

ATTACHMENT-B
MEMORANDUM

Submitted: February 13, 2014

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 the Community Center & Pleasant Oaks Park

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 (July to December) the Committee received a total of 7 progress pay invoices for review. It should be noted that there were two separate payment invoices submitted for December.

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. During this same reporting period the Committee received a total of 6 invoices for the Pleasant Oaks Park for review.

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 (CC) 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.

CC Condensed Payment Summary

(July to September)

Community Ctr	Original Bid	July ¹ (Invoice 14)	August ¹ (Invoice 15)	September ¹ (Invoice 17)
SOV Paymnt	\$8,222,500.00	\$498,362.73	\$835,610.75	\$652,742.55
Exec CCOs	\$0.00	\$0.00	\$0.00	\$41,418.60
Misc/Adjust	\$0.00	\$0.00	\$0.00	\$0.00
Total	\$8,222,500.00	\$498,362.73	\$835,610.75	\$694,161.15
Total SOV Payments July-Sept (w/o CCOs ¹)				\$1,986,716.03
Total CCOs this Period (July-Sept)				\$41,418.60
Total Payments This Period (July -Sept)				\$2,028,134.63
Total Previous CCOs Paid				\$132,860.54
Total Previous Payments (w/o CCOs ¹)				\$4,310,930.23
Total Payments to date ¹ (Inc CCO Total)				\$6,471,925.40
CCO Total To Date				\$174,279.14
CCO Summary Chart				
CCO-No	CCO Paid this Qtr	Description	BF=Bnd Fnds	CCOs Paid to Date
Varies	N/A	CCO PAID PREVIOUS	BF=Bnd Fnds	\$132,860.54
CCO-30	\$752.21	Mod Studs @ D line	BF	\$752.21
CCO-39	\$3,199.85	Mod Elect & telecom	BF	\$3,199.85
CCO-53	\$9,462.70	Support roof corner	BF	\$9,462.70
CCO-54	\$10,850.76	Roof gutters drain line	BF	\$10,850.76
CCO-62	\$6,215.63	Roof underlay	BF	\$6,215.63
CCO-64	\$1,065.72	Drain at Water heat	BF	\$1,065.72
CCO-65	\$982.10	weather protection	BF	\$982.10
CCO-71	\$6,749.56	roofing crickets	BF	\$6,749.56
CCO-73	\$2,140.07	planter changes	BF	\$2,140.07
CCO Total	\$41,418.60			\$174,279.14

CC Condensed Payment Summary

(October to December)

Construction Subcommittee Report Period Ending 12/31/13

Community Ctr	Original Bid	October¹ (Invoice 18)	November¹ (Invoice 19)	December¹ (Invoice 20-21)
SOV Payment	\$8,222,500.00	\$618,135.98	\$218,740.04	\$745,187.70
Exec CCOs	\$0.00	\$121,586.68	\$0.00	\$76,226.47
Misc/Adjust	\$0.00	\$0.00	\$0.00	\$0.00
Total	\$8,222,500.00	\$739,722.66	\$218,740.04	\$821,414.17
Total SOV Payments October-December (w/o CCOs ¹)				\$1,582,063.72
Total CCOs this Period (October-December)				\$197,813.15
Total Payments This Period (October-December)				\$1,779,876.87
Total Previous CCOs Paid				\$174,279.14
Total Previous Payments (w/o CCOs ¹)				\$6,297,646.26
Total Payments to date¹ (Inc CCO Total)				\$8,251,802.27
CCO Total To Date				\$372,092.29
CCO Summary Chart				
CCO-No	CCO Paid this Qtr	Description	BF=Bnd Fnds	CCOs Paid to Date
Varies	N/A	CCO PREVIOUSLY RPT	BF	\$174,279.14
CCO-3	\$12,000.00	Stone Mansony	BF	\$12,000.00
CCO-58	\$3,237.00	Gas line	BF	\$3,237.00
CCO-68	\$5,644.00	access panels	BF	\$5,644.00
CCO-85	\$7,628.83	ductwork	BF	\$7,628.83
CCO-86	\$415.57	color samples	BF	\$415.57
CCO-87	\$3,232.47	trellis connect	BF	\$3,232.47
CCO-89	\$7,805.00	irrsleeves	BF	\$7,805.00
CCO-94	\$1,326.00	install clean out	BF	\$1,326.00
CCO-99-105	\$3,787.31	misc combined	BF	\$3,787.31
CCO-110	\$2,737.75	light fixtures	BF	\$2,737.75
CCO-113-115	\$14,971.75	switch, shade, conc	BF	\$14,971.75
CCO-119-120	\$3,751.00	ground rod, regrade	BF	\$3,751.00
CCO-122-124	\$45,718.00	1 joist, skylight, roof	BF	\$45,718.00
CCO126,129, 131	\$9,332.00	acoustic, grade change	BF	\$9,332.00
CCO-92,93	\$4,215.02	e-conduit, light fixt	BF	\$4,215.02
CCO-121, 135	\$18,898.34	lab moisture, p-lot cur	BF	\$18,898.34
CCO-137-140	\$9,271.85	leak rep, phone lines	BF	\$9,271.85
CCO-145-147	\$3,907.00	curb, pbox, vents	BF	\$3,907.00
CCO-118	\$10,850.00	play groubd	BF	\$10,850.00
CCO-134,142	\$20,060.26	trash enc, sewer, slab	BF	\$20,060.26
CCO 149-150	\$9,024.00	fibertilecarpet	BF	\$9,024.00
CCO Total	\$197,813.15			\$372,092.29

