

ATTACHEMENT-B
MEMORANDUM

Submitted: August 28, 2013

Revised: September 14, 2013

To: Norm Vanhole, Chair Pleasant Hill Recreation & Park District Citizen's Bond Oversight Committee (BOC), Measure E Funds

From: Francis G. Gorham

Subject: Construction Subcommittee Report Period Ending June 2013 For Senior Center/Teen Center & the Community Center

Subcommittee Responsibilities:

The role and responsibilities of the Construction Subcommittee are to (1) monitor construction contract bond expenditures during the construction phase to ensure proper allocation of Bond Funds (2) monitor construction contract change orders (CCOs) utilizing bond funds (3) ensure both construction contract expenditures and CCO funds are clearly segregated between Bond and Non-bond expenditures and (4) report back to the Bond Oversight Committee and the general public regarding questions, findings and conclusions related to construction phase bond expenditures.

This committee is not tasked with ensuring the materials and method of construction are in compliance with the contract documents including the general provisions and the special provisions. This committee is not responsible for ensuring progress payments are accurate in regard to the actual measured quantities, nor is this committee responsible for identifying or selecting items to be deleted in order to fund extra work. These responsibilities are fulfilled by the District and/or its representatives.

Background Information:

The District's contract for the construction of the Senior Center (SC) and the Teen Center (TC) was awarded on June 6, 2011 and executed or approved on June 17, to McFadden Construction Inc. of Stockton. The contract was awarded for \$10,027,750.00. During this reporting period the Construction Bond Oversight Committee received a copy of the Settlement Agreement and payment for \$150,000.

On July 17th 2012 the District held a bid opening for construction of the Community Center (CC) and D.L. Falk Construction of Hayward was named the apparent low bidder. On July 25th the contract was awarded to D.L. Falk Construction for the sum of \$8,222,500.00 and construction began shortly thereafter. During this reporting period of January to June 2013 the Committee received a total of 8 CC invoices for review. It should be noted that there were two separate payment invoices submitted for both March and June.

On May 2nd 2013 the District held a bid opening for construction of Pleasant Oaks Park and Goodland Landscape Construction of Tracy was named the apparent low bidder. On May 5th the contract was awarded to Goodland Landscape Construction for the sum of \$3,260,000.00 and construction began in June.

Summary and Findings:

As of the date of this report there was one final payment issued to Mcfadden Construction for the SC/TC for the amount of \$150,000.00. This payment was made under the terms and conditions of the Claim Settlement Agreement date March 11th, 2013 between the Pleasant Hill Recreation and Park District Board and Mcfadden Construction. After this payment is made a Notice of Completion will be filed and all retentions will be released.

The Construction Sub-committee is satisfied with Contract Progress Payments made this period in accordance with the approved Schedule of Values for the Pleasant Hill Community Center (CC). The amounts paid under the CC contract adequately reflect industry standards in regard to the prosecution and progress of work. There are no objections to the Contract Change Order payments made for this period and all payments made qualify for bond measure funds.

Construction of Pleasant Oaks Park by Goodland Landscape Construction has begun and there was one invoice for clearing and grubbing and initial grading activities. There are no objections made to payments made this period and there was no contract change order work.

CC Condensed Payment Summary
(January to March)

Construction Subcommittee Report Period Ending 6/30/13

Community Center	Original Bid	January Pay ¹ (Invoice 6)	February Pay ¹ (Invoice 7)	March Pay ¹ (Invoice 8-9)
SOV Paymnt	\$8,222,500.00	\$618,676.26	\$438,609.44	\$168,680.00
Exec CCOs	\$0.00	\$11,406.59	\$4,525.53	\$1,576.77
Misc/Adjust	\$0.00	\$0.00	\$0.00	\$291,690.81
Total	\$8,222,500.00	\$630,082.85	\$443,134.97	\$461,947.58
Total SOV Payments January to March (w/o CCOs ¹)				\$1,517,656.51
Total CCOs this Period (January-March)				\$17,508.89
Total Payment This Period (January-March)				\$1,535,165.40
Total CCOs Paid Previously (August to December)				\$37,567.46
Total Previous Payments August -December (w/o CCOs ¹)				\$1,112,117.20
Total Payments to date ¹ (Inc CCO Total)				\$2,684,850.06
CCO Total To Date				\$55,076.35
CCO Summary Chart				
CCO Number	CCO Paid this Qtr	Description	BF=Bnd Fnds NBF=NonBnd	CCOs Paid to Date
CCO-4	\$19,000.00	Additive Dance	BF	\$19,000.00
CCO-14	\$1,143.77	4 TO 6" SS	BF	\$1,143.77
CCO-17	-\$9,567.00	PVC Stub ups slab	BF	-\$9,567.00
CCO-21	\$454.00	Ftg Step Change	BF	\$454.00
CCO-26	\$1,200.00	Planter wall height	BF	\$1,200.00
CCO-27	\$428.62	Elect premium time	BF	\$428.62
CCO-28	\$323.97	Column Blockouts	BF	\$323.97
CCO-29	\$2,097.53	Added rebar	BF	\$2,097.53
CCO-31	\$2,024.85	Rain mit for slab	BF	\$2,024.85
CCO-32	\$403.15	exterior wall curb	BF	\$403.15
CCO Total	\$17,508.89			\$55,076.35

