

Kitchell/BRj

11715 Sand Canyon Road, Yucaipa, CA 92399

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July 13, 2016

Attn: Doris A. Chambers
Dealey, Renton & Associates
P.O. Box 12675
Oakland, CA 94604-2675

RE: Steinberg Architects
Professional Liability Policy No. 028174916
Crafton Hills College – Occupational Education 2 Project
San Bernardino Community College District

This letter is to provide you with notification of a pending recommendation to the San Bernardino Community College District (SBCCD) to pursue Errors and Omissions Insurance damages caused by Steinberg Architects in the delay of the Occupational Education 2 project. Steinberg's lack of cooperation and failure to resolve design issues and concerns communicated between Kitchell/BRj and the Design Team since late 2015, continues to jeopardize the completion and close-out of this project.

A significant number of the delay days to the project is a direct result of Errors and Omissions in the design drawing prepared by Steinberg Architects. Despite Kitchell/BRj's efforts to encourage completion of the project services by Steinberg before finalizing any negotiations for extended or extra services, they have been selective by not addressing issues that would avoid further delays in finalizing the project. The District and Steinberg met regarding this issue several months ago, but Steinberg continues to be negligent in the completion of the project.

Without knowledge as to when the outstanding design issues and concerns will be addressed places Kitchell/BRj in a position of needing to recommend to the District that they seek damages for the delays and associated sub-consultant costs, in addition to procuring other Architect of Record services to complete the project.

Any encouragement you can provide to Steinberg Architects to promptly and diligently complete the services of their agreement with the SBCCD would be greatly appreciated. Should I not hear back from you by July 29, 2016 with an expectation of completing the design services of Steinberg, I will be formalizing my recommendation to the San Bernardino Community College District to seek Errors and Omissions Insurance damages against Steinberg Architects.

Please find attached a list of pending items of contractual obligations currently in Steinberg's court, all of which continue to linger unaddressed. This places the Owner at risk for any potential legal action by the Contractor.

Cordially,

George Johnson, Program Director
Kitchell/BRj
San Bernardino Community College District

Attachments: Steinberg Architects Pending Items List

Steinberg Architects Pending Items:

1. Review of all O&M Manuals (Sent to Steinberg Architect's (SA) on 11/13/15).
2. Review of as-built drawings (Sent to SA on 3/17/16).
3. Review of warranties binder (Sent to SA on 4/7/16).
4. Provide Record Drawings based on as-built drawings. (Sent as-built drawings to SA on 3/17/16).
5. Verification of completed punch list items once they are complete by the Contractor.
6. Division of the State Architect (DSA) submission and approval of CCD #58 – High Density Shelving. DSA returned the CCD to SA with corrections required. The revised drawings were transmitted to SA for their resubmittal (Sent to SA on 10/26/15).
7. DSA submission and approval of RFI #714. The response to the RFI requires approval of the structural attachment detail by SA and the design team (Sent to SA on 7/1/16).
8. SA to respond to Contractor's explanation for punch list item A034 (Sent to SA on 4/19/16).
9. Pending Change Order Requests (COR's). Steinberg has not reviewed approximately 25 CORs submitted by the Contractor. COR's were reviewed by the Inspector of Record in lieu of Architect.
10. Pending Pay Application signatures.
11. Submit Final Verified DSA Reports.
12. All contractual requirements set forth in the Agreement between San Bernardino Community College District and Steinberg Architect's dated 10/20/2011.

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