



LCOC Meeting 13

Date: 4/28/2021

Quick Points:

- 73% Construction Completion (as of 3/15/2020) *
- Thirteen Pay Applications Submitted
- 81 PCOs Have Been Issued*
 - o Change Order 1 (\$22,857.89) - Executed
 - o Change Order 2 (\$11,006.60)- Executed
 - o Change Order 3 (Reallocation of Buyout Savings to CM Cont)
 - o Change Order 4 (3 Day Time Extension)
 - o Change Order 5 (\$0 Owner Cont Use)
 - o Change Order 6 (6 Day Time Extension)
 - o Change Order 7 (15 Day Time Extension)
 - o Change Order 8 (\$12,727.45) – Executed
 - o Change Order 9 (\$10,617.91) – Executed
 - o Change Order 10 (4 Day Extension) – Executed
 - o Change Order 11 (\$4,799.89) – Executed
 - o Change Order 12 (\$4,781.99) – Executed
 - o Change Order 13 (\$0 Owner Cont Use) - Executed
 - o Change Order 14 (\$0 Owner Cont Use) - Executed
 - o Change Order 15 (\$0 Owner Cont Use) – Executed
 - o Change Order 16 (\$11,522.87) – Executed
 - o Change Order 17 (\$0 Owner Cont Use) – Executed
 - o Change Order 18 (4 Day Extension) – Executed
 - o Change Order 19 (\$0 Owner Cont Use) – Executed
 - o Change Order 20 (\$25,907.68) – Executed
 - o Change Order 21 (\$4,887.19) – Executed

Mary Riley Styles Public Library Expansion and Renovation Project

- Change Order 22 (14 Day time Extension)- Awaiting Sign
 - Change Order 23 (\$34,100.81) – Awaiting Sign
 - Change Order 24 (\$0 Owner Cont Use) Awaiting Sign
 - Change Order 25 (\$34, 599.64 Owner Cont Use)- Executed
 - Change Order 26 (\$8,987.73 Owner Cont Use) - Executed
 - Change Order 27 (\$0 Owner Cont Use) - Executed
- Substantial Completion Date Extended +14 Days (May 29, 2020)

Next Milestones:

- Elevator Delivery (4/30/2021)
- Completion of ADA Ramp and Knee Wall Structure (4/30/2021)
- Single Close in Inspection Main Level (4/30/2021)
- Final Paint Lower Level (5/3/2021)
- Flooring Complete Lower Level (5/7/2021)
- Begin Final Exterior Grading (5/3/2021)

Active Subcontractors:

- K&M Electrical (Electrical Sub)
- Harris Mechanical (Plumbing and HVAC Sub)
- Bright Masonry (Concrete)
- Express Tek (Low Voltage)
- Jarvis (Rough Carpentry)
- Clyde Henry Inc. (Windows)
- RW HITT (Painter)
- Segovia (Drywall/Ceilings)
- PAM Masonry

Scheduled Inspections

Lower Level:

- Ceiling Close in Inspection 4/19/21
- Fire Caulking/Penetration Inspection

Main Level:

- Ceiling Close in Inspection 4/30/21
- Fire Alarm Testing Begins 5/10/21

Schedule of Activities

Lower Level:

- Final Paint (5/2/2021)
- Install Flooring (5/4/2021)
- Finish Ceiling Tile (5/10/21)
- Elevator Installation Begins (5/3/21)
- Install Fire Alarm Devices (5/3/21)
- Install Door/Frames/Hardware (5/15/21)
- Begin Testing and Balancing (5/15/21)
- Functional Performance Testing (5/29/21)

Main level:

- Complete Light Installation (5/7/21)
- Install Fire Alarm Devices (5/10/21)
- Install Flooring (5/10/21)
- Final Paint (5/15/21)
- Install Door/Frames/Hardware (5/20/21)
- Install Storefronts Doors (5/23/21)
- Complete ADA Rough-ins (5/22/21)
- Begin Testing and Balancing (5/20/21)
- Functional Performance Testing (5/29/21)

Exterior:

- Complete Bio-Pond Soil Infill (4/23/21)

- Complete Utility Installation (4/30/21)
- Prep Subgrade for Sidewalks (5/3/21)
- Pour Concrete for ADA Ramp and Mud Mats (5/7/21)
- Place Park Ave Apron (5/10/21)
- Landscaping (5/20/21)

