

**ATTACHEMENT-B**  
**MEMORANDUM**

**Submitted: February 21<sup>st</sup> 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 December 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 award 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 total of 6 combined invoices for the Senior Center and the Teen Center for review. Specifically, for this report covers the period of July 2012 to December 2012 for the TC and SC.

On July 17<sup>th</sup> 2012 the District held a bid opening for the construction of the Community Center (CC) and D.L. Falk Construction of Hayward was named the apparent low bidder. On July 25<sup>th</sup> the contract was awarded to D.L. Falk Construction for the sum of \$8,222,500.00 and construction began shortly thereafter.

**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 both the SC/TC and the Community Center (CC). The amounts paid adequately reflect industry standards and the prosecution and progress of work. There are no objections to the Contract Change Order payments made for each project and the sum total of Non-bond Funds used to date is \$150,000.00 for the Senior Center’s CCO-1 Bocce Courts.

During this reporting period one clerical error was discovered on McFadden’s Payment Application-14 (August) for \$552.25. This item brought to the District’s representatives who concurred that is was an apparent error that can be reconciled via retention funds in necessary.

As part of this reporting period Construction for the TC/SC were completed and this project is clearing punch list times and will soon enter the contract closeout and acceptance phase. The CCO summary below shows the segregation of funds between bond and non-bond funded changes and the total amount of changes for the TC/SC to date.

<b>CCO No.</b>	<b>Funding Source</b>	<b>CCO Description</b>	<b>Value Paid</b>
CCO 1	Non-Bond Funds	Bocce Courts	\$150,000.00
CCO 2 -12	Bond Funds	Deletions/ Additions to TC/SC	(\$-96,502.00)
CCO 14-15	Bond Funds	Deletions/ Additions to TC/SC	\$37,672.00
CCO 17 -26	Bond Funds	Deletions/ Additions to TC/SC	\$132,059.00
CCO 27 -29	Bond Funds	Deletions/Back charges for TC/SC	(\$34,400.00)
<b>Total TC/SC Bond Funded CCOs</b>			<b>\$38,829.00</b>
<b>Total TC/SC Non Bond CCOs</b>			<b>\$150,000.00</b>
<b>Total TC/SC CCOs</b>			<b>\$188,829.00</b>

**TC/SC Condensed Payment Summary:**  
(July-September)

<b>Facility</b>	<b>Original Bid</b>	<b>July Progress Pay<sup>1</sup></b>	<b>August Progress Pay<sup>1</sup></b>	<b>Sept Progress Pay<sup>1</sup></b>
SC Subtotal	\$7,219,753.55	\$564,722.24	\$401,026.66	\$921,690.46
TC Subtotal	\$2,780,246.45	\$82,450.64	\$224,975.41	\$66,446.01
SC/TC Subt	\$10,000,000.00	\$647,172.88	\$626,002.07	\$988,136.47
CCO/PPP		\$24,044.75	\$47,190.73	\$59,596.57
Misc/Adjust	\$27,750.00	\$0.00	\$4,594.46	\$0.00
<b>Total</b>	<b>\$10,027,750.00</b>	<b>\$671,217.63</b>	<b>\$677,787.26</b>	<b>\$1,047,733.04</b>
Total Payments July-September (w/o CCOs <sup>1</sup> )				\$2,261,311.42
Total CCOs for Period				\$130,832.05
Previous Quarter Payments (w/o CCOs <sup>1</sup> )				\$7,338,338.75
Total Schedule of Values Payment (w/o CCOs <sup>1</sup> )				\$9,599,650.17
Total Payments to date <sup>1</sup> (Inc CCO Total)				<b>\$9,829,615.63</b>
CCO Total To date				\$197,621.00
<b>CCO Summary Chart</b>				
CCO-No	CCO Paid this Qtr	Description	BF=Bnd Fnds NBF=NonBnd (F)	CCOs Paid Date(end Sept)
CCO-1	\$49,278.91	Bocci Court	NBF	\$150,000.00
CCO-2 & 7	\$0.00	Delete SOV Items	BF/(F)	-\$332,082.00
CCO-3to6	\$0.00	SC/TC Extra Wrk	BF	\$82,738.00
CCO-8	\$0.00	20 EW Changes	BF	\$45,035.00
CCO-9	\$1,061.00	4 Delete/reduce	BF	\$35,488.00
CCO-10	\$1,548.84	EW for roof	BF	\$41,974.00
CCO-11	\$2,604.00	Varies	BF	\$27,614.00
CCO-12	\$0.00	Varies	BF	\$2,731.00
CCO-14	\$13,125.00	Varies	BF	\$24,599.00
CCO-15	\$2,276.00	Varies	BF	\$13,073.00
CCO-17	\$2,508.20	Varies	BF	\$25,062.00
CCO-18	\$9,425.00	Varies	BF	\$27,230.00
CCO-20	\$24,127.00	Varies	BF	\$25,472.00
CCO-21	-\$730.00	Varies	BF	\$2,365.00
CCO-22	\$14,808.00	Varies	BF	\$14,808.00
CCO-23	\$11,514.00	Varies	BF	\$11,514.00
	\$131,545.95			<b>\$197,621.00</b>

