Board of Trustees
Facilities Committee

AGENDA

Marty Blum (Chair)
Joan Livingston
Morris Jurkowitz

Monday
4:00 pm

February 14, 2011
A218

1. Change Order No. 14, Drama/Music Modernization – Bid Package 1 (Core and Shell), Diani Building Corp, $280,173 (Attachment 1)

As previously discussed in several Facilities Committee Meetings, certain elements of additional work have become necessary during the construction of the Drama/Music Modernization Project. Change Order #14 is a compilation of twenty-eight cost proposals resulting from unforeseen conditions, owner-initiated changes, designer oversight, and necessary project modifications. All costs have been reviewed and are recommended for approval by the Architect of Record, John S. Fisher Associates, and the Construction Manager, gkkworks. Change Order #14 totals $280,173. The revised contract amount is $14,170,388. This change order does not address any additional time or extended overhead to which Diani is entitled. The delay days are under negotiation, but by agreement between SBCC and Diani, will not be addressed until the end of the project. A portion of the additional work is currently underway or has been completed, in order to minimize the overall project delay. This additional work and the delays associated with several unforeseen conditions have added and will continue to add significant time to the overall duration of the project. Staff will request that, at the next regularly scheduled Board of Trustees meeting, the Board authorize the Superintendent/President to execute a change order for the Drama/Music Modernization Project, Bid Package 1, to Diani Building Corp. in an amount not to exceed $280,173, payable from State and Measure V funds.

2. Change Order No. 4, Pershing Park Softball Field Improvements, Shaw Contracting, Inc., $39,574.54 (Attachment 2)

As indicated in previous Facilities Committee Meetings, several changes have been required to this project due to unforeseen conditions, City-required changes, user-requested changes, and necessary project modifications due to architectural oversight. Change Order #4 involves drainage improvements, new storm drain installation, modification of ramps and walkways for ADA compliance, and related work, at a total cost of $39,574.54. This cost has been reviewed and is recommended for approval. The revised contract amount is $534,295.09. Staff will request that, at the next regularly scheduled Board of Trustees meeting, the Board authorize the Superintendent/President to execute a change order for the Pershing Park Softball Field Improvement Project, to Shaw Contracting, Inc. in an amount not to exceed $39,574.54, payable from Measure V funds.
3. Change Order No. 2, Trellis Replacement, Schock Construction, CREDIT ($19,710) (Attachment 3)

This project is essentially complete with the exception of painting the new clips used to hold the blocking that was installed between the rafters per change order number one. The cost of the painting will be paid out of the allowance amount included in the original contract. This change order is a credit for the remaining unused balance of the allowance, in the amount of $19,710. The revised contract amount is $142,735. Staff will request that, at the next regularly scheduled Board of Trustees meeting, the Board authorize the Superintendent/President to execute a credit change order for the Trellis Project, to Schock Construction in an amount of ($19,710).


As discussed in prior Facilities Committee Meetings, several flooring replacement projects have been planned for Measure V. Completed projects include Physical Education spaces, the Marine Diving Technology Classroom, and various offices. The next building with areas slated to be recarpeted is the Student Services Building. In compliance with the Uniform Construction Cost Accounting Act, the District invited bids from all pre-qualified contractors. A mandatory pre-bid job walk was held on December 21, 2010. Bids were due January 20, 2011. A total of three bids were received. The apparent low bidder was Floor Connection, Inc.

<table>
<thead>
<tr>
<th>Bidder</th>
<th>Base Bid:</th>
<th>Alternates:</th>
<th>Total Bid:</th>
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<tr>
<td>Floor Connection, Inc.</td>
<td>$19,421.00</td>
<td>$2,380.00</td>
<td>$21,801.00</td>
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<tr>
<td>Reliable Floor Covering, Inc.</td>
<td>$20,674.00</td>
<td>$2,759.00</td>
<td>$23,433.00</td>
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<td>AC Ramirez Floor Covering, Inc.</td>
<td>$20,844.31</td>
<td>$5,290.00</td>
<td>$26,134.31</td>
</tr>
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The current schedule is to begin the work in March 2011 and complete the work within approximately one month. The work, generally located on the second floor, will primarily be performed on weekends, in order to reduce the impacts to users. The work will impact access to the Student Services Building during weekend hours. The scope and duration of the work have been coordinated with the Facilities Department and the building users and the schedule will be coordinated with the users. Staff will request that, at the next regularly scheduled Board of Trustees meeting, the Board authorize the Superintendent/President to execute a contract with Floor Connection, Inc. for the replacement of carpet in the Student Services Building in an amount of $21,801, payable from Measure V funds.

5. Amendment #3 to Materials Testing and Inspection Agreement, Drama/Music Modernization, Twining, Inc., $88,800 (Attachment 5)

Due to the fact that the construction duration of the Drama/Music Modernization Project has been dramatically extended for various reasons, as well as the fact that additional materials testing and inspection have become necessary because of unforeseen conditions and required changes, it was necessary for the College to utilize the services of Twining, Inc. in excess of the revised estimated and agreed upon fees. During the course of construction it was necessary to further increase the scope and duration of Twining’s services in order to provide complete materials testing and inspection services. Although the project is not yet complete and the remaining duration is not certain, this amendment is for additional work performed to date, plus anticipated work for the duration of the project. Twining has submitted a proposal to cover this amount. This amendment is in the amount of $88,800. The revised total contract amount for Twining materials testing and inspection services will
be $387,930. Staff will request that, at the next regularly scheduled Board of Trustees meeting, the
Board authorize the Superintendent/President to approve a contract amendment for the materials
testing and inspection agreement for the Drama/Music Modernization Project, to Twining, Inc. in an
amount not to exceed $88,800, payable from Measure V funds.

6. Change Order No. 1, Wake Center Paving Project, Granite Construction, $10,302.71
   (Attachment 6)

This project is essentially complete. During construction, there were a few minor unforeseen
conditions that required additional work. In addition, in order to relocate the site’s dumpster and
regain two parking spots, the College added a new dumpster pad, which will increase parking and
minimize the chance of damage due to waste hauling operations. This change order is a compilation
of three change order requests, in the amount totaling $10,302.71. The revised contract amount is
$114,602.71. Staff will request that, at the next regularly scheduled Board of Trustees meeting, the
Board authorize the Superintendent/ President to execute a credit change order for the Wake Center
Paving Project, to Granite Construction in an amount not to exceed $10,302.71, payable from
Measure V funds.

7. Change Order No. 1, Gourmet Dining Room Remodel, SBS Corporation, $9,641.87
   (Attachment 7)

This project is essentially complete. During construction, there were certain unforeseen conditions
that required additional work, as well as items unintentionally excluded from the base contract. In
addition, certain modifications were necessary in order to accommodate changes to the A/V system
for optimal performance. This change order is a compilation of five change order requests, in the
amount totaling $9,641.87. The revised contract amount is $98,629.87. Staff will request that, at the
next regularly scheduled Board of Trustees meeting, the Board authorize the Superintendent/
President to execute a credit change order for the Gourmet Dining Room Remodel, to SBS
Corporation in an amount not to exceed $9,641.87, payable from Measure V funds.

8. Amendment #1 to Inspection Services Agreement, Drama/Music Modernization, Bentley
   Inspection Services (Attachment 8)

Due to the fact that the construction duration of the Drama/Music Modernization Project has been
dramatically extended for various reasons, it is necessary for the College to utilize the services of
Bentley Inspection Services in excess of the originally estimated duration. Although the project is not
yet complete and the remaining duration is not certain, this amendment is for anticipated work for the
duration of the project. Bentley Inspection Services has submitted a proposal to cover this amount.
This amendment is in the amount of $180,000. The revised total contract amount for Bentley
Inspection Services will be $445,880. Staff will request that, at the next regularly scheduled Board of
Trustees meeting, the Board authorize the Superintendent/President to approve a contract
amendment for the inspection services agreement for the Drama/Music Modernization Project, to
Bentley Inspection Services in an amount not to exceed $180,000, payable from Measure V funds.

