



LCOC Meeting 15

Date: 7/28/2021

Quick Points:

- 93% Construction Completion (as of 6/15/2020) *
- Sixteen Pay Applications Submitted
- 127 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

- Change Order 22 (14 Day time Extension)- Executed
 - Change Order 23 (\$34,100.81) – Executed
 - Change Order 24 (\$0 Owner Cont Use)- Executed
 - 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
 - Change Order 28 (\$9,504.85 Owner Cont Use) - Executed
 - Change Order 29 (\$4,877.57 Owner Cont Use) – Executed
 - Change Order 30 (\$28,562.80 Owner Cont Use) – Executed
 - Change Order 31 (\$50,802.40 Owner Cont Use) – Executed
 - Change Order 32 (28 Day Time Extension) - Executed
 - Change Order 33 (\$805.74 Owner Cont Use) - Executed
 - Change Order 34 (\$44,560.17 Owner Cont Use) – Executed
 - Change Order 35 (\$17,292.89 Owner Cont Use) – Executed
 - Change Order 36 (\$2,177.64 Owner Cont Use) – Awaiting Sign
 - Change Order 37 (\$0 Owner Cont Use)- Awaiting Sign
 - Change Order 38 (\$13,181.66 Owner Cont Use) – Awaiting Sign
- Substantial Completion Date Extended +28 Days (June 25, 2021)

Next Milestones:

- New Elevator Complete (7/26/2021)
- Trailer Collection Move (7/20/2021)
- Indoor Air Quality Test (7/26/2021)
- Final Completion (7/26/2021)
- Project Turnover (7/30/2021)
- Open to Public (8/16/2021)

Active Subcontractors:

Mary Riley Styles Public Library Expansion and Renovation Project

- K&M Electrical (Electrical Sub)
- Harris Mechanical (Plumbing and HVAC Sub)
- Express Tek (Low Voltage)
- Jarvis (Rough Carpentry)
- Clyde Henry Inc. (Windows)
- RW HITT (Painter)
- Segovia (Drywall/Ceilings)
- CCA (Flooring)
- LV Comm Sec (Security)
- BAS (Controls)
- Denison (Landscaping)

Scheduled Inspections

Lower Level:

- Ceiling Close in Inspection 5/10/21 - Completed
- Fire Caulking/Penetration Inspection (5/21/21) – Completed
- Substantial Completion Walk (6/29-6/30)

Main Level:

- Ceiling Close in Inspection 5/10/21 - Completed
- Fire Alarm Testing Begins 5/21/21 – On Going
- Substantial Completion Walk (6/29-6