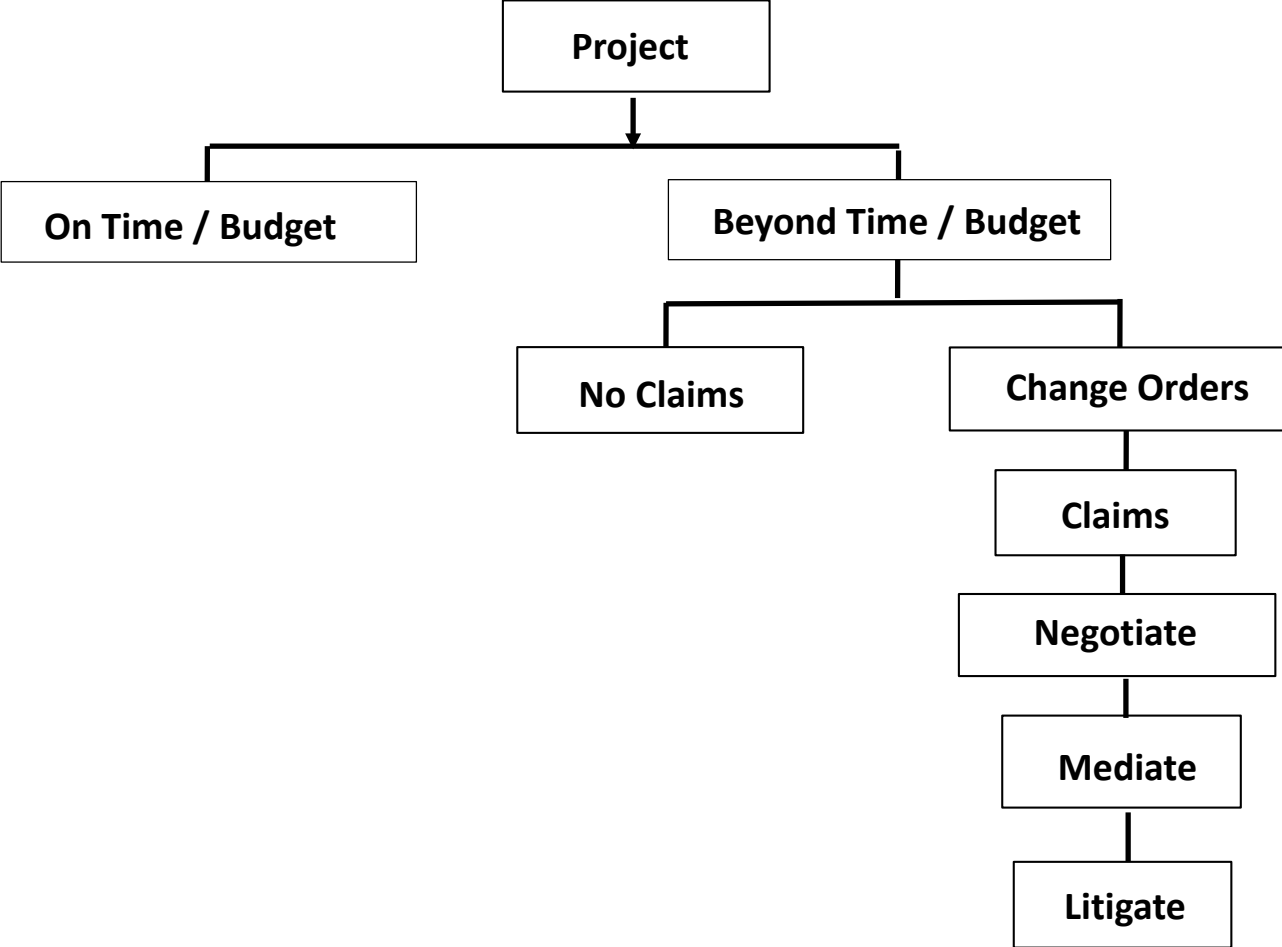


PROJECT OUTCOMES



KEY CONTRACT ARTICLES

Performance

Payment

Submittals

Changes

KEY INFORMATION SOURCES

Correspondence and Submittals

Meetings and Minutes

Schedules

Daily Reporting

Invoicing and Payments

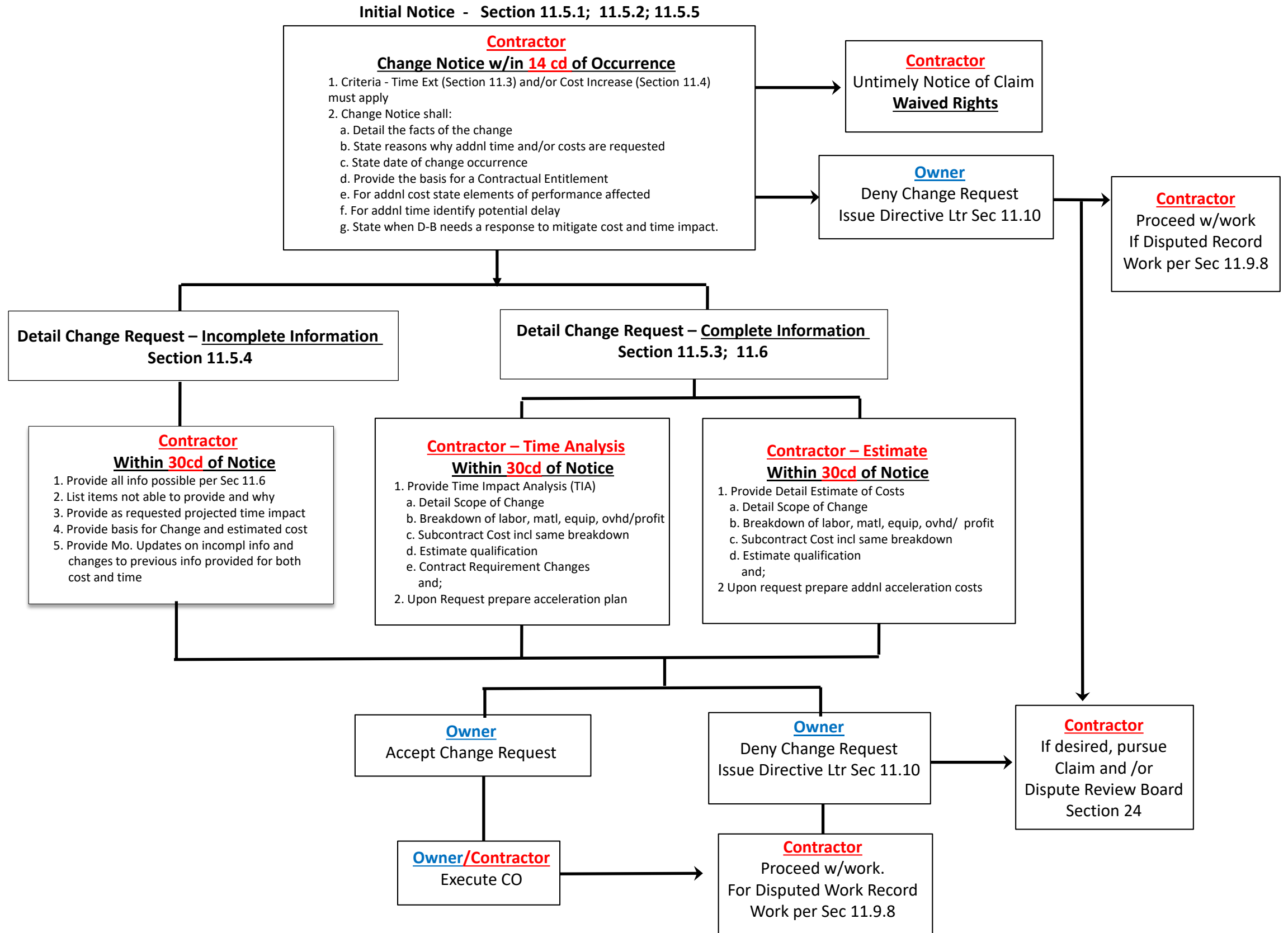
Changes and Notices

Claims and Disputes

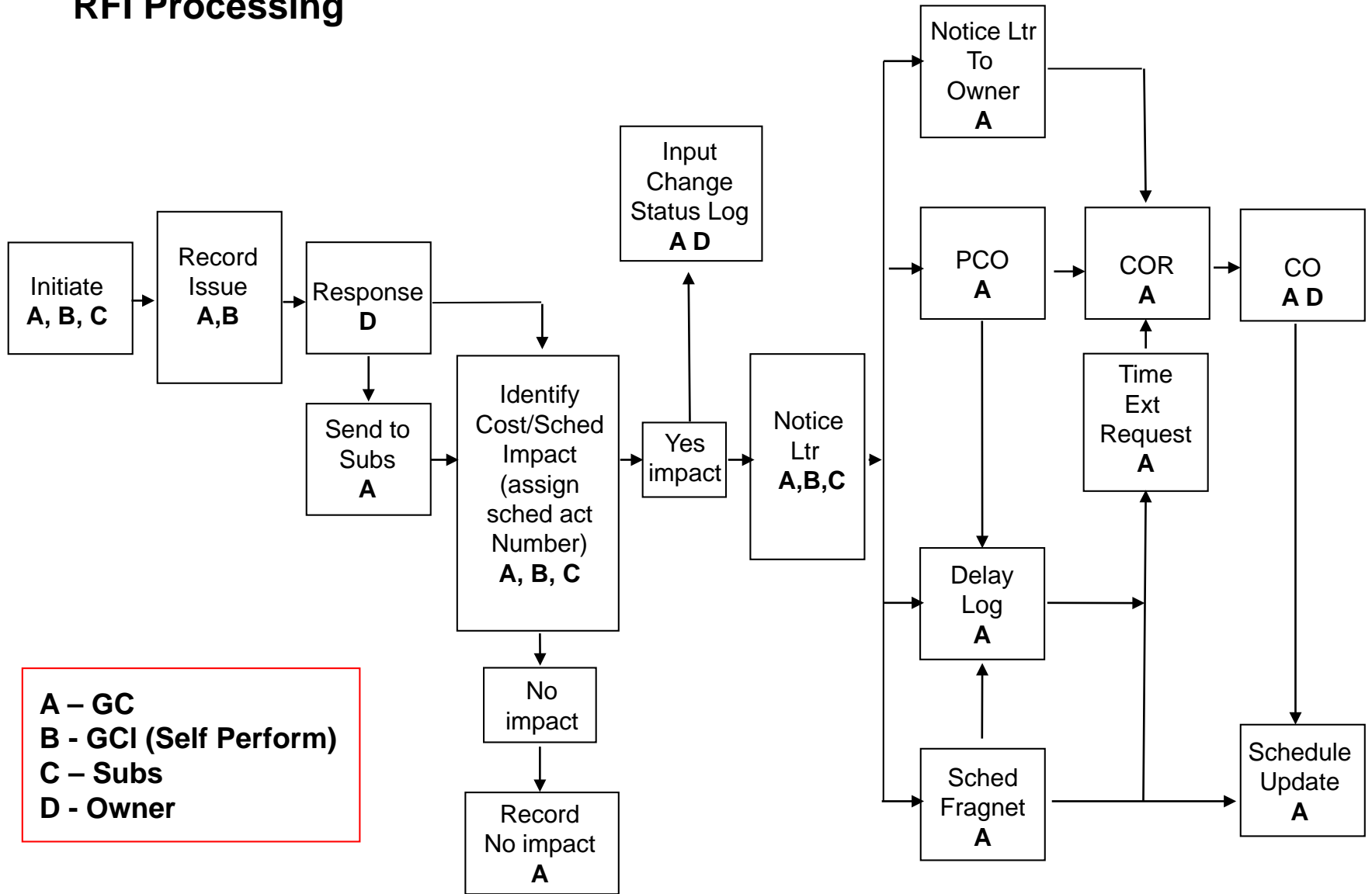
Example - Contract Notice Requirements

Contract Issue	Ref #	Form	Timing	Requirement
RFI's	GC 1.6.1.8	Written	14 cd	Notice before proceeding but no later than 14 days from receipt of response. Considers the RFI to be a change
Instructions (ASI's)	GC 1.6.2	Written	14 cd	Notice before proceeding but no later than 14 days from receipt of response. Considers the ASI to be a change
Proposed Change Order (PCO)	SC Art 6.1.1.2	Written	14 cd	Submit proposal 14 days from receipt of State issued PCO.
