



STAFF REPORT

CITY COUNCIL OF THE CITY OF SAUSALITO

AGENDA TITLE:

Review and Approval of Alten Change Order Request #16

RECOMMENDED MOTION:

Adopt a Resolution of the City Council of the City of Sausalito Approving and Authorizing the City Manager to Execute Change Order #16 to the Contract with Alten Construction Inc. for Sausalito Public Safety Facilities Project New Construction Dated October 9, 2008.

SUMMARY

Alten Construction has submitted three (3) Change Order Requests. Swinerton Management & Consulting (SMC), City Staff and Glass Architects have reviewed these Change Order Requests and recommend that the City of Sausalito approve the requested changes to the construction contract with Alten Construction in the amount of \$19,978.

BACKGROUND

Alten Construction has submitted three (3) Change Order Requests due to changes and conditions for both buildings. These changes have been reviewed by SMC, Staff and Glass Architects and found to represent legitimate, compensable changes to the original scope of Alten's contract.

The Change Orders are listed as follows:

Change Order Request 25.1 – Changes to Police Booking and Processing room and other changes - \$16,199

This Change Order Request is for additional changes to Booking and Processing room at the Police Department as a result of changes made to the drawings in response to comments from Contra Costa County, as well as some additional changes to the Sergeant's office. The changes include changes to drywall and framing, the addition of an epoxy wall base in the Booking and Processing area *in lieu* of a concrete base and the installation of a fire/smoke damper control panel. Alten originally submitted a change order request for \$32,002, but SMC's review identified inconsistencies and Alten revised the request. City Staff, Swinerton and Glass Architects have reviewed the COR and find the costs acceptable. Staff recommends approval of the change order request in the amount of \$16,199.

Item #: 6A

Meeting Date: July 27, 2010

Page #: 1

Change Order Request 120 rev 2 – Time and Materials costs for Drywall - \$1,296

This Change Order Request is for costs associated with a number of small patching projects completed by the drywall subcontractor of various items. It also includes a credit for a deleted ceiling in the mezzanine at the Fire Department. A number of the changes were for small items such as drywall patching for the elevator as well as some kitchen changes. Alten originally submitted a credit for the deleted mezzanine ceiling in the amount of \$3,740, but SMC and Alten negotiated a change in the credit to \$5,950. City Staff, Swinerton, and Glass Architects have reviewed the COR and find the costs acceptable. Staff recommends approval of the change order request in the amount of \$1,296.

Change Order Request 124 – Added Condensate pumps for HVAC system - \$2,483

This change order request is for costs associated with adding condensate pumps to a few of the HVAC system units at the Police Department. The units installed require the installation of pumps to capture the condensate water and direct it to the drain lines where the condensate cannot drain by gravity alone. City Staff, Swinerton, and Glass Architects have reviewed the COR and find the costs acceptable. Staff recommends approval of the change order request in the amount of \$2,483.

ISSUES

No issues have been identified with the contemplated action.

FISCAL IMPACT

Approval of Alten’s Change Order No. 16 will result in a deduction of \$19,978 from the hard cost construction contingency encumbrance of the General Obligation Bond Funds for this Project. Taking the proposed change orders into account, the amount of funds remaining in the Hard Cost Contingency is \$40,933.

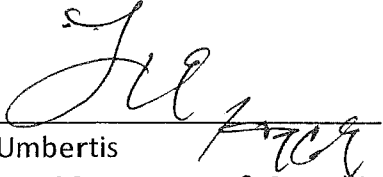
STAFF RECOMMENDATIONS

Staff, Swinerton Management & Consulting and Glass Architects recommend that the City Council Approve and Authorize the City Manager to execute Change Order No. 16 to the Contract with Alten Construction Inc. for Construction of the Public Safety Facilities Project in the amount of \$19,978.

ATTACHMENTS

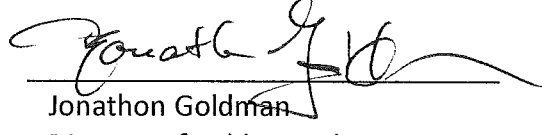
A Resolution of the City Council of the City of Sausalito Approving and Authorizing the City Manager to Execute Change Order No. 16 to the Contract with Alten Construction Inc. for Construction of the Sausalito Public Safety Facilities Project New Construction Dated October 9, 2008

PREPARED BY:



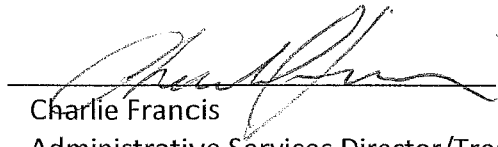
Loren Umbertis
Swinerton Management & Consulting

