6/12/2006 | 2,196 | 2,196 | 2,196 | 01/23/07 | Approved | 1 | 119 | |
| 432 | RFI 1218 | Threshold at Assembly room doors | SJA, Spectra | 12/20/06 | 2,064 | 2,064 | 2,064 | 06/22/07 | Approved | 1 | 121 | |
| 433 | | Main entrance - door strikes | SJA, Guarantee glass | 01/30/07 | 1,551 | 1,551 | 1,551 | 02/28/07 | Approved | 3 | 120 | |
| 434 | | Bursar room - colling door counter tops | SJA, United doors & glass | | | | | | VOID | | | 10,549 |
| 435 | | Exterior limestone repairs | SJA, J&J acoustics | 01/29/07 | | | | | VOID | | | |
| 436 | IB 252 | Delete basement flooring at service rooms | SJA, Spectra | | | | | | VOID | | | |
| 437 | IB 254 | Fire alarm revisions | SJA, EWS | | | | | | VOID | | | |
| 438 | | Move owners furniture | SJA, EWS | 01/23/07 | 2,158 | 2,158 | 2,158 | 02/06/07 | Approved | 2 | 119 | |
| 439 | | Additional moisture testing of slabs for res. Floors | SJA, Spectra | 12/06/06 | 1,193 | 1,193 | 1,193 | | Under Review - PCCD | | | |
| 440 | IB 255 | Remote alarm at wheelchair lift | SJA | 21/12/06 | 1,370 | 1,370 | 1,370 | 01/23/07 | Approved | 3 | 119 | |
| 441 | | Overtime to install basement classroom baseboards | SJA, NWD | 1/19/2007 | | | | | VOID | | | |
| 442 | | Impacts from flooring installation delays | SJA, Spectra, NWD | | | | | | VOID | | | |
| 443 | | Cost for ASAP to rewire front doors for JCI | SJA, Guarantee glass | 1/23/2007 | 1,736 | | | | Revised | 2 | | |
| 443 | | Cost for ASAP to rewire front doors for JCI | SJA, Guarantee glass | 1/24/2007 | 1,442 | 1,442 | 1,442 | 02/28/07 | Approved | 2 | 120 | |
| 444 | BCC instructions | Delete flooring | SJA, Spectra, NWD | 07/10/07 | (5,000) | (5,000) | (5,000) | 08/01/07 | Approved | 2 | PCCD | |
| 445 | | Expired Glue for Resilient flooring | SJA, Spectra | 1/23/2007 | 8,288 | 8,288 | | | Under Review - PCCD | | | |
| 446 | | Short circuit at 1st Floor lighting circuit | SJA, Kent Lim | | | | | | VOID | | | |
| 447 | | Credit for missed archit. Column @ 6.2/C Line | J&J, All American | 1/23/2007 | (2,649) | (2,649) | (2,649) | 08/01/07 | Approved | 3 | PCCD | |
| 448 | | Fire Sprinkler leaks | Value Fire | | 18,559 | 18,559 | | | Under Review - PCCD | | | |
| 449 | | Credit to keep installed TP dispensers | Service Metal | 2/7/2007 | (2,230) | (2,230) | (2,230) | 02/28/07 | Approved | 1 | 120 | |
| 450 | | Proposed deletion of anchored stone at 1 & 8 lines | KZ Tile | 02/22/07 | (3,500) | (3,500) | (3,500) | | Approved | 1 | 120 | |
| 451 | | Misc. Roof patches per Architects directions 2/16/07 | Best | 3/2/07 | | | | | VOID | | | 2,422 |
| 452 | | HVAC witness testing revisions | Kent Lim | | | | | | VOID | | | 2,274 |
| 453 | ENGR'S EMAIL | Relocate temperature sensor in assembly room | Kent Lim | 4/10/07 | | | | | VOID | | | |
| 454 | | Misc. Roof Patches per Archit. Dir. of 2/16/07 | BEST | | | | | | VOID | | | |
| 455 | | Exterior Metal Panels @ Student Lounge | GG | | | | | | SJAmtoroso | | | |
| 456 | | Deletion of grout @ pyramid Skylights | SJA | | | | | | VOID | | | |
| 457 | | Simplex impacts to FA System Completion | SJA, EWS | | | | | | VOID | | | |
| 458 | | Damaged Data Cables in Basement Rm. | SJA, EWS | | | | | | VOID | | | |
| 459 | | Additional Balancing - Condenser Water System | SJA, KLM | 3/19/07 | | | | | VOID | | | 2,753 |
| 460-1A | RFI #1249 | Control Revisions to the Parrallel Fan VAV Boxes | SJA, KLM | 4/16/07 | | | | | VOID | | | |
| 460-1B | RFI #1249 | Control Revisions to the Parrallel Fan VAV Boxes | SJA, KLM | 4/16/07 | | | | | VOID | | | |
| 461 | | BMS DEMONSTRATION TESTING - 2ND TIME | SJA, KLM | | | | | | VOID | | | |
| 462 | | AC UNIT ECONOMIZERS / DAMPER CONTROL | SJA, KLM | | | | | | VOID | | | |
| 463 | | FIRE ALARM WIRING @ DOORS 112 & 131 | SJA, EWS | | | | | | VOID | | | |
| 464 | | Engineers measures | SJA, KLM | | | | | | VOID | | | |
| 465 | RFI # 1254 | F30.C light fixture color | SJA, EWS, Metalsat | | (1,113) | (1,113) | (1,113) | 06/22/07 | Approved | 1 | 121 | |
| 466 | | Delete paint @ electrical rooms | SJA | | | | | | VOID | | | |
| 467 | | 3rd floor SJA/SMC temporary office walls | SJA | | | | | | VOID | | | |
| 468 | | Remob cost for Kone to complete elevator CR's | SJA, Kone | | 2,625 | 2,625 | 2,625 | 08/01/07 | Approved | 1 | PCCD | |
| 469 | | Credit for Punch List work | SJA | 8/3/2007 | (30,655) | | | | Under Review - PCCD | | | |
| 470 | | Welding of HM frames at Atrium areas | SJA | | | | | | SJAmtoroso | | | |
| 471 | | Fire Extinguisher in elevator machine rooms | SJA | 6/29/2007 | 525 | 525 | 525 | 08/01/07 | Approved | 3 | PCCD | |
| | | Credit for Crestrom damages by SJA in Rm. 57 | | | | | | | VOID | | | |
| Totals | | | | | 6,543,959 | 5,535,739 | 2,411,569 | | | Void Total | 148,570 | |
| Percentage of Contract | | | | | 40,240,000 | 16.26% | 5.99% | | | | | |

| Totals Per Code | | | | | |
|-----------------------------------|------------------|------------------|-------|---------------------|---|
| CODE 1- Contractor Initiated | 493,451 | 435,897 | 1.08% | Percentage per code | 1 |
| CODE 2- Owner Initiated | 582,424 | 734,749 | 1.83% | Percentage per code | 2 |
| CODE 3- Architect - DSA Initiated | 916,482 | 1,134,842 | 2.82% | Percentage per code | 3 |
| CODE 4- Fire Marshall Initiated | 6,569 | 5,987 | 0.01% | Percentage per code | 4 |
| CODE 5- Unforeseen Conditions | 64,953 | 61,478 | 0.15% | Percentage per code | 5 |
| CODE 6- Other | - | - | 0.00% | Percentage per code | 6 |
| Total | 2,063,879 | 2,372,953 | | | |
| CODE - Not Assigned | 4,480,080 | 3,162,786 | | | |