90 day look ahead Schedule	Spec 1321 1.04A	Written	15 cd	Within 15 days after NTP and prior to proceeding with the work submit a 90 day schedule.
Progress Schedule	Spec 1321 1.04C	Written	60 cd	Within 60 days after NTP submit schedule.
Schedule Revisions	Spec 1321 1.06A	Written	21 cd	If sequence of construction differs significantly from Schedule Contractor shall submit within 21 days a revised Schedule.
Submittal Substitutions	GC 3.12.10.1	Written	35 cd	Contractor shall submit a proposal for alternative material(s), article(s), or equipment within 35 days after contract start date stated in NTP.
Default/Termination for Cause	GC 2.3.1	Written	5 cd	Contractor has 5 days from receipt of notice from owner to remedy defaults
Changed Conditions	GC 3.1.3	Written	promptly	Before conditions are disturbed identify change
Time Extensions	GC 7.4.1	Written	7 cd	Submit justification 7 days after the initial occurrence of any delay.
Delays	GC 7.5.1.1	Written	Immediately	Immediately upon foreseeing or the occurrence of any unavoidable delay
Acceleration	GC 7.6.2	Written	Immediately	Immediately when considered action or inaction constituted an acceleration directive. Contractor shall not accelerate until State responds to notification
Dispute Contact Requirements Notice of Potential Claim	GC 9.1.1	Written	14 cd	When contractor and State fail to agree whether or not any work is within the scope of contract, contractor shall perform work upon receipt of written notice from state to do so. Contractor to submit a written protest w/in 14 days stating details including approx cost.
Claim	GC 8.6.4	Written	30 cd	Claim to be submitted within 30 cd from receipt of the final statement (acceptance of the work) from State.