9. Update on Measure V Projects (Attachment 9)

    Date (Attachment 10)
Board of Trustees  
Facilities Committee  

MINUTES

Marty Blum (Chair)  
Joan Livingston  
Morris Jurkowitz

Wednesday, January 26, 2011, A218

Others present: Dr. Andreea Serban, Joe Sullivan, Paul Bishop, Steve Massetti, Peter Naylor, Liz Auchincloss, Cornelia Alsheimer, and Julie Hendricks.

1. Change Order No. 13, Drama/Music Modernization – Bid Package 1 (Core and Shell), Diani Building Corp, $48,540 (Attachment 1)

Superintendent/President Serban reported that this is Change Order No. 13 and at the next Facilities meeting she hopes to provide an update regarding where they are on the projected completion schedule. Steve Massetti reported that at the next Facilities meeting he should be able to have a much better idea of what the completion date will be, the most recent update from Diani is July 19, however, additional items have been added that have been projected into the future, changes orders and cost proposals that have not yet been adopted and according to Diani they anticipated that this would add 1-4 months to the schedule. Mr. Massetti won’t know until they meet with Diani on February 3 what their update is. Superintendent/President Serban noted that if the project is not completed by mid July 2011 then realistically faculty and staff can’t be moved around in the middle of the semester. Superintendent/President also noted that in extending the completion date this will affect the Humanities project and she is concerned that we have engaged a design firm and architect and there was a certain cost estimate for the project and timeline. The concern is about the extent this team can hold together since they expected the project to begin on a certain date and now the date may change. There are a lot of ramifications that come from the delay of Drama/Music.

Mr. Massetti reported that the goal is to complete the project early enough in the summer so that everyone can move out of the swing space and back into Drama/Music, give them a little time to modify the swing space and then move Humanities in. Based on the July 19, 2011 date, the college does not think this can happen. However, if they could meet a date somewhere mid July there is a possibility that Drama/Music could move into their full space and the Fall semester will be used to modify the swing space, then move Humanities in during the Winter break and start construction January or February 2012. If the schedule slips, then there is great concern regarding meeting that schedule. Mr. Massetti also noted that the change order still shows a completion date of July 14, 2010 and the reason is that we have not agreed to any time that Diani may feel they are entitled to, if and when an agreement is reached and the additional time is accepted, there will be a change order submitted for the days. It was noted that the cost of the
project has gone up, originally the cost was $10,874,000 and we’ve had almost $3 million in change orders and we do anticipate more change orders. At one point the estimate from the contractor was that the total change orders would be between $6 and $8 million. Since that time certain elements of the project have been re-engineered and redesigned and Vice President Sullivan and Mr. Massetti have become involved in the negotiation of the change orders to the extent that they now anticipate it being less than that amount, it’s hard to estimate at this point what that amount will be.

Trustee Blum noticed in the change order that a lot of the work had already been done, asked for an explanation of why that happened. Mr. Massetti reported that in the majority of the contracts a lot of the work will have already been completed when the change order is presented. When a critical path schedule is prepared, there is a chain of events that has to happen in a certain order for the project to be completed. Items on the critical path need to be completed in a certain order and typically one item has to be completed before the next item can start. For that reason, often times while in the middle of a project a change comes up and if they were to wait for Board approval it would delay the project 4-6 weeks for every one of those items. When an item in the critical path comes up that has to be done, authorization is given to the contractor to proceed. When an item comes up that isn’t going to affect the critical path then authorization is not given until the Board approves it.

This item will be presented to the Board of Trustees at the regularly scheduled Board meeting of January 27, 2011, recommending the Board approve the change order.

2. Amendment to Design Services Agreement, Drama/Music Building Modernization, John Sergio Fisher & Associates (JSFA), $175,000 (Attachment 2)

Steve Massetti reported that when the architect went into agreement with the College there was an expectation that the project would take 14 months. The project has taken longer than that and the architect claims that he has charged less per month over the recent months than he is spending, he has also agreed to reduce the amount of close out, and he has agreed to finish the project at $25,000 per month. The question was asked “what does close out mean?” Mr. Massetti explained that in this particular case, in DSA (Division of State Architect) projects, it means processing of paperwork with DSA to get the change orders approved by DSA and eventually to get the project closed with DSA approval. Superintendent/President Serban noted that this isn’t the first modification to John Fisher’s contract, this is actually the second modification. The first modification was to add some design scope to the project.

Trustee Blum noted that the architects are overseen by the Oversight Committee, has anyone else been hire to oversee anybody else? Mr. Massetti explained that the Oversight Committee’s role is to be informed, make sure that the money is spent according to the bond’s scope, and report to the community not to oversee the architects or any project per se. Individual projects usually have an architect, an inspection firm that is required by DSA, and construction managers. Gkkworks is the construction manager on this project and URS was hired to provide overall management for Measure V as a whole and that was done because the College’s internal staff would not be able to handle all of that work. URS not only manages the projects they also track all of the expenses, change orders, and every document that passes hands on the project. This provides the ability to be able to go back at any point in time to see what has happened. Every firm that works with the College on any project is required to use the system and this provides electronic documentation for the College.
This item will be presented to the Board of Trustees at the regularly scheduled Board meeting of January 27, 2011, recommending the Board approve the amendment.

3. Update on Measure V Projects (Attachment 3)

Steve Massetti provided some highlights from the Measure V projects. Mr. Jurbowitz asked about the Campus Center improvements. Superintendent/President Serban reported that after learning that there was not going to be any money from the state for Humanities and the Campus Center and other projects, the Measure V monies were re-budgeted and it was expected that the Campus Center renovation would be less than $5 million. As the attachment shows, the estimate is at $8 million and this is only for construction, this does not include architect and other costs, with those costs included the estimate is $14 million. The expectations for the Measure V money are no longer a reality, also it’s not only because of the Campus Center, it’s also because some of the deferred maintenance projects ended up costing much more, the bridge was an example of that. What has been seen is that $77 million will not cover about $5 million of deferred maintenance projects and it certainly isn’t going to fully cover the Campus Center and Humanities. Superintendent/President Serban explained that several things can happen, either the decision is made, after discussing this through the internal governance process, that some of deferred maintenance projects do not get done and that would have implications if they don’t get done, or we make a real effort to save money from ending balances and put money into the construction fund so that we are able to complete all of the deferred maintenance projects and complete the Campus Center. Superintendent/President Serban reported that when she, Steve Massetti and Joe Sullivan met with the architect on the Campus Center, the architect reported that at least one component of that project needs to be done now. Mr. Massetti reported that the component would be the concrete columns that have deteriorated significantly and it was noted that they are now considered a hazard. The current proposal for the design/repair of the columns exceeds the budget for construction and he will be meeting with the designer to figure out why the cost is so high. It is likely that we will proceed with the columns before we proceed with the entire project. The question was asked at what point would it be better to tear the building down and start over. Mr. Massetti reported that in speaking with the state the figure would be 75% of the cost to repair the building. Superintendent/President Serban noted that this option was discussed and the problem is that it adds a lot of time, it could easily add several years given where we are and how things work. The analysis of when do we rebuild or start over again would be a good Board discussion because obviously these types of decisions are possibly going to need to be made later. It was noted that the columns could be repaired without moving people out; it would be an inconvenience because hallways will be blocked and it will be noisy, but it can be done.