REVIEWED BY:



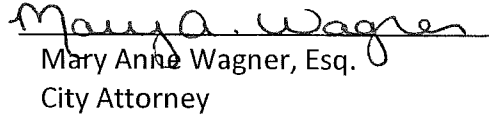
Jonathon Goldman
Director of Public Works

REVIEWED BY:



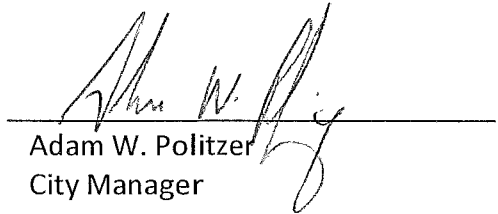
Charlie Francis
Administrative Services Director/Treasurer

REVIEWED BY:



Mary Anne Wagner, Esq.
City Attorney

SUBMITTED BY:



Adam W. Politzer
City Manager

RESOLUTION No. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAUSALITO
APPROVING AND AUTHORIZING THE CITY MANAGER TO EXECUTE
CHANGE ORDER NO. 16 TO THE CONTRACT WITH
ALTEN CONSTRUCTION INC. FOR
SAUSALITO PUBLIC SAFETY FACILITIES PROJECT
NEW CONSTRUCTION DATED OCTOBER 9, 2008**

WHEREAS, by Minute Order adopted on the 23rd day of September, 2008 the City Council of the City of Sausalito awarded Alten Construction, Inc. of Richmond, California (“Alten”) a contract for BID NUMBER F-141, THE SAUSALITO PUBLIC SAFETY FACILITIES PROJECT NEW CONSTRUCTION (the “Project”); and

WHEREAS, the Contract with Alten for the Project was fully executed the 9th day of October, 2008 and Notice to Proceed was issued; and

WHEREAS, during the course of recent phases of construction of the Project, situations have been encountered that were either not clearly outlined, or were entirely unforeseen, and Alten has diligently performed additional work as authorized by the City under the terms of its Contract and the City Council of the City of Sausalito has approved requisite change orders for said work with: Resolution 5001 of February 10, 2009; Resolution 5035 of June 9, 2009; Resolution 5053 of July 21, 2009; Resolution 5062 of September 1, 2009; Resolution 5071 of October 6, 2009; Resolution 5082 of November 10, 2009; Resolution 5097 of December 8, 2009; Resolution 5105 of January 26, 2010; Resolution 5112 of February 23, 2010; Resolution 5119 of March 16, 2010 (Change Order No. 11); Resolution 5119 of April 6, 2010 (Change Order No. 12); Resolution ____ of May 14, 2010 (Change Order No. 13); Resolution ____ of June 15, 2010 (Change Order No. 14); and Resolution ____ of July 13, 2010; and

WHEREAS, during the course of recent phases of construction of the Project, situations have been encountered that were either not clearly outlined, or were entirely unforeseen, and Alten has requested additional compensation to complete its work under the terms of its Contract; and

WHEREAS, Alten, in conformance with the Contract, has issued Change Order Requests numbered COR-25.1, COR-120 REV 2, and COR-124 to the City of Sausalito for review and consideration; and

WHEREAS, approval of said requests will result in a deduction of \$19,978 from the hard cost construction contingency encumbrance of the General Obligation Bond Funds for this Project leaving funds remaining in said encumbrance for the Project of \$40,933; and

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WHEREAS, the City's Architect for the Project, Glass Architects, its Construction Manager, Swinerton Management & Consulting, and the City's Director of Public Works, have reviewed and considered said Change Order Requests and confirmed that they are justified, equitable, and otherwise in order, and recommend that the City Council approve said requests as CHANGE ORDER No. 16 to said Contract with Alten in the amount of \$19,978 (NINETEEN THOUSAND NINE-HUNDRED SEVENTY-EIGHT AND 00/100 DOLLARS).

NOW, THEREFORE, the City Council of the City of Sausalito does hereby resolve as follows:

1. The City Manager is authorized to execute Change Order No. 16 to said Contract with Alten in the amount of \$19,978 (NINETEEN THOUSAND NINE-HUNDRED SEVENTY-EIGHT AND 00/100 DOLLARS).

