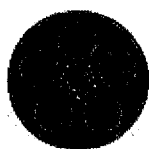


# **OAKLAND ARMY BASE**

## **DB CONTRACT CHANGE ORDER # 003 11/06/2013**



**CALIFORNIA  
CAPITAL & INVESTMENT  
GROUP**

**ARCHITECTURAL  
DIMENSIONS**



CALIFORNIA  
CAPITAL & INVESTMENT  
GROUP

## CHANGE ORDER

Oakland Army Base

PROJECT: Oakland Army Base  
Oakland, California

CHANGE ORDER NUMBER: 003  
DATE: 11/06/2013

TO CONTRACTOR:  
Turner / Goodfellow Top Grade / Flatiron, A Joint Venture  
1111 Broadway, Suite 2100  
Oakland, CA 94607

CONTRACT DATE: 10/16/2013  
CONTRACT FOR: Oakland Army Base Redevelopment Project

CONTRACT START DATE:  
CONTRACT COMPLETION DATE: 01/30/2018

### THE CONTRACT IS CHANGED AS FOLLOWS:

The original contract sum was ..... \$ 150,227,850.00  
The net change by previously authorized Change Orders..... \$ 486,776.92  
The Contract Sum prior to this Change Order was..... \$ 150,714,626.92  
The Contract Sum will be adjusted by the Change Order in the amount of..... \$ 255,942.00  
The new Contract sum including this Change Order will be..... \$ 150,970,568.92  
The Contract Time will be increased by Zero calendar days.  
The date of Substantial Completion as of the date of this Change Order therefore is 01/30/2018

**SCOPE:** This accommodates direct costs for the changed condition of the Design-Build JV construction yard being located on Port property instead of the original North Gateway location.

NOT VALID UNTIL SIGNED BY THE OWNER'S REPRESENTATIVE, OWNER, CONTRACTOR, & CITY (IF REQUIRED).

Architectural Dimensions

OWNER'S REP

300 Frank H. Ogawa Plaza, Ste. 375  
Oakland, CA 94612

ADDRESS

BY (Signature)

James Heilbronner

DATE

California Capital & Investment  
Group, Inc.

OWNER

300 Frank H. Ogawa Plaza, Ste. 340  
Oakland, CA 94612

ADDRESS

BY (Signature)

Phil Tagami

DATE

Turner / Goodfellow Top Grade /  
Flatiron, a Joint Venture

CONTRACTOR

1111 Broadway, Ste. 2100  
Oakland, CA 94612

ADDRESS

BY (Signature)

Kavinder Singh

DATE

FOR CHANGE ORDERS OVER \$50,000, NOT VALID UNTIL SIGNED BY THE CITY OF OAKLAND.

BY (Signature)  
Doug Cole

DATE

**NOTE:** This Change Order does not include changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directives (CCDs) or being considered under Potential Change Orders (PCOs) until costs and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the CCDs and PCOs.

# **OAKLAND ARMY BASE**

**DB CONTRACT CHANGE ORDER #003**

**POTENTIAL CO #003**

**11/05/2013**

**ARCHITECTURAL  
DIMENSIONS**

November 5, 2013

Phil Tagami

Managing General Partner  
California Capital & Investment Group  
300 Frank Ogawa Plaza, Suite 340  
Oakland, CA 94612

Re: PCO # 3 – Rev #1 – JV Yard Set up Impacts

Phil,

The City of Oakland has created a changed condition by leasing +/- 5 acres to OMSS in North Gateway. This changed condition calls for us to relocate our planned trailer / yard. The estimated costs of this impact are as follows:

Direct Costs (Attached)	\$ 229,598
Bond Premium @1.34%	\$ 3,077
Fee @10%	\$ 23,267
<b>TOTAL</b>	<b>\$ 255,942</b>

The City has proposed moving our planned trailer / yard laydown area to a Port of Oakland property on Murmansk Street, between 10<sup>th</sup> and 11<sup>th</sup> street. This is an acceptable trailer / yard location to the JV as long as the following conditions apply to the revised location.

- The lease will last for the duration of the OAB project.
- There will be no cost to the JV throughout the lease agreement
- The City of Oakland will pay for Port of Oakland provided utilities
- A change order will be issued to cover the cost of the following:
  - Grading the site to drain
  - Placing filter fabric and aggregate base over the dirt areas to create winterized surface
  - Placing fence around the perimeter of the yard

- All grading, filter fabric, aggregate base, and fencing will remain at the leased site when the JV removes their yard and trailers at job completion

Attached please find a copy of the estimated costs and detail associated with this proposed change order # 3.

Please issue a change order for the scope listed.