Superintendent/President Serban reported that at a future meeting we will discuss when the next issuance of the Measure V bond will take place and what strategy the College will use. The next issuance was to have taken place December 2011 but we haven’t spent enough yet from the first issuance to make sense to have a second issuance in December 2011. A report will have to be prepared to show what our expectations were in November 2008 and where we are now and why the difference in spending. The expectations in 2008 were fair and we are now in such a much different environment and the report needs to reflect that.

4. Report on Measure V Funded Projects: Projected and Contracted Costs and Expenditures to Date (Attachment 4)

Trustee Blum requested that on future reports that information be provided when a project is actually completed because it had been noted that the Luria Conference and Press Box Center had been completed and is in use, however, DSA certification has not been received. It would be
good for the Facilities Committee to have that information. Mr. Massetti will provide narrative update information if there is anything outstanding on the projects.

Dr. Andreea M. Serban
Superintendent/President
Change Order #: 14
February 4, 2011

Project: Drama/Music Building Modernization
Santa Barbara City College
721 Cliff Drive
Santa Barbara, CA 93109

5567 Reseda Blvd, Suite 209
Tarzana, CA 91356

To: Contractor:
Diani Building Corporation
351 North Blosser Rd.
Santa Maria, CA 93458

The Contract is changed as follows:

1. New Ceiling Control Room, per CP # 282R2 and COR #1.209
   Requested by: Owner
   Compensable Contract Day Change: 0
   Reason: After demolition of existing ceiling, the existing concrete beam finished with rough
   shotcrete was found. Installation of a new suspended GWB ceiling underneath the Garvin Control
   Room in the Garvin Theater Seating Area was directly by the owner and designed accordingly.
   Work includes new painted suspended drywall ceiling, new painted steel light pipe, adjustments to
   electrical and lighting, and adjustments to fire sprinklers per RFP 1.018 dated May 6, 2010 and
   RFI 1.625, dated May 18, 2010 and RFI 1.625A, dated June 16, 2010. R1 pricing has been
   adjusted to address issues raised in RFI 1.625B, dated August 3, 2010. Electrical work has been
   adjusted to return work to the base contract lighting, along with credits for deleted light-fixture
   conduit and conductors. The light fixtures themselves have been purchased and are non-
   returnable. The deleted fixtures will be turned over to the District as spare parts. We have also
   provided a option for wing wall furring per RFI 1.625B response. R2 pricing has been modified to
   use LVH for light pipe batten work.

   Add: $ 53,663.00

2. Mech Curbs at Jurkowitz Roof, per CP # 112 and COR #1.210
   Requested by: Owner
   Compensable Contract Day Change: 0
   Reason: Build a mechanical platform for mechanical units and curbs for mechanical penetrations
   on the Jurkowitz roof. Drawings do not address the needs for this mechanical/structural work.

   Add: $ 29,222.00

3. Demo at Walkway 211, per CP # 105 and COR #1.211
   Requested by: Owner
   Compensable Contract Day Change: 0
   Reason: Demolish hidden concrete slab on deck not shown in the original drawings, concrete
   parapet wall, and reroute a unforeseen 3" copper water pipe, along with the addition of
   miscellaneous structural metal to attach the CMU walls to the roof above. Drawings did not show
   the hidden demolition, nor indicate the attachment requirements. Reference RFIs 1.246, dated
   09/10/09, and 1.261 and 1.262, both dated 09/18/09.

   Add: $ 23,996.00
4. Duct Legs Scene Shop Roof, per CP #273R1 and COR #1.212
   Requested by: Owner
   Compensable Contract Day Change: 0
   Reason: Install needed duct legs at scene shop roof for ductwork modifications at AC-50/1(CP 236). These duct legs were installed separate from CP 236 because of the urgency to get this work completed. Reference FWD 1.135 dated April 1, 2010 and Sketch SK-ASI-049R1 dated January 25, 2010. Pricing has been updated to provide material cost backup for duct leg material and to incorporate remaining time cards for roofing work.
   Add: $12,105.00

5. Install New Sound Door Frame, per CP #313R1 and COR #1.213
   Requested by: Owner
   Compensable Contract Day Change: 0
   Reason: Provide and install new sound door frames at openings 101/1, 102/2, 108/1, 109/1, and 110/1 per RFP 1.0021, dated May 19, 2010. Reference Field Work Directive #1.215, dated December 9, 2010. R1 pricing addresses patchback costs at doors 108, 109 and 110. Asbestos abatement is being addressed separately and is excluded.
   Add: $22,378.00

6. Waterproof Patch at 6 Line, per CP #334 and COR #1.214
   Requested by: Owner
   Compensable Contract Day Change: 0
   Add: $7,462.00

7. Install/Finish Drywall @ Jurkowitz, per CP #241 and COR #1.215
   Requested by: Owner
   Compensable Contract Day Change: 0
   Reason: Install drywall and finish at Jurkowitz Theater rooms 212, 212B, and 212C where drywall was removed for electrical and WT stiffeners. Reference FWD 1.187, dated 05/27/10 and RFI No. 1.409, dated 12/09/09.
   Add: $3,938.00

8. Lagging for FDN Drainage, per CP #250 and COR #1.216
   Requested by: Owner
   Compensable Contract Day Change: 0
   Reason: Perform lagging for the waterproofing and drainage work along 1 Line at B Line, extra costs due to irritation lines discovered in the excavation and to prevent caving soils per Steve Massetti's verbal direction at Owner's meeting, as noted on EW Ticket 4/09/10. This CP also includes the additional sidewalk replacement to be performed due to its removal during the drainage work.
   Add: $3,972.00
9. Chain Hoist in Storage 308, per CP # 042R2 and COR #1.217
   Requested by: Owner
   Compensable Contract Day Change: 0
   Reason: Install W8x24 beam for attachment of the chain hoist above the scene shop and the
   supply and installation of an electric chain hoist in lieu of the original chain hoist. Reference RFI
   No. 1.110 dated 07/22/09 and RFI No. 1.110A dated 03/02/10. R2 pricing addresses questions on
   conduit size and length, and also provides backup for breaker costs.
   Note that electrical pricing provided remains constant regardless of power source (panel HA vs.
   HD). However, coring costs are eliminated with a HD power source. Therefore, this proposal
   excludes coring.
   
   Add: $ 14,787.00

10. Irrigation Control Elec Panel, per CP # 183R1 and COR #1.218
    Requested by: Owner
    Compensable Contract Day Change: 0
    Reason: Provide power (conduit and wire) to existing, relocated irrigation controllers. Reference
    RFI 1.234, dated August 24, 2009. This work excludes the temporary relocation of the controllers,
    which were covered under cost proposal 29010-053. R1 pricing has been updated to reflect
    current costs and provide labor an material backup for the electrical trade.
    
    Add: $ 7,061.00

11. Door Changes, per CP # 452 and COR #1.219
    Requested by: Owner
    Compensable Contract Day Change: 0
    Reason: Credit - Provide and install door/frame changes found under SK-ASI-A070, dated May 4,
    2010. Some openings are addressed separately and are excluded.
    
    Add: ($ 1,627.00)

12. Look Outs West Restroom Addition, per CP # 255 and COR #1.220
    Requested by: Owner
    Compensable Contract Day Change: 0
    Reason: Weld outriggers on columns at West Restrooms per the Structural Engineer's field visit.
    