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Sausalito on the 27th day of July, 2010, by the following vote:

AYES: Councilmembers:
NOES: Councilmembers:
ABSTAIN: Councilmembers:
ABSENT: Councilmembers:

MAYOR OF THE CITY OF SAUSALITO

ATTEST:

CITY CLERK

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Change Order Request Summary

Alten Construction Inc.
 720 12th Street
 Richmond, CA 949801
 Tel: (510) 234-4200
 Fax: (510) 234-4402

G.C. Request No.: CO-025.1
 Directive: APR-01
 Package No.:
 Submitted on: 7/6/10 12:32 PM
 Approved on:

Project: Sausalito Fire & Safety
Subject: REVISED: Detention Facility at Police Station

Project No.: 28011

Description of Scope Change:

REVISED PER L.U. COMMENTS ON 6/24/10: THE CHARGE FROM NPD FOR CHANGE IN STUD GAUGE AND SPACING IS BEING REMOVED AS WELL AS THE CHARGE FOR MOVING THE SINK AT THE PROCESSING COUNTER.

This change order is for items added in the final version of the detention facility changes listed in APR-01. There is added framing, CoreGuard, sprinkler work, mechanical work, carpentry, demo, epoxy flooring, plumbing, and hardware. The costs listed are the only costs included in this particular change order change order. These items were not fully shown in any of the previous versions of the APR and will need to be approved prior to proceeding. This work also has a significant cost impact in terms of schedule as this direction came long after we had begun the surrounding work essentially stopping progress. All schedule impacts to date have been submitted and further impacts for the additional work will continue to be tracked and submitted with subsequent schedule updates.

Cost Summary:

1	General Contractor's Cost Breakdown	
a.	Labor	\$2,304
b.	Material	\$480
c.	Tax (material)	\$0
d.	Equipment	\$0
e.	Other items	\$4,435
2	Subcontractors' Subtotal (see attachment)	\$6,957
3	Total profit and overhead	\$1,674
4	Bonds and Insurance at 2.2% of total	\$349
5	Change Order Request Total Cost	\$16,199

Compensable days: Not known yet

Non-compensable days: Not known yet

Above prices subject to cost changes if not accepted in 14 days. All amounts shown are in US Dollars. It is mutually agreed that, if job escalation is required, a loss of productivity will result and reimbursement will be due.

Notwithstanding any other provision of this change order, the following are not waived or released and all rights are reserved with respect to: (1) extensions of time in connection with the above work; and (2) items omitted from or not priced in the proposal, including items not specifically described, costs of associated delays, disruption, acceleration, impacts on other work, etc.

No work will commence on the above until written authorization has been received in our office.

Adjustment of the Contract Sum: **\$16,199**

ACI PM: _____ Date: _____ ACI Management: _____ Date: _____

Architect: _____ Date: _____ IOR: _____ Date: _____

Construction manager: _____ Date: _____

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ALTEN
CONSTRUCTION

Owner's Response: Accept: _____ Reject: _____ Other: _____

Signature: _____ Title: _____ Date: _____

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Change Order Request Cost Breakdown

Alten Construction Inc.
 720 12th Street
 Richmond, CA 949801
 Tel: (510) 234-4200
 Fax: (510) 234-4402

G.C. Request No.: CO-025.1
 Directive: APR-01
 Package No.:

Project: Sausalito Fire & Safety

Project No.: 28011

Description: REVISED: Detention Facility at Police Station

(All amounts shown are in US Dollars)

Cost Code	Description	Qty.	Price	Per	Amount
61000-ROUGH CARPENTRY	Laborer - Saw Cut & Chip Out for Curb	32	57.59	1 Hour	1,842.88
61000-ROUGH CARPENTRY	Laborer - Scrap out for added work	8	57.59	1 Hour	460.72
61000-ROUGH CARPENTRY	Chisel Bits	2	40.00	1 Piece	80.00
61000-ROUGH CARPENTRY	Concrete Blades	4	100.00	1 Piece	400.00
158140-HVAC EQP/TRIM POLICE	Added Control Panel	1	1,681.00	1 Piece	1,681.00
155100-FIRE SPRINKLERS POL	Added Sprinkler Head	1	765.00	1 Piece	765.00
154140-PLUMBING ROUGH POL	Move Sink at Processing Counter (VOIDED COST)	1	0.00	1 Piece	0.00
81114-DRS/FRAMES/HW POLICE	Revised Door Frame Dimensions	1	564.00	1 Piece	564.00
92510-GYPSUM BOARD POLICE	Added Framing & Drywall	1	3,947.00	1 Piece	3,947.00
92510-GYPSUM BOARD POLICE	Changes to Ceiling Joists (VOIDED COST)	1	0.00	1 Piece	0.00
10000-GENERAL REQUIREMENTS	UPS Charges	1	220.00	1 Piece	220.00
10000-GENERAL REQUIREMENTS	Print Charges (11 additional)	1	270.00	1 Piece	270.00
10000-GENERAL REQUIREMENTS	Dumpster	1	250.00	1 Piece	250.00
61000-ROUGH CARPENTRY	Tera Lite Epoxy Curb	1	3,695.00	1 Piece	3,695.00
	Profit and overhead Labor (15%)	1	346.00	1 Piece	346.00
	Profit and overhead Material (15%)	1	72.00	1 Piece	72.00
	Profit and overhead Subcontractor (8.5%)	1	591.00	1 Piece	591.00
	Profit and overhead Other (15%)	1	665.00	1 Piece	665.00
	Bonds and insurance (2.2%)	1	349.00	1 Piece	349.00
Tax					
Total					\$16,199