1	Item	Description	Budget Amount	Remaining Amount	Percent Remining
2	SOFT COSTS/OWNER COSTS				
3	CFC	Staff Time	\$ 254,071.00	\$ 93,348.74	37%
5	BKV Group	A/E Services	\$ 921,444.00	\$ 32,448.86	4%
6	Brinjac	Commissioning	\$ 53,580.00	\$ 35,853.75	67%
8	CFC	Permit Fees	\$ 70,000.00	\$ 44,980.70	64%
9	ECS	Special Inspections	\$ 85,000.00	\$ 34,630.65	41%
18	Prior Soft Costs Espenses		\$ 300,341.00		
19	TOTAL SOFT COSTS		\$ 1,752,919.60	\$ 265,932.69	15%
20	OWNER COSTS				
21	Kloke	Moving	\$ 160,545.60	\$ 59,381.35	37%
22	Kloke	Storage	\$ 126,000.00	\$ 49,287.55	39%
23	LIBERTY SYS	FF&E	\$ 646,666.00	\$ 646,666.00	100%
24	OWNER CONTINGENCY		\$ 313,283.00	\$ 171,182.19	55%
25	TMC PROPOSAL	Mural	\$ 93,250.00	\$ 93,250.00	100%
30	TOTAL OWNER COSTS		\$ 1,339,744.60	\$ 1,019,767.09	76%
31	Hard Costs				
32	Centennial	Construction Services	\$ 7,553,027.00	\$ 2,055,891.32	27%
33	Centennial	CM Contingency	\$ 453,034.00	\$ 262,319.67	58%
34					
35					
36	TOTAL HARD COSTS		\$ 7,866,309.00	\$ 2,318,210.99	29%
40	PROJECT BUDGET		\$ 10,992,000.00	\$ 3,603,910.77	33%

Pay App 13 (Ending 3/15/2021)

Original Contract SUM	\$	7,866,308.00
Net Change by Change Orders	\$	142,460.94
Contract Sum to Date	\$	8,008,768.94
Total Complete & Stored to Date	\$	5,786,447.02
Retainage (5%)	\$	275,978.70
Total Earned Less Retainage	\$	5,497,124.67

Change Order 25

PCO #	Title	Date Issued	Owner	CM Cont	Notes	Change Order
63	Automatic Door Opener for Main Entrance Doors	1/22/2021	\$ 936.70			25
57	Reroute Store Drain Lines		\$ 4,712.48			25
70	Sinks Installation on Carriers	3/10/2021	\$ 5,784.66			25
72	Dox Block Prep for Stair Rail	3/2/2021		\$ 4,520.00		25
73	Door for Elevator Disconnect Room	3/2/2021		\$ 2,623.23		25
53R	Audio Visual Mixers for Rooms 105 and 108	3/19/2021	\$ 12,721.85			25
78	Insulating Duct Above Rafters	3/23/2021	\$ 4,446.69			25
		Sum	\$ 28,602.38	\$ 7,143.23		

Change Order 27

PCO #	Title	Date Issued	Owner	CM Cont	Notes	Change Order
75	Buyout Savings Tracking as of 3/2/2021	3/12/2021			\$90k Add to Buyout Savings through additional funds being recognized in the budget from Security and Low Voltage	27
		Sum	\$ -	\$ -		

MRSPL Activation Plan

Library Furniture Move:

Liberty Systems Inc.: Contact Kim Miller

Personnel: Lionel, Al, Jenny, Robert, Appointed Staff liaison

Production Date: February 15, 2021

Date Needed on Site: Middle of June 2021

Staff Furniture Move:

Price Modern: Contact: Jen Fields

Personnel: Lionel, Al, Jenny, Robert, Appointed Staff liaison

Date Needed on Site: Early/Mid-June 2021

Building Safety:

Lionel, John Russell, Steve, Henry, Doug, Jenny, Kathy

Temporary & Final CO

- Life Safety Systems
 - o Fire Alarm
 - o Fire Sprinkler
 - o Egress
 - o Way Finding Signage
 - Make Sure Signage Matches Annunciator
 - o Elevator
 - NES Inspections
 - o Emergency Lighting
- Non Compliance Log items
 - o ECS/Centennial/BKV

Planning/CPEDs

Personnel: Lionel, Jenny, Paul, Akida

Site Plan Requirements

IT Network Setup:

Lionel, Jamal, Gennadii, Jenny

Date Needed on Site: Middle of May 2021

Priorities

- All priorities listed are manageable for May/June 2021 opening to the public per Jamal Matthews with the understanding that tasks to be completed by library staff are done by the end of February. Tasks with library staff involvement indicated with an asterisk.
- Please see the working document (20210202 ITNeeds NewBldgMove) for current status and timelines.
- Image and deploy new public computers

- Implement Time and Print Management System *
- Printer/Copiers for public and staff *
- Meeting Room Software *
- Self-Check Machines *
- Catalog Stations *
- City profiles/Library accounts/Generic emails*
- Storage for Local History

Basics

- Per Jamal Matthews, ITS does not see risks to be open day one to the public with the needs listed below for Staff/Public/Service Desks
- Please see working document for additional information
- Staff Computers, Phones, Printer/Copiers, Scanners, Fax
- Public Side
 - Computers
 - Print/Time Management – explore wireless printing
 - Printers/Copiers – document scanning
- Service desks – self-check, line for credit card
- Local History – DBTextworks/InMagic, Scanners, Cassette tape digitizer, ViewScan

Items Centennial responsible for install

- ITS and library staff to be familiar with
- Security – door readers, security alarm, cameras
- Thermal people counter
- PA System
- Digital Bulletin Boards
- Meeting Room A/V equipment – projectors, sound system, TVs, assistive listening device

Systems Training for Library Staff/Maintenance:

Items Needed for Training: HVAC, AV,
Lionel, Kathy, Jenny, Appointed Staff liaison

Facility Maintenance:

Lionel, Jenny, Claudia, Robert, Kathy, Jeremy

Public Safety:

Lionel, Jenny, Mary, Appointed Staff liaison