CC Condensed Payment Summary

(April to June)

Construction Subcommittee Report Period Ending 6/30/13

Community Ctr	Original Bid	April¹ (Inv-10)	May¹ (Inv-11)	June¹ (Inv 12-13)
SOV Paymnt	\$8,222,500.00	\$489,958.94	\$306,726.20	\$200,235.30
Exec CCOs	\$0.00	\$0.00	\$14,533.31	\$63,250.88
Misc/Adjust	\$0.00	\$0.00	\$0.00	\$684,236.08
Total	\$8,222,500.00	\$489,958.94	\$321,259.51	\$947,722.26
Total SOV Payments April to June (w/o CCOs ¹)				\$1,681,156.52
Total CCOs this Period (April-June)				\$77,784.19
Total Payments This Period (April to June)				\$1,758,940.71
Total Previous CCOs Paid (August to March)				\$55,076.35
Total Previous Payments (w/o CCOs ¹)				\$2,629,773.71
Total Payments to date ¹ (Inc CCO Total)				\$4,443,790.77
CCO Total To Date				\$132,860.54
CCO Summary Chart				
CCO-No	CCO Paid this Qtr	Description	BF=Bnd Fnds	CCOs Paid to Date
CCO-4	\$30,000.00	Additive Dance	??	\$30,000.00
CCO-6	\$20,830.87	Combined CCOs	BF	\$20,830.87
CCO-15	\$1,000.00	Add Trap Primer	BF	\$1,000.00
CCO-25	\$2,780.00	Pedestal Revisions	BF	\$2,780.00
CCO-26	\$7,756.00	Planter wall height	BF	\$7,756.00
CCO-33	\$1,320.10	Add Dedicate Circuit	BF	\$1,320.10
CCO-34	\$902.07	Revise Glu Lam	BF	\$902.07
CCO-35	\$1,959.86	Drill Hangers	BF	\$1,959.86
CCO-36	\$2,037.27	Add Gutter	BF	\$2,037.27
CCO-38	\$1,555.78	Add PSL Support	BF	\$1,555.78
CCO-40	\$170.33	Relocate HDU	BF	\$170.33
CCO-41	\$2,329.00	50amp Circuit	BF	\$2,329.00
CCO-42	\$1,710.66	Fur Wall Out	BF	\$1,710.66
CCO-44	\$516.02	Revise Frame	BF	\$516.02
CCO-45	\$453.29	Plate above Glu Lam	BF	\$453.29
CCO-46	\$1,445.00	Prepare Pad	BF	\$1,445.00
CCO-47	\$2,800.00	Cold Weather	BF	\$2,800.00
CCO-48	(\$1,782.00)	Reduction	BF	(\$1,782.00)
CCO Total	\$77,784.25			\$132,860.60

PO-Parks Condensed Payment Summary

Pleasant Oaks Park	Original Bid	June (Invoice-1)	July (Invoice-2)	August (Invoice-3)
SOV	\$3,260,000.00	\$377,157.17	\$0.00	\$0.00
Executed CCO	\$0.00	\$0.00	\$0.00	\$0.00
Misc Adjust	\$0.00	\$19,850.38	\$0.00	\$0.00
TOTAL	\$3,260,000.00	\$397,007.55	\$0.00	\$0.00
Total SOV Payments June (w/o CCOs)				\$397,007.55
Total CCOs this Period -June				\$0.00
Total Previous CCOs Paid				0
Total Previous Payment (w/o CCOs)				\$0.00
Total Payments to date (including CCOs)				\$397,007.55
CCO Total To Date				\$0.00
CCO Summary Chart				
CCO Number	CCO Paid This Qtr	Description	BF=Bond Fund Bond Funds Not	CCO paid to date
N/A	\$0	None	N/A	\$0
CCO Total	\$0			\$0

Conclusion:

As of this reporting period, construction of the Senior Center and the Teen Center is complete and both buildings are now in full operation. The final claim settlement payment will initiate Contract Acceptance and filing of a Notice of Completion.

Construction of the Community Center (CC) is progressing quickly and as of the June invoice the project is approximately 50% complete in terms of contract dollars spent. The current exterior work includes misc site work, completing the roofing, installing exterior windows, and applying the second course of stucco. The interior work includes electrical, sheet rock installation and HVAC. All extra work and Contract Change Orders for the CC to date have been funded through available contingencies.

Construction of the Pleasant Oaks Park has begun and the nature of the work includes Clearing and Grubbing and rough grading. Only one invoice has been submitted to date.