OAC MEETING (005) MINUTES

Los Gatos Library/Project
100 Villa Avenue
Los Gatos, California



August 3, 2010, at 10:00 AM

Town of Los Gatos (LG)
 41 Miles Ave.
 Los Gatos, CA 95031

Noll & Tam Architects (N&T)
 729 Heinz Ave. #7
 Berkeley, CA 94710

Bogard Construction Co. (BC)
 350-A Coral Street
 Santa Cruz, CA 95060

| Purpose: | Location: | General Notes / Attachments: |
|------------------------|---|--|
| Weekly Progress Update | PPW Conference Room - 41 Miles Ave., Los Gatos, CA | RFI Log, Submittal Log, PCO Log, 3 Week Look Ahead |

| Attended | Name: | Company: | Phone: | e-mail address: |
|----------|--------------------|--|--------------------------------|--------------------------------|
| X | Kevin Rohani | Town of Los Gatos Town Engineer | 408-399-5773 | krohani@LosGatosCA.gov |
| | Bruce Smith | Town of Los Gatos Project Manager | 408-399-5778 | bsmith@LosGatosCA.gov |
| X | Mike Machado | Town of Los Gatos Acting Building Official | 408-354-6815 | MMachado@LosGatosCA.gov |
| | Mark Glendinning | Town of Los Gatos Building Inspector | 408-354-6870 408-354-6877 | mglendinning@LosGatosCA.gov |
| X | Nimone Li-Hardisty | Swinerton Mgt&Consulting Construction Manager | 510-432-6481 c | nlihardisty@swinerton.com |
| X | Elizabeth Rutlin | Swinerton Mgt&Consulting Project Assistant | 408-741-4020 | erutlin@swinerton.com |
| X | John Baker | Swinerton Mgt&Consulting Project Executive | 415-710-8059 c | jbaker@swinerton.com |
| | Chris Noll | Noll & Tam Architects Principal | 510-649-8295 x211 | Chris.noll@nollandtam.com |
| | Matt Wadlund | Noll & Tam Architects Project Manager | 510-649-8295 x241 | matthew.wadlund@nollandtam.com |
| X | Abraham Jayson | Noll & Tam Architects Designer | 510-649-8295 | abraham.jayson@nollandtam.com |
| | Jared Bogaard | Bogard Construction Vice President | 831-426-8191 831-246-2071 c | jared@bogardconst.com |
| | Brian Atchley | Bogard Construction VP of Field Operations | 831-426-8191 831-246-2075 c | batchley@bogardconst.com |
| X | Frank Church | Bogard Construction Project Manager | 831-426-8191 831-246-2084 c | fchurch@bogardconst.com |
| | Tim Boyles | Bogard Construction Project Superintendent | 831-426-8191 831-246-2082 c | tboyles@bogardconst.com |
| X | Neil Burrow | Bogard Construction Project Engineer | 831-426-8191 | nburrow@bogardconst.com |

CC: Jeff Gee

| Mtg & Item # | Description | Firm/ Resp. | Due Date | Open / Closed |
|--------------|--|-------------|-----------------|---------------|
| I | Safety / Schedule / Site | | | |
| 1.1.1 | Safety: <input type="checkbox"/> (8/3) Bogard to post sign at fence & close gates at end of day. <input type="checkbox"/> (8/3) A lot of trucks going in and out of site, when arriving or leaving site, make sure to keep eye contact with driver. | | On going | |

OAC MEETING MINUTES

| Mtg & Item # | Description | Firm/ Resp. | Due Date | Open / Closed |
|--------------|---|-------------|-----------------|---------------|
| 1.1.2 | CPM schedule – Submit preliminary schedule by: June 23, 2010 <ul style="list-style-type: none"> <input type="checkbox"/> Complete Schedule by 7/23 <ul style="list-style-type: none"> - (8/3) Frank presented and distributed project schedule. SMC to review with Town. <input type="checkbox"/> (8/3) Critical path – grading, structural, steel, exterior framing, curtain wall, drywall, ceiling, MEP <input type="checkbox"/> (8/3) 34 days of inclement weather projected; will be documented after major storms | SMC | On going | 8/17 |
| 1.1.3 | 3 week look ahead schedule (7/27) <ul style="list-style-type: none"> <input type="checkbox"/> Inspector to review seismic hold downs on trailers <input type="checkbox"/> (7/27) Sewer – coordinate with Steve Souza - Notify Bruce with timeline for sewer work by 7/28; Bruce to notify neighbors of parking closure date | | On going | |
| 1.1.4 | Noise, Dust and Mud Control. Bogard to enforce strict dust control, truck tire cleaning, careful handling of soil throughout the duration of project. <ul style="list-style-type: none"> <input type="checkbox"/> (8/3) Ongoing dust control during demo; water truck on site | | On going | |
| 1.1.5 | SWPPP Monitoring – <ul style="list-style-type: none"> <input type="checkbox"/> Submitted prior to deadline; several weeks for processing <input type="checkbox"/> Can proceed as if in hand <input type="checkbox"/> Sandis to attach report to RFI for inclusion with onsite documents <input type="checkbox"/> (7/27) Town to update later. | | On going | |
| 1.1.6 | Waste Management Plan <ul style="list-style-type: none"> <input type="checkbox"/> (8/3) Approved – returned with comments | | | |
| 1.1.7 | Utilities – <ul style="list-style-type: none"> <input type="checkbox"/> PG&E (gas & electric)– (7/22) Gas line has been rerouted by PG&E. Gas line not install per PG&E standard, 18” deep, Bruce & soils engineer to monitor & direct Bogard when working around this. <input type="checkbox"/> (7/22) Bogard’s sub surveyed sewer main and mark in green 7/30; Blackwell Engineering is doing underground work. (8/3) Existing condition not per as-builts provided, team to review site conditions. Blackwell to carefully pothole along the utility lines and hand dig when necessary. <input type="checkbox"/> (7/22) Tim to ask if fencing existing PG&E box is acceptable. (8/3) Leave fence as is for now. | | On going | |
| 1.1.8 | Procurement Schedule of major Long lead time items, MEP equipment, etc. <ul style="list-style-type: none"> <input type="checkbox"/> To be included in project schedule | | On going | |
| II | Logs and Reports | | | |
| 1.2.1 | RFI log – see attached. <ul style="list-style-type: none"> <input type="checkbox"/> (7/22) RFI #13 - Code requirement for 2nd floor sanitary sewer connection to main sewer; (8/3) drawings forthcoming (by 8/6) | | On going | |

OAC MEETING MINUTES

| Mtg & Item # | Description | Firm/ Resp. | Due Date | Open / Closed |
|--------------|--|-------------|-----------------|---------------|
| | <ul style="list-style-type: none"> ❑ (8/3) RFI #15 – Substitution for cause | | | |
| 1.2.2 | <p>Submittals log – see attached. Bogard to provide Submittal schedule to N&T – in progress; expected 7/15</p> <ul style="list-style-type: none"> ❑ Within 30 days for majority ❑ Within 60 days for structural steel, millwork ❑ (7/22) HOT submittals: Sewer & utilities, anchor bolts. ❑ (7/27) Submittal 0009-Storm Drainage Utilities <ul style="list-style-type: none"> - (8/3) Kevin to send letter to N&T, proceed with HDPE pipes ❑ (8/3) Photovoltaic system – Correspondence on going between N&T and Fresco. Bogard is concerned about the potential of redesign affecting other trades, such as structural steel. | | On going | |
| 1.2.3 | <p>Status of deferred approval submittals:</p> <ul style="list-style-type: none"> ❑ Bogard to track on schedule and log (14 items) | | | |
| 1.2.4 | Arch/Engr Field Reports: | | | |
| 1.2.5 | Quality control / Site Observation: | | On going | |
| 1.2.6 | <p>LEED Monitoring:</p> <ul style="list-style-type: none"> ❑ Bogard is reviewing docs & will coordinate with LEED consultant ❑ N&T to provide LEED checklist, sub guideline to Bogard ❑ (8/3) Bogard’s LEED material calculator - Approved | | On going | |
| 1.2.7 | <p>Commissioning:</p> <ul style="list-style-type: none"> ❑ (7/13) Comm. Authority– Town building department and mech. Engr. ❑ Enhanced Comm. Authority – Taylor Engineering | | On going | |
| 1.2.8 | <p>Substitutions: Pending Substitutions:</p> <ul style="list-style-type: none"> ❑ Mechanical – A/C unit; Trane no longer supports specified unit. Bogard to submit comparable options via submittal ❑ (8/3) Shotcrete – sub to identify areas to be done. Bogard has concerns about waterproofing; Frank to follow up. | | 8/3/10 | Open |
| 2.2.9 | <p>Inspection Requirements:</p> <ul style="list-style-type: none"> ❑ Inspection/Permit card in progress; not onsite yet (7/27) Bruce to give permit card to Tim. | | | |
| III | Project Coordination | | | |
| 1.3.1 | <p>Town contracted a construction documentation firm to document progress, overlay photos onto digital plans in chronological order.</p> <ul style="list-style-type: none"> ❑ No impact anticipated to contract work ❑ (7/27) Photographer to attend 8/10 meeting for introduction and discussion of procedures | | 8/10/10 | |