Sincerely,



**Scott Erwin**  
**Project Executive**  
**Turner / Top Grade / Flatiron JV**  
**(925) 548-7476**

**Attachments:**

1. PCO # 3 – Estimate Detail

11/05/2013	12:01	OAB TRAILER YARD SET UP				
SPE13002						
*** Scott Erwin						
<u>Biditem</u>	<u>Description</u>	<u>Status - Rnd</u>	<u>Quantity</u>	<u>Units</u>	<u>Unit Price</u>	<u>Bid Total</u>
10	SURVEY	U	1.000	LS	7,000.00	7,000.00
20	CLEAR AND GRUB - TRAILER SITE	U	1.000	LS	7,000.00	7,000.00
30	ROUGH GRADE - TRAILER SITE	U	7,260.000	CY	3.30	23,958.00
40	FINE GRADE - TRAILER SITE		192,500.000	SF	0.15	28,875.00
50	AGGREGATE BASE - TRAILER SITE	U	6,860.000	TN	12.75	87,465.00
60	FENCE -TRAILER SITE	U	1.000	LS	42,300.00	42,300.00
130	SWPPP	U	1.000	LS	33,000.00	33,000.00
BID TOTALS						
					Bid Total	\$229,598.00

# **OAKLAND ARMY BASE**

**DB CONTRACT CHANGE ORDER #003**

**EMAILS / CORRESPONDENCE**

**ARCHITECTURAL  
DIMENSIONS**

## Sarah Griffin

---

**From:** Kunkel, Cliff - (OAK) <ckunkel@tcco.com>  
**Sent:** Tuesday, November 05, 2013 4:21 PM  
**To:** Sarah Griffin; James Heilbronner  
**Cc:** Scott Erwin (scott.erwin@topgradeconstruction.com)  
**Subject:** RE: PCO - #3 Cost Proposal  
**Attachments:** PCO # 3 Rev #1- JV YARD SET UP ONLY IMPACTS.pdf; PCO # 3 - Trailer Only Estimate Summary.pdf

**Categories:** High, To File

See attached, revised PCO -003 for the new corp. yard

Clifford A. Kunkel  
1111 Broadway, Suite 2100  
Oakland, CA 94607  
Tel: 510.267.8115  
Cel: [REDACTED]  
e-mail: ckunkel@tcco.com

-----Original Message-----

From: Sarah Griffin [mailto:sarahg@archdim.com]  
Sent: Monday, November 04, 2013 7:45 PM  
To: Kunkel, Cliff - (OAK); James Heilbronner  
Cc: Scott Erwin (scott.erwin@topgradeconstruction.com)  
Subject: RE: PCO - #3 Cost Proposal

Cliff,

We would like to execute a CO for the additional trailer yard costs for the southern yard #1, but we need to have a breakout of the price for just the costs for the yard above and beyond the GMP. This PCO shows OMSS impacts combined with construction yard costs. Please separate out the yard costs before we can process the Change Order.

Thanks,  
~Sarah

Sarah Griffin, Project Administrator

30 Years of Success!  
[www.archdim.com](http://www.archdim.com)

S.F. BAY AREA  
300 Frank H. Ogawa Plaza, Ste. 375  
Oakland, CA 94612



TEL. 510.463.8300  
FAX. 510.463.8395

L.A. AREA  
600 S. Main St., Ste. 920  
Orange, CA 92868  
TEL. 800.452.3477

-----Original Message-----

From: Kunkel, Cliff - (OAK) [mailto:ckunkel@tcco.com]  
Sent: Tuesday, October 29, 2013 8:08 AM  
To: James Heilbronner  
Cc: Scott Erwin (scott.erwin@topgradeconstruction.com)  
Subject: PCO - #3 Cost Proposal

Jim,

Please find attached PCO #3 for the costs associated with the new construction / corporation yard.

Clifford A. Kunkel  
1111 Broadway, Suite 2100  
Oakland, CA 94607  
Tel: 510.267.8115  
Cel: [REDACTED]  
e-mail: ckunkel@tcco.com

-----Original Message-----

From: James Heilbronner [mailto:jamesh@archdim.com]  
Sent: Tuesday, October 29, 2013 7:26 AM  
To: Kunkel, Cliff - (OAK)  
Subject: RE: OAB Sublease (Comment 1)  
Importance: Low

Moving the trailer complex in the future will be very expensive.  
Phil needs to weigh in. in the meantime I need the official COR for the yard so that I can do a change order. Also need the pay request including 800k billing for precon.