    Add: $ 1,241.00

13. Install Angle at Channel W18, per CP # 312 and COR #1.221
    Requested by: Owner
    Compensable Contract Day Change: 0
    Reason: Fabricate and install L4x4x1/4 angle at channel to W18 connection on 6 Line wall.
    
    Add: $ 401.00

14. Demo @ 1 Line for New Grade, per CP # 151 and COR #1.222
    Requested by: Owner
    Compensable Contract Day Change: 0
    Reason: Break out and remove slab and footing not shown on the original record drawings and
    bid drawings, to allow for new grade beam through Corridor 154. Reference RFI 1.065, dated July
    
    Add: $ 917.00
15. Delete Waste/Towel Comb Unit, per CP # 404 and COR #1.223
   Requested by: Owner
   Compensable Contract Day Change: 0
   Add: ($ 1,485.00)

16. Infill @ 1 & 6 Line 8” CMU, per CP # 261 and COR #1.225
   Requested by: Owner
   Compensable Contract Day Change: 0
   Reason: Infill the 8” CMU wall to match the 12” CMU wall at 1 and 6 Lines. Reference FWD 1.138, dated April 13, 2010 and RFI 1.527, dated April 6, 2010.
   Add: $12,067.00

17. Change Doors 211-1 & 318-2, per CP # 323 and COR #1.226
   Requested by: Owner
   Compensable Contract Day Change: 0
   Reason: Change doors 211/1 and 318/2 from standard Hollow Metal doors and frames to STC-rated doors and frames. Reference SK-ASI-A070 dated May 4, 2010.
   Add: $4,613.00

18. Fiber Optic & Data Cables, per CP # 291R1 and COR #1.227
   Requested by: Owner
   Compensable Contract Day Change: 0
   Reason: Supply, install and terminate additional fiber optic and cat #6 cables as requested through RFP 1.019, dated May 10, 2010 and supporting email. R1 pricing includes fiber optic cable between MDF and IDF panels in accordance with on-site scope clarifications.
   Add: $14,607.00

19. Structural Framing Issues N. Storage, per CP # 439 and COR #1.228
   Requested by: Owner
   Compensable Contract Day Change: 0
   Reason: Install KB-3 expansion bolts at Room 150A and 150B which were not noted on plans.
   Add: $726.00

20. Return Wall at Room 134, per CP # 161 and COR #1.229
   Requested by: Owner
   Compensable Contract Day Change: 0
   Reason: Frame, drywall, and finish new wall at sink in Room 134. Existing full height wall noted to remain was removed before RFI response was received. Reference FWD 1.164 dated 5-30-10 and RFI No. 1.219 dated 8-18-09.
   Add: $2,468.00

21. Relocate AV Racks in Ctl Rm, per CP # 305 and COR #1.230
   Requested by: Owner
   Compensable Contract Day Change: 0
   Reason: Install new drywall and acoustical wall tiles at south wall in room 304 for the relocated racks AVR 304-1 and AVR-304-2.
   Add: $3,144.00
22. Wall Finishes in Ramp 136A, per CP # 233 and COR #1.231
   Requested by: Owner
   Compensable Contract Day Change: 0
   Reason: Finish the walls in corridor 136A not shown on the contract drawings. The Architect, in
   RFI 1.948 response, noted that the transition between existing walls and new ramp extension
   transitions between GWB to exterior plaster remnant to GWB is a step-like fashion. This scheme
   results in the need to patch the existing plaster as well as step the hand railing laterally. We are
   providing an alternate to that scheme whereby the new extension walls are furred out to the plane
   of the existing wall. We believe this alternate is architecturally more consistent as well as less
   expensive to the Architect's scheme.
   Add: $ 3,494.00

23. Replace Doors, Frames for Door, per CP # 414 and COR #1.232
   Requested by: Owner
   Compensable Contract Day Change: 0
   Reason: Add frame for door 107/1, add frame for door 107/2, and replace herculite door and
   hardware 107/3 with hollow metal door and frame. Reference RFI 1.858, dated 09/01/2010 and
   Sketch SK-ASI-A131. Credit of herculite door per bid drawing is forthcoming.
   Add: $ 31,602.00

24. Demo (E)Concrete Beam, per CP # 214R1 and COR #1.233
   Requested by: Owner
   Compensable Contract Day Change: 0
   Reason: Cut the (E) concrete beam back six (6) inches along J Line at Elevator 1 to allow the
   unimpeded movement of the elevator cab. This requires the addition of a vertical support eight (8)
   inches from the end of the cut. Reference RFI 1.465, dated February 3, 2010; and Sketches SK-
   S097 and SK-S098, dated February 11, 2010; RFI 1.465A, dated October 21, 2010; and FWD
   1.216, dated December 9, 2010.
   Add: $ 4,645.00

25. Exterior Ladders @ H & K Line, per CP # 446 and COR #1.234
   Requested by: Owner
   Compensable Contract Day Change: 0
   Reason: Install Glendon Model #305 two each Steel Access Ladders with wall brackets, walk thru
   platform and 42" handrails at H & K Lines; credit Steel Roof Hatch and 9' Ladder called out in
   Detail 1/A5.07, Notes 4 and 6. Reference RFI #1.886, dated September 21, 2010.
   Add: $ 13,924.00

26. Structural Changes in RM 149, per CP # 019 and COR #1.235
   Requested by: Owner
   Compensable Contract Day Change: 0
   Reason: Fabricate and install MC reinforcement at CMU lintel above doors 1/149A and 1/149,
   fabricate and install angle framing at duct penetrations, install edge metal(flashing) around
   existing ac ducts protruding through floor, and frame new box header and box column. Reference
   RFI No. 1.224B dated 10/01/09, RFI No. 1.297 dated 10/1/09, and RFI No.1.443 dated 01/06/10.
   Add: $ 7,000.00
27. H Line Framing @ HSS Grout, per CP #455 and COR #1.236
   Requested by: Owner
   Compensable Contract Day Change: 0
   Reason: Install metal stud track at the side of the HSS for base of metal stud wall atop the HSS.
   Add: $1,447.00

28. Corridor 115/115A Vestibule, per CP #469R1 and COR #1.237
   Requested by: Owner
   Compensable Contract Day Change: 0
   Reason: Prep existing concrete floor and install self leveling concrete at the Corridor 115 and
   Corridor 115A Entrance Vestibule, and install concrete curb at Door 115A. Reference RFI 1.958, dated
   November 2, 2010.
   Add: $2,405.00

Total Cost of This Change Order: $280,173.00

Contractor accepts the terms and conditions stated as final and complete settlement of any and all claims arising from this Change Order. Contractor agrees to perform the above-described changes in accordance with the terms set forth herein and in compliance with applicable sections of the Contract Documents. This Change Order is hereby agreed to, accepted and approved, all in accordance with the General Conditions of the Contract Documents. The adjustment of the Contract Price and the Contract Time for the changes noted in this Change Order (the "Changes") represents the full and complete adjustment of the Contract Time and the Contract Price due the Contractor for providing and completing such Changes, including without limitation: (i) all costs (whether direct or indirect) for labor, equipment, materials, tools, supplies and/or services; (ii) all general and administrative overhead costs (including without limitation, home office, field office and Site general conditions costs) and profit; and (iii) all impacts, delays, disruptions, interruptions, or hindrances in providing and completing the Changes. Contractor waives all rights, including without limitation those arising under Civil Code Section 1542, for any other adjustment of the Contract Price or the Contract Time on account of the Changes set forth in this Change Order or the Contractor's performance and completion of the Changes.
NOT VALID UNTIL SIGNED BY THE OWNER, ARCHITECT, CONSTRUCTION MANAGER, AND CONTRACTOR