OAC MEETING MINUTES

| Mtg & Item # | Description | Firm/ Resp. | Due Date | Open / Closed |
|--------------|---|-------------|-----------------|---------------|
| 1.8.3 | Meeting with arborist regarding tree removal/protection <input type="checkbox"/> (7/22) Town arborist met with Bogard, arborist to continue monitoring trees to be protected. Bogard to remove big tree in 10' sections and store at Pageant Park (8/3) Tree has been cut, site review later. | | | |
| 2.9.1 | Software for project management: <input type="checkbox"/> Converge webinar at Bogard, SMC concern is that of implementation & training. (7/27) Expect to be set up in 2 weeks | BC | 8/10/10 | OPN |
| 4.3.1 | Hillside Erosion Control <input type="checkbox"/> (7/27) is of concern to N&T. Kevin clarified what is being done up the hill. Bogard to seed the hill this year and keep fabric to provide erosion control. | | | |
| IV | Owner Coordination | | | |
| 1.4.1 | Public Art in Public Places – some design changes will be forthcoming; will be issued in upcoming bulletins. Separate coordination meeting will be held once the artist and subcontractors are on board. <input type="checkbox"/> (7/22) N&T to issue revisions, tentative by week of 8/3. <input type="checkbox"/> (8/3) Target 4/6/11 for Art installation date Change to Children's Wall <input type="checkbox"/> Noll & Tam revisions; (7/27) Frank to wait for revisions and N&T & Town approval before requesting ROM from subcontractors. Donor Recognition <input type="checkbox"/> Modifications to be limited to backing for mounting | | | |
| 1.4.2 | Owner Sub Consultants Coordination <input type="checkbox"/> Owner sub consultants TBD | | | |
| 1.4.3 | FFE Tracking: | | On-going | |
| 1.4.4 | Donor Recognition – changes forthcoming. <input type="checkbox"/> Modifications to be limited to backing for mounting | | | |
| 1.4.5 | Cooling Tower Project/Generator Relocation: <input type="checkbox"/> Bid August 4th. Award expected September 7 <input type="checkbox"/> Construction start expected late September; Completion 11/22 - (7/27) Generator lead time 14 weeks | | | |
| V | Payment | | | |
| 1.5.2 | Payment: <input type="checkbox"/> (8/3) 1st Draw on July 7/27 – In process by Town. | | Monthly | |
| 2.5.3 | Potential Back Charges: | BC | | |
| VI | Holiday / Vacation schedule for the core group | | | |
| | Bruce 7/30 – 8/8 | All | On going | |
| | Matt 8/23 – 8/27 | | | |
| | Abe 8/14 – 8/21, 9/4 – 9/17 | | | |

OAC MEETING MINUTES

| Mtg & Item # | Description | Firm/ Resp. | Due Date | Open / Closed |
|--------------|--|-------------|-----------------|---------------|
| | | | | |
| VII | COR Log | | | |
| 1.7.1 | PCO Log – ongoing (see attached log) | | On going | |
| | | | | |
| VIII | Supplemental Meeting Schedule | | | |
| 1.8.1 | Subcontractor meeting <ul style="list-style-type: none"> <input type="checkbox"/> Bogard Pre-Con TBD (next 3 weeks); to include OAC team & main subs <input type="checkbox"/> Regular sub meeting TBD | | | |
| 1.8.2 | LEED online submittal training for subcontractors <ul style="list-style-type: none"> <input type="checkbox"/> <i>(8/3) Dave Tanza to submit online to Simon & Associates for subs</i> | | | |
| IX | New Issues | | | |
| 5.3.1 | Demolition <ul style="list-style-type: none"> <input type="checkbox"/> <i>(8/3) More concrete found than shown on demo, Bogard to keep T&M tags from subcontractor.</i> | | | |
| 5.3.2 | Transformer Pad <ul style="list-style-type: none"> <input type="checkbox"/> <i>PG&E drawing; Bogard to research installation responsibility, whether PG&E or Town.</i> | | | |
| | | | | |
| | | | | |
| | | | | |

Next Meeting: 9:30 am –August 10, 2010 – Onsite, large trailer

Note - If you have a different understanding of the issues discussed and/ or the substance of a meeting topic than has been represented here, please send me your comments/corrections **within 2 days after receipt** of the minutes at nlihardisty@swinerton.com or (510) 432-6481

Distribution: Participants, Project File

Attachments:

Town of Los Gatos Library
100 Villa Avenue
Los Gatos, CA 95031

Project # 100310
Tel: 408-395-3680 Fax: 408-395-3803

Bogard Construction, Inc.

| RFI # | Subject | Author Company | Answer Company | Date Created | Date Req'd | Date Resp | Cost Impact | Amt | Sched Impact | Days | Dwg Impact |
|-------|---|---------------------------|-----------------------|--------------|------------|-----------|-------------|-----|--------------|------|------------|
| 001 | Ga. Floor Deck - 3W-36 18 | Bogard Construction, Inc. | Noll & Tam Architects | 6/22/2010 | 6/30/2010 | 6/22/2010 | No | | No | | No |
| 002 | Moment Frame Column Length Verification | Bogard Construction, Inc. | Noll & Tam Architects | 6/22/2010 | 6/30/2010 | 6/22/2010 | No | | No | | No |
| 003 | Oversize Base Plate Holes | Bogard Construction, Inc. | Noll & Tam Architects | 6/22/2010 | 6/30/2010 | 6/23/2010 | No | | No | | No |
| 004 | SWPPP | Bogard Construction, Inc. | Noll & Tam Architects | 6/22/2010 | 6/30/2010 | 6/29/2010 | No | | No | | No |
| 005 | High Strength Bolts | Bogard Construction, Inc. | Noll & Tam Architects | 6/25/2010 | 7/7/2010 | 6/29/2010 | No | | No | | No |
| 006 | SWPPP | Bogard Construction, Inc. | Noll & Tam Architects | 7/7/2010 | 7/15/2010 | 7/12/2010 | No | | No | | No |
| 007 | PV Canopy Steel | Bogard Construction, Inc. | Noll & Tam Architects | 7/9/2010 | 7/19/2010 | 7/19/2010 | No | | No | | No |
| 008 | Cantilevered 2nd Floor HSS members | Bogard Construction, Inc. | Noll & Tam Architects | 7/9/2010 | 7/19/2010 | 7/14/2010 | No | | No | | No |
| 009 | Angle support at mechanical screen along Line 9 | Bogard Construction, Inc. | Noll & Tam Architects | 7/9/2010 | 7/19/2010 | 7/13/2010 | No | | No | | No |
| 010 | Construction Fence | Bogard Construction, Inc. | Town of Los Gatos | 7/13/2010 | 7/21/2010 | 7/29/2010 | No | | No | | No |
| 011 | Photovoltaic Mounting Method | Bogard Construction, Inc. | Noll & Tam Architects | 7/14/2010 | 7/21/2010 | 7/22/2010 | No | | No | | No |
| 012 | Art wall vertical plates | Bogard Construction, Inc. | Noll & Tam Architects | 7/16/2010 | 7/26/2010 | 7/22/2010 | No | | No | | No |
| 013 | Sewer Line Backflow Prevention | Bogard Construction, Inc. | Noll & Tam Architects | 7/22/2010 | 8/1/2010 | 7/29/2010 | Yes | | Not Sure | | Not Sure |
| 014 | High Strength Bolts | Bogard Construction, Inc. | Noll & Tam Architects | 7/27/2010 | 8/10/2010 | 7/29/2010 | No | | No | | No |
| 015 | Restroom Wall Tile Color | Bogard Construction, Inc. | Noll & Tam Architects | 7/29/2010 | 8/12/2010 | 7/30/2010 | No | | No | | No |