James Heilbronner, President

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-----Original Message-----

From: Kunkel, Cliff - (OAK) [mailto:ckunkel@tcco.com]  
Sent: Tuesday, October 29, 2013 7:16 AM  
To: James Heilbronner  
Subject: RE: OAB Sublease (Comment 1)

It needs to be worked out. The cost to relocate the entire office complex at that point will likely be \$30k-\$40k or more

Clifford A. Kunkel  
1111 Broadway, Suite 2100  
Oakland, CA 94607  
Tel: 510.267.8115

  
e-mail: ckunkel@tcco.com

-----Original Message-----

From: James Heilbronner [mailto:jamesh@archdim.com]  
Sent: Tuesday, October 29, 2013 7:12 AM  
To: Kunkel, Cliff - (OAK)  
Subject: RE: OAB Sublease (Comment 1)

Is it me or is this messed up:?

James Heilbronner, President

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-----Original Message-----

From: Kunkel, Cliff - (OAK) [mailto:ckunkel@tcco.com]  
Sent: Tuesday, October 29, 2013 7:11 AM  
To: James Heilbronner; Monetta, John  
Cc: mstice@sticeblock.com; Phil Tagami; Alix Rosenthal  
Subject: RE: OAB Sublease (Comment 1)

It does not.

Clifford A. Kunkel  
1111 Broadway, Suite 2100  
Oakland, CA 94607  
Tel: 510.267.8115  
Cel: [REDACTED]  
e-mail: ckunkel@tcco.com

-----Original Message-----

From: James Heilbronner [mailto:jamesh@archdim.com]  
Sent: Tuesday, October 29, 2013 6:57 AM  
To: Monetta, John; Kunkel, Cliff - (OAK)  
Cc: mstice@sticeblock.com; Phil Tagami; Alix Rosenthal  
Subject: RE: OAB Sublease (Comment 1)

How does 12 months jive with the reality of needing the yard until 2017?

James Heilbronner, President

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**November 5, 2013**

**Phil Tagami**

**Managing General Partner  
California Capital & Investment Group  
300 Frank Ogawa Plaza, Suite 340  
Oakland, CA 94612**

**Re: PCO # 3 – Rev #1 – JV Yard Set up Impacts**

**Phil,**

The City of Oakland has created a changed condition by leasing +/- 5 acres to OMSS in North Gateway. This changed condition calls for us to relocate our planned trailer / yard. The estimated costs of this impact are as follows:

<b>Direct Costs (Attached)</b>	<b>\$ 229,598</b>
<b>Bond Premium @1.34%</b>	<b>\$ 3,077</b>
<b>Fee @10%</b>	<b>\$ 23,267</b>
<b>TOTAL</b>	<b>\$ 255,942</b>

The City has proposed moving our planned trailer / yard laydown area to a Port of Oakland property on Murmansk Street, between 10<sup>th</sup> and 11<sup>th</sup> street. This is an acceptable trailer / yard location to the JV as long as the following conditions apply to the revised location.

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Attached please find a copy of the estimated costs and detail associated with this proposed change order # 3.

Please issue a change order for the scope listed.

Sincerely,



**Scott Erwin**  
**Project Executive**  
**Turner / Top Grade / Flatiron JV**  
**(925) 548-7476**

**Attachments:**

1. **PCO # 3 – Estimate Detail**

11/05/2013 12:01  
 SPE13002 OAB TRAILER YARD SET UP  
 \*\*\* Scott Erwin

**BID TOTALS**

<u>BidItem</u>	<u>Description</u>	<u>Status - Rnd</u>	<u>Quantity</u>	<u>Units</u>	<u>Unit Price</u>	<u>Bid Total</u>
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60	FENCE -TRAILER SITE	U	1.000	LS	42,300.00	42,300.00
130	SWPPP	U	1.000	LS	33,000.00	33,000.00

Bid Total ==>> \$229,598.00

## Sarah Griffin

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**From:** Kunkel, Cliff - (OAK) <ckunkel@tcco.com>  
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**To:** James Heilbronner  
**Cc:** Scott Erwin (scott.erwin@topgradeconstruction.com)  
**Subject:** PCO - #3 Cost Proposal  
**Attachments:** PCO # 3 - JV YARD SET UP AND OMSS IMPACTS.docx; PCO # 3 - Estimate Detail.pdf

Jim,

Please find attached PCO #3 for the costs associated with the new construction / corporation yard.

Clifford A. Kunkel  
1111 Broadway, Suite 2100  
Oakland, CA 94607  
Tel: 510.267.8115  
Cel: [REDACTED]  
e-mail: [ckunkel@tcco.com](mailto:ckunkel@tcco.com)

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**Subject:** RE: OAB Sublease (Comment 1)  
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James Heilbronner, President

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Subject: RE: OAB Sublease (Comment 1)

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To: James Heilbronner; Monetta, John  
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Sent: Tuesday, October 29, 2013 6:57 AM  
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How does 12 months jive with the reality of needing the yard until 2017?