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TRANSMITTAL

720 12th St.
Richmond, CA 94801

Phone: 510-234-4200
Fax: 510-234-4402

Date:	7/6/10 10:05 AM		
Project Name:	Sausalito Fire & Safety	Project No.	28011
Attn:	Loren Umbertis		
To:	Swinerton Managment & Consulting		
Email:			
Phone:	1-415-421-2980		
FAX:	1-415-984-1292	Number of pages including this transmittal sheet:	4

The attached Change Order is transmitted via: Email

G.C. Request No. CO-120

Remarks:

Please find attached our change order.

Signed: _____
Andrew Nortz

You have received this transmittal from Alten Construction. If you did not receive the total pages indicated, please call (510) 234-4200.\

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Change Order Request Summary

Alten Construction, Inc.
720 12th Street
Richmond, CA 949801
Tel: (510) 234-4200
Fax: (510) 234-4402

G.C. Request No.: CO-120
Directive:
CO Package No.:
Submitted on: 7/6/10 10:05 AM
Approved on:

Project: Sausalito Fire & Safety
Subject: REVISED - Misc. Drywall Patching

Project No.: 28011

Description of Scope Change:

REVISION 2 ON 7/6: L.U. OF SMI HAS APPROVED ALL ADDED COSTS PROVIDED THAT NPD INCREASE THEIR CREDIT FOR THE DELETED WORK. THIS REVISION INCREASES THE CREDIT FROM \$3740 UP TO \$5950. PLEASE READ NPD CLARIFICATION OF THIS WORK ON THE ATTACHED SHEET.

DESCRIPTION FROM REVISION 1: THIS CHANGE ORDER HAS BEEN REVISED BASED ON COMMENTS ISSUED BY LOREN UMBERTIS.

REFERENCE: NPD Credit, NPD Change #24, NPD Change #23, NPD Change #22, NPD Change #20, NPD Change #18, NPD Change #32, NPD Change #31, NPD Change #26, NPD Change #27, and NPD Change #28.

ORIGINAL DESCRIPTION: This change order encompasses miscellaneous drywall add's as directed by the following: RFI-236, RFI-229, RFI-306, APR-20, ASI-10, RFI-301, RFI-115, RFI-113, as well as a few small field directed patches.

NOTE: This change order includes a substantial credit for the deleted mezzanine ceiling.

Cost Summary:

1	General Contractor's Cost Breakdown	
a.	Labor	\$0
b.	Material	\$0
c.	Tax (material)	\$0
d.	Equipment	\$0
e.	Other items	\$0
2	Subcontractors' Subtotal (see attachment)	\$1,169
3	Total profit and overhead	\$99
4	Bonds and Insurance at 2.2% of total	\$28
5	Change Order Request Total Cost	\$1,296

Compensable days:

Non-compensable days:

Above prices subject to cost changes if not accepted in 14 days. All amounts shown are in US Dollars. It is mutually agreed that, if job escalation is required, a loss of productivity will result and reimbursement will be due.

Notwithstanding any other provision of this change order, the following are not waived or released and all rights are reserved with respect to: (1) extensions of time in connection with the above work; and (2) items omitted from or not priced in the proposal, including items not specifically described, costs of associated delays, disruption, acceleration, impacts on other work, etc.

No work will commence on the above until written authorization has been received in our office.

Adjustment of the Contract Sum: \$1,296

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ACI PM: _____ Date: _____ ACI Management: _____ Date: _____

Architect: _____ Date: _____ IOR: _____ Date: _____

Construction manager: _____ Date: _____

Owner's Response: Accept: _____ Reject: _____ Other: _____

Signature: _____ Title: _____ Date: _____

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Change Order Request Cost Breakdown

Alten Construction Inc.
 720 12th Street
 Richmond, CA 949801
 Tel: (510) 234-4200
 Fax: (510) 234-4402

G.C. Request No.: CO-120
 Directive:
 Package No.:

Project: Sausalito Fire & Safety
Description: REVISED - Misc. Drywall Patching
 (All amounts shown are in US Dollars)

Project No.: 28011

Cost Code	Description	Qty.	Price	Per	Amount
92500-GYPSUM BOARD FIRE	Misc. T&M	1	1,169.00	1 Piece	1,169.00
	Profit and overhead Subcontractor (8.5%)	1	99.00	1 Piece	99.00
	Bonds and insurance (2.2%)	1	28.00	1 Piece	28.00
Tax					
Total					\$1,296

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Change Order Request Summary

Alten Construction Inc.

