

ATTACHMENT-B
MEMORANDUM

Submitted: July 9, 2014/Rev 7/15

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 April 2014 For 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:

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 (January to April 30, 2014) the Committee received a total of (4) four Community Center progress pay invoices for review. This contract was accepted by the District as complete on March 27, 2014.

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. One payment invoice was submitted for Pleasant Oaks Park for January during this reporting period. This contract was officially accepted as complete by the District on January 23, 2014. The only remaining payment due is release of retention which has been accounted for in previous reporting periods as monies earned.

Summary and Findings:

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 and the Pleasant Oaks Park. The amounts paid under both contracts 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. For additional information regarding progress payments for this period please refer to the condensed payment summary contained in the following pages.

CC Condensed Payment Summary
(January to April)

Construction Subcommittee Report Period Ending April 30, 2014

Community Ctr	Original bid	January¹ (Invoice 22)	February¹ (Invoice 23)	March/April¹ (Invoice 24 & 25)
SOV Payment	\$8,222,500.00	\$242,853.39	\$99,936.00	\$0.00
Exec CCOs	\$0.00	-\$4,951.18	\$36,755.51	\$82,935.81
Misc/Adjust	\$0.00	\$0.00	\$0.00	\$43,052.00
Total	\$8,222,500.00	\$237,902.21	\$136,691.51	\$125,987.81
Total Schedule of Value (SOV) Payments January to April (w/o CCOs ¹)				\$342,789.39
Total Contract Change Order (CCOs) Payments (January to April)				\$157,792.14
Total Payments This Period (January to April)				\$500,581.53
Total Previous CCOs Paid				\$372,092.29
Total Previous Payments (w/o CCOs ¹)				\$7,879,709.98
Total Payments to date¹ (Inc CCO Total)				\$8,752,383.80
CCO Total To Date				\$529,884.43
CCO Summary Chart				
CCO-No	CCO Paid Prev	Description	BF=Bnd Fnds	CCOs Paid to Date
Varies	N/A	CCO PREVIOUSLY RPT	BF	\$372,092.29
CCO-10	\$0.00	Delete Light Fix	BF	-\$1,147.59
CCO-22	\$0.00	Delete Elect & Plumb	BF	-\$3,803.59
CCO-29	\$0.00	Varies	BF	\$43,052.00
CCO-83	\$0.00	Mount Fixtures	BF	\$1,500.00
CCO-109	\$0.00	Hall 1 Light Fix	BF	\$5,664.77
CCO-136	\$0.00	Ftging Details light	BF	\$2,300.00
CCO-141	\$0.00	Irrigation Wire	BF	\$3,930.00
CCO-143	\$0.00	Plumb @ Trash Encl	BF	\$5,138.00
CCO-144	\$0.00	Plaque	BF	\$575.00
CCO-151-154	\$0.00	Varies	BF	\$5,518.74
CCO-155-159	\$0.00	Varies	BF	\$12,129.00
CCO 43,49-52,55-57	\$0.00	Varies	BF	\$8,975.10
CCO-60,61,69,74-81	\$0.00	Varies	BF	\$17,294.82
CCO-82		Lighting conduit	BF	\$3,205.97
CCO-127	\$0.00	Add Irrigation Box	BF	\$2,440.72
CCO 162-164	\$0.00	Cost Corrections	BF	-\$6,235.80
CCO 160-161	\$0.00	Varies	BF	\$2,275.00
CCO-165-172	\$0.00	Varies	BF	\$29,908.00
CCO-173-187	\$0.00	Varies	BF	\$25,072.00
CCO Total	\$0.00			\$529,884.43

PO-Parks Condensed Payment Summary
(January- April)

Pleasant Oaks Park				
PO Park	Original Bid	January¹ (Invoice-8)		
SOV Paymnt	\$3,260,000.00	\$133,608.70		
Exec CCOs	\$0.00	\$2,970.34		
Misc/Adjust	\$0.00	\$0.00		
Total	\$3,260,000.00	\$136,579.04	\$0.00	\$0.00
Total SOV Payments January-April (w/o CCOs ¹)				\$133,608.70
Total CCOs this Period (January-April)				\$2,970.34
Total Payments this period¹ (Inc CCO Total)				\$136,579.04
Total Previous CCOs Paid				\$193,679.39
Total Previous Payments (w/o CCOs ¹)				\$3,265,191.30
Total Payments to date				\$3,595,449.73
CCO Total To Date				\$196,649.73
CCO Summary Chart				
CCO-No	CCO Paid this Qtr	Description	BF=Bnd Fnds	CCOs Paid to Date
CCO-2	\$0.00	Box & Fence	BF	\$19,985.28
CCO-3	\$0.00	scope	BF	\$11,885.88
CCO-5	\$0.00	Extra Work	BF	\$24,346.39
CCO-6	\$0.00	Paving Drainage	BF	\$10,725.96
CCO-7	\$0.00	Corrections	BF	\$14,774.87
CCO-8	\$0.00	Misc Change	BF	\$12,934.30
CCO-9	\$0.00	Mis c Change	BF	\$18,205.00
CCO-10	\$0.00	Mis c Change	BF	\$24,265.00
CCO-11	\$0.00	Mis c Change	BF	\$46,530.00
CCO-12	\$0.00	Misc Change	BF	\$10,026.71
CCO-13	\$2,970.34	Misc Change	BF	\$2,970.34
CCO Total	\$2,970.34			\$196,649.73

Conclusion:

As of this reporting period, construction is complete for both the Pleasant Oaks Park and the Pleasant Hill Community Center and both facilities are in full operation.

The Community Center's final cost was \$8,752,384 which is approximately 6% over the contract bid price. The Pleasant Oaks Park's final cost was \$3,595,449.73, or approximately 10% over the contract bid price. These cost increases are typical of projects this scale and these increases were funded by available project contingencies and/or eliminated items.