Total Number of RFIs for this project: 15

Final Totals for this project:

Town of Los Gatos Library
 100 Villa Avenue
 Los Gatos, CA 95031

Project # 100310
 Tel: 408-395-3680 Fax: 408-395-3803

Bogard Construction, Inc.

| Number-Rev | From Company | Description | To Company | Sent | Due | Rec'd | Days +/- | Action |
|-----------------|-------------------------------|--|-------------------------------|-----------|-----------|-----------|----------|---------------------------|
| 0009-33 40 00-0 | Blackwell General Engineering | Storm Drainage Utilities | Bogard Construction, Inc. | | | 7/1/2010 | | In Review |
| 0009-33 40 00-0 | Noll & Tam Architects | Storm Drainage Utilities | Bogard Construction, Inc. | 7/12/2010 | 7/26/2010 | 7/22/2010 | -4 | Partial Resubmit Required |
| 0009-33 40 00-0 | Bogard Construction, Inc. | Storm Drainage Utilities | Blackwell General Engineering | 7/22/2010 | | | | Partial Resubmit Required |
| 0009-33 40 00-0 | Bogard Construction, Inc. | Storm Drainage Utilities | Noll & Tam Architects | 7/12/2010 | 7/26/2010 | 7/22/2010 | -4 | In Review |
| 0014-22 11 25-1 | Santa Cruz Plumbing | Solar Hot Water Heating Equipment | Bogard Construction, Inc. | | | 8/2/2010 | | In Review |
| 0014-22 11 25-1 | Bogard Construction, Inc. | Solar Hot Water Heating Equipment | Noll & Tam Architects | 8/3/2010 | 8/18/2010 | | -15 | In Review |
| 0017-26 05 33-0 | Bogard Construction, Inc. | Substitution Request - Raised Floorboxes | Noll & Tam Architects | 7/16/2010 | 7/31/2010 | | 3 | In Review |
| 0017-26 05 33-0 | Smith & Sons Electrical | Substitution Request - Raised Floorboxes | Bogard Construction, Inc. | | | 7/9/2010 | | In Review |
| 0018-26 05 19-0 | Bogard Construction, Inc. | Low-Voltage Electrical Power Conductors and Cables | Noll & Tam Architects | 7/19/2010 | 8/2/2010 | | 1 | In Review |
| 0018-26 05 19-0 | Smith & Sons Electrical | Low-Voltage Electrical Power Conductors and Cables | Bogard Construction, Inc. | | | 7/12/2010 | | In Review |
| 0019-26 05 26-0 | Bogard Construction, Inc. | Grounding and Bonding for Electrical Systems | Noll & Tam Architects | 7/19/2010 | 8/2/2010 | | 1 | In Review |
| 0019-26 05 26-0 | Smith & Sons Electrical | Grounding and Bonding for Electrical Systems | Bogard Construction, Inc. | | | 7/12/2010 | | In Review |
| 0020-26 05 29-0 | Bogard Construction, Inc. | Hangers and Supports for Electrical Systems | Noll & Tam Architects | 7/19/2010 | 8/2/2010 | | 1 | In Review |
| 0020-26 05 29-0 | Smith & Sons Electrical | Hangers and Supports for Electrical Systems | Bogard Construction, Inc. | | | 7/12/2010 | | In Review |
| 0021-26 05 33-0 | Bogard Construction, Inc. | Raceway and Boxes for Electrical Systems | Noll & Tam Architects | 7/19/2010 | 8/2/2010 | | 1 | In Review |
| 0021-26 05 33-0 | Smith & Sons Electrical | Raceway and Boxes for Electrical Systems | Bogard Construction, Inc. | | | 7/12/2010 | | In Review |
| 0022-26 05 43-0 | Bogard Construction, Inc. | Underground Ducts and Raceways for | Noll & Tam Architects | 7/19/2010 | 8/2/2010 | | 1 | In Review |

| Number-Rev | From Company | Description | To Company | Sent | Due | Rec'd | Days +/- | Action |
|-----------------|---------------------------|---|-----------------------------------|-----------|-----------|-----------|----------|-----------|
| | | Electrical Systems | | | | | | |
| 0022-26 05 43-0 | Smith & Sons Electrical | Underground Ducts and Raceways for Electrical Systems | Bogard Construction, Inc. | | | 7/12/2010 | | In Review |
| 0023-26 27 26-0 | Bogard Construction, Inc. | Wiring Devices | Noll & Tam Architects | 7/19/2010 | 8/2/2010 | | 1 | In Review |
| 0023-26 27 26-0 | Smith & Sons Electrical | Wiring Devices | Bogard Construction, Inc. | | | 7/12/2010 | | In Review |
| 0024-26 28 16-0 | Bogard Construction, Inc. | Enclosed Switches and Circuit Breakers | Noll & Tam Architects | 7/19/2010 | 8/2/2010 | | 1 | In Review |
| 0024-26 28 16-0 | Smith & Sons Electrical | Enclosed Switches and Circuit Breakers | Bogard Construction, Inc. | | | 7/12/2010 | | In Review |
| 0026-48 14 00-0 | Bogard Construction, Inc. | Photovoltaic System | Noll & Tam Architects | 7/20/2010 | 8/3/2010 | | 0 | In Review |
| 0026-48 14 00-0 | Fresco Solar | Photovoltaic System | Bogard Construction, Inc. | | | 7/16/2010 | | In Review |
| 0029-23 00 00-0 | Bay Mountain Air | HVAC Product Data | Bogard Construction, Inc. | | | 7/6/2010 | | In Review |
| 0029-23 00 00-0 | Bogard Construction, Inc. | HVAC Product Data | Noll & Tam Architects | 7/22/2010 | 8/5/2010 | | -2 | In Review |
| 0030-00700-0 | Bogard Construction, Inc. | Construction Schedule V1.0 | Swinerton Management & Consulting | 8/3/2010 | 8/18/2010 | | -15 | In Review |
| 0031-03 30 00-0 | Bogard Construction, Inc. | Steel Reinforcement | Noll & Tam Architects | 8/2/2010 | 8/17/2010 | | -14 | In Review |
| 0032-07 13 26-0 | Bogard Construction, Inc. | Self-Adhering Sheet Waterproofing | Noll & Tam Architects | 8/3/2010 | 8/18/2010 | | -15 | In Review |
| 0032-07 13 26-0 | SCD Caulking & Sealants | Self-Adhering Sheet Waterproofing | Bogard Construction, Inc. | | | 8/2/2010 | | |

Number of Submittal Packages in this Project: 15

Town of Los Gatos Library
 100 Villa Avenue
 Los Gatos, CA 95031

Project # 100310
 Tel: 408-395-3680 Fax: 408-395-3803

Bogard Construction, Inc.