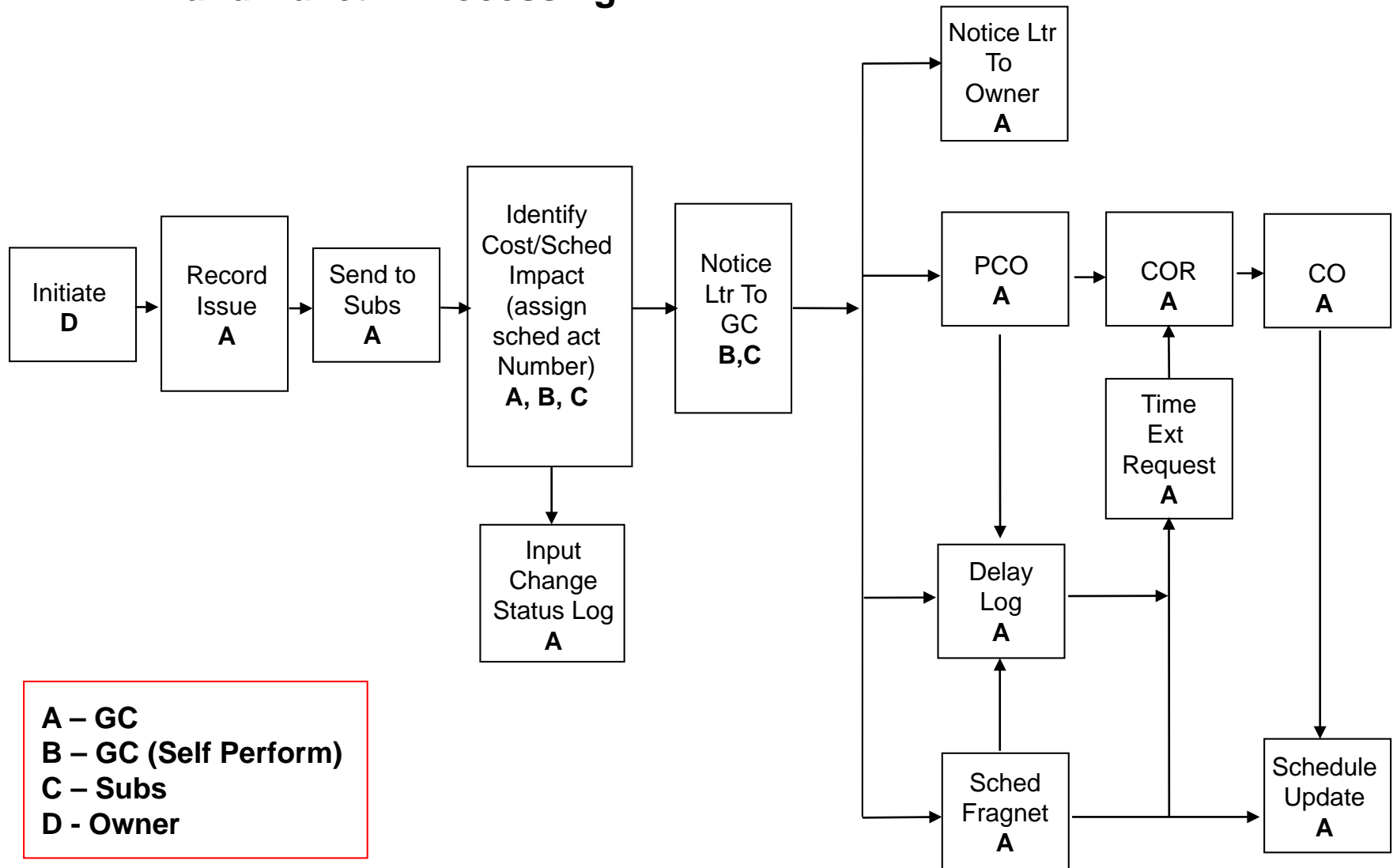
Request for Change Order & Relevant Contract Sections