720 12th Street
Richmond, CA 949801
Tel: (510) 234-4200
Fax: (510) 234-4402

G.C. Request No.: CO-120
Directive:
Package No.:
Submitted on: 5/17/10 8:12 PM
Approved on:

Project: Sausalito Fire & Safety
Subject: REVISED - Misc. Drywall Patching

Project No.: 28011

Description of Scope Change:

THIS CHANGE ORDER HAS BEEN REVISED BASED ON COMMENTS ISSUED BY LOREN UMBERTIS.

REFERENCE: NPD Credit, NPD Change #24, NPD Change #23, NPD Change #22, NPD Change #20, NPD Change #18, NPD Change #32, NPD Change #31, NPD Change #26, NPD Change #27, and NPD Change #28.

ORIGINAL DESCRIPTION: This change order encompasses miscellaneous drywall add's as directed by the following: RFI-236, RFI-229, RFI-306, APR-20, ASI-10, RFI-301, RFI-115, RFI-113, as well as a few small field directed patches.

NOTE: This change order includes a substantial credit for the deleted mezzanine ceiling.

Cost Summary:

1	General Contractor's Cost Breakdown	
a.	Labor	\$0
b.	Material	\$0
c.	Tax (material)	\$0
d.	Equipment	\$0
e.	Other items	\$0
2	Subcontractors' Subtotal (see attachment)	\$3,379
3	Total profit and overhead	\$287
4	Bonds and Insurance at 2.2% of total	\$81
5	Change Order Request Total Cost	\$3,747

Compensable days:

Non-compensable days:

Above prices subject to cost changes if not accepted in 14 days. All amounts shown are in US Dollars. It is mutually agreed that, if job escalation is required, a loss of productivity will result and reimbursement will be due.

Notwithstanding any other provision of this change order, the following are not waived or released and all rights are reserved with respect to: (1) extensions of time in connection with the above work; and (2) items omitted from or not priced in the proposal, including items not specifically described, costs of associated delays, disruption, acceleration, impacts on other work, etc.

No work will commence on the above until written authorization has been received in our office.

Adjustment of the Contract Sum: **\$3,747**

ACI PM: _____ Date: _____ ACI Management: _____ Date: _____

Architect: _____ Date: _____ IOR: _____ Date: _____

Construction manager: _____ Date: _____

Owner's Response: Accept: _____ Reject: _____ Other: _____

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Change Order Request Cost Breakdown

Alten Construction Inc.
720 12th Street
Richmond, CA 949801
Tel: (510) 234-4200
Fax: (510) 234-4402

G.C. Request No.: CO-120
Directive:
Package No.:

Project: Sausalito Fire & Safety
Description: REVISED - Misc. Drywall Patching
(All amounts shown are in US Dollars)

Project No.: 28011

Cost Code	Description	Qty.	Price	Per	Amount
92500-GYPSUM BOARD FIRE	Misc. T&M	1	3,379.00	1 Piece	3,379.00
	Profit and overhead Subcontractor (8.5%)	1	287.00	1 Piece	287.00
	Bonds and insurance (2.2%)	1	81.00	1 Piece	81.00
Tax					
Total					\$3,747

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PCO 120 – Additional Description of T&M Tags

(Reference numbers in top, right corner of individual tags)

