

Monthly Status Report

for

Delta College Measure L Bond Program

*Prepared by Kitchell
for*

San Joaquin Delta Community College



Included in Booklet:

- **Project Overview**
- **Progress Photos**
- **Project Submittals,
RFI's and PCO Logs**

April-09





Atherton/Tillie Lewis Safety Modifications

Project Overview

Rigging & Lifts System Upgrade Project

Project Architect:	Shalleck Collaborative,
Contractor:	LVH Entertainment Systems
Budget:	\$ 1,226,000*
Actual Bid Day Amount:	\$ 382,074
Actual Notice to Proceed Date:	January 14, 2009
Current Completion Date:	May 14, 2009

* Includes soft costs, rigging, safety & seating modifications

Egress Modification Project

Project Architect:	WMB
Contractor:	Iomlan Construction Services
Project Budget:	\$ 1,226,000*
Actual Bid Day Amount:	\$ 136,219
Actual Notice to Proceed Date:	January 20, 2009
Current Completion Date:	May 20, 2009

Seat Replacement Project

Project Architects:	Shalleck Collaborative &
WMB	
Contractor:	American Seating
Budget:	\$ 1,226,000*
Actual Bid Day Amount:	\$ 297,769
Actual Notice to Proceed Date:	March 4, 2009
Current Completion Date:	N/A

Project Description: The Atherton/Tillie Lewis Safety Modification projects includes work in the existing Atherton and Tillie Lewis theatres. Both theatres are getting rigging & stage lift maintenance, handrail installation and seating modifications. Atherton Theatre seating modifications consists of new armrests with lights, intermediate armseats and ADA armrests. Tillie Lewis seating modifications consists of new seats with armrest lights and ADA armrests.

Progress

During this reporting month several submittals have been approved and materials have been ordered.



Issues

The completion date will be revised because the theatre is not available until May 2009. Carpet selection has been challenging and it is in the process of being removed from the contract.

Schedule

The Project Schedule has been impacted by the unavailability of the theatres. The project is forecast to complete August 13, 2009. The Contract completion date is currently May 20, 2009.

Logs

Refer to project logs bound herein as follows:

- Outstanding RFI's – There is 1 outstanding RFI as of this publish date.
- PCO Summary Log – There has been 4 PCOs initiated to date.

Contract Change Orders

□

Rigging & Lifts System Upgrade Project

- CCO #01 – Add \$ 20,878.00 and 91 CD's. Completion date is August 13, 2009. This is currently in process.

□

Egress Modification Project

None at this time.

Seat Replacement Project

None at this time.



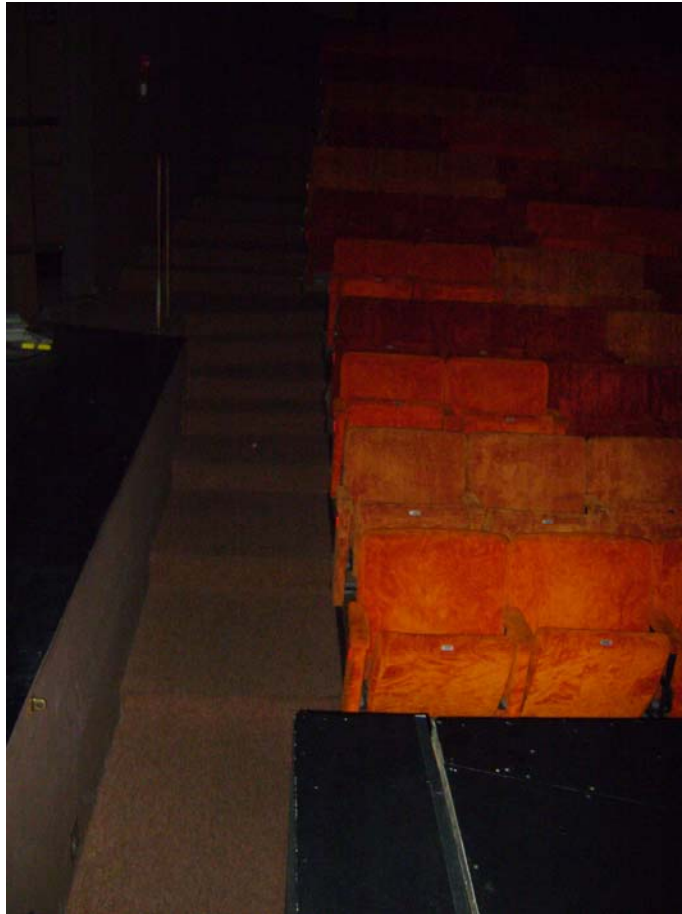
Progress Photos



Atherton Existing Seating - View from Stage



Tillie Lewis Existing Seating – View of Stage



Tillie Lewis Existing Seating – View from Left Side of Stage



Request for Information

Summary Log of all Outstanding RFIs

SJDC - Atherton Safety
5151 Pacific Ave.
Stockton CA 95207

Project # 3609A3-13
Tel: (209) 954-5757 Fax: (209) 954-5723

Kitchell CEM

RFI #	Subject	Answer Company	Submitted	In Review	Date Req'd	Days Late	Amount	Delay
10M-0005	lorlan - Low Voltage & Transformer	Kitchell CEM	2/2/2009	93	2/9/2009	86		