| Number-Rev | From Company | Description | To Company | Sent | Due | Rec'd | Days +/- | Action |
|-----------------|-------------------------------|---------------------------------|-----------------------------|-----------|-----------|-----------|----------|---------------------------|
| 0001-32 12 16-0 | Bogard Construction, Inc. | Asphalt Paving | Noll & Tam Architects | 6/18/2010 | 7/2/2010 | 6/25/2010 | -7 | Reviewed |
| 0001-32 12 16-0 | Pavex Construction Division | Asphalt Paving | Bogard Construction, Inc. | | | 6/18/2010 | | Reviewed |
| 0001-32 12 16-0 | Noll & Tam Architects | Asphalt Paving | Bogard Construction, Inc. | 6/18/2010 | 7/2/2010 | 6/25/2010 | -7 | Reviewed |
| 0001-32 12 16-0 | Bogard Construction, Inc. | Asphalt Paving | Pavex Construction Division | 7/9/2010 | | | | Reviewed |
| 0002-06 40 23-0 | Noll & Tam Architects | Interior Architectural Woodwork | Bogard Construction, Inc. | 6/30/2010 | 7/15/2010 | 7/12/2010 | -3 | Revise and Resubmit |
| 0002-06 40 23-0 | Bogard Construction, Inc. | Interior Architectural Woodwork | JR Stephens Co. | 7/12/2010 | | | | Revise and Resubmit |
| 0002-06 40 23-0 | JR Stephens Co. | Interior Architectural Woodwork | Bogard Construction, Inc. | | | 6/30/2010 | | Revise and Resubmit |
| 0002-06 40 23-0 | Bogard Construction, Inc. | Interior Architectural Woodwork | Noll & Tam Architects | 6/30/2010 | 7/15/2010 | 7/12/2010 | -3 | Revise and Resubmit |
| 0003-09 69 00-0 | Bogard Construction, Inc. | Access Flooring | Noll & Tam Architects | 6/30/2010 | 7/15/2010 | 7/15/2010 | 0 | Revise and Resubmit |
| 0003-09 69 00-1 | Bogard Construction, Inc. | Access Flooring | Noll & Tam Architects | 7/7/2010 | 7/22/2010 | 7/22/2010 | 0 | In Review |
| 0003-09 69 00-1 | Summit Installation | Access Flooring | Bogard Construction, Inc. | | | 7/7/2010 | | In Review |
| 0003-09 69 00-1 | Noll & Tam Architects | Access Flooring | Bogard Construction, Inc. | 7/7/2010 | 7/22/2010 | 7/22/2010 | 0 | Reviewed |
| 0003-09 69 00-1 | Bogard Construction, Inc. | Access Flooring | Summit Installation | 7/23/2010 | | | | Reviewed |
| 0004-31 10 00-0 | Noll & Tam Architects | Site Clearing | Bogard Construction, Inc. | 6/30/2010 | 7/15/2010 | 7/12/2010 | -3 | Reviewed |
| 0004-31 10 00-0 | Bogard Construction, Inc. | Site Clearing | Ferma Corporation | 7/12/2010 | | | | Reviewed |
| 0004-31 10 00-0 | Ferma Corporation | Site Clearing | Bogard Construction, Inc. | | | 6/30/2010 | | Reviewed |
| 0004-31 10 00-0 | Bogard Construction, Inc. | Site Clearing | Noll & Tam Architects | 6/30/2010 | 7/15/2010 | 7/12/2010 | -3 | Reviewed |
| 0005-05 31 00-0 | Noll & Tam Architects | Steel Decking | Bogard Construction, Inc. | 7/1/2010 | 7/16/2010 | 7/2/2010 | -14 | Reviewed |
| 0005-05 31 00-0 | Bogard Construction, Inc. | Steel Decking | B.T. Mancini Co., Inc. | 7/2/2010 | | | | Reviewed |
| 0005-05 31 00-0 | B.T. Mancini Co., Inc. | Steel Decking | Bogard Construction, Inc. | | | 7/1/2010 | | Reviewed |
| 0005-05 31 00-0 | Bogard Construction, Inc. | Steel Decking | Noll & Tam Architects | 7/1/2010 | 7/16/2010 | 7/2/2010 | -14 | Reviewed |
| 0006-33 10 00-0 | Blackwell General Engineering | Water Utilities | Bogard Construction, Inc. | | | 7/1/2010 | | |
| 0006-33 10 00-0 | Noll & Tam Architects | Water Utilities | Bogard Construction, Inc. | 7/12/2010 | 7/26/2010 | 7/22/2010 | -4 | Partial Resubmit Required |

| Number-Rev | From Company | Description | To Company | Sent | Due | Rec'd | Days +/- | Action |
|-----------------|-----------------------------------|--|-----------------------------------|-----------|-----------|-----------|----------|---------------------------|
| 0006-33 10 00-0 | Bogard Construction, Inc. | Water Utilities | Blackwell General Engineering | 7/22/2010 | | | | Partial Resubmit Required |
| 0006-33 10 00-0 | Bogard Construction, Inc. | Water Utilities | Noll & Tam Architects | 7/12/2010 | 7/26/2010 | 7/22/2010 | -4 | In Review |
| 0007-33 11 19-0 | Blackwell General Engineering | Fire Suppression Utility Water Distribution Piping | Bogard Construction, Inc. | | | 7/1/2010 | | In Review |
| 0007-33 11 19-0 | Noll & Tam Architects | Fire Suppression Utility Water Distribution Piping | Bogard Construction, Inc. | 7/12/2010 | 7/26/2010 | 7/22/2010 | -4 | Approved as Noted |
| 0007-33 11 19-0 | Bogard Construction, Inc. | Fire Suppression Utility Water Distribution Piping | Blackwell General Engineering | 7/22/2010 | | | | Approved as Noted |
| 0007-33 11 19-0 | Bogard Construction, Inc. | Fire Suppression Utility Water Distribution Piping | Noll & Tam Architects | 7/12/2010 | 7/26/2010 | 7/22/2010 | -4 | In Review |
| 0008-33 30 00-0 | Blackwell General Engineering | Sanitary Sewerage Utilities | Bogard Construction, Inc. | | | 7/1/2010 | | In Review |
| 0008-33 30 00-0 | Noll & Tam Architects | Sanitary Sewerage Utilities | Bogard Construction, Inc. | 7/12/2010 | 7/26/2010 | 7/22/2010 | -4 | Approved as Noted |
| 0008-33 30 00-0 | Bogard Construction, Inc. | Sanitary Sewerage Utilities | Blackwell General Engineering | 7/22/2010 | | | | Approved as Noted |
| 0008-33 30 00-0 | Bogard Construction, Inc. | Sanitary Sewerage Utilities | Noll & Tam Architects | 7/12/2010 | 7/26/2010 | 7/22/2010 | -4 | In Review |
| 0010-03 30 00-0 | Bogard Construction, Inc. | Cast-In-Place Concrete | Noll & Tam Architects | 7/2/2010 | 7/17/2010 | 7/22/2010 | 5 | In Review |
| 0010-03 30 00-0 | Jos. J. Albanese, Inc. | Cast-In-Place Concrete | Bogard Construction, Inc. | | | 7/2/2010 | | In Review |
| 0010-03 30 00-0 | Noll & Tam Architects | Cast-In-Place Concrete | Bogard Construction, Inc. | 7/2/2010 | 7/17/2010 | 7/22/2010 | 5 | Reviewed |
| 0010-03 30 00-0 | Jos. J. Albanese, Inc. | Cast-In-Place Concrete | Bogard Construction, Inc. | 7/23/2010 | | | | Reviewed |
| 0010-03 30 00-1 | Jos. J. Albanese, Inc. | Cast-In-Place Concrete | Bogard Construction, Inc. | | | 7/2/2010 | | In Review |
| 0010-03 30 00-1 | Bogard Construction, Inc. | Cast-In-Place Concrete | Noll & Tam Architects | 7/28/2010 | 8/12/2010 | | -9 | In Review |
| 0011-00440-0 | Swinerton Management & Consulting | Schedule of Values | Bogard Construction, Inc. | 7/2/2010 | 7/17/2010 | 7/13/2010 | -4 | Approved as Noted |
| 0011-00440-0 | Bogard Construction, Inc. | Schedule of Values | Swinerton Management & Consulting | 7/19/2010 | | | | Not Required |
| 0011-00440-0 | Bogard Construction, Inc. | Schedule of Values | Swinerton Management & Consulting | 7/2/2010 | 7/17/2010 | 7/13/2010 | -4 | Approved as Noted |
| 0012-01 74 19-0 | Bogard Construction, Inc. | Construction Waste Management and Disposal | Swinerton Management & Consulting | 7/7/2010 | 7/22/2010 | 7/27/2010 | 5 | In Review |
| 0012-01 74 19-0 | Noll & Tam Architects | Construction Waste Management and Disposal | Bogard Construction, Inc. | 7/7/2010 | 7/22/2010 | 7/27/2010 | 5 | Approved as Noted |
| 0013-22 07 00-0 | Bogard Construction, Inc. | Plumbing Insulation | Noll & Tam Architects | 7/7/2010 | 7/22/2010 | 7/27/2010 | 5 | In Review |
| 0013-22 07 00-0 | Santa Cruz Plumbing | Plumbing Insulation | Bogard Construction, Inc. | | | 6/29/2010 | | In Review |
| 0013-22 07 00-0 | Noll & Tam Architects | Plumbing Insulation | Bogard Construction, Inc. | 7/7/2010 | 7/22/2010 | 7/27/2010 | 5 | Approved as Noted |
| 0013-22 07 00-0 | Bogard Construction, Inc. | Plumbing Insulation | Santa Cruz Plumbing | 7/27/2010 | | | | Approved as Noted |
| 0014-22 11 25-0 | Bogard Construction, Inc. | Solar Hot Water Heating Equipment | Noll & Tam Architects | 7/7/2010 | 7/22/2010 | 7/27/2010 | 5 | Revise and Resubmit |