**TS/SC Condensed Payment Summary**  
(October-December)

Facility	Original Bid	October Progress Pay <sup>1</sup>	November Progress Pay <sup>1</sup>	December Progress Pay <sup>1</sup>
SC Subtotal	\$7,219,753.55	\$59,532.12	\$156,132.03	\$0.00
TC Subtotal	\$2,780,246.45	\$402.50	\$61,847.92	\$0.00
SC/TC Subt	\$10,000,000.00	\$59,934.62	\$217,979.95	\$0.00
CCO/PPP	\$0.00	-\$1,207.00	-\$18,339.00	-\$14,854.00
Misc/Adjust	\$27,750.00	\$0.00	-\$26,710.44	\$76,529.00
<b>Total</b>	<b>\$10,027,750.00</b>	<b>\$58,727.62</b>	<b>\$172,930.51</b>	<b>\$61,675.00</b>
Total SOV Payments October-December (w/o CCOs <sup>1</sup> )				\$327,733.13
Total CCOs this Period				-\$34,400.00
Total Previous SOV Payments w/o CCOs <sup>1</sup>				\$9,734,524.34
Total Payments to date <sup>1</sup> (Inc CCO Total)				<b>\$10,216,686.47</b>
CCO Total To Date				\$188,829.00
<b>CCO Summary Chart</b>				
CCO-No	CCO Paid this Qtr	Description	BF=Bnd Fnds NBF=NonBnd	CCOs Paid TO Date
CCO-1	\$0.00	Bocci Court	NBF	\$150,000.00
CCO-2& 7	\$0.00	Delete SOV Items	BF	-\$332,082.00
CCO-3to6	\$0.00	SC/TC Extra Wrk	BF	\$82,738.00
CCO-8	\$0.00	20 EW Changes	BF	\$45,035.00
CCO-9	\$0.00	4 Delete/reduce	BF	\$35,488.00
CCO-10	\$0.00	EW for roof	BF	\$41,974.00
CCO-11	\$0.00	Varies	BF	\$27,614.00
CCO-12	\$0.00	TC Roofing Ch	BF	\$2,731.00
CCO-14	\$0.00	Var Adds/Del	BF	\$24,599.00
CCO-15	\$0.00	Var Adds/Del	BF	\$13,073.00
CCO-17	\$0.00	Add Signal	BF	\$25,062.00
CCO-18	\$0.00	Var Adds/Change	BF	\$27,230.00
CCO-20	\$0.00	Var Adds/Change	BF	\$25,472.00
CCO-21	\$0.00	Var Adds/Del	BF	\$2,365.00
CCO-22	\$0.00	Var Adds/Change	BF	\$14,808.00
CCO-23	\$0.00	Adds/change/Del	BF	\$11,514.00
CCO-25	\$0.00	Var Adds/Change	BF	\$12,100.00
CCO-26	\$0.00	Var Adds/Change	BF	\$13,508.00
CCO-27 to 29	-\$34,400.00	Delete/Backcharge	BF	-\$34,400.00
<b>CCO Total</b>	<b>-\$34,400.00</b>			<b>\$188,829.00</b>