PO-Parks Condensed Payment Summary

(July to September)

Pleasant Oaks Park				
PO Park	Original Bid	July¹ (Invoice-2)	August¹ (Invoice-3)	September¹ (Invoice-4)
SOV Paymnt	\$3,260,000.00	\$380,334.46	\$474,102.69	\$667,461.34
Exec CCOs	\$0.00	\$0.00	\$11,885.88	\$59,215.87
Misc/Adjust	\$0.00	\$0.00	\$0.00	\$0.00
Total	\$3,260,000.00	\$380,334.46	\$485,988.57	\$726,677.21
Total SOV Payments July-September (w/o CCOs ¹)				\$1,521,898.49
Total CCOs this Period (July -September)				\$71,101.75
Total Payments This Period (July-September)				\$1,593,000.24
Total Previous CCOs Paid				\$0.00
Total Previous Payments (w/o CCOs ¹)				\$397,007.55
Total Payments to date ¹ (Inc CCO Total)				\$1,990,007.79
CCO Total To Date				\$71,101.75
CCO Summary Chart				
CCO-No	CCO Paid this Qtr	Description	BF=Bnd Fnds	CCOs Paid to Date
CCO-2	\$0.00	Box Fence Change	BF	\$0.00
CCO-3	\$11,885.88	Scope Change	BF	\$11,885.88
CCO-5	\$24,346.39	Exta Work	BF	\$24,346.39
CCO-6	\$10,725.96	Paving Drain	BF	\$10,725.96
CCO-7	\$11,209.22	Corrections	BF	\$11,209.22
CCO-8	\$12,934.30	Misc Wrk	BF	\$12,934.30
CCO-9	\$0.00	Mis c Wrk	BF	\$0.00
CCO-10	\$0.00	Mis c Wrk	BF	\$0.00
CCO-11	\$0.00	Mis c Wrk	BF	\$0.00
CCO-12	\$0.00	Misc Wrk	BF	\$0.00
CCO Total	\$71,101.75			\$71,101.75

PO-Parks Condensed Payment Summary

(October to December)

Pleasant Oaks Park				
PO Park	Original Bid	October¹ (Invoice-5)	November¹ (Invoice-6)	December¹ (Invoice-7)
SOV Paymnt	\$3,260,000.00	\$683,588.75	\$466,036.97	\$196,659.54
Exec CCOs	\$0.00	\$65,947.65	\$55,827.85	\$802.14
Misc/Adjust	\$0.00	\$0.00	\$0.00	\$0.00
Total	\$3,260,000.00	\$749,536.40	\$521,864.82	\$197,461.68
Total SOV Payments October-December (w/o CCOs ¹)				\$1,346,285.26
Total CCOs this Period (October-December)				\$122,577.64
Total Payments this period¹ (Inc CCO Total)				\$1,468,862.90
Total Previous CCOs Paid				\$71,101.75
Total Previous Payments (w/o CCOs ¹)				\$1,918,906.04
Total Payments to date				\$3,458,870.69
CCO Total To Date				\$193,679.39
CCO Summary Chart				
CCO-No	CCO Paid this Qtr	Description	BF=Bnd Fnds	CCOs Paid to Date
CCO-2	\$19,985.28	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	\$3,565.65	Corrections	BF	\$14,774.87
CCO-8	\$0.00	Misc Change	BF	\$12,934.30
CCO-9	\$18,205.00	Mis c Change	BF	\$18,205.00
CCO-10	\$24,265.00	Mis c Change	BF	\$24,265.00
CCO-11	\$46,530.00	Mis c Change	BF	\$46,530.00
CCO-12	\$10,026.71	Misc Change	BF	\$10,026.71
CCO Total	\$122,577.64			\$193,679.39

Conclusion:

As of this reporting period, construction is significantly completed in both the Pleasant Oaks Park and the Community Center.

Construction of the Community Center (CC) is progressing quickly and as of the December invoice the project is approximately 96% complete in terms of contract dollars spent. All extra work and Contract Change Orders for the CC to date have been funded through available contingencies.

Construction of the Pleasant Oaks Park is complete and the project is in a turf establishment period.