| Number-Rev | From Company | Description | To Company | Sent | Due | Rec'd | Days +/- | Action |
|-----------------|---------------------------|---------------------------------------|---------------------------|-----------|-----------|-----------|----------|---------------------------|
| 0014-22 11 25-0 | Santa Cruz Plumbing | Solar Hot Water Heating Equipment | Bogard Construction, Inc. | | | 6/29/2010 | | In Review |
| 0014-22 11 25-0 | Noll & Tam Architects | Solar Hot Water Heating Equipment | Bogard Construction, Inc. | 7/7/2010 | 7/22/2010 | 7/27/2010 | 5 | Revise and Resubmit |
| 0014-22 11 25-0 | Bogard Construction, Inc. | Solar Hot Water Heating Equipment | Santa Cruz Plumbing | 8/2/2010 | | | | Revise and Resubmit |
| 0015-22 21 13-0 | Bogard Construction, Inc. | Plumbing Piping, Valves & Specialties | Noll & Tam Architects | 7/7/2010 | 7/22/2010 | 8/2/2010 | 11 | In Review |
| 0015-22 21 13-0 | Santa Cruz Plumbing | Plumbing Piping, Valves & Specialties | Bogard Construction, Inc. | | | 6/29/2010 | | In Review |
| 0015-22 21 13-0 | Noll & Tam Architects | Plumbing Piping, Valves & Specialties | Bogard Construction, Inc. | 7/7/2010 | 7/22/2010 | 8/2/2010 | 11 | Approved as Noted |
| 0015-22 21 13-0 | Bogard Construction, Inc. | Plumbing Piping, Valves & Specialties | Santa Cruz Plumbing | 8/2/2010 | | | | Approved as Noted |
| 0016-22 40 00-0 | Bogard Construction, Inc. | Plumbing Fixtures | Noll & Tam Architects | 7/7/2010 | 7/22/2010 | 8/2/2010 | 11 | Partial Resubmit Required |
| 0016-22 40 00-0 | Santa Cruz Plumbing | Plumbing Fixtures | Bogard Construction, Inc. | | | 6/29/2010 | | In Review |
| 0016-22 40 00-0 | Noll & Tam Architects | Plumbing Fixtures | Bogard Construction, Inc. | 7/7/2010 | 7/22/2010 | 8/2/2010 | 11 | Partial Resubmit Required |
| 0016-22 40 00-0 | Bogard Construction, Inc. | Plumbing Fixtures | Santa Cruz Plumbing | 8/2/2010 | | | | Partial Resubmit Required |
| 0025-12 48 13-0 | Bogard Construction, Inc. | Entrance Floor Mats and Frames | Noll & Tam Architects | 7/19/2010 | 8/2/2010 | 8/2/2010 | 0 | In Review |
| 0025-12 48 13-0 | Glendon Company | Entrance Floor Mats and Frames | Bogard Construction, Inc. | | | 7/19/2010 | | In Review |
| 0025-12 48 13-0 | Noll & Tam Architects | Entrance Floor Mats and Frames | Bogard Construction, Inc. | 7/19/2010 | 8/2/2010 | 8/2/2010 | 0 | Rejected |
| 0025-12 48 13-0 | Bogard Construction, Inc. | Entrance Floor Mats and Frames | Glendon Company | 8/3/2010 | | | | Rejected |
| 0027-05 31 00-0 | Bogard Construction, Inc. | Steel Decking | Noll & Tam Architects | 7/20/2010 | 8/3/2010 | 7/29/2010 | -5 | In Review |
| 0027-05 31 00-0 | Noll & Tam Architects | Steel Decking | Bogard Construction, Inc. | 7/20/2010 | 8/3/2010 | 7/29/2010 | -5 | Approved as Noted |
| 0027-05 31 00-0 | Bogard Construction, Inc. | Steel Decking | B.T. Mancini Co., Inc. | 7/29/2010 | | | | Approved as Noted |
| 0027-05 31 00-0 | B.T. Mancini Co., Inc. | Steel Decking | Bogard Construction, Inc. | | | 7/16/2010 | | In Review |
| 0028-05 12 00-0 | Bogard Construction, Inc. | Anchor Bolts | Noll & Tam Architects | 7/20/2010 | 8/3/2010 | 7/29/2010 | -5 | Approved as Noted |
| 0028-05 12 00-0 | Golden State Steel | Anchor Bolts | Bogard Construction, Inc. | | | 7/20/2010 | | In Review |
| 0028-05 12 00-0 | Noll & Tam Architects | Anchor Bolts | Bogard Construction, Inc. | 7/20/2010 | 8/3/2010 | 7/29/2010 | -5 | Approved as Noted |
| 0028-05 12 00-0 | Bogard Construction, Inc. | Anchor Bolts | Golden State Steel | 7/29/2010 | | | | Approved as Noted |

Number of Submittal Packages in this Project: 20

Potential Change Orders

Summary Log, Grouped by Status

Town of Los Gatos Library
 100 Villa Avenue
 Los Gatos, CA 95031

Project # 100310
 Tel: 408-395-3680 Fax: 408-395-3803

Bogard Construction, Inc.

| Number | Description | COR No | PCCO No | Budget | | | | Cost | | | | |
|------------------------|--|--------|---------|----------|--------|---------|---------|----------|----------|--------|---------|---------|
| | | | | Estimate | Prop'd | Apprv'd | Applied | App Days | Estimate | Prop'd | Apprv'd | Applied |
| In Pricing | | | | | | | | | | | | |
| D-001 | Add Sewage Backflow Preventer per RFI #013 | | | 0.00 | 0.00 | 0.00 | 0.00 | 0 | 0.00 | 0.00 | 0.00 | 0.00 |
| Project Totals: | | | | 0.00 | 0.00 | 0.00 | 0.00 | | 0.00 | 0.00 | 0.00 | 0.00 |

CASE STUDY NUMBER 1

The Problem/ Issue

California University needed to build a new child development center. Being short on funds, they spoke with an architect that had recently completed a similar project at another university, and commissioned the architect to “site adapt” his design for their campus, resulting in a savings on design fees. The design work was completed, the project approved and constructed.

After the university moved in, problems with the mechanical system were immediately noted. There was little air movement, and spaces were always hot. Faculty, staff and students were consistently complaining to the facilities department. Monies were being withheld from the contractor pending resolution of the problem (see attached specification regarding withholding of monies) .

