



Library Consturction Oversight Committee
Wednesday August 26, 2020 at 2:00 PM

Meeting login link can be found at:

[Library Construction Oversight Committee](#)

1. Library Construction Oversight Committee Agenda

Documents:

[20200826-LCOCAGENDA.PDF](#)

2. Library Construction Oversight Committee Report

Documents:

[20200826-LCOC DIGITAL PACKET.PDF](#)



**LIBRARY CONSTRUCTION OVERSIGHT COMMITTEE
MEETING AGENDA**

Virtual Meeting: <https://meet.lync.com/fallschurch-fallschurchva/jcarroll/T7FB5S4Y>

Wednesday, August 26, 2020

2:00 p.m.

NOTICE: The meeting for which this agenda has been posted will be held pursuant to and in compliance with the Virginia Freedom of Information Act, Section 2.2-3708.2 and state and local legislation adopted to allow for continued government operation during the COVID-19 declared emergency.

All participating members of the Library Construction Oversight Committee will be present at this meeting through electronic means. All members of the public may view this electronic meeting via this Skype meeting link: <https://meet.lync.com/fallschurch-fallschurchva/jcarroll/T7FB5S4Y>.

Public comments may be submitted to jcarroll@fallschurchva.gov until 2:00 p.m. on August 26, 2020. All comments will be provided to the Library Construction Oversight Committee members and comments received by the deadline will be summarized during the meeting.

PLEASE NOTE: This meeting will be conducted via Skype. If you do not already use Skype, you will be prompted to install it when clicking the meeting link, so please take some time ahead of the meeting to do so. **If needed, there are short instructions to install the application following the meeting agenda.** Please email jcarroll@fallschurchva.gov if you need assistance with installation. During the meeting, staff will likely not be available to assist with installation.

1. Call to order, roll call and introduction of guests
2. Library Project Milestones
3. Library Project Budget
4. Library Project Schedule
5. Business not on the Agenda
6. Adjournment

Accessing Skype – New Users

Smartphone: If you plan to view the meeting on a smartphone, access your preferred app store to download the “Skype” app. You will have to allow Skype access to some features on your phone and accept their terms and conditions.

PC/Windows: If you plan to view the meeting on a personal computer, visit www.skype.com to download and install the program. You will have to allow Skype access to some features on your computer and accept their terms and conditions.

After downloading Skype:

- Click the advertised meeting link to join the Skype meeting.
- When the app opens, click ‘Join as Guest’ and enter your name. Click the blue arrow to continue.
- The meeting will start with your microphone and video features turned off. As an observer, you can view or listen to the meeting without these features. If you are a meeting participant, you should enable at least the microphone feature. Video is not required but may be useful. Depending on your role in the meeting, there may be restrictions on whether you can speak during the meeting.



LCOC Meeting 05

Date: 8/27/2020

Quick Points:

- 21% Construction Completion (as of 7/15/2020)
- Five Pay Applications Submitted
- 21 PCOs Have Been Issued
 - o Change Order 1 (\$22,857.89) - Executed
 - o Change Order 2 (\$11,006.60)- Awaiting Signature
 - o Change Order 3 (Reallocation of Buyout Savings to CM Cont)
- Substantial Completion Date Extended +3 Days (April 16, 2020)
 - o 3 Day Weather Delay Claim (Approved)
- FFE Contract Authorized by City Council

Next Milestones:

- Structural Steel Begins (Monday 8/24/2020)
- Masonry Walls Complete to Elev 345.52
- Structural Steel Lintels/Columns Complete

Active Subcontractors:

- Barco (Demo Sub)
- K&M Electrical (Electrical Sub)
- Wrights Iron
- Harris Mechanical (Plumbing and HVAC Sub)
- PAM Masonry
- MW Ventures (Concrete)