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount or Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>The original Contract Sum was</td>
<td>$10,874,000.00</td>
</tr>
<tr>
<td>Net change by previously authorized change orders</td>
<td>$3,016,215.00</td>
</tr>
<tr>
<td>The contract sum prior to this Change Order was</td>
<td>$13,890,215.00</td>
</tr>
<tr>
<td>The contract sum will be increased by this change order by</td>
<td>$280,173.00</td>
</tr>
<tr>
<td>The new contract sum including this change order will be</td>
<td>$14,170,388.00</td>
</tr>
<tr>
<td>The original contract time was</td>
<td>396 calendar days</td>
</tr>
<tr>
<td>The original date of substantial completion was</td>
<td>July 14, 2010</td>
</tr>
<tr>
<td>Net change by previously authorized change orders</td>
<td>0 calendar days</td>
</tr>
<tr>
<td>The contract time prior to this change order was</td>
<td>396 calendar days</td>
</tr>
<tr>
<td>The contract time will be changed by this change order</td>
<td>0 calendar days</td>
</tr>
<tr>
<td>The new contract time including this change order will be</td>
<td>calendar days</td>
</tr>
<tr>
<td>The date of substantial completion as of the date of this change order is.</td>
<td>July 14, 2010</td>
</tr>
</tbody>
</table>

NOTE: This change order includes only the items included above. This change order does not reflect changes in the Contract Sum or Contract Time which have been authorized by Construction Change Directive but are not included above.

Architect: John Fisher, AIA  
Principal-in-Charge  
John Sergio Fisher & Assoc., Inc.  
5567 Reseda Blvd., Suite 209  
Tarzana, CA  91356

Contractor: Diani Building Corporation.  
295 North Blosser Rd.  
Santa Maria, CA  93458

Construction Manager: GKK Works  
C/O Santa Barbara City College  
2355 Main Street Suite 220  
Irvine, CA  92614

Owner: Santa Barbara City College  
721 Cliff Drive  
Santa Barbara, CA  93109

(space for DSA approval stamp)
CHANGE ORDER (CO)

Owner Name: Santa Barbara City College  CO Initiate Date: February 24, 2011
Project Name: Pershing Park Softball Field Improvements  Field CO Number:
Project Description: Pershing Park Softball Field Improvements  Project Number: #6644
To (Contractor): Shaw Contracting, Inc.  Contract Number:

<table>
<thead>
<tr>
<th>A</th>
<th>Original Contract Amount</th>
<th>$352,165.00</th>
</tr>
</thead>
<tbody>
<tr>
<td>B</td>
<td>Previously Approved Change Orders to Date (excluding this CO)</td>
<td>$112,555.55</td>
</tr>
<tr>
<td>C</td>
<td>Current Approved Contract Amount</td>
<td>$494,720.55</td>
</tr>
<tr>
<td>D</td>
<td>Amount of this CO</td>
<td>$39,574.54 10.38%</td>
</tr>
</tbody>
</table>

Contracts Use Only:

| Project CO #: | 1 |
| Contract CO #: | 1 |
| % Total COs to Original Contract | 39.87% |

You are hereby directed to make the following change(s) in the Contract:

Description of Work / Reason for Change:
Remove and replace concrete channel and install new storm drain inlet, (ADD $6,025); Construct new surface drainage flowline behind backstop, (ADD $3,876); Install concrete ramps and walkways for ADA compliance (ADD $11,325); Perform various extra work on a time and material basis for relocation of plates, concrete modification, drainage changes at pow strip, and replanting of trees salvaged at project commencement, (ADD $4,614.54); and Install catch basin and french drain/sump stormwater system (ADD $13,732). The total compensation for this change will be $39,574.54. In addition, the contract duration is modified by 30 additional days due to weather delays and additional work encompassed in Change Orders 1-4. No additional compensation will be allowed for additional time or work related to the above changes.

Reason for change:

- [ ] Architect Deficiency
- [ ] Unforeseen Condition
- [x] Owner Request

Contract Documents associated with this Change Order are as follows:
Cost Proposals submitted by Shaw.

Funding Source: Measure V Bond Funds

The Contract Amount due to this Change Order will be: $39,574.54

The Contract Time due to this Change Order: Will be changed 30 days

Contract Amount:

- [ ] Contract Milestones(s) have been changed as per the attached Schedule
- [ ] The revised Final Completion date is 10/23/2011

Remaining disputed portion of the Change Order Proposal: $ and __________ day(s) in excess of the Contract adjustments in this Change Order.

In accordance with CC Sections 10 and 11, the Contractor is required to file a claim for disputed amount by [date]: [10 days from date CO issued to Contractor]

Contractor must sign and return this Change Order by [date]: [10 days from date CO issued to Contractor]

Should the Contractor fail to sign and return this Change Order as required, Owner reserves the right to proceed with the Change Order without the Contractor's signature.

By signing this Change Order, the parties agree the adjustments in the Contract shown herein are final and final; however, the parties do not waive any rights or defenses regarding disputed amounts of money or time listed on this document. Refer to dispute resolution provisions of the Contract for further action.

<table>
<thead>
<tr>
<th>Signature</th>
<th>Name (Print)</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contractor</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Architect</td>
<td>Doug Reeves</td>
<td></td>
</tr>
<tr>
<td>Construction Manager</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Program Manager</td>
<td>Steve Massetti</td>
<td></td>
</tr>
<tr>
<td>Director - Facilities &amp; Campus Development</td>
<td>Julie Hendricks</td>
<td></td>
</tr>
<tr>
<td>Vice President of Business Services</td>
<td>Joseph Sullivan</td>
<td></td>
</tr>
</tbody>
</table>

Change Order Item Code: __________ Owner's Authorized Rep. Initials: __________
State of California - Division of the State Architect, Application Number: __________ DSA File Number: __________

CC: [2/14/11]
Attachment 2
# CHANGE ORDER (CO)

**Owner Name:** Santa Barbara City College  
**Project Name:** Trellis Repair and Replacement  
**Project Description:** Student Services and Physical Science Trellis  
**To (Contractor):** Schock Contracting Corp.

**CO Initiate Date:** February 24, 2011  
**Field CO Number:** 2  
**Project Number:** #6543  
**Contract Number:**

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>% to Original Contract</th>
</tr>
</thead>
<tbody>
<tr>
<td>Original Contract Amount</td>
<td>$139,444.00</td>
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</tr>
<tr>
<td>Previousely Approved Change Orders (excluding this CO)</td>
<td>$23,001.00</td>
<td></td>
</tr>
<tr>
<td>Current Approved Contract Amount</td>
<td>$162,445.00</td>
<td></td>
</tr>
<tr>
<td>Amount of this CO</td>
<td>($19,710.00)</td>
<td>-14.13%</td>
</tr>
<tr>
<td>Total Approved Change Orders (including this CO)</td>
<td>$23,299.00</td>
<td>2.36%</td>
</tr>
<tr>
<td>Revised Contract Amount (A + E)</td>
<td>$149,735.00</td>
<td></td>
</tr>
</tbody>
</table>

You are hereby directed to make the following change(s) in the Contract:

**Description of Work / Reason for Change**

Credit for unused allowance, (CREDIT $19,710) => ($25,000 Allowance - $5,290 for painting clips at blocking = $19,710).

**Reason for change:**  
- [ ] Architect Deficiency  
- [ ] Unforeseen Condition  
- [x] Owner Request  

**Contract Documents associated with this Change Order are as follows:**

- [ ] Quote received from Schock.