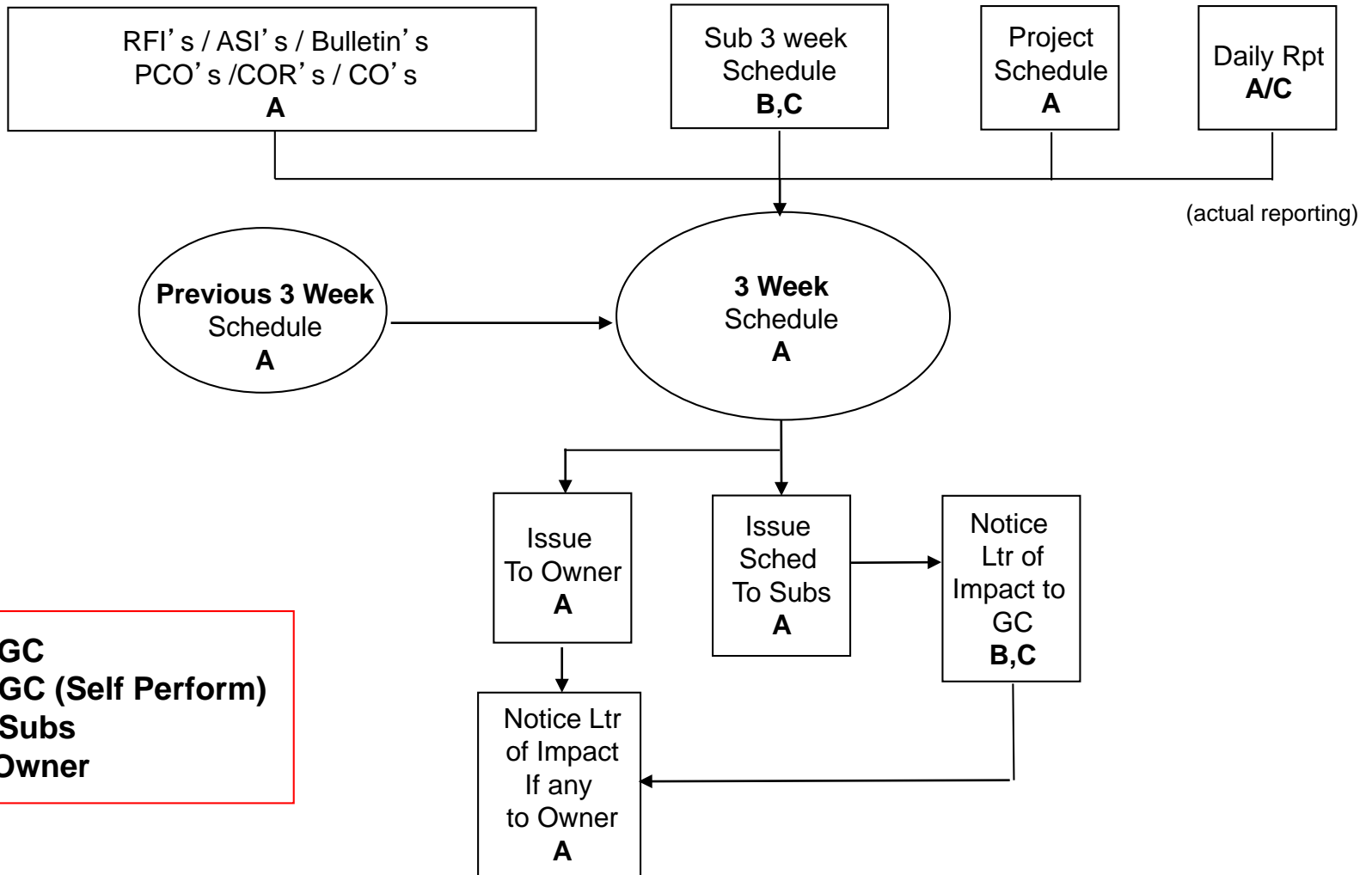
RFI Processing



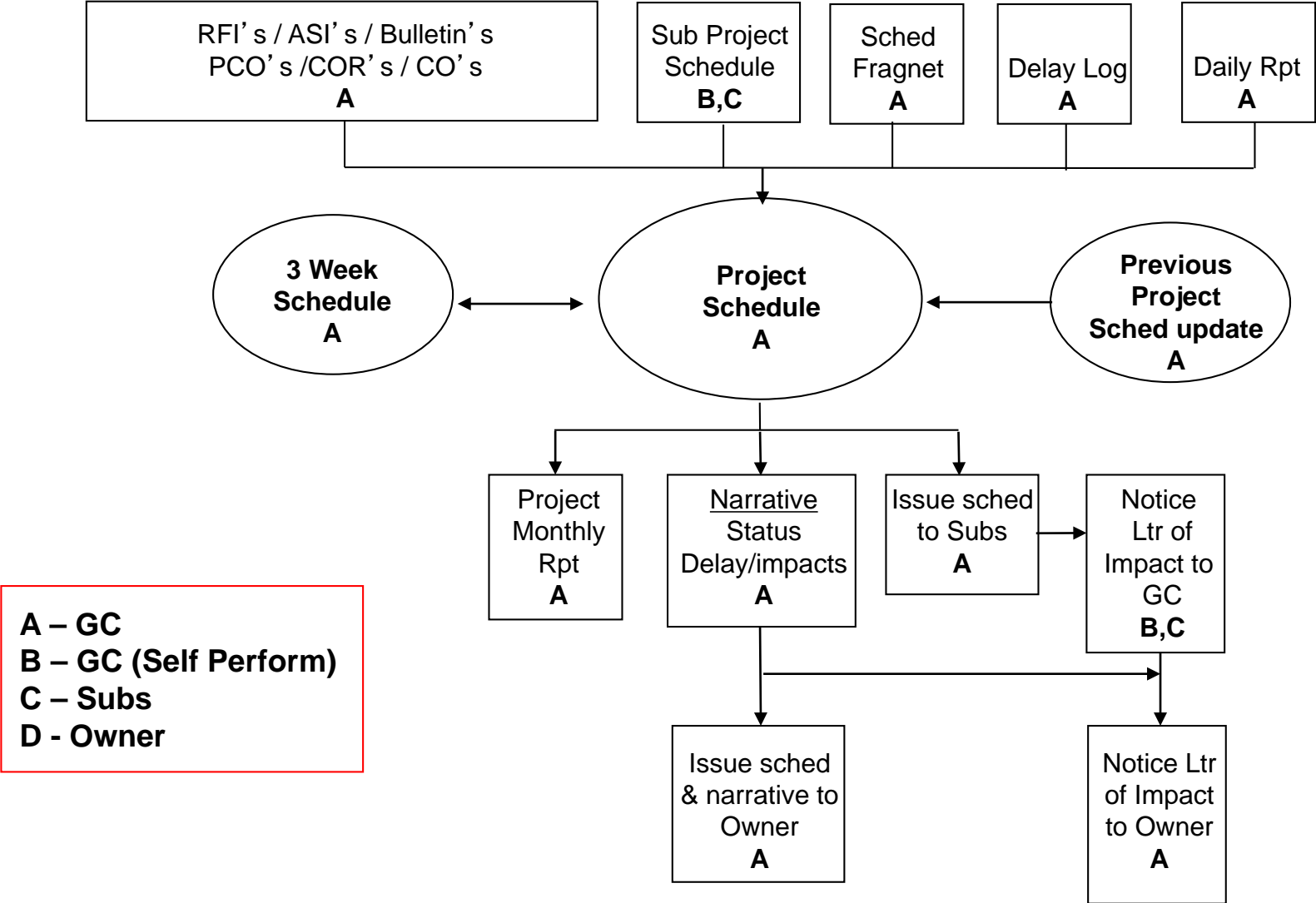
Architect Supplemental Information and Bulletin Processing