**CC Condensed Payment Summary**  
(August-October)

Construction Subcommittee Report Period Ending 1/31/13

<b>Comm Center</b>	<b>Original Bid</b>	<b>August Progress Pay<sup>1</sup></b>	<b>September Progress Pay<sup>1</sup></b>	<b>October Progress Pay<sup>1</sup></b>
SOV Paymnt	\$8,222,500.00	\$251,949.89	\$161,918.40	\$349,391.80
Executed CCOs	\$0.00	\$0.00	\$7,875.00	\$7,328.00
Misc/Adjust	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total</b>	<b>\$8,222,500.00</b>	<b>\$251,949.89</b>	<b>\$169,793.40</b>	<b>\$356,719.80</b>
Total SOV Payments August to October (w/o CCOs <sup>1</sup> )				\$763,260.09
Total CCOs this Period				\$15,203.00
Total Previous Payments (w/o CCOs <sup>1</sup> )				\$0.00
Total Payments to date <sup>1</sup> (Inc CCO Total)				<b>\$778,463.09</b>
CCO Total To Date				\$15,203.00
<b>CCO Summary Chart</b>				
CCO-No	CCO Paid this Qtr	Description	BF=Bnd Fnds NBF=NonBnd	CCOs Paid TO Date
CCO-5	\$7,875.00	Remove expose ftg	BF	\$7,875.00
CCO-9	\$6,381.00	Additional x & compaction	BF	\$6,381.00
CCO-16	\$947.00	Premium time	BF	\$947.00
<b>CCO Total</b>	\$15,203.00			\$15,203.00

**CC Condensed Payment Summary**  
(November-January)

<b>Comm Center</b>	<b>Original Bid</b>	<b>November Progress Pay<sup>1</sup></b>	<b>December Progress Pay<sup>1</sup></b>	<b>January Progress Pay<sup>1</sup></b>
SOV Paymnt	\$8,222,500.00	\$165,646.80	\$183,210.40	\$618,676.26
Executed CCOs	\$0.00	\$0.00	\$22,364.36	\$11,406.59
Misc/Adjust	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total</b>	<b>\$8,222,500.00</b>	<b>\$165,646.80</b>	<b>\$205,574.76</b>	<b>\$630,082.85</b>
Total SOV Payments November to January (w/o CCOs <sup>1</sup> )				\$967,533.46
Total CCOs this Period				\$33,770.95
Total Previous SOV Payments (w/o CCOs <sup>1</sup> )				\$763,260.09
Total Payments to date <sup>1</sup> (Inc CCO Total)				<b>\$1,779,767.50</b>
CCO Total To Date				\$48,973.95
<b>CCO Summary Chart</b>				
CCO-No	CCO Paid this Qtr	Description	BF=Bnd Fnds	CCOs Paid TO Date
CCO-4	\$9,000.00			\$9,000.00
CCO-5	~	Remove expose ftg	BF	\$7,875.00
CCO-7	\$2,000.00			\$2,000.00
CCO-8	\$4,674.99			\$4,674.99
CCO-9	~	Additional x &	BF	\$6,381.00
CCO-11	\$2,996.00			\$2,996.00
CCO-15	\$1,641.00			\$1,641.00
CCO-16	~	Premium time	BF	\$947.00
CCO-18	\$7,149.00			\$7,149.00
CCO-19	-\$617.00			-\$617.00
CCO-20	\$1,466.66			\$1,466.66
CCO-21	\$454.00			\$454.00
CCO-23	\$214.85			\$214.85
CCO-24	\$1,338.86			\$1,338.86
CCO-25	\$1,500.00			\$1,500.00
CCO-26	\$1,200.00			\$1,200.00
CCO-27	\$428.62			\$428.62
CCO-28	\$323.97			\$323.97
<b>CCO Total</b>	<b>\$33,770.95</b>			<b>\$48,973.95</b>

**Conclusion:**

As of this reporting period, construction of both the Senior Center and the Teen Center is complete and both buildings are now in operation. Over the next few months the project will enter into the contract closeout and acceptance phase to ensure potential claims issues and related adjustments in compensation are properly accounted for and resolved.

All extra work and Contract Change Orders were funded through available contingencies and or deleting items within the approved Schedule of Values. The total amount Bond Funded Contract Change Orders (increases) was \$38,829.00. The total value of deleted work and or back charges is (\$366,648).

Construction of the Community Center is underway and site excavation and pouring of the main building slab is complete. Framing has begun and will continue for several months followed by roofing. All extra work and Contract Change Orders for the CC were funded through available contingencies.