**Funding Source:** Measure V Bond Funds

The Contract Amount due to this Change Order will be:  

Decreased: ($19,710.00)

The Contract Time due to this Change Order will be:  

Will be changed: unknown

[ ] Contract Milestone(s) have been changed as per the attached Schedule  

Jumper: (10 days from date CO issued to Contractor)

Contractor must sign and return this Change Order by (date):  

Should the Contractor fail to sign and return this Change Order as required, Owner reserves the right to process the Change Order without the Contractor's signature.

By signing this Change Order, the parties agree the adjustments to the Contract shown herein are final and final. However, the parties do not waive any rights or defenses regarding disputed amounts of money or time listed on this document. Refer to the dispute resolution provisions of the Contract for further action.

<table>
<thead>
<tr>
<th>Signature</th>
<th>Name (Print)</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contractor</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Architect</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Construction Manager</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Program Manager</td>
<td>Steve Maselli</td>
<td>Julia Hendricks</td>
</tr>
<tr>
<td>Director - Facilities &amp; Campus Development</td>
<td>Joseph Sullivan</td>
<td></td>
</tr>
</tbody>
</table>

Change Order Item Code:  

Owner's Authorized Rep. Initials:  

State of California - Division of the State Architect, Application Number:  

CC:  

Attachment 3  
2/14/11
# SANTA BARBARA COMMUNITY COLLEGE DISTRICT

## BID TABULATION

**Project:** Student Service Building-Re-Carpet Selected Areas of 2nd Floor  
**BID:** #662  
**Date:** Thursday, January 20, 2011  
**Time:** 3:00 p.m.

<table>
<thead>
<tr>
<th>Contractor</th>
<th>Base Bid</th>
<th>Alternate 1</th>
<th>Alternate 2</th>
<th>Addendum Acknow.</th>
<th>Sub Contractor List</th>
<th>Experience Statement</th>
<th>Signed</th>
<th>Contractor Licensing Stmt</th>
</tr>
</thead>
<tbody>
<tr>
<td>Floor Connection</td>
<td>$19,421.00</td>
<td>$275.00</td>
<td>$2,105.00</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
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<tr>
<td>Reliable Floor Covering Inc</td>
<td>$20,674.00</td>
<td>$1,484.00</td>
<td>$1,275.00</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>A.C. Ramirez Floor Covering Inc</td>
<td>$20,844.31</td>
<td>$3,335.00</td>
<td>$1,955.00</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
</tbody>
</table>

Bid Opened by: **Robert Morales**  
Bid Opening Attended by:

Copies Sent to:  
S. Massetti  
R. Morales  
J. Sullivan
Mr. Steve Massetti, P.E.
Santa Barbara City College - Program Manager Supervisor
721 Cliff Drive
Santa Barbara, California 93109

Subject: Amendment 3 - Materials Testing and Inspection Services
Reference: Santa Barbara City College - Modernization of Drama and Music Building

Dear Mr. Massetti:

This request for an amendment was prepared to provide you with an updated cost estimate to complete the material testing and inspection services as directed by Santa Barbara City College and their consultants. In reviewing our billings to date, I have noticed that we are near the total of our budget. Currently, the anticipated remaining tasks consist of concrete placement, welding inspection, anchor inspection, and shop inspection for the structural steel. Based on our conversations with the IOR, Mel Bentley, we anticipate that we will be required to be onsite for an additional 24 weeks of full-time welding inspection in the field, 12 weeks of part-time shop inspection for structural steel, and 4 weeks of part-time concrete and anchor inspection. We anticipate that we will be able to limit the costs by utilizing our full-time welding inspector to also inspect various concrete placements. The additional cost above our existing budget is outlined below.

- Full-time – Anchor and Welding Inspection - 22 weeks x 5 days x 8 hrs x $74.00/hr. = $65,120.00
- Structural Steel Shop Inspection - 12 weeks x 5 days x 4 hours x $74.00/hr. = $17,760.00
- Part-time – Concrete inspection - 4 weeks x 5 days x 4 hrs. x $74.00/hr. = $5,920.00
- Total = $88,800.00

We are very conscious of the budget of this job and have tried to be as cost efficient as possible on this job. The reasons for the overages are as follows:

- Greatly increased durations of required structural steel shop inspections.
- Greatly increased durations of required welding inspections.
- Increased durations of required concrete inspections.
- Increased durations of required anchor inspections.
- Increased amount of required laboratory testing of construction materials.

It is our understanding that the conditions of our existing contract will apply to this additional scope of work. We appreciate the opportunity to be of continued service to you on this project. If you have any questions or require additional information, please do not hesitate to contact the undersigned.

Best regards,

TWNING, INC.

David Van Thiel, M.Sc., P.E. 70628
Branch Manager

Tom Williams
Executive Business Development Manager

November 1, 2010
Project No. 090592.4
CHANGE ORDER (CO)

Owner Name: Santa Barbers City College
Project Name: Wake Center Paving Improvements
Project Description: Paving Resurfacing and Striping
To (Contractor): Granite Construction Company

CO Initiate Date: February 24, 2011
Field CO Number: 1
Project Number: 9658
Contract Number: 

| A | Original Contract Amount | $104,300.00 |
| B | Previously Approved Change Orders to Date (excluding this CO) | $0.00 |
| C | Current Approved Contract Amount | $104,300.00 |
| D | Amount of this CO | $10,302.71 |
| E | Total Approved Change Orders to Date (including this CO) | $114,602.71 |
| F | Revised Contract Amount (A + E) | $114,602.71 |

| % to Original Contract | 9.88% |

You are hereby directed to make the following change(s) in the Contract.

**Description of Work / Reason for Change**
25 yd additional skin patching, (ADD $875); 13 if additional irrigation sleeves, (ADD $182); Repair unmarked irrigation line, (ADD $430.71); Various painting, striping, and signage revisions, (ADD $700); and installation of concrete dumpster pad (ADD $8,115).

Reason for change:
- [ ] Architect Deficiency
- [ ] Unforeseen Condition
- [ ] Owner Request

Contract Documents associated with this Change Order are as follows:
- Granite Change Order Proposals 1-3

Funding Source: Measure V Bond Funds

The Contract Amount due to this Change Order will be increased.

The Contract Time due to this Change Order will be changed.

Contract Milestone(s) have been changed as per the attached Schedule

The revised Final Completion date is

Remaining disputed portion of the Change Order Proposal

Contractor believes that the value for the work described here is $ and day(s) in excess of the Contract adjustments in this Change Order.

In accordance with GC Sections 16 and 18, the Contractor is required to file claim for disputed amount by (date): (10 days from date CO issued to Contractor)

Contractor must sign and return this Change Order by (date): (10 days from date CO issued to Contractor)

Should the Contractor fail to sign and return this Change Order as required, Owner reserves the right to process the Change Order without the Contractor’s signature

By signing this Change Order, the parties agree the adjustments to the Contract shown herein are final and final. However, the parties do not waive any rights or defenses regarding disputed amounts of money or time listed on this document. Refer to the dispute resolution provisions of the Contract for further action.