3 Week Schedule Updating



Project Schedule Update

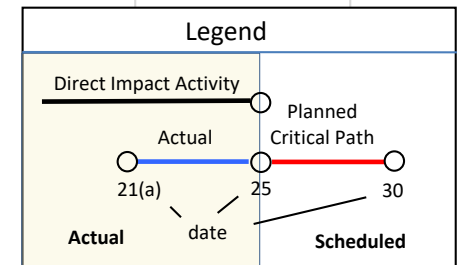
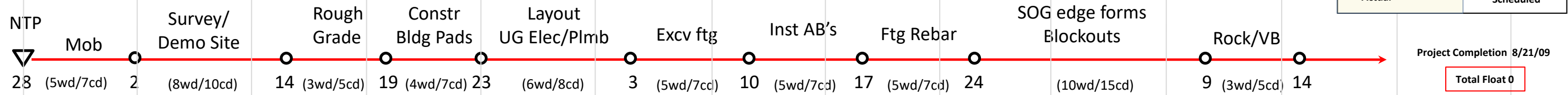


Chabot Community and Student Services Center – Comparison: Baseline Schedule dd 4/28/08 – dd 6/26/08

4/21/08	4/28/08	5/5/08	5/12/08	5/19/08	5/26/08	6/2/08	6/9/08	6/16/08	6/23/08	6/30/08	7/7/08	7/14/08	7/21/08	7/28/08
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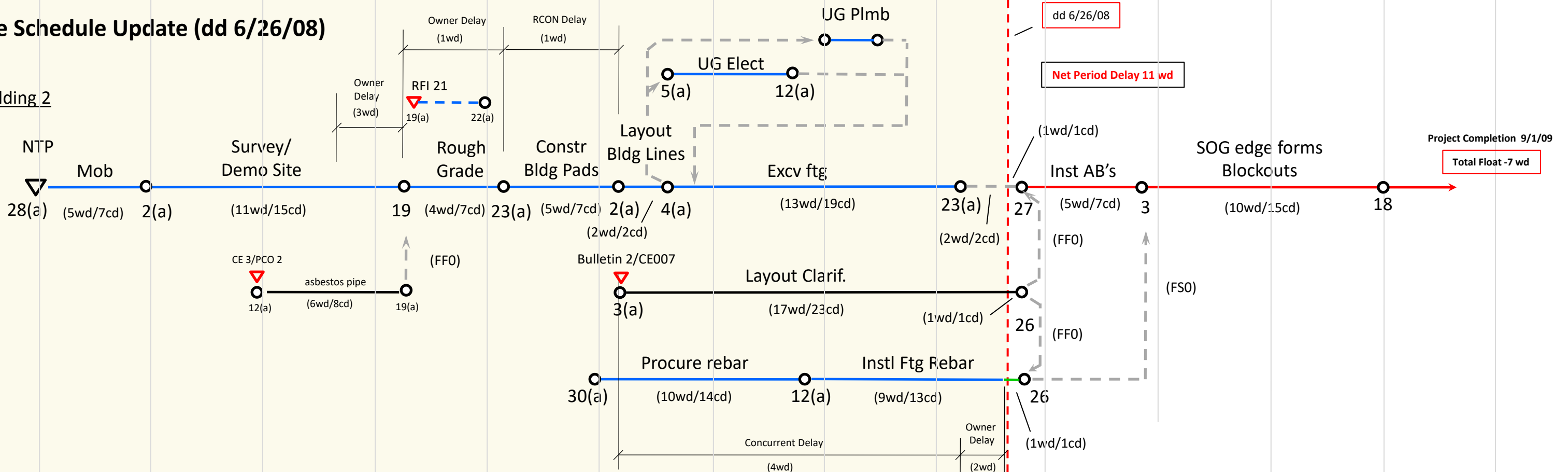
Baseline Schedule (dd 4/28/08)

Building 2

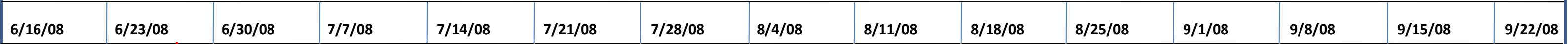


June Schedule Update (dd 6/26/08)