Mary Riley Styles Public Library Expansion and Renovation Project

- PAM Masonry
- Express Tek (Low Voltage)
- Potomac Waterproofing
- Wright Iron

Activity	Comparison	Schedule	Notes
Selective Demolition-Site Work	Critical Path	Complete	
	Actual Finish	Complete	
Selective Demolition- Entrance Canopy	Critical Path	Complete	
	Actual Finish	Complete	
FRP Building Foundations	Critical Path Finish	7/6/2020	Main footings for CMU and structural steel have been poured
	Projected Actual Finish	7/13/2020	
Under Slab MEP Rough-Ins	Critical Path Finish	Complete	
	Projected Actual Finish	Complete	
FRP Slab-On-Grade	Critical Path Finish	8/14/2020	Slab on Grade on hold until masonry is complete. Structural bears on concrete footings and masonry walls that have already been complete.
	Projected Actual Finish	7/22/2020	
Set Structural Steel Columns & Beams	Critical Path Finish	9/2/2020	
	Projected Actual Finish	9/2/2020	
Set Joists and Decking	Critical Path Finish	9/4/2020	
	Projected Actual Finish	9/21/2020	

1	Item	Description	Budget Amount	Remaining Amount	Percent Remining
2	SOFT COSTS/OWNER COSTS				
3	CFC	Staff Time	\$ 254,071.00	\$ 132,548.07	52%
5	BKV Group	A/E Services	\$ 891,444.00	\$ 49,720.00	6%
6	Brinjac	Commissioning	\$ 53,580.00	\$ 43,856.25	82%
7	Markon	Owner Rep	\$ 68,483.60	\$ 16,659.99	24%
8	CFC	Permit Fees	\$ 70,000.00	\$ 44,980.70	64%
9	ECS	Special Inspections	\$ 85,000.00	\$ 65,972.30	78%
14	BKV Group	Permit Design Fee	\$ 24,820.00	\$ 8,010.00	32%
18					
19	TOTAL SOFT COSTS		\$ 1,779,536.58	\$ 361,747.31	20%
20	OWNER COSTS				
21	Kloke	Moving	\$ 160,545.60	\$ 63,420.85	40%
22	Kloke	Storage	\$ 126,000.00	\$ 100,700.00	80%
23	LIBERTY SYS	FF&E	\$ 646,666.00	\$ 646,666.00	100%
24	OWNER CONTINGENCY		\$ 313,283.00	\$ 290,408.38	93%
25	TMC PROPOSAL	Mural	\$ 93,250.00	\$ 93,250.00	100%
30	TOTAL OWNER COSTS		\$ 1,345,369.60	\$ 1,194,445.23	89%
31	Hard Costs				
32	Centennial	Construction Services	\$ 7,553,027.00	\$ 5,966,322.48	79%
33	Centennial	CM Contingency	\$ 313,282.00	\$ 305,940.27	98%
34					
35					
36	TOTAL HARD COSTS		\$ 7,866,309.00	\$ 6,272,262.75	80%
40	PROJECT BUDGET		\$ 10,992,000.00	\$ 7,828,455.29	71%

Pay App 05 (Ending 7/15/2020)		Pay Schedule	Project	Actual
		July	\$ 1,027,274.00	\$ 490,221.06
Original Contract SUM	\$ 7,866,308.00			
Net Change by Change Orders	\$ 22,874.61			
Contract Sum to Date	\$ 7,889,182.61			
Total Complete & Stored to Date	\$ 1,670,203.70			
Retainage (5%)	\$ 83,510.19			
Total Earned Less Retainage	\$ 1,586,693.52			

Change Order 01

PCO #	Title	Date Issued	Owner	CM Cont	Notes	Change Order
1	Additional Planting and brick paver work	4/30/2020	\$ 7,177.99			1
2	LEED Related Items	5/18/2020	\$ 11,905.93			1
3	Additional Demo of ACT and Grid for new MEP	4/17/2020		\$ 29,361.37		1
4	Added Framing & Finish Tech Service (Credit)	5/18/2020		\$ (590.21)		1
5	Missing Specs for Div 31, 32 and 33	4/30/2020			No Proposal Received. No Cost Change	1
6	Credit for Demo of the Circulation Desk	6/10/2020		\$ (298.70)		1
8	Credit for FSL Water Line and Site Work	6/9/2020		\$ (21,130.73)		1
11	Additional Concrete Window Well Demo	5/20/2020	\$ 3,790.69			1
Total			\$ 22,874.61	\$ 7,341.73		