Contractor

<table>
<thead>
<tr>
<th>Signature</th>
<th>Name (Print)</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
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</table>

Architect

<table>
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<tr>
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</table>

Construction Manager

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<tr>
<th>Signature</th>
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<th>Date</th>
</tr>
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<tbody>
<tr>
<td></td>
<td>N/A</td>
<td>N/A</td>
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</tbody>
</table>

Program Manager

<table>
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<tr>
<th>Signature</th>
<th>Name (Print)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Steve Mazzetti</td>
</tr>
</tbody>
</table>

Director - Facilities & Campus Development

<table>
<thead>
<tr>
<th>Signature</th>
<th>Name (Print)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Julie Hendricks</td>
</tr>
</tbody>
</table>

Vice President of Business Services

<table>
<thead>
<tr>
<th>Signature</th>
<th>Name (Print)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Joseph Sullivan</td>
</tr>
</tbody>
</table>

Change Order Item Code: 

Owner’s Authorized Rep. Initials: 

State of California - Division of the State Architect, Application Number: 

DFA File Number: 

CC:

Change Order

Attachment 6
2/14/11
CHANGE ORDER (CO)

Owner Name: Santa Barbara City College
Project Name: Gourmet Dining Room Modernization
Project Description: Interiors Improvements at GDR
To (Contractor): SBCC Corporation

<table>
<thead>
<tr>
<th>A. Original Contract Amount</th>
<th>$26,958.00</th>
</tr>
</thead>
<tbody>
<tr>
<td>B. Previously Approved Change Orders to Date (excluding this CO)</td>
<td>$0.00</td>
</tr>
<tr>
<td>C. Current Approved Contract Amount</td>
<td>$26,958.00</td>
</tr>
<tr>
<td>D. Amount of this CO</td>
<td>$6,641.87</td>
</tr>
</tbody>
</table>

| E. Total Approved Change Orders to Date (including this CO) | $33,600.00 |
| F. Revised Contract Amount (A + E) | $39,241.87 |

You are hereby directed to make the following change(s) to the Contract.

**Description of Work / Reason for Change**
Install revised electrical and low voltage outlets as directed, (ADD $2,845.19); Modify cable access and wall outlets, (ADD $1,687.20); Install additional field located low voltage outlets (ADD $947.99); Modifications to existing pipe trough, revision of decorative containers, and painting of trough and brackets, (ADD $3,678.46); and Provide and install black plastic laminate partition (ADD $262.95).

Reason for change: [ ] Architect Deficiency [ ] Unknown Condition [ ] Owner Request

Contract Documents associated with this Change Order are as follows: SBCC Change Order Proposals 1-2-4-6

Funding Source: Measure V Bond Funds

The Contract Amount due to this Change Order will be increased $6,641.87

The Contract Time due to this Change Order will not be changed

Contract Milestone(s) have been changed as per the attached Schedule

Remaining disputed portion of the Change Order Proposal
Contractor believes that the value for the work described herein is $ and ____ day(s) in excess of the Contract adjustments in this Change Order.

In accordance with GC Sections 10-10, the Contractor is required to file claims for disputed amount (by date): 10/28/2011 (10 days from date CO issued to Contractor)

Contractor must sign and return this Change Order by (date): 10/28/2011 (10 days from date CO issued to Contractor)

Should contractor fail to sign and return this Change Order as required, Owner reserves the right to prosecute the Change Order without the Contractor's signature.

By signing this Change Order, the parties agree the adjustments to the Contract shown herein are final and final. However, the parties do not waive any rights or defenses regarding disputed amounts of money or time listed on this document. Refer to the dispute resolution provisions of the Contract for further action.

<table>
<thead>
<tr>
<th>Signature</th>
<th>Name (Print)</th>
<th>Date</th>
</tr>
</thead>
</table>

Contractor
Architect
Construction Manager: N/A
Program Manager: Steve MasselF
Director - Facilities & Campus Development: Julie Hendricks
Vice President of Business Services: Joseph Sullivan


Attachment 7
PROPOSAL FOR:  SBCC Drama Building Renovation

Santa Barbara City College

Tuesday, February 8, 2011

Steve Massetti

I propose to render my professional services as a Division of the State Architect Project Inspector (Class 1). I will be acting in the capacity as an independent free agent. I will provide all general inspections on this project as required by the California Building Code (Title 24, Part 1) Administrative Regulations. I will not be providing Special Inspections or Testing Lab services. I will be acting under the direction of the Project Architect and be responsible to the District. Services to be provided are as follows:

- Inspect all portions of construction for compliance with the requirements of the approved construction documents.
- Schedule and monitor Special Inspections.
- Identification, documentation and reporting of deviations from the approved construction documents.
- Maintain job files and provide photo documentation of the project.
- File reports, forms etc. as required by DSA.
- Assist Design Professionals with project closeout and documentation.

These services will be provided at the following rates, all time is “portal to portal”, four hour minimum per visit @ $85.00 per hour not to exceed $146,000 based on the 9 months remaining on the project schedule. I will also be providing the services of an assistant inspector at the rate of $20.00 per hour not to exceed $34,000 for a total of $180,000.

Sincerely,

Melvin G Bentley II
8233 Cheshire
Ventura, CA. 93004
Project Status:

RECENTLY COMPLETED CAMPUS IMPROVEMENT PROJECTS:

#6639 West Campus Parking Structure Pigeon Deterrence: Complete, pending final payment. Facility in use.
- Several ledges in the West Campus Parking Structure had become roosting areas for pigeons, causing nuisance waste and potential concerns.
- The project started during Winter break and finished prior to the beginning of the Spring 2011 semester.

#6644 Pershing Park – Softball Facility Upgrade: Construction complete. Project completion pending final change order, final payment, and City permit closeout. Facility in use.
- Due to the inadequate drainage of the softball field and gender equity issues related to the condition of the existing field, this project was undertaken on Softball Field #1 at Pershing Park, under the College’s Joint Use Agreement with the City of Santa Barbara.
- Work consisted of infield grading to reduce ponding, drainage and electrical improvements, installation of a new backstop, new dugouts, new bullpens, and a new batting cage, as well as installation of a new emergency phone and accessibility improvements.
- The project started during the Fall 2010 Semester and was completed in January 2011, in time for the softball season.

#6677 Track and Field Replacement: Construction complete pending final installation of discuss cage netting and hammer throw insert. Project completion pending Construction completion, DSA closeout. Facility in use.
- The College hired Lloyd Sports and Civil Engineering as the designer for this project.
- It was discovered that the existing restroom and field house structure was “closed without certification” by DSA when the project was originally completed several years ago, which may delay DSA closeout of the current project. To remedy this situation, the project included installation of a temporary restroom facility.
- The project team met with the users (Athletics Department and football/soccer/track coaches) to review the project several times throughout the design and construction process. The users provided input throughout. The Project Management Team (PMT) met with the City Parks and Recreation Department to discuss the plan and received positive feedback from the City.
- The PMT conducted a Pre-Qualification process to ensure that only qualified contractors were allowed to bid on the project. A total of five contractors were prequalified.
- Three bids were received. The low bidder was Byrom-Davey, a well-known track and field contractor, at a price of $1,940,000. The Board of Trustees authorized the award of the project to Byrom-Davey at the May 13, 2010 Board meeting.
- Construction began on May 24, 2010, and continued without delay.
- The project was completed ahead of schedule in September 2010 and did not necessitate closure of the facility over the Winter 2010/11 break, as initially anticipated.

#6694 Generator Supported Services: Project complete. System in use.
- The project consisted of connecting several key areas in the Administration Building, the Luria Library, and the Physical Science Building to existing emergency generators to provide continuous electrical power in the case of a power outage.
- The project was awarded to EJS Construction. Construction commenced during the Fall 2010 Semester and has been completed.

#6695 Gourmet Dining Room (GDR) Modernization: Construction complete pending final acceptance of Audio/Visual components, replacement of one window, and installation of drapes. Facility in use.
The project was funded primarily by donated money.
The College hired Bildsten and Sherwin Design Studio to modernize certain elements of the GDR.
The project was put out to bid in October 2010, and the low bidder was SBS Corporation.
Construction commenced in December 2010, after the end of instruction for the Fall 2010 semester.
The project was completed January 2011, prior to the beginning of the Spring 2011 semester.