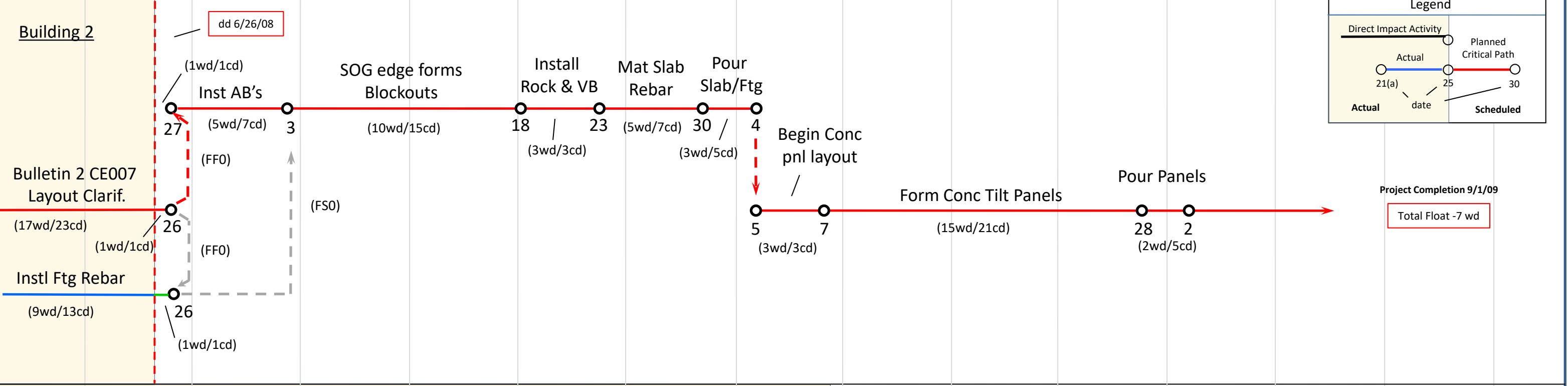
Building 2



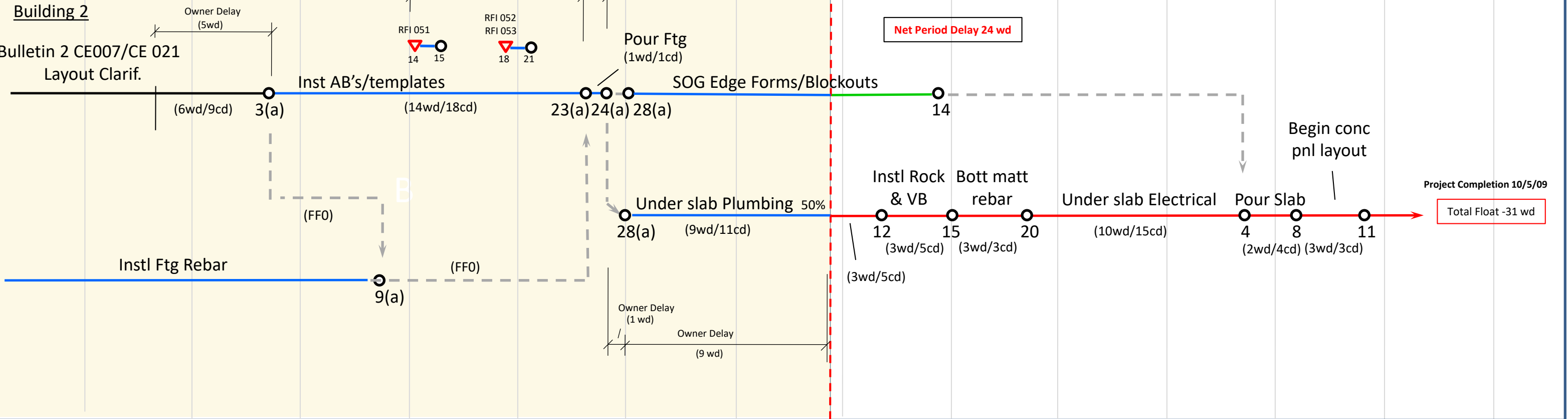
Chabot Community and Student Services Center Comparison dd 6/26/08 – dd 8/8/08