1. Using \$7 per square foot is a reasonable number when bidding in a “normal” environment... not the exceedingly competitive environment in which this job was bid. Also, \$7 per square foot assumes clear direction in terms how the ceiling is to be framed and finished. The drawings are unclear as to the manner in which this should be framed and the environment in which the job was bid demanded the absolute lowest possible square foot pricing. Given the direction shown in the plans, Northern Pacific Drywall could only assume providing the bare minimum in terms of framing. In fact, it could probably be argued that they could have assumed being able to attached the gyp directly to the deck all but eliminating the framing (which is not what NPD is saying... although I think they could). Regardless, the credit reflects just under \$4 per square foot and given the lack of clear direction as well as the enormously competitive bid environment this is an extremely fair offer. The credit will remain as submitted.
2. Yes... this is the portion of wall from A to B and from D to D.5 on Line 4.
3. A change for 6 hours of sheetrock re-work that happened at this location in association with the gas solenoid issue is absolutely legit... in fact it should probably be much more. The picture you included only shows a snap shot of the situation and your response fails to accurately depict the enormous burden this issue placed on the finishing work. This cost will remain as submitted.
4. It doesn't matter which plan the electricians followed, the architect changed the layout to accommodate the ladder. In other words, the lights did not have to move based on an improper install... they were moved to accommodate a design flaw which the design team should have corrected during their plan check. This cost will remain as submitted.
5. Approved in your previous e-mail.
6. We left the alcove walls unfinished in anticipation of a response from Glass. We did this of our own volition (even though it impacted our productivity and our schedule) so as to avoid costly rework that would have been the city's cost to bear. The surrounding walls were taped and finished, while intentionally leaving the walls in question unfinished. Glass's final direction required us to open up walls further back than had been anticipated. We did our part to avoid rework... the design team did not do their part to get us a speedy response. This cost will remain as submitted.
7. This change order has not been previously submitted but it is in relation to the intersection of the concrete walls and the steel columns at the police station. There is no finish detail shown at these locations so this fix was suggested by Alten and approved/directed by Glass.

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8. This change order has not been previously submitted but it's in relation to the finishes that were clarified by Dave Zaro on the second floor of the fire station. The wainscoting on the second floor was apparently deleted in favor of a paint finish although the direction was never given to ACI. After the wainscoting had been fabricated and during the actual install Dave Zaro realized that the appropriate changes had not been made official (i.e. we had not been given the appropriate revised elevations). This cost is for having to patch and finish below the chair rail after the substrate for the panels had been removed.
9. This change order has not been previously submitted but it's in relation to the added duct work at the hose dryer. This sheetrock work was complete and had to be opened up and re-done due to the added HVAC scope.
10. This change order has not been previously submitted but it's in relation to rework that had to be done to accommodate the water solenoid. The water solenoid did not show electrical work in the original drawings. NPD had to patch and repair Durock in the turnout room to add this electrical work.
11. This change order has not been previously submitted but it's in relation to reframing vestibule 108 as directed by an APR which changed the configuration of this alcove.

Northern Pacific Drywall Inc.
CA Certified Small Business Enterprise
1535 Farmers Lane, #302
Santa Rosa, CA 95405
Phone (707) 577-8275
Fax (707) 577-8925
CSL#883065
SBE# 1144920 Exp 10/2011



Date: May 6, 2010
Job Name: Sausalito Public Safety Buildings (Fire Station) Revised
Job #: 102464 – NPD Credit
Job Location: Sausalito, Ca.

To: Andrew

We are furnishing a credit back for all materials and labor necessary to complete the work listed below for the total amount of (\$5,950.00) Keep in mind at bidding time we had asked about this particular ceiling. The only place it showed it was on the finish schedule and on 1 cut that wasn't clear, so during bid time we put money into it just to cover the cost since we were not sure how it was to be framed if at all. NPD figured the minimum framing of the ceiling was going to be done out of angle on walls, Hat channel with strong back and kickers up to deck above.

- Delete ceiling on Mezzanine level.
- Framing of ceiling 24 hrs @ \$65hr = \$1,560.00
- Drywall of ceiling 16 hrs @ \$65hr = \$1,040.00
- Taping of ceiling 32 hrs @ \$65 hr = \$2,080.00
- Material = \$1,270.00

All the above work is being credited back for the sum of Five Thousand Nine Hundred and Fifty Dollars and Zero Cents (\$5,950.00).

Respectfully,
Darrin Spann - President
Northern Pacific Drywall Inc.
By: Darrin Spann 5/6/2010

Northern Pacific Drywall Inc.
CA Certified Small Business Enterprise
1535 Farmers Lane, #302
Santa Rosa, CA 95405
Phone (707) 577-8275
Fax (707) 577-8925
CSL#883065
SBE# 1144920 Exp 10/2011

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Credit

Date: May 6, 2010
Job Name: Sausalito Public Safety Buildings (Fire Station)
Job #: 102464 – NPD Credit
Job Location: Sausalito, Ca.

To: Andrew

We are furnishing a credit back for all materials and labor necessary to complete the work listed below for the total amount of (\$3,740.00)

- Delete ceiling on Mezzanine level.
- Framing, drywall and taping

All the above work is being credited back in for the sum of Three Thousand Seven Hundred and Forty Dollars and Zero Cents (\$3,740.00).