James Heilbronner, President

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**October 29, 2013**

**Phil Tagami**

**Managing General Partner  
California Capital & Investment Group  
300 Frank Ogawa Plaza, Suite 340  
Oakland, CA 94612**

**Re: PCO # 3 – JV Yard Set up and OMSS North Gateway Impacts**

**Phil,**

**The City of Oakland has created a changed condition by leasing +/- 5 acres to OMSS in North Gateway. This changed condition affects our planned trailer / yard location and this occupation by OMSS impacts our planned construction activities. The estimated costs of this impact are as follows:**

<b>Direct Costs (Attached)</b>	<b>\$ 1,104,725.</b>
<b>Bond Premium @1.34%</b>	<b>\$ 14,803</b>
<b>Fee @10%</b>	<b>\$ 111,953</b>
<b>TOTAL</b>	<b>\$ 1,231,481</b>

**The City has proposed moving our planned trailer / yard laydown area to a Port of Oakland property on Murmansk Street, between 10<sup>th</sup> and 11<sup>th</sup> street. This is an acceptable trailer / yard location to the JV as long as the following conditions apply to the revised location.**

- **The lease will last for the duration of the OAB project.**
- **There will be no cost to the JV throughout the lease agreement**
- **The City of Oakland will pay for Port of Oakland provided utilities**
- **A change order will be issued to cover the cost of the following:**
  - **Grading the site to drain**
  - **Placing filter fabric and aggregate base over the dirt areas to create winterized surface**
  - **Placing fence around the perimeter of the yard**

*Building the Future*

- All grading, filter fabric, aggregate base, and fencing will remain at the leased site when the JV removes their yard and trailers at job completion

Additional impacts by having OMSS occupy the North Gateway are as follows:

- The site on which OMSS occupies requires +/- 18,000 cy of soil to be excavated and placed into the required fills on the project. This excavation will not be available to be placed in the fills when needed, therefore additional 18,000 cy of import borrow will be required to fulfill this lost volume. At job completion, we assume the site at which OMSS occupies will still require grading and excavation to the lines and grades shown on the contract documents, thus requiring this same 18,000 cy of excavation to be off-hauled at the end of the project.
- It is understood that the Port of Oakland will not allow the leased property to be used for temporarily stockpiling / storing trench spoils during construction. This operation was planned by the JV team to be done at North Gateway but in conjunction with our trailer / laydown yard daily management. Since the Port of Oakland will not allow storage of trench spoils on their property, the JV team will have to manage a secondary site daily at North Gateway. This will require an additional Laborer/pick up truck to track and control the spoil dumping operations. We are estimating the needed duration to be 300 working days. This additional labor was not in our GMP.

Attached please find a copy of the estimated costs and detail associated with this proposed change order # 3.

Please issue a change order for the scope listed.

Sincerely,



Scott Erwin  
Project Executive  
Turner / Top Grade / Flatiron JV  
(925) 548-7476

Attachments:

1. PCO # 3 – Estimate Detail

10/22/2013 17:30  
 SPE13002 OAB TRAILER YARD SET UP  
 \*\*\* Scott Erwin

**BID TOTALS**

<u>Biditem</u>	<u>Description</u>	<u>Status - Rnd</u>	<u>Quantity</u>	<u>Units</u>	<u>Unit Price</u>	<u>Bid Total</u>
1	SURVEY	U	1.000	LS	6,250.00	6,250.00
2	CLEAR AND GRUB - TRAILER SITE	U	1.000	LS	7,500.00	7,500.00
3	ROUGH GRADE - TRAILER SITE	U	7,260.000	CY	3.00	21,780.00
4	FINE GRADE - TRAILER SITE	U	192,500.000	SF	0.15	28,875.00
5	AGGREGATE BASE - TRAILER SITE	U	6,860.000	TN	12.00	82,320.00
6	FENCE -TRAILER SITE	U	1.000	LS	38,000.00	38,000.00
8	MANAGE NORTH GATEWAY SOIL DRYING YARD	U	300.000	WD	820.00	246,000.00
9	EXCAVATE AND OFFHAUL SOIL UNDER OMSS LAYDOWN AREA	U	18,000.000	CY	13.00	234,000.00
10	BUY / HAUL / PLACE IMPORT LOSS FROM UNDER OMSS LAY	U	18,000.000	CY	15.00	270,000.00
11	MOBILIZATION	U	1.000	LS	25,000.00	25,000.00
12	CONTINGENCY (15%)	U	1.000	LS	145,000.00	145,000.00

Bid Total =====> \$1,104,725.00