

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



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

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: Gayle K. DeLorme  
 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.

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

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.

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:**

<input checked="" type="checkbox"/>	OWNER
<input type="checkbox"/>	CONSTRUCTION
<input checked="" type="checkbox"/>	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

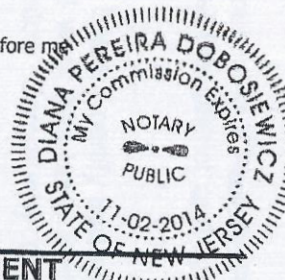
Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

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: 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:



1. ORIGINAL CONTRACT SUM	\$	<u>17,952,000.00</u>
2. Net change by Change Order	\$	<u>208,000.00</u>
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$	<u>18,160,000.00</u>
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$	<u>14,132,848.02</u>
5. RETAINAGE:		
a. <u>10</u> % of Completed Work	\$	<u>1,392,385.81</u>
b. _____ % of Stored Material	\$	<u>0</u>
Total Retainage (Lines 5a + 5b or)	\$	<u>1,392,385.81</u>
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$	<u>12,740,462.21</u>
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	<u>12,593,629.81</u>
8. CURRENT PAYMENT DUE	\$	<u>153,568.84</u>
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$	<u>5,419,537.79</u>

### 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 . . . . \$ ~~153,568.84~~ 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] By: \_\_\_\_\_ 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	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	

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.

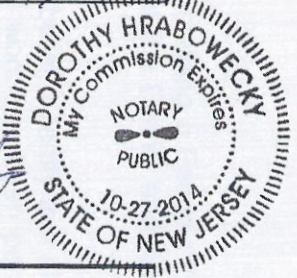
- 1. ORIGINAL CONTRACT SUM \$ 17,952,000.00
- 2. Net change by Change Order \$ 208,000.00
- 3. CONTRACT SUM TO DATE (Line 1 + 2) \$ 18,160,000.00
- 4. TOTAL COMPLETED & STORED TO DATE (Column G on G703) \$ 14,535,849.70
- 5. RETAINAGE:
  - a. 10 % of Completed Work \$ 1,432,012.33
  - b. % of Stored Material \$ 0
  - Total Retainage (Lines 5a + 5b or \$ 1,432,012.33
- 6. TOTAL EARNED LESS RETAINAGE \$ 13,103,837.37  
(Line 4 Less Line 5 Total)
- 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

VIA ARCHITECT:

FROM CONTRACTOR:

CONTRACT DATE:

Date: 7/14/2010

**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	
<b>TOTALS</b>	<b>0.00</b>	<b>0.00</b>
<b>NET CHANGES by Change Order</b>	<b>0.00</b>	<b>0.00</b>

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: \_\_\_\_\_

**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

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



**BERKELEY CITY COLLEGE - PERMANENT FACILITY PROJECT**  
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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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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

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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	cent 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, 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			



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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			
<b>Totals</b>					<b>6,543,959</b>	<b>5,535,739</b>	<b>2,411,569</b>				<b>Void Total</b>	<b>148,570</b>
<b>Percentage of Contract</b>					<b>40,240,000</b>	<b>16.26%</b>	<b>5.99%</b>					

<b>Totals Per Code</b>					
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
<b>Total</b>	<b>2,063,879</b>	<b>2,372,953</b>			
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	<b>PPW Conference Room - 41 Miles Ave., Los Gatos, CA</b>	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
<b>I</b>	<b>Safety / Schedule / Site</b>			
1.1.1	<b>Safety:</b> <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.		<b>On going</b>	

## OAC MEETING MINUTES

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



# OAC MEETING MINUTES

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

# OAC MEETING MINUTES

Mtg & Item #	Description	Firm/Resp.	Due Date	Open / Closed
1.8.3	<b>Meeting with arborist regarding tree removal/protection</b> <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 <b>(8/3) Tree has been cut, site review later.</b>			
2.9.1	<b>Software for project management:</b> <input type="checkbox"/> <b>Converge webinar at Bogard, SMC concern is that of implementation &amp; training. (7/27) Expect to be set up in 2 weeks</b>	BC	8/10/10	OPN
4.3.1	<b>Hillside Erosion Control</b> <input type="checkbox"/> <b>(7/27) is of concern to N&amp;T. Kevin clarified what is being done up the hill. Bogard to seed the hill this year and keep fabric to provide erosion control.</b>			
<b>IV</b>	<b>Owner Coordination</b>			
1.4.1	<b>Public Art in Public Places</b> – 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"/> <b>(7/22) N&amp;T to issue revisions, tentative by week of 8/3.</b> <input type="checkbox"/> <b>(8/3) Target 4/6/11 for Art installation date</b> <b>Change to Children's Wall</b> <input type="checkbox"/> Noll & Tam revisions; <b>(7/27) Frank to wait for revisions and N&amp;T &amp; Town approval before requesting ROM from subcontractors.</b> <b>Donor Recognition</b> <input type="checkbox"/> Modifications to be limited to backing for mounting			
1.4.2	<b>Owner Sub Consultants Coordination</b> <input type="checkbox"/> Owner sub consultants TBD			
1.4.3	<b>FFE Tracking:</b>		<b>On-going</b>	
1.4.4	<b>Donor Recognition</b> – changes forthcoming. <input type="checkbox"/> Modifications to be limited to backing for mounting			
1.4.5	<b>Cooling Tower Project/Generator Relocation:</b> <input type="checkbox"/> Bid August 4th. Award expected September 7 <input type="checkbox"/> Construction start expected late September; Completion 11/22 <b>- (7/27) Generator lead time 14 weeks</b>			
<b>V</b>	<b>Payment</b>			
1.5.2	<b>Payment:</b> <input type="checkbox"/> <b>(8/3) 1<sup>st</sup> Draw on July 7/27 – In process by Town.</b>		<b>Monthly</b>	
2.5.3	<b>Potential Back Charges:</b>	BC		
<b>VI</b>	<b>Holiday / Vacation schedule for the core group</b>			
	Bruce 7/30 – 8/8	<b>All</b>	<b>On going</b>	
	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
<b>VII</b>	<b>COR Log</b>			
1.7.1	PCO Log – ongoing (see attached log)		<b>On going</b>	
<b>VIII</b>	<b>Supplemental Meeting Schedule</b>			
1.8.1	<b>Subcontractor meeting</b> <ul style="list-style-type: none"> <li><input type="checkbox"/> Bogard Pre-Con TBD (next 3 weeks); to include OAC team &amp; main subs</li> <li><input type="checkbox"/> Regular sub meeting TBD</li> </ul>			
1.8.2	<b>LEED online submittal training for subcontractors</b> <ul style="list-style-type: none"> <li><input type="checkbox"/> <i>(8/3) Dave Tanza to submit online to Simon &amp; Associates for subs</i></li> </ul>			
<b>IX</b>	<b>New Issues</b>			
5.3.1	<b>Demolition</b> <ul style="list-style-type: none"> <li><input type="checkbox"/> <i>(8/3) More concrete found than shown on demo, Bogard to keep T&amp;M tags from subcontractor.</i></li> </ul>			
5.3.2	<b>Transformer Pad</b> <ul style="list-style-type: none"> <li><input type="checkbox"/> <i>PG&amp;E drawing; Bogard to research installation responsibility, whether PG&amp;E or Town.</i></li> </ul>			

**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](mailto: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
<b>In Pricing</b>												
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
<b>Project Totals:</b>				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.

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## 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?

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### 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?*



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## 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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## CASE STUDY 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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