After several months of meetings, the contractor demanded that his retention be released indicating that he had built the project to the plans and specifications. The architect and his mechanical engineer were not able to offer any opinion as to why the mechanical system was not working, and the faculty and staff were becoming more vocal about their work conditions. To date, all efforts at resolving the problem have occurred through weekly meetings.

Develop a strategy to resolve this problem.

APPA Institute for Facilities Management
Construction Project Management – Advanced Placement
Course 409

NOTES

CASE STUDY NUMBER 2

The Problem/ Issue

A contract for construction of a new science building was issued three months ago. On-site work is underway, and there is another 20 months of construction ahead. The university's project manager has requested that the General Contractor submit his baseline schedule in accordance with the contract specifications (attached). The contractor has indicated that he is working on it, but cannot complete it until he has executed all of his subcontracts. Requests for Information (RFI) are accumulating with the General Contractor indicating that late responses to the RFI's are causing delays.

What should the university's project manager do?

APPA Institute for Facilities Management
Construction Project Management – Advanced Placement
Course 409

NOTES

CASE STUDY NUMBER 3

The Problem/ Issue

Construction of fire and life safety (sprinkler and fire alarm) and ADA (accessible student rooms) improvements are underway in an occupied student-housing complex filled with law students. The building is a high-rise structure, built in the 1900's. The university acquired the building approximately 20 years ago from a federal agency. The "as-built" drawings are not accurate and do not reflect all of the changes that have occurred over the past 100 years.

The General Contractor has a team of project engineers on the job generating 10-20 Requests for Information on a daily basis. There are many reasons for the RFI's including undocumented existing conditions, and document problems. The architect is not able to respond in a timely manner. The university's project manager has asked the principal of the firm to add more staff, but nothing is happening. The university's project manager can see the delay claim coming.

What advice can you give the university's project manager?

APPA Institute for Facilities Management
Construction Project Management – Advanced Placement
Course 409

NOTES

CASE STUDY NUMBER 4

Background

California University has the need to add another campus to its system. After 25 years, the State has finally provided funds for the design and construction of a new campus.

Cal U has decided to deliver their new campus utilizing traditional, design-bid-build project delivery. They have hired an architect and a construction management firm to augment campus staff on this project. Potential general contractors were pre-qualified. On bid day, three bids were received, two bids were at \$42 million, and the low-bid was at \$40 million. The low-bidder was awarded a contract for construction. In addition to the architect and the construction manager, Cal U has also hired additional expertise for the materials and special inspection scope of work and a separate Inspector-of-Record (IOR). All of these firms have separate and direct contracts with the University.

The Dynamics

As with many public works-type projects, the relationship between the General Contractor and the Inspector-of-Record is often strained. This project is no different, with frequent disagreements over sequencing of the work, quality control, scheduling of inspections and many other issues. The General Contractor has stated that they have a certain way they work, this is their competitive advantage, and why they were able to save the University \$2 million in their bid. The IOR believes that the General Contractor is out to take advantage of the University and wants to make sure that the "U" gets everything that he believes they are owed according to the plans and specifications.

The Situation

In spite of the dynamics on the project, construction is proceeding and making good progress. Then one day a situation arises. During a safety walk with several subcontractors, Joe (who works for the GC) is discussing fall protection with the trade superintendents. Tom, the IOR happens to be walking by at the time, and remarks, "I wonder what kind of protection Joe is using when he is with Sue" (Sue is the hoist operator for the project and works for the GC). Joe confronts Tom about his comments and Tom's glasses are broken. The GC offers to pay for the repairs.

Instead of repairing the glasses, Tom obtains a new set and asks the GC to be reimbursed for the cost. The GC declines, indicating that he agreed to pay for the repairs only. Tom then goes to the police department and files a police report on the scuffle with Joe and obtains a Temporary Restraining Order against Joe. Sue learns about the comments made by Tom through the workers on the job and decides not to come to work the next day, citing a "hostile work environment".

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She contacts the General Contractor (her employer) and the business agent for her union. The GC places her on administrative leave pending an investigation into her complaint.

The General Contractor completes their investigation and finds sufficient evidence supporting Sue's concerns. The General Contractor then sends a letter to Cal University demanding disciplinary action against the IOR.

Is there a Problem?

Does Cal University have a problem? If so, what kind of problem? What course of action would you recommend to the University?

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CASE STUDY NUMBER 5

The University is building a unique new campus. Located on a downtown site, there are no parking lots or fields. The campus will be a 5-story, steel structure with existing buildings around all three sides of the building.

In preparation for construction, the University made sure that all of the Owner's contracts were in place, including that of the special materials and testing laboratory. The testing lab was selected through a formal Request for Qualifications advertisement, evaluation of statements of interest, and an interview. A \$500,000 fee was negotiated with the successful firm and a contract was executed. It should be noted that the firm selection and the award of the contract has occurred prior to the bidding of the construction.

As the contractor mobilized on site and prepared his construction schedule, an opportunity developed where the delivery of the structural steel could be accelerated by having two separate steel mills working on the project. The time saved amounted to approximately three months off of the schedule. The mills are located in different states. The University reviewed the opportunity and agreed to accelerate the fabrication and delivery of structural steel. Inspection of welding, etc. was coordinated with the special inspection laboratory.

Halfway through the erection of the structural steel, the testing lab called the university to inform the project manager that they will be using up their fee prior to the completion of the erection of steel and they needed an additional \$150,000 to finish the job. If they did not receive an increase to their fee, they may need to pull off of the job.

What advice can you give the University's Project Manager to help him resolve this situation?

What are the lessons learned and how can the University avoid this problem on future projects?

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CASE STUDY NUMBER 6

The Situation

The University is building a new campus. In preparation for construction, the University made sure that they coordinated with the local utility company for electrical and gas service. An application for service was filed with the utility company over a year before the project was put out to bid.

Through regular monitoring with the utility company, intermediate reports were that everything was fine and that there was no problem. After the award of the construction contract and another regular phone call to the utility company, the application was suddenly found to be "missing" and a new application required. Worse yet, engineering had not begun by the utility company and there was no assurance that temporary power (for the tower crane) would be available and no schedule for the installation of permanent power for the project.

With construction underway, this news was too late. To keep the project moving, the general contractor rented a diesel generator to provide temporary power for the tower crane. Located on a downtown site, the building needs to come up from out of the ground and there were no engineering plans as to where the utility company wanted their vaults. The contractor has had to resequence his work several times, and try to work around the Team's best guess as to where and how utilities will enter the new building.

With a temporary generator, construction has been able to proceed. As the elevators are being assembled, the elevator subcontractor has scheduled to "bump the motors" to make sure that are in working order and are assembled in the right direction. Further, the elevator sub has raised a concern about the use of temporary power. Given the fluctuations caused by a diesel generator, any spike in the variation of power could burn out a control board. There are four elevators with 4 circuit boards each, with a cost of \$2,500 to \$8,000/ circuit board.

The GC has advised the University of this situation and has advised them that while the risk may be real, the cost of a circuit board is minor, especially when compared to the costs involved in delaying the project. The elevator sub has scheduled to "bump the motors" on Friday. The Owner calls the local power company to see if they have scheduled permanent power for the new campus yet.

The Customer Service representative at the local utility company has assured the Owner that permanent power is scheduled for next Thursday, one week later.

The architect and the construction manager have each reviewed the situation on their own. The architect has discussed the situation with his elevator consultant. The construction manager has talked to other elevator subcontractors, his cost estimators and construction superintendents. A memo has been sent to the Owner indicating that the University should take the risk of "bumping" the motors utilizing temporary power. The cost and time consequences of delays will far exceed the cost to replace a circuit board.

Your Decision

As the University's Owner, it is your decision on how to proceed.

If you approve "bumping" the motors on temporary power, you may take on the risk of replacing a circuit board or controller.