Respectfully,
Darrin Spann - President
Northern Pacific Drywall Inc.
By: Darrin Spann 5/6/2010



Change Order Request Summary

Alten Construction Inc.
720 12th Street
Richmond, CA 949801
Tel: (510) 234-4200
Fax: (510) 234-4402

G.C. Request No.: CO-124
Directive: RFI-357
Package No.:
Submitted on: 5/21/10 11:45 AM
Approved on:

Project: Sausalito Fire & Safety
Subject: Added Condinsate Pumps

Project No.: 28011

Description of Scope Change:

This change order is for the pumps added to the condensate drawings at the fire station.

Cost Summary:

1	General Contractor's Cost Breakdown	
a.	Labor	\$0
b.	Material	\$0
c.	Tax (material)	\$0
d.	Equipment	\$0
e.	Other items	\$0
2	Subcontractors' Subtotal (see attachment)	\$2,240
3	Total profit and overhead	\$190
4	Bonds and Insurance at 2.2% of total	\$53
5	Change Order Request Total Cost	\$2,483

Compensable days:

Non-compensable days:

Above prices subject to cost changes if not accepted in 14 days. All amounts shown are in US Dollars. It is mutually agreed that, if job escalation is required, a loss of productivity will result and reimbursement will be due.

Notwithstanding any other provision of this change order, the following are not waived or released and all rights are reserved with respect to: (1) extensions of time in connection with the above work; and (2) items omitted from or not priced in the proposal, including items not specifically described, costs of associated delays, disruption, acceleration, impacts on other work, etc.

No work will commence on the above until written authorization has been received in our office.

Adjustment of the Contract Sum: \$2,483

ACI PM: _____ Date: _____ ACI Management: _____ Date: _____

Architect: _____ Date: _____ IOR: _____ Date: _____

Construction manager: _____ Date: _____

Owner's Response: Accept: _____ Reject: _____ Other: _____

Signature: _____ Title: _____ Date: _____

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Change Order Request Cost Breakdown

Alten Construction Inc.
720 12th Street
Richmond, CA 949801
Tel: (510) 234-4200
Fax: (510) 234-4402

G.C. Request No.: CO-124
Directive: RFI-357
Package No.:

Project: Sausalito Fire & Safety

Project No.: 28011

Description: Added Condinsate Pumps

(All amounts shown are in US Dollars)

Cost Code	Description	Qty.	Price	Per	Amount
154100-PLUMBING ROUGH FIRE	Condinsate Pumps	1	2,240.00	1 Piece	2,240.00
	Profit and overhead Subcontractor (8.5%)	1	190.00	1 Piece	190.00
	Bonds and insurance (2.2%)	1	53.00	1 Piece	53.00
Tax					
Total					\$2,483

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REQUEST FOR INFORMATION

No. 00357

TITLE: Condinsate Drains at the Police St.

DATE: 5/6/2010

PROJECT: Sausalito Public Safety Facilities

PROJECT#: 28011

TO: Attn: Dave Zaro
Glass Architects
200 E Street
Santa Rosa, CA 95404
Phone: 707-544-3920 Fax: 707-544-2514

DSA#:
APP#:
REQUIRED DATE: 5/18/2010

SUBCONTRACTOR NAME:

LASLEY

SPEC. SECTION: 15000

FORWARDED TO:

FORWARDED DATE:

CC:

REQUEST:

Refence: Sheets MP2.1, MP2.2 and PP2.1 and PP2.2

There are no condensate drain pumps shown in these sheets. The condensate drains are installed to minimum slope of 1% and to clear the ceiling elevations, the HVAC units and pans are installed as high as possible to the bottom of beams. Please confirm unit dimensions with building sections and locations. We believe condensate pumps will need to be added to make the drains work. This occurs at units in rooms 104,121,115,212 and 216. Please advise.

Requested By: Alten Construction, Inc

Date: 5/6/2010

Signed: _____
Paul Fitzgerald

SUGGESTION:

Cost Impact: Unknown **Schedule Impact:** Yes **Signature:** _____

Work Impact: Unknown

REVIEW AND APPROVAL TO SUBMIT RFI BY INSPECTOR AND/OR DISTRICT:

By: _____ **Date:** _____

ANSWER:

For furnace/coil F-1/CC-1 (above room 115), reinstall piping at a lower elevation and reconnect to vertical portions of risers located in the wall where they go down to the floor sink in the sallyport. For the other four systems, install one condensate pump (Little Giant Model VCC-20ULS) for each of the furnace/coils to collect the condensate from the primary coil drain connection and from the furnace drain connection. Discharge condensate pumps into condensate drain piping. Securely connect tubing from discharge of pump through properly sized copper fittings and with 1/4" per foot slope to the condensate drain piping. Connect safety interlock wiring (integral with the condensate pump) to shut down furnace/condensing unit when condensate pump is not working. Discharge secondary coil drain into auxilliary pan. Do not connect auxilliary pan to overflow condensate drain piping.

