

**Draft Minutes of Meeting  
Contract Construction Cost Review  
Conceptual First Estimate of 2-25-09**

**Project:** Laney College Athletic Fields and Field House

**Date:** May 14, 2009

**Attendees:** Peralta CCD  
Sherry Katz, Peralta CCD  
Chris Wilson, Gilbane Construction  
Angel A. Alvarez, Cordoba Corporation

---

The purpose of the meeting was to review in detail the subject estimate and to facilitate subsequent reviews of GMP proposed estimates.

Sherry Katz went over her concerns regarding the estimate and how she believes that it is too high at this stage. She brought into question the following issues:

1. Why concrete benches at Field House?
2. Building Misc. metals has an item for fabric, a cost of \$52,500, what is it for? Chris explained that it was probably the expanded metal fabric for the stairs; he will check that item.
3. Doors, Nano Wall for \$60,000 is to be replaced with possibly glass doors.
4. She had some questions about the exterior walls and the types of materials being proposed. Chris will look into that item.
5. The Acoustical ceiling priced at \$200,000 was questioned, Chris will look into it.
6. Benches in some of the locker rooms need to be deleted, chairs are being planned in some locker rooms. Chris will adjust the pricing.
7. The residential cooktop could be an issue with DSA. Chris said that it would not be a problem since it is not intended to be used for heavy cooking. DSA should not be an issue.
8. Cost of temporary electricity needs to be taken out of the estimate since it is a part of the General Conditions.
9. No hot tap for gas, Take out the \$6,500 estimate.
10. The amount of concrete being priced is excessive. Chris will make sure that it is reduced at open areas as well as, walk ways.
11. Costs related to bio-swails, fencing, bleachers and other site improvements were discussed; Chris will have his estimator better understand the scope.
12. She questioned the amount of piping for hose bibs. She mentioned the plans to use reclaimed water for the facility.

Other related issues were brought out. Chris assured us that he would review the items and make sure that questions are answered or corrections will be made.

Sherry plans to have a meeting on Wednesday, the 20<sup>th</sup> and a site visit. In addition a Low Voltage one or two day meeting will be held to discuss telecom, Fire Alarm, EMS, Network, Security and other matters on the 28<sup>th</sup> of May.

Angel Alvarez passed out some general comments and discussed them with Gilbane and Sherry. In addition, Cordoba Prepared a parallel estimate to match up with the Gilbane Estimate. The review of the discrepancies were discussed in detail. Chris stated that he would discuss the variations with his estimators, make adjustments where necessary and make sure that we resolve all the issues. It was at that time that Angel became aware that the Gilbane estimate includes AC in the Field House; therefore the Cordoba estimate for MEP needs to be revised.

The salient items were related to Turf costs, field lighting, paving, framing, plaster and stucco, MEP and some duplication of grading costs, general conditions and general conditions items being in the estimate. Please refer to the attachments for Details.

At the conclusion of the meeting, the attendees agreed to continue forward and adjust the estimates to more properly reflect the scope of work. Sherry asked that we make every effort to stretch out the available funding for the project.

Angel A. Alvarez, PE, CEM  
Cordoba Corporation  
Oakland, CA 94612  
510/208-0200  
Mobile 562 316 8287

Attachments:  
Comments on Gilbane Estimate for Laney Athletic Facilities  
Laney College Athletic Field Estimate AA