If you do not approve "bumping" the motors on temporary power and direct the GC to wait for permanent power, you may be delaying the project.

What is your decision? What do you tell the Board of Trustees in either case?

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CASE STUDY NUMBER 7

The Problem/ Issue

California University has been renovating one of its major academic classroom building's for over a year. It is now August 1, and classes are scheduled to begin within 30 days. The new, roof mounted air handling units are scheduled to arrive within 5 days and to be installed by the mechanical sub-contractor. If all goes well, the installation of the new mechanical units, commissioning, testing and balancing should be completed in time for classes.

The Project Manager for this project has just received a phone call from the General Contractor. The Mechanical Subcontractor has just indicated that he would like all outstanding Change Order Requests (COR) approved, including those that were rejected by the University a year ago. If they are not approved and processed, he will not work and will not install the mechanical units. The total amount of outstanding COR's for the mechanical Subcontractor is \$20,000, and the amount of previously rejected COR's is approximately \$250,000. The total value of the construction contract is \$10 million.

Classes are starting shortly and the President and the Dean's are expecting to move in and set up for classes. Students are expecting to show up for classes in the newly renovated building. The consequences of not moving in are substantial, and have a domino-affect on the campus. The move must occur and classes must start.

Develop a plan for the Project Manager to move forward with, including the completion of the mechanical system for the newly renovated classroom building.

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CASESTUDY NUMBER 8

The Problem/ Issue

To meet the needs of its geographically dispersed service area, California University is building a satellite campus, many miles away from the main campus. Located in the high desert region of the state, the students being served are spread across a sparsely populated area, and the nearest city has a population of 23,000.

To meet the needs of the campus and to develop a community asset for the area, the University has received funding to build a new Performing Arts Center (PAC). This 500-seat theatre, with dance studios, scene and costume shops, rehearsal rooms and more, will truly be a community venue serving the region.

The estimated construction cost is approximately \$16 million. The project is state-funded, and due to the remote geographic area, the project is bid using the standard, public sector procurement of lump sum, low bid. In terms of project size, this is a sizeable project for the region, with very few local contractors capable of bonding and bidding this size of project, and costly for a larger contractor to bid, due to the location, approximately 200 miles from the nearest “larger” city.

The low-bidder is a local general contractor that has performed a considerable amount of public work projects in the region. In addition, they self-perform a wide array of work.

The University awards the contract for construction and issues a Notice to Proceed.

The pace of construction goes very slowly. On average, only about \$200,000 a month of contract value is being put in place. In addition the University's Project Manager is hearing from the major subcontractor's that they are not being paid, however, the subcontractors are not filing any Stop Notices for fear that they would not be able to bid future projects with the General Contractor.

The University's Project Manager brings up that he has heard that subcontractors are not being paid at the weekly Owner-Architect-Contractor (OAC) meetings, and the Contractor shrugs off the comments as just disgruntled subs.

After months of slow progress, and on-going rumors of subcontractors not being paid, but no Stop Notices being filed, the electrical subcontractor finally files a Stop Notice valued in excess of \$1 million.

Shortly thereafter, the mechanical subcontractor files a Stop Notice and several other subcontractors

Within two weeks, Stop Notices in excess of \$2.5 million are received by the University from subcontractors.

In accordance with State Law, 125% of the Stop Notice value is to be held until the Stop Notice has been resolved. Based on the Stop Notices received by the University, payments totaling \$3.25 million are being withheld. The amount being withheld is such that, the University is not able to make any monthly payments to the Contractor.

The University has contacted the Bonding Company and the Bonding Company has elected not to bond around the Stop Notices. They have asked the University to issue two-party checks, which the University has said no.

Finally, the bonding company has set up a special escrow account in which the University is to deposit monthly payments (based on the progress of the work) into, and a consultant hired by the bonding company will ensure that payments are made to the subcontractors.

In spite of all of this, progress of the work is even slower than before, and subcontractors are reluctant to work on this project.

What should the Project Manager and the University do to get this project back on track?

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CASESTUDY NUMBER 9

The Problem/ Issue

California University is building a new satellite campus. The preferred project delivery strategy is Construction Manager At-Risk (CMAR) due to the University's ability to bring the builder on-board during the design phase. During the design phase, the CMAR is responsible for participating in Owner scoping meetings, surveying the construction market in terms of availability of materials and equipment, and performing constructability reviews and cost estimates throughout the design and construction document phases.

Upon completion of construction documents, and the issuance of the building permit, the University authorized the CMAR to proceed with procurement. The CMAR was required to develop a number of bid packages, and to bid each package to a minimum of three bidders. The low bids for each bid package were tabulated, and the CMAR's fee and general conditions bids (in terms of percentages) were added to the total, along with a contingency of 8%.

The entire contract amount - the sum of all bid packages, general conditions, fee and contingency - were submitted to the Board of Trustees for approval. At their regularly scheduled Board meeting, the contract was approved, and a Notice to Proceed was issued shortly thereafter.

During construction, small issues began to arise with regards to the completeness of the construction drawings. Some of the issues involved unknown field conditions, and drawing coordination between disciplines. Other issues developed regarding lack of adherence to University standards, missing program elements that were discovered by the faculty, as well as missed coordination between the building and FF&E (fixtures, furniture and equipment). Soon, the 8% contingency was passed, and additional funding was required from the Trustees.

During the Board meeting a number of questions were raised by individual Trustees about responsibility and accountability for the Change Orders. During this discussion, the Vice Chancellor proclaimed that "the only responsible party is the Construction Manager At-Risk (CMAR). They were on board during the design and construction documents phase, so they should have known if the drawings were incomplete. In addition, that is what the 8% contingency is for. The architect and the engineers are not responsible."

Several of the Trustees began nodding their heads in agreement with the Vice Chancellor and directed him to begin preparing a lawsuit to seek recovery of damages when the project is completed.

Discussion

Do you agree with the Vice Chancellor's statement that with this project delivery strategy (CMAR) only the CMAR is responsible?

Are the architect and the engineers relieved of their responsibility for their construction documents?

Is the University relieved of their financial responsibility?

What should the University's Project Manager be doing to address the situation and to prepare for litigation?

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CASE STUDY NUMBER 10

The Problem/ Issue

California University is building a new campus using design-build project delivery. This is their first design-build project and they want to make sure that they obtain the best value for their capital improvement investment and assembled bridging documents to clearly state what the expectations are for the project.

Several Teams were prequalified to compete for the assignment. Through a points evaluation process, three teams were identified to compete for this contract. These three Teams competed in earnest, and ultimately, one firm was selected based on a combination of points, price, and other criteria such as community outreach.

The successful firm's proposal was taken to the Board of Trustees for approval. Board approval was obtained, and a Notice to Proceed was issued.

During design confirmation, the Design-Build Team's structural engineer recommended a specific structural system that could be permitted more quickly, involved fewer tons of steel and would expedite the project schedule. From the Owner's perspective, as long as the structural system met all code requirements and a permit could be obtained, the final decision rested on the shoulders of the Design-Build Team. Seeing no objections from the Owner, the Design-Build Team approved their structural engineer's recommendation and proceeded.

Unfortunately, the structural engineer's claim did not materialize. Instead of an expedited permit review, the actual review time took twice as long - six months instead of three. The steel fabricator was challenged in producing the required shapes and sizes in the drawings and the erector had difficulty in scheduling his crew due to the delay. In addition, all of the other trades started to fall behind as the building shell was delayed.

The steel fabricator and erector submitted a request for additional services in the amount of \$1 million. Other subcontractors were also being affected financially. However, it is clear that the responsibility is that of the Design-Build Team. Due to the magnitude of the financial impacts, subcontractors are rumored to not being paid, some are not dispatching workers to the jobsite, and hints are being made that Stop Notices may be filed soon.

The new campus is in an underserved community, and there is tremendous political pressure to make sure that this project is completed on time.

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Discussion

Given the dynamics of this project, what should the University's Project Manager be doing to make sure that the project is completed on time?

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