CAMPUS IMPROVEMENT PROJECTS UNDER CONSTRUCTION:

#6582 Drama/Music Modernization:
- Construction commenced June 15, 2009. The project has been significantly delayed due to several unforeseen conditions, including unknown conduit conflicting with structural walls in theater, differing soil conditions which slowed caisson drilling, and unanticipated asbestos requiring abatement. The project has been further delayed by architectural design issues as well as the fact that the structural steel subcontractor went out of business, requiring Diani to obtain a new structural steel subcontractor, which delayed progress.
- Thirteen change orders have been approved for the Core and Shell (C&S) bid package. The Theater Specialties (TS) and Audio/Visual (AV) bid packages have each had one change order approved by the Board of Trustees.
- The timely completion of this project is critical to the schedule of the Humanities and Campus Center projects, due to swing space requirements. Per the latest schedule, the project is significantly behind schedule due to the items listed above. Although the final date is still not known, and will be subject to change depending on additional issues uncovered on the project, it is anticipated that the project will be completed in 3rd quarter of 2011.

#6611 Keyless Entry/Electronic Locks:
- Phase I implementation is complete. Locks are installed and are working properly with software, though there have been issues where fine-tuning the system was necessary.
- Phase II analysis and design are underway. The PMT is coordinating with Security and Information Technology (IT) regarding locations. IT and Security will coordinate training and access. The next building to receive electronic locks is the Physical Education Building.
- Electronic locks have been added to the Luria Conference and Press Center, are being added to the scope of work for Drama/Music, and will be included in the scope of work for the Humanities and Campus Center projects.

MAJOR PROJECTS IN DESIGN/PLANNING:

#6700 Humanities Building Improvements:
- The College has hired a design consultant, DLR Group/WWCOT, for this project.
- The Board of Trustees has approved Phase I of the design agreement, consisting of a forensic investigation of the existing facility and development of the Phase II scope of work.
- The design team met with College staff and completed this first phase of design services.
- Multiple user-group and design development meetings have been held. Users in attendance provided input on the proposed design.
- The Architect’s preliminary building assessment has been received and reviewed and design options and color choices were presented to the user groups.
- Several building modification options were presented, including replacement of the unpermitted areas and installation of a new lobby/elevator/accessible restroom tower.
- The preliminary design phase is complete and the College awarded the Phase II contract to DLR.
- The design was submitted to Division of the State Architect (DSA) in November 2010 and is currently under review.
• Assuming that the project is reviewed and approved by DSA in a timely manner, and pending swing space availability, it is anticipated that the project will begin in Spring 2012.
• DSA has returned two of the three sets of review documents, Accessibility and Fire/Life Safety. The architect is incorporating the DSA review comments. Structural Review is pending and no timeline has been given by DSA for review.

#6702 Campus Center Improvements:
• The College has hired a design consultant, Steinberg Architects, for this project.
• The Board of Trustees has approved Phase I of the design agreement, consisting of a forensic investigation of the existing facility and development of the Phase II scope of work.
• The design team has met with College staff and has commenced the investigative phase of design services.
• Assuming that the project is reviewed and approved by DSA in a timely manner, and pending swing space availability, it is anticipated that the project will begin in Spring 2013.
• The project design team has visited the building to review the existing spaces and perform the preliminary assessment, including all kitchen and food service spaces. While on site, the design team met with several users to discuss current needs and building deficiencies.
• Several additional tests and inspections were necessary to proceed with the design.
• Testing has revealed that the structural slab is in very bad condition and will necessitate design modifications and additional work, which was not anticipated in project planning.
• An estimate based upon the preliminary findings and design assumptions has been received, and significantly exceeds the budgeted funding for this project.

OTHER COMPLETED CAMPUS IMPROVEMENT PROJECTS:

#6561 Interdisciplinary Center (IDC) Exterior Painting
#6586 Luria Conference and Press Center (Project completion pending DSA closeout.)
#6587 Bridge Deck Repair/Replacement
#6637 Kinko’s Early Learning Center Phase 1 Improvements
#6637 Kinko’s Early Learning Center Phase 2 Improvements
#6643 Repair/Replace Trellis at Student Services & Phys, Sci. Buildings (Pending paint touch-up.)
#6645 Campuswide Energy Management System (EMS) Ph 1
#6647 ECC 1-15 – Replace HVAC Units
#6649 Landscape Improvements at Ramps, PE, and La Playa Stadium
#6650 & #6652 PE – Paint Sports Pavilion Hallways and Lobby
#6653 Handrail at Sports Pavilion Upper Walkway
#6655 Physical Education Building Exterior Painting
#6665 Marine Diving Technology Boat Storage Area
#6666 Install New Flooring in A-183 and Marine Diving Tech Classroom
#6668 OE-180 Replace Heating System
#6688 Wake Center Resurface Parking Lot (Pending final change order.)
#6704 ECC-1, 2, 3 Exterior Painting

OTHER CAMPUS IMPROVEMENT PROJECTS:

#6699 Network Infrastructure Improvements
Measure V Projects  
Contracted, and Expected Costs and Expenditures to Date as of February 8, 2011

### Drama Music Building Modernization - Renovation Underway

<table>
<thead>
<tr>
<th></th>
<th>Contracted</th>
<th>Expected</th>
<th>Expended To Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Soft Costs</td>
<td>$23,539,050.26</td>
<td>$27,000,000.00</td>
<td>$14,615,471.97</td>
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<tr>
<td>Hard Costs</td>
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<td>Total</td>
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### Luria Conference and Press Center - Project Completed, Pending DSA Closeout

<table>
<thead>
<tr>
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<th>Contracted</th>
<th>Expended To Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Soft Costs</td>
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<td>$440,540.40</td>
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<tr>
<td>Hard Costs</td>
<td>$1,763,649.11</td>
<td>$1,754,935.03</td>
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For the Luria conference and press center the hard costs are final but as we go through closeout there will be some costs for design services related to DSA documentation and final acceptance.

### Bridge Renovation - Project Completed

<table>
<thead>
<tr>
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<th>Expended To Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Soft Costs</td>
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<td>$3,598,477.66</td>
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<td>Hard Costs</td>
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<td>Total</td>
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The numbers are final and no additional costs are expected.

### Softball Renovation - Project Completed, Pending Final Inspection

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<tbody>
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<td>Hard Costs</td>
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<td>Total</td>
<td>$2,836,119.24</td>
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For the softball project there is an additional change order which should be the last one but there will be one more progress payment then the retention payment. In addition, there will be some designer fees to close out the city permits. This was not a DSA project.

### La Playa Track & Field Replacement - Project Completed, Pending DSA Closeout

<table>
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<tr>
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<tbody>
<tr>
<td>Soft Costs</td>
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<td>Total</td>
<td>$2,334,370.88</td>
<td>$2,287,693.51</td>
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The track and field will have fees due to the designers for DSA closeout, similar to the Luria conference and press center closeout but the final payment has been made to the contractor.

### Humanities Building Modernization - In Design Phase (DSA Review)

<table>
<thead>
<tr>
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<tr>
<td>Soft Costs</td>
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### Campus Center Building Modernization - Design Not Started

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<tbody>
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<td>Contingency</td>
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<tr>
<td>Hard Costs</td>
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<tr>
<td>Total</td>
<td>$107,610.10</td>
<td>$107,610.10</td>
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</tbody>
</table>

Soft costs generally include design services, construction management, inspection services, materials testing and inspection, surveying, commissioning, reprographics, environmental consulting, labor compliance and other related services.