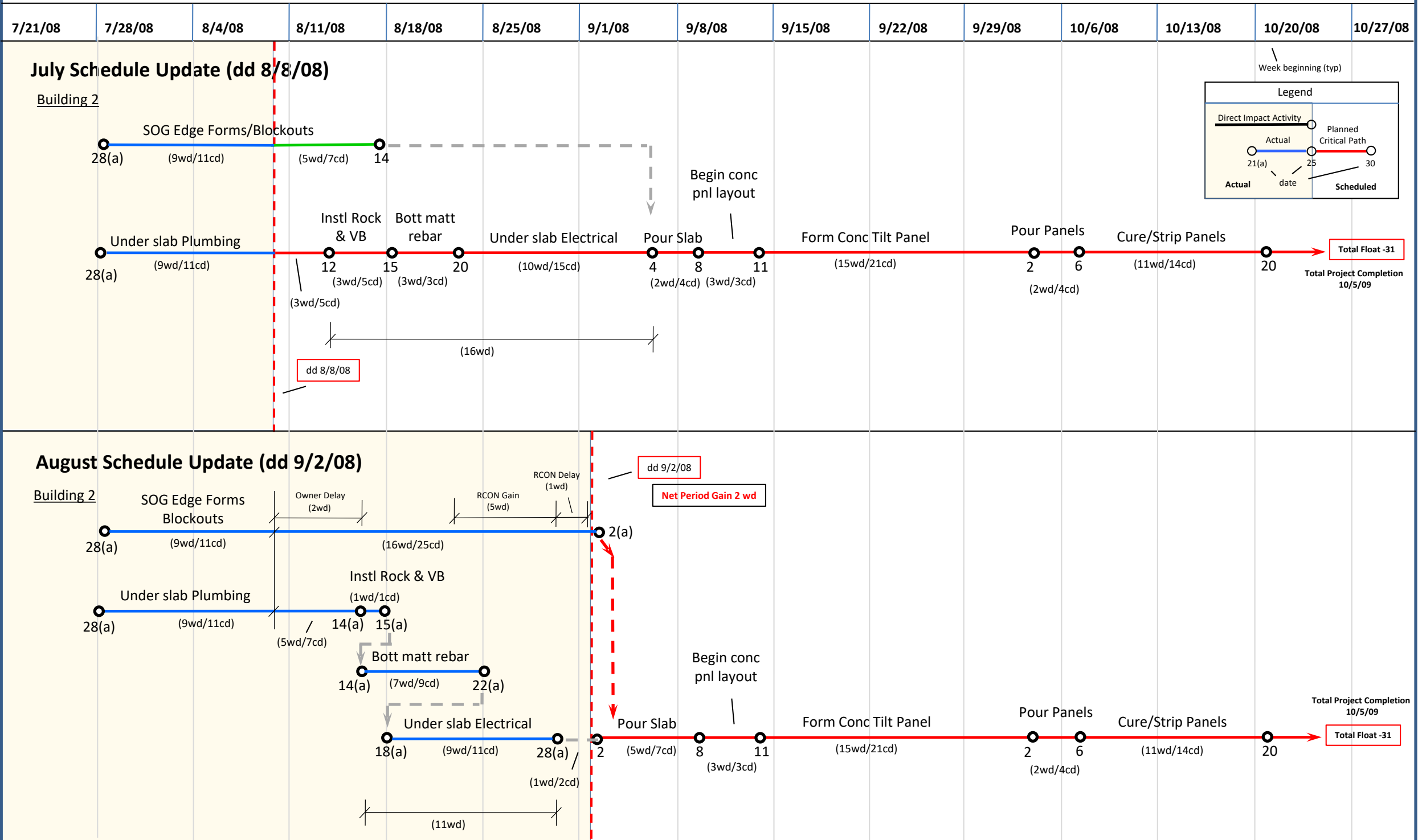
June 2008 Update (dd 6/26/08)



July Schedule Update (dd 8/8/08)



Chabot Community and Student Services Center Comparison dd 8/8/08 – dd 9/2/08



Example RFI / Change Order Impact and Notice Log

Ref #	Source of Change				Change Issued Date	Response Recvd Date	Impact Notice		Description	Impacted sched act	Notes
	RFI	CE	PCO	Bulletin			Type	date			
1	RFI 21	CE 028			5/19/08	5/22/08	ltr	5/28/08	Electrical vault relocation decision	Building Pad	Impact to the critical path Bldg Pad
2	RFI 25				5/22/08	5/28/08	no	no	Place Footing and Mat slab separately per redesigned cold joint.	Ftg/Slab	Impacted the critical Path
3		CE 003					e-mail	5/9/08	Asbestos Pipe removal	site/pad grade	Impacted the critical Path
4		CE 007		Bulletin 2			letter	6/11/08 7/22/08	Dimension changes		Impacted Footings, mat slab, panels, structural steel.
5	RFI 51				7/15/08	7/14/08	letter	7/22/08	Base Plate Conflict	AB's	Impacted AB/Footing
6	RFI 52				7/18/08	7/21/08	letter	7/23/08	HSS Base Plate Conflict	AB's	Impacted AB/Footing
7	RFI 53				7/18/08	7/21/08	letter	7/24/08	Column Dimensions	AB's	Impacted AB/Footing
8		CE068			11/17/08		CE quote	11/17/08	Building 2 Concrete Pnl Dispcrepancies		Impacted conc panel embeds and structural steel
9	RFI 94				9/3/08	3/11/09	letter	9/29/08	Layout issues with window opening	conc panels/struct steel	Impacted conc panel openings/dimensions/embeds. Impacted structural steel
10	RFI 101				9/15/08	10/8/08	e-mail	10/23/08	Panels 22/23 HD embeds	Conc panels	Impacted pour back conc (pilaster)
11		CE071					CE quote	12/15/08	Cord Bar Welding Certification	Conc Panels/Str Stl	Impacted pour back conc (pilaster) and structural steel.
12	RFI 137			Bulletin 30	11/19/08	11/25/08			Added extension to embeds	Structural steel	Impacted critical path steel erection
13		CE065					CE quote	1/15/09	Eliminated closure pour due to dimension error	Conc panels/str stl	Did not impact critical path; embed added after steel erected
14	RFI 198	CE103			1/16/09	3/9/09	ltr	1/12/2009 3/16/09	Saddle embeds and rebar conflicts	structural steel	Impacted critical path steel erection
15	RFI 215			Bulletin 5	2/2/08	2/4/08	ltr	1/12/2009 3/16/09	Bulletin 5 changed the connection of the bearing plates in the panels. RFI 215 provided further detail on the through bolt locations. WF Bearing Plates in Pnl 24/??	Structural steel	Impacted critical path steel erection
16	RFI 216				2/2/09	3/17/09	ltr	1/12/2009 3/16/09	Embed location and point of connection.	str stl/metal deck 2nd flr	Impacted critical path str stl/MD 2nd flr

Contract Change Protest Process