John Cross, Project Engineer
Lefler Engineering, Inc. May 14, 2010

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BLACK SEA CORPORATION

Lic. # 694989

4735 MISSION STREET, SAN FRANCISCO, CA 94112
Tel. 415 333-8499, Fax. 415 333-8470, e-mail: Blackseacorp@hotmail.com

SUPPORTING DOCUMENTATION FOR THE COST PROPOSAL # 17

RFI# 357

Subcontractor Name: Black Sea Corp:
Work Activity: PLUMBING
Project : Sausalito police and fire stations

Additional condensate pumps at the AC units
Sausalito Police Station

RECAP

MATERIAL	Supplier Restocking	
	Deduct Materials	
	New Materials	\$ 425.00
	Cartage (10 %)	
	Freight	
	Material Off Site Storage	
	<hr/>	
	Sub Total Material	\$425.00
LABOR	Skilled Labor	\$ 1,100.33
	Unskilled Labor	
	Working Foreman (10 %)	
	Project Manager	
	Payroll taxes and insurance	\$ 301.28
	<hr/>	
	Subtotal Labor	\$1,401.61
Other Cost	Processing	
	As Built	
	Small Tools (@ 2%)	\$8.50
	Safety (@ 4 %)	
	Equipment rented	
	<hr/>	
	Subtotal Other Cost	\$8.50
	SUBTOTAL COST	\$1,835.11
	OVERHEAD (15%)	\$275.27
	LIABILITY INSURANCE 4.2%	\$88.64
	SALES TAX (9.75%)	\$41.44
	<hr/>	
	TOTAL	\$2,240.45
	TOTAL PRICE FOR CHANGE	\$2,240

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SUPPORTING DOCUMENTATION FOR THE COST PROPOSAL # 17

Plumbing Labor ADD	Appren Labor ADD	Date / Material	Size	Qty	Unit	Unit Cost	Extended Cost
7.0	7.0	Installation of the cond pumps	3/4"	5	Ea	\$ 85.00	\$ 425.00

7.0 7.0

NEW MATERIAL \$ 425.00

LABOR RECAP		Hr/Rate	Total /Hrs	Extended Direct Cost	Extended Taxes/Insu Cost
Plumbers	Direct Cost	51.50	7.00	\$ 360.50	
	Fringe Benefits	37.25	7.00	\$ 260.75	
	Taxes & Insurance	24.78	7.00		\$ 173.46
Apprent.	Direct Cost	36.00	7.00	\$ 252.00	
	Fringe Benefits	32.44	7.00	\$ 227.08	
	Taxes & Insurance	18.26	7.00		\$ 127.82

Skilled labor \$ 1,100.33

Taxes and insurance \$ 301.28

Signature:

Date: 05/18/2010

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Public Safety Buildings Financial Report

27 July 2010

Accounting Summary Available vs. Projected Funds

Bond Accounting	
Bond Proceeds	\$16,643,955
Bond Costs	<u>\$14,717,334</u>
Net	\$ 1,926,622
<i>Return to Taxpayers</i>	<u>\$ 1,926,622</u>
Balance	\$ -0-
Non-Bond Monies Accounting	
Non-Bond Proceeds	\$ 1,823,595
Non-Bond Costs	<u>\$ 427,161</u>
Net	\$ 1,396,434
<i>Transfer to CIP</i>	<u>\$ 1,100,000</u>
Balance	\$ 296,434

Total All Funds Accounting	
Bond Proceeds	\$16,643,955
Non-Bond Proceeds	<u>\$ 1,823,595</u>
Total Proceeds	\$18,467,550
Bond Costs	\$14,717,334
Non-Bond Costs	<u>\$ 427,161</u>
Total Costs	\$15,144,495
Net	\$ 3,323,056
<i>Return to Taxpayers</i>	\$ 1,926,622
<i>Return to CIP</i>	<u>\$ 1,100,000</u>
Balance	\$ 296,434

Oversight & Review of All Expenses

- Management reviews
- City Attorney and Bond Attorney reviews
- All expenses charged (and to be charged) against bond funds were reviewed and approved by the Citizens Oversight Committee.
- Annual audits and Internal Control Testing by City Auditors in conjunction with Comprehensive Annual Financial Reports for 2007, 2008, 2009 and 2010.
- City Auditor “Agreed Upon Procedures Report”