Potential Change Orders

Summary Log, Grouped by Category

SJDC - Atherton Safety
 5151 Pacific Ave.
 Stockton CA 95207

Project # 3609A3-13
 Tel: (209) 954-5757 Fax: (209) 954-5723

Kitchell CEM

Change Order #1	Description	Status	COR No	PCCO No	Estimate	Budget			Cost				
						Prop'd	Apprv'd	Applied	App Days	Estimate	Prop'd	Apprv'd	Applied
LVH-0001	(LVH) Time Extension	A - Approved for CO No. 01			0	0	0	0	91	0	0	0	0
LVH-0002	RF# LVH-002 - Stage lift leveling and gap repair	A - Approved for CO No. 01			20,877	20,877	0	20,877	0	20,877	20,877	0	20,877

Potential Change Order

IONM-0001	Time Extension	BB - Issued for Quotation			0	0	0	0	0	0	0	0	0
IONM-0002	Deduct Carpet Alternates	BB - Issued for Quotation			84,365	0	0	84,365	0	84,365	0	0	84,365

Project Totals: 105,242 20,877 0 105,242 105,242 20,877 0 105,242 20,877 0 105,242



Central Plant Improvements

Project Overview

Project Architect:	Salas O'Brien Engineers, Inc.
Contractor:	McFadden Construction, Inc.
Project Budget:	\$ 4,100,000 *
Actual Bid Day Amount:	\$ 2,969,360 **
Actual Notice to Proceed Date:	October 31, 2008
Current Contract Completion Date:	June 10, 2009

* Includes soft costs

** Includes Central Plant \$2,446,000 and TES Tank #2 \$523,360

Project Description: The Central Plant Improvements projects includes work in the existing Chiller Plant, Heating and Hot Water Plant, associated BMS/Controls, Sitework, and a 220,000 gallon Thermal Energy Storage (TES) Tank.

Work in the Chiller Plant includes construction of a new Chiller Room addition to the existing Central Plant building, as well as the relocation of an existing chiller and the installation of a new 415 ton chiller, new primary chilled water pumps, new cooling tower, new condenser water pumps, new TES tank, and their associated piping, pipe supports, fittings, valving, and controls.

The work associated with the Heating and Hot Water Plant includes removal of existing Heating and Hot Water primary pumps, installation of flow meters and temperature sensors, boiler motor control valves, other control valves, and their associated piping, supports, fittings, and controls.

Sitework includes removal and/or relocation of trees and shrubs, grading, asphalt paving, and chain link fencing.

Progress

During this reporting month temporary chilled water system was put into operation providing chilled water to the campus. Additionally the Central Plant Boilers were shutdown and the re-piping of the hot water systems began. The building addition CMU walls were completely grouted and the roof support steel along with the metal decking was installed. The installation of pipe supports and piping in the existing chiller room and the mechanical yard continues as well as the electrical and controls in each area. The new TES tank insulation was also completed during the month of April.

Issues

An unforeseen condition required the reroute of the electrical main, and the Contract Documents did not include provisions to have chilled water available to the campus by mid-Spring. As a result the Contractor is being directed reroute the electrical main and to perform work out of sequence in order to provide the necessary chilled water to the campus at a substantial cost to the District.



Budget

The budget has been negatively impacted by unforeseen conditions, and the need to perform the work out of sequence, (ref. Issues above).

Schedule

The Project Schedule has also been impacted by unforeseen conditions, weather, and out of sequence work, however the current update illustrates a completion date of June 29, 2009. The current contract completion date is June 10, 2009.

Logs

Refer to project logs bound herein as follows:

- ❑ Outstanding RFI's – There are no outstanding RFI's as of this publish date.
- ❑ Outstanding Submittals – There is one (1) Submittal in review.
- ❑ PCO Summary Log – There has been 43 PCO's initiated as of this publish date.

Contract Change Orders

- ❑ CCO #01 – Add \$3,538.00 and 12 CD's. Completion date is June 9, 2009.
- ❑ CCO #02 – Add \$19,942.00 and 1 CD. Completion date is June 10, 2009.



Progress Photos



Chiller Building Addition



Mechanical Yard Piping



New Cooling Tower and Associated Piping



TES Tank #2



Submittal Packages

Summary Log In Review

SJDC - Central Plant Expansion **Project # 3609A3-05** **Kitchell CEM**
5151 Pacific Avenue Tel: (209) 954-5757 Fax: (209) 954-5723
Stockton, CA 95207

Number-Rev	From Company	Description	To Company	Sent	Due	Rec'd	Days +/-	Action
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0057--0	Mcfadden Construction, Inc.	Submittal Pkg. 57 - Signs Shop Drawings	Salas O'Brien Engineers Inc	5/4/2009	5/18/2009		-13	
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Potential Change Orders

Summary Log, Grouped by Category

SJDC - Central Plant Expansion

5151 Pacific Avenue
Stockton, CA 95207

Project # 3609A3-05

Tel: (209) 954-5757 Fax: (209) 954-5723

Kitchell CEM

Number	Description	Status	COR No	PCCO No	Estimate	Budget		Cost							
						Prop'd	Apprv'd	Applied	App Days	Estimate	Prop'd	Apprv'd	Applied		
A - Approved Pending Change Order															
0001A	Delayed Construction Start due to Stockpiled Materials	A - Approved for CO No. 01		08-259 - 001	0	0	0	0	12	0	0	0	0	0	0
0002	Slab Depression @ Roll-up Door RFI #17, 17A, MCF #002	A - Approved for CO No. 02		08-259 - 002	0	0	1,021	1,021	0	1,083	1,083	1,021	1,021	1,021	1,021
0003	Additional Striping per RFI #41; MCF #003	A - Approved for CO No. 01		08-259 - 001	0	0	347	347	0	347	347	347	347	347	347
0005	AST #3 Revise Chiller Pad Size; MCF #005	A - Approved for CO No. 02		08-259 - 002	0	0	286	286	0	291	291	291	291	286	286
0006	Revise Roll-up Door Jamb per RFI #45; MCF #006	A - Approved for CO No. 02		08-259 - 002	0	0	4,201	4,201	0	4,429	4,429	4,201	4,201	4,201	4,201
0007	Make up Water to Cunningham per RFI #22; MCF #007	A - Approved for CO No. 01		08-259 - 001	0	0	1,372	1,372	0	1,372	1,372	1,372	1,372	1,372	1,372
0008	Drain TES Tank #1 per Meeting Minute It.#005-001; MCF #008	A - Approved for CO No. 01		08-259 - 001	0	0	1,819	1,819	0	1,910	1,910	1,910	1,819	1,819	1,819
0009	Reverse Chiller Flow per RFI #23; MCF #009	A - Approved for CO No. 02		08-259 - 002	0	0	7,964	7,964	0	8,389	9,605	7,964	7,964	7,964	7,964
0013	Add Regulator Valve to Temporary Chiller Make-up Water Line per RFI #0501	A - Approved for CO No. 02		08-259 - 002	0	0	589	589	0	589	589	589	589	589	589
0015	Replace Secondary HHW Flow Meter Transmitter per RFI #63	A - Approved for CO No. 02		08-259 - 002	0	0	3,984	3,984	0	3,937	3,937	3,984	3,984	3,984	3,984
0017	Additional Pipe Supports per Submittal #022.1	A - Approved for CO No. 02		08-259 - 002	0	0	2,486	2,486	1	2,871	2,871	2,486	2,486	2,486	2,486
0022	Unstrut to Pipe Rack Attachment	A - Approved for CO No. 02		08-259 - 002	0	0	227	227	0	400	227	227	227	227	227
0027	Extend Water to Trap Primer per RFI #068	A - Approved for CO No. 02		08-259 - 002	0	0	1,100	1,100	0	1,100	1,100	1,100	1,100	1,100	1,100
0029	Add Drain Valve per RFI #082	A - Approved for CO No. 02		08-259 - 002	0	0	449	449	0	449	449	449	449	449	449



Potential Change Orders
Summary Log, Grouped by Category

Number	Description	Status	COR No	PCCO No	Estimate	Budget			Cost			
						Prop'd	Apprv'd	Applied	App Days	Estimate	Prop'd	Apprv'd
B - Issued for Quotation												
0001	ASI #1 Engineered Fill Credit: MCF #001	Price Request			0	0	0	0	0	0	0	0
0025	Add Pipe Support per RFI #085	Price Request			0	0	0	0	0	0	0	0
0032	Relocate Skylights per RFI #101	Price Request			0	0	0	0	0	0	0	0
0036	Add Area Drain & Slope AC Paving away from Addition Stoop per RFI #110	Price Request			0	0	0	0	0	0	0	0
0040	Delete Fencing, Gates, and Curb per ASI #012	Price Request			0	0	0	0	0	0	0	0

C - Quotation in Review													
0004	ASI #2 Electrical Power Connections: MCF #004	In Review			0	0	0	0	0	71,762	71,762	0	0
0012	Reverse Footing Reinforcement - Col. Line 0 per ASI #051; MCF #012	In Review			0	0	0	0	0	0	0	0	0
0016	Footing Reinforcement Clarifications per ASI #006	In Review			0	0	0	0	0	0	0	0	0
0018	Delete Flow Balancing Valves and Add Angle Stops to Isolation Valves	In Review			0	0	0	0	0	(4,555)	(4,555)	0	(4,555)
0028	Add Reducer at Cooling Tower	In Review			0	0	0	0	0	2,333	2,333	0	2,333
0030	Add Pre-Insulated Pipe per RFI #075	In Review			0	0	0	0	0	7,934	7,934	0	7,934

E - Time & Materials													
0010	Revise Pipe Supports per RFI #56; MCF #010	Time and Material			0	0	0	0	0	0	0	0	0
0011	Rework Chiller Electrical Feeders per ASI #4	Time and Material			0	0	0	0	0	0	0	0	0
0020	Add Ladder and Davit to (N) Cooling Tower	Time and Material			0	0	0	0	0	14,000	16,892	0	16,892
0021	Add Seismic Bracing per ASI #007	Time and Material			0	0	0	0	0	3,376	3,376	0	3,376
0024	Add Pipe Supports Pumps per RFI #084	Time and Material			0	0	0	0	0	0	0	0	0
0026	Provide Temporary Chilled Water	Time and Material			0	0	0	0	0	114,094	114,094	0	114,094

Potential Change Orders
Summary Log, Grouped by Category

Number	Description	Status	COR No	PCCO No	Estimate	Budget			Cost			
						Prop'd	Apprv'd	Applied	App Days	Estimate	Prop'd	Apprv'd
Bypass Piping per ASI #008												
0031	TES Tank #2 Control Panel Location	Time and Material			0	0	0	0	0	0	0	
0033	Work Point Elevation Change per RFI #098A - Masonry	Time and Material			0	0	0	0	0	4,147	0	
0034	Add Pipe Supports to Chilled Water Piping per RFI #111	Time and Material			0	0	0	0	0	0	0	
0035	Provide Additional Pipe Support per RFI #108	Time and Material			0	0	0	0	0	0	0	
0037	Add Pipe Insulation around Bondstrand Piping per RFI #117	Time and Material			0	0	0	0	0	0	0	
0038	Ground TES Tank #2 per ASI #011	Time and Material			0	0	0	0	0	0	0	
0039	Weld Rebar to W-Section per RFI #103A	Time and Material			0	0	0	0	0	0	0	
0041	Make Up Water Modifications per RFI #088	Time and Material			0	0	0	0	0	0	0	
0042	Add Flex Connection to Refrigerant Relief per RFI #126	Time and Material			0	0	0	0	0	0	0	
0043	Add Pipe Support to Chiller Line per RFI #122	Time and Material			0	0	0	0	0	0	0	
G - Rejected												
0014	Add 2 Concrete Pump Motor Foundations	Closed			0	0	0	0	0	0	0	
H - Rescinded												
0023	Provide Chemicals for the closed loop system	Closed			0	0	0	0	0	0	0	
Project Totals:					0	0	25,845	25,845	240,258	240,047	25,845	170,066



Gateway Student Services Building

Project Overview

Construction Architect:	MFDB Architects Inc.
Contractor: Flintco,	Inc.
Project Budget:	\$ 29,465,000
Actual Notice to Proceed Date:	March 31, 2008
Current Contract Completion Date:	September 24, 2009
* Includes soft costs	

Project Description: This project utilizes a design-build methodology to construct a new 2-story Student Services Center building of approximately 50,000 gross square feet. The construction is Type V-1 in height with the primary structure constructed of structural steel with moment resisting frames. The building will consolidate various Student Services office functions currently spread throughout the Stockton campus into one central location. The scope of work for the project is based on 'bridging documents' provided by Delta College that were further refined by the approved Design-Build entity's proposal.

Progress

During this reporting month metal stud framing, insulation, drywall, mechanical/electrical/plumbing rough-in, exterior metal guardrail, and hollow metal door and window frames continued. Plaster scratch coat and brown coat were completed. Roofing is nearing completion. Started installation of curtain wall system.

Issues

Some electrical, data and casework changes have been requested and implemented to better accommodate the needs of the various departments that will occupy the building. A request has been made by the District to incorporate a Japanese Tolerance Landscape Area on the site. MFDB/Flintco has been asked to submit ideas on how this might be achieved. The District has named the building "The Lawrence and Alma DeRicco Student Services Center". A new exterior building name sign system will need to be designed to accommodate the new name.



Schedule

The project remains on schedule with the current contract completion date of September 24, 2009. It is anticipated that the move-in to the new building will occur during the month of October 2009.

Logs

Refer to project log bound herein as follows:

- PCO Summary Log – There have been 42 PCO's initiated to date.

Contract Change Orders

- CCO #01 – Add \$1,818,434.00.
 - CCO #02 – Add \$ 103,130.00 and 6 CD. Completion date is September 24, 2009.
-



Progress Photos



Gateway Student Services



Interior MEP Rough-in and Drywall



Retaining walls and ramp at West entrance



Potential Change Orders

Summary Log

SJDC - Gateway Student Services

Project # 3609A3-03

Kitchell CEM

5151 Pacific Ave.
Stockton CA 95207

Tel: (209) 954-5757 Fax: (209) 954-5723

Number	Description	Status	COR No	PCCO No	Estimate	Budget		Applied	App Days	Estimate	Cost	
						Prop'd	Apprv'd				Prop'd	Apprv'd
0001	PCO #001 - Eliminate NE sun shades	A - Approved for CO No. 02	002	06-492 - 002	(81,190)	0	(81,190)	(81,190)	0	(81,190)	0	(81,190)
0002	PCO #002 - Paint interior lobbies in lieu of venetian plaster	A - Approved for CO No. 02	002	06-492 - 002	(235,986)	0	(235,986)	(235,986)	0	(235,986)	0	(235,986)
0003	PCO #003 - Use c-900 piping in lieu of steel piping for CWS and CMR joint trench piping	A - Approved for CO No. 02	002	06-492 - 002	(30,575)	0	(30,575)	(30,575)	0	(30,575)	0	(30,575)
0004	PCO #004 - Unforeseen site electrical conditions	A - Approved for CO No. 02	002	06-492 - 002	17,673	0	17,673	17,673	0	17,673	0	17,673
0005	PCO #005 - City of Stockton Encroachment Permit Fee	A - Approved for CO No. 02	002	06-492 - 002	339	0	339	339	0	339	0	339
0006	PCO #006 - Extra Design Services	A - Approved for CO No. 02	002	06-492 - 002	5,195	0	5,195	5,195	0	5,195	0	5,195
0007	PCO #007 - Additional Fire Hydrant per Local Fire Marshall Requirements - Design and Construction Costs	A - Approved for CO No. 02	002	06-492 - 002	26,275	0	26,275	26,275	0	26,275	0	26,275
0008	PCO #008 - Upgrade Irrigation Controller	A - Approved for CO No. 02	002	06-492 - 002	8,769	0	8,769	8,769	0	8,769	0	8,769
0009	PCO #009 - Provide Mop Sinks in Janitor	A - Approved for CO No. 02	002	06-492 - 002	7,636	0	7,636	7,636	0	7,636	0	7,636
0010	PCO #010 - Expose and cap (e) gas line in road	A - Approved for CO No. 02	002	06-492 - 002	5,699	0	5,699	5,699	0	5,699	0	5,699
0011	PCO #011 - Architectural Modifications: Service Window 139 Revisions, Enlarge Waiting Area in Room 234, and upgrades to File Room 133	A - Approved for CO No. 02	002	06-492 - 002	32,858	0	32,858	32,858	0	32,858	0	32,858
0012	PCO #012 - Demolition of existing electrical duct bank	A - Approved for CO No. 02	002	06-492 - 002	784	0	784	784	0	784	0	784
0013	PCO #013 - Final Architectural Modifications	A - Approved for CO No. 02	002	06-492 - 002	34,741	0	34,741	34,741	0	34,741	0	34,741
0014	PCO #014 - Remove/Replace unsuitable soils under curbs	A - Approved for CO No. 02	002	06-492 - 002	6,074	0	6,074	6,074	0	6,074	0	6,074



Potential Change Orders
Summary Log

Number	Description	Status	COR No	PCCO No	Estimate	Budget			Cost				
						Prop'd	Apprv'd	Applied	App Days	Estimate	Prop'd	Apprv'd	Applied
0015	PCO #015 - Additional changes to 2nd floor	A - Approved for CO No. 02	002	06-492 - 002	(7,189)	0	(7,189)	(7,189)	0	(7,189)	0	(7,189)	(7,189)
0016	PCO #016 - Reroute existing unforseen electrical wiring and conduits underground at west end of project	A - Approved for CO No. 02	002	06-492 - 002	12,765	0	12,765	12,765	0	12,765	0	12,765	12,765
0017	PCO #017 - Per RFI 37 Foundation Revisions	A - Approved for CO No. 02	002	06-492 - 002	6,156	0	6,156	6,156	0	6,156	0	6,156	6,156
0018	PCO #018 - Upgrade Carpet	A - Approved for CO No. 02	002	06-492 - 002	7,950	0	7,950	7,950	0	7,950	0	7,950	7,950
0019	PCO #019 - Install Card Access System FBO	A - Approved for CO No. 02	002	06-492 - 002	(10,478)	0	(10,478)	(10,478)	0	(10,478)	0	(10,478)	(10,478)
0020	PCO #020 - Provide additional AB and fabric at north parking lot area	A - Approved for CO No. 02	002	06-492 - 002	4,817	0	4,817	4,817	0	4,817	0	4,817	4,817
0021	PCO #21 - Apply elastomeric coating system at sluice	A - Approved for CO No. 02	002	06-492 - 002	9,699	0	9,699	9,699	0	9,699	0	9,699	9,699
0022	PCO #022 - Provide stained concrete floors in restrooms in lieu of ceramic tile	A - Approved for CO No. 02	002	06-492 - 002	14,920	0	14,920	14,920	0	14,920	0	14,920	14,920
0023	PCO #023 - Added guardrail at ramp and stairs	A - Approved for CO No. 02	002	06-492 - 002	19,710	0	19,710	19,710	0	19,710	0	19,710	19,710
0024	PCO #024 - Change exterior doors to metal and interior doors to wood	A - Approved for CO No. 02	002	06-492 - 002	0	0	0	0	0	0	0	0	0
0025	PCO #025 - Alternate bridge design	A - Approved for CO No. 02	002	06-492 - 002	4,293	0	4,293	4,293	0	4,293	0	4,293	4,293
0026	PCO #026 - Add T-Bar Ceiling at Room 204	A - Approved for CO No. 02	002	06-492 - 002	1,993	0	1,993	1,993	0	1,993	0	1,993	1,993
0027	PCO #027 - Reprographic costs associated with Architectural Modifications	A - Approved for CO No. 02	002	06-492 - 002	3,017	0	3,017	3,017	0	3,017	0	3,017	3,017
0028	PCO #028 - Change Flooring at Rooms 201, 202, 204, 205	A - Approved for CO No. 02	002	06-492 - 002	0	0	0	0	0	0	0	0	0
0029	PCO #029 - Add door between Rooms 222 and 233	A - Approved for CO No. 02	002	06-492 - 002	129	0	129	129	0	129	0	129	129
0030	PCO #030 - Change elevator cab wall panels from custom to standard #4 brushed stainless steel	A - Approved for CO No. 02	002	06-492 - 002	(18,953)	0	(18,953)	(18,953)	0	(18,953)	0	(18,953)	(18,953)
0031	PCO #031 - Elevator Cab Pads - 2 sets	A - Approved for CO No. 02	002	06-492 - 002	1,600	0	1,600	1,600	0	1,600	0	1,600	1,600
0032	PCO #032 - Architectural services for changes to exterior colors and materials	A - Approved for CO No. 02	002	06-492 - 002	3,675	0	3,675	3,675	0	3,675	0	3,675	3,675
0033	PCO #033 - Provide colored concrete per ASI 20	A - Approved for CO No. 02	002	06-492 - 002	109,360	0	109,360	109,360	0	109,360	0	109,360	109,360



Potential Change Orders
Summary Log

Number	Description	Status	COR No	PCCO No	Estimate	Budget			Cost		
						Prop'd	Apprv'd	Applied	App Days	Estimate	Prop'd
0034	PCO #034 - Additional architectural services for board presentation of exterior finishes	A - Approved for CO No. 02	002	06-492 - 002	1,782	0	1,782	1,782	0	1,782	1,782
0035	PCO #035 - Conduit Pathways for Security Cameras	A - Approved for CO No. 02	002	06-492 - 002	16,691	0	16,691	16,691	0	16,691	16,691
0036	PCO #036 - Provide brick veneer per ASI 22	A - Approved for CO No. 02	002	06-492 - 002	122,901	0	122,901	122,901	0	122,901	122,901
0037	PCO #037 - Design Fees for ADA Parking Stalls	A - Approved for CO No. 03			10,494	0	10,494	10,494	0	10,494	10,494
0038	PCO #038 - Add Fire Alarm Strobe Lights	A - Approved for CO No. 03			4,297	0	4,297	4,297	0	4,297	4,297
0039	PCO #039 - Casework Modifications	A - Approved for CO No. 03			(4,564)	0	0	(4,564)	0	0	(4,564)
0040	PCO #040 - Add Receptacles and Data Outlets	A - Approved for CO No. 03			14,897	0	0	14,897	0	0	14,897
0041	PCO #041 - Sitemwork at Decorative Oval Area	C - Quotation in Review			(7,111)	0	0	(7,111)	0	0	(7,111)
0042	PCO #042 - Horizontal Blinds - Color Upcharge	C - Quotation in Review			1,640	0	0	1,640	0	0	1,640
Project Totals:					122,783	0	117,921	122,783	0	117,921	122,783



Goleman LRC Modernization

Project Overview

Project Architect:	Stafford King Wiese Architects Inc.
Contractor: Flintco,	
Project Budget:	\$ 18,700,000 *
Actual Bid Day Amount:	\$ 10,387,600 **
Actual Notice to Proceed Date:	October 20, 2008
Current Contract Completion Date:	December 24, 2009
* Includes soft costs	
** Contract Amount w/ General Contractor	

Project Description: The Goleman Library Resource Center Modernization entails the renovation of the entire interior and most of the exterior improvements of this 60,000 square foot building. A small portion of the building is removed and a small addition is installed. Minor sitework in the vicinity of the building is upgraded as well.

Progress

During this reporting month phase 1 of the fireproofing was completed. The majority of the exterior plaster was removed as it was discovered that the vapor barrier beneath the exterior plaster was in disrepair. A good portion of the interior framing on the first floor was completed and the mechanical, plumbing and electrical rough-in work followed right behind. The depressed deck at the second floor and the northeast portion of the building that does not remain were demolished and removed. Structural Steel modifications were completed in order to support the in-fill materials at the existing penetrations that don't remain.

Issues

It was discovered that the majority of the vapor barrier beneath the exterior plaster was very brittle. During the abatement process the vapor barrier had to be moistened which resulted in further damage to the vapor barrier. The decision was made to replace the majority of the plaster and vapor barrier on the building.

The condition of the existing vapor barrier allowed water intrusion into the building. This was evidenced by rust on many metal studs and areas where portions of the studs had completely rusted away. The studs were further analyzed to see if salvaging structurally sound studs would be the most prudent solution. After closer inspection it became apparent that there were several additional issues regarding the original installation of the stud walls. The decision was made to replace the exterior stud walls on the first and second floors as well as several locations at the roof level as this became the most cost effective solution.



Budget

The budget has been negatively impacted by the unforeseen conditions noted above.

Schedule

The Project Schedule has also been impacted by unforeseen conditions. The current Contract completion date is December 24, 2009. The Contractor has asked for a time extension of approximately four months as removal and replacement of the plaster and exterior metal studs has now caused the building exterior and the sitework to be on the critical path. This time extension is currently under review.

Logs

Refer to project logs bound herein as follows:

- Outstanding RFI's – There are 6 outstanding RFI's as of this publish date.
- Outstanding Submittals – There are two outstanding Submittals as of this publish date.
- PCO Summary Log – There have been 35 PCO's initiated to date.

Contract Change Orders

- CCO #01 – Deduct \$12,285.00. Completion date is December 14, 2009.
- CCO #02 – Add \$ 66, 125.00 and 10 Calendar Days. Completion date is December 24, 2009.



Progress Photos



First Floor Framing, Plumbing, Mechanical & Electrical Well Underway



Demolition at Second Floor Depressed Deck



Northeast Portion of the Building Being Removed



New Steel to Support New Deck at Second Floor



Request for Information

Summary Log of all Outstanding RFIs

SJDC - Goleman
5151 Pacific Ave.
Stockton CA 95207

Project # 3609A3-10
Tel: (209) 954-5757 Fax: (209) 954-5723

Kitchell CEM

RFI #	Subject	Answer Company	Submitted	In Review	Date Req'd	Days Late	Amount	Delay
0019	Intrusion System		2/4/2009	98	2/11/2009	91		
0028	Connections at class lab tables		2/19/2009	83	2/26/2009	76		
0077	Fire proofing new to (E)		4/1/2009	42	4/8/2009	35		
0089	Doors Frames Preparation		4/10/2009	33	4/17/2009	26		
0122	(N) Outlets & Can Lights in Stairwells	Stafford King Wiese Architects	5/7/2009	6	5/14/2009	-1		
0131	Adjusted Concrete Mix Design	Stafford King Wiese Architects	5/12/2009	1	5/19/2009	-6		



Potential Change Orders

Summary Log, Grouped by Category

SJDC - Goleman
 5151 Pacific Ave.
 Stockton CA 95207

Project # 3609A3-10
 Tel: (209) 954-5757 Fax: (209) 954-5723

Kitchell CEM

Number	Description	Status	COR No	PCCO No	Estimate	Budget			Cost				
						Prop'd	Apprv'd	Applied	App Days	Estimate	Prop'd	Apprv'd	Applied
A. Approved Pending Change Order													
0001	Fiber Pull to Existing Pull Box	A - Approved for CO No. 01		08-227 Bond -001	0	0	0	0	0	0	829	829	829
0002	Remove Tees for Scaffold Placement	A - Approved for CO No. 01		08-227 Bond -001	0	0	0	0	0	0	885	885	885
0003	Abate/Demo/Replace Drywall	A - Approved for CO No. 02			0	0	0	0	10	87,172	68,293	66,125	66,125
0007	HVAC/Plumbing Change Credit, RFP #03	A - Approved for CO No. 01		08-227 Bond -001	0	0	0	0	0	714	714	714	714
0008	Demo Chillers with Chiller Stacks to Remain	A - Approved for CO No. 01		08-227 Bond -001	0	0	0	0	0	13,287	13,287	13,287	13,287
0009	Delete Add Alternate 7 - Sewer Election Pump	A - Approved for CO No. 01		08-227 Bond -001	0	0	0	0	0	(29,000)	(29,000)	(29,000)	(29,000)
0010	Provide Portable Generator for Bldg.	A - Approved for CO No. 01		08-227 Bond -001	0	0	0	0	0	1,200	1,200	1,000	1,000
0012.0001	Removal / Abatement of Additional Lath, Plaster and Fireproofing	A - Approved for CO No. 03			0	0	0	0	0	300,000	341,146	334,623	334,623
B. Issued for Quotation													
0011	Delete Portion of Add Alternate No. 11	Pending			0	0	0	0	0	(27,200)	0	0	0
0012.0002	Replace additional Lath Plaster & Fireproofing per RFP #4R2	Issued for Quotation			0	0	0	0	0	0	0	0	0
0019	Addendum A and B DSA Approved Changes	Issued for Quotation			0	0	0	0	0	0	0	0	0
0025	Roof Change at Lobby and Elevator	Issued for Quotation			0	0	0	0	0	0	0	0	0
0027	Place Elastomeric Paint at All Exterior, Remove Plaster	Issued for Quotation			0	0	0	0	0	0	0	0	0



Potential Change Orders
Summary Log, Grouped by Category

Number	Description	Status	COR No	PCCO No	Estimate	Budget			Cost				
						Prop'd	Apprv'd	Applied	App Days	Estimate	Prop'd	Apprv'd	Applied
C. Quotation in Review													
0004	Revised Hydronics	C - In Review			0	0	0	0	0	(15,052)	(15,052)	0	0
0005	Revised Water- Hydronics, per RFI No. 5 R1	C - In Review			(9,858)	0	0	0	0	(9,858)	(6,848)	0	(6,848)
0015	Remove Additional ACM Floor Adhesive	In Review			0	0	0	0	0	0	29,925	0	29,925
0016	Remove Elevator Fluid Tank in the Basement	In Review			0	0	0	0	0	1,980	1,980	0	1,980
0033	Grout Existing Cores	In Review			0	0	0	0	0	9,572	9,572	0	9,572
E. Time & Material													
0013	Remove Drywall from Columns & Walls	Time & Material			0	0	0	0	0	0	0	0	0
0035	3 Hour UL Assembly @ Starwell Columns	Time & Material			0	0	0	0	0	0	0	0	0
G. Rejected													
0006	Provide Specified Elevator Otis	Closed			0	0	0	0	0	46,085	46,085	0	0
H. Rescinded													
0024	Elevator Extended Warranty	Closed			0	0	0	0	0	36,168	36,168	0	0
Not Issued													
0014	Additional Misc. Electrical Work	Not Issued			0	0	0	0	0	0	0	0	0
0017	Fascia Repair Pending Work	Not Issued			0	0	0	0	0	0	0	0	0
0018	Slab Cores and Issues	Not Issued			0	0	0	0	0	0	0	0	0
0020	Rust at Exterior Metal Studs	Not Issued			0	0	0	0	0	0	0	0	0
0021	Door No. 81 Adjustments and New Wall	Not Issued			0	0	0	0	0	0	0	0	0
0022	Roof Rigid Insulation to Batt & Submittal No. 24	Not Issued			0	0	0	0	0	(18,000)	(18,000)	0	0
0023	Demo of 2nd Floor Slab due to Fireproofing Abatement	Not Issued			0	0	0	0	0	0	0	0	0



Potential Change Orders
Summary Log, Grouped by Category

Number	Description	Status	COR No	PCCO No	Estimate	Budget			Cost						
						Prop'd	Apprv'd	Applied	App Days	Estimate	Prop'd	Apprv'd	Applied		
0026	Remove/Demo 2nd Floor Beams at Line S-5	Not Issued			0	0	0	0	0	0	0	0	0	0	0
0028	Room #111 Adjustments and Additional Floor Boxes	Not Issued			0	0	0	0	0	0	0	0	0	0	0
0029		Not Issued			0	0	0	0	0	0	0	0	0	0	0
0030		Not Issued			0	0	0	0	0	0	0	0	0	0	0
0031		Not Issued			0	0	0	0	0	0	0	0	0	0	0
0032		Not Issued			0	0	0	0	0	0	0	0	0	0	0
0034	Fireproofing Extras	Not Issued			0	0	0	0	0	0	0	0	0	0	0
Project Totals:					(9,858)	0	0	0	0	0	398,782	481,184	388,463	423,092	



Submittal Packages

Summary Log In Review

SJDC - Goleman **Project # 3609A3-10** **Kitchell CEM**
5151 Pacific Ave. Tel: (209) 954-5757 Fax: (209) 954-5723
Stockton CA 95207

Number-Rev	From Company	Description	To Company	Sent	Due	Rec'd	Days +/-	Action
0030--1	Flintco, Inc.	Submittal Pkg: 30.1 - Passenger Elevator - Shop Drawings and Product Data	Starford King Wiese Architects	5/5/2009	5/19/2009		-6	
0035--0	Flintco, Inc.	Submittal Pkg: 35 - Operable Partitions	Starford King Wiese Architects	5/8/2009	5/22/2009		-9	

Number of Submittal Packages in this Project: **2**



Northeast Infrastructure Project

Project Overview

Project Architect:	tBP Architecture
Contractor:	McFadden Construction, Inc.
Project Budget:	\$ 4,100,000 *
Actual Bid Day Amount:	\$ 2,969,360 **
Actual Notice to Proceed Date:	October 31, 2008
Expected Notice of Completion Date:	July 1, 2009

* Includes soft costs

** Includes Central Plant \$2,446,000 and TES Tank #2 \$523,360

Project Description: The Central Plant Improvements projects includes work in the existing Chiller Plant, Heating and Hot Water Plant, associated BMS/Controls, Sitework, and a 220,000 gallon Thermal Energy Storage (TES) Tank.

Work in the Chiller Plant includes construction of a new Chiller Room addition to the existing Central Plant building, as well as the relocation of an existing chiller and the installation of a new 415 ton chiller, new primary chilled water pumps, new cooling tower, new condenser water pumps, new TES tank, and their associated piping, pipe supports, fittings, valving, and controls.

The work associated with the Heating and Hot Water Plant includes removal of existing Heating and Hot Water primary pumps, installation of flow meters and temperature sensors, boiler motor control valves, other control valves, and their associated piping, supports, fittings, and controls.

Sitework includes removal and/or relocation of trees and shrubs, grading, asphalt paving, and chain link fencing.

Progress

During this reporting month temporary chilled water system was put into operation providing chilled water to the campus. Additionally the Central Plant Boilers were shutdown and the re-piping of the hot water systems began. The building addition CMU walls were completely grouted and the roof support steel along with the metal decking was installed. The installation of pipe supports and piping in the existing chiller room and the mechanical yard continues as well as the electrical and controls in each area. The new TES tank insulation was also completed during the month of April.

Issues

An unforeseen condition required the reroute of the electrical main, and the Contract Documents did not include provisions to have chilled water available to the campus by mid-Spring. As a result the Contractor is being directed reroute the electrical main and to perform work out of sequence in order to provide the necessary chilled water to the campus at a substantial cost to the District.



Budget

The budget has been negatively impacted by unforeseen conditions, and the need to perform the work out of sequence, (ref. Issues above).

Schedule

The Project Schedule has also been impacted by unforeseen conditions, weather, and out of sequence work, however the current update illustrates a completion date of June 9, 2009. The current contract completion date is June 10, 2009.

Logs

Refer to project logs bound herein as follows:

- ❑ Outstanding RFI's – There are 2 outstanding RFI's as of this publish date.
- ❑ Outstanding Submittals – There are no outstanding Submittals as of this publish date.
- ❑ PCO Summary Log – There has been 43 PCO's initiated to date.

Contract Change Orders

- ❑ CCO #01 – Add \$3,538.00 and 12 CD's. Completion date is June 9, 2009.
- ❑ CCO #02 – Add \$19,942.00 and 1 CD. Completion date is June 10, 2009.



Progress Photos



Chiller Building Addition



Mechanical Yard Piping



New Cooling Tower and Associated Piping



TES Tank #2



Interior Improvements for Police Portable

Project Overview

Project Architect:	tBP Architects
Contractor: WorldTech,	Inc.
Project Budget:	\$ 1,265,000*
Actual Bid Day Amount:	\$ 412,691**
Actual Notice to Proceed Date:	February 27, 2009
Current Contract Completion Date:	May 30, 2009

* Includes soft costs

** Contract Amount w/ General Contractor

Project Description: The Police Portable project consist of remodeling the interior of the building as well as supplying site utilities and a generator.

Progress

During this reporting month the interior demolition, framing and electrical rough-in activities were completed. Gypsum wallboard installation has begun and the new roof was substantially complete.

Issues

It was discovered that the existing roof was leaking causing damage to the interior of the building. The Contractor was directed to remove materials that were affected, the building was dried-out and the moisture issues were treated. This work was not included in the original scope of work.



Budget

The budget has been negatively affected by the additional work noted under the issues section however, we are working with the Contractor to negotiate the total costs to be as close to the project contingency amount as possible.

Schedule

The Project Schedule has also been impacted by unforeseen conditions. The current Contract completion date is May 30, 2009. The Contractor has yet to submit a schedule showing the impacts to the critical path.

Logs

Refer to project logs bound herein as follows:

- Outstanding RFI's – There are no outstanding RFI's as of this publish date.
- Outstanding Submittals – There is one outstanding Submittal as of this publish date.
- PCO Summary Log – There have been 2 PCO's initiated to date.

Contract Change Orders

- None to date



Progress Photos



Interior Framing



Installation of Gypsum Wallboard



New Generator Pad

Request for Information

Summary Log of all Outstanding RFIs

RFI #	Subject	Answer Company	Submitted	In Review	Date Req'd	Days Late	Amount	Delay
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Potential Change Orders

Summary Log, Grouped by Category

SJDC - Police Portables
5151 Pacific Ave.
Stockton CA 95207

Project # 3609A3-11
Tel: (209) 954-5757 Fax: (209) 954-5723

Kitchell CEM

Number	Description	Status	COR No	PCCO No	Estimate	Budget				Cost				
						Prop'd	Apprv'd	Applied	App Days	Estimate	Prop'd	Apprv'd	Applied	
A - Approved Pending Change Order														
0001	New Roofing	A - Approved for CO No. 01			0	0	0	0	0	0	37,796	38,388	37,796	37,796
Not Issued														
0002	Water Intrusion Investigation / Encapsulant	Not Issued			0	0	0	0	0	0	0	0	0	0
Project Totals:					0	0	0	0	0	0	37,796	38,388	37,796	37,796



Submittal Packages

Summary Log In Review

SUDC - Police Portables
5151 Pacific Ave.
Stockton CA 95207

Project # 3609A3-11
Tel: (209) 954-5757 Fax: (209) 954-5723

Kitchell CEM

Number-Rev	From Company	Description	To Company	Sent	Due	Rec'd	Days +/-	Action
0010-0	World Tech	Submittal Pkg: 10 - Bullet Resistant Fiberglass Product Data	tBP Architecture	5/13/2009	5/27/2009		-14	

Number of Submittal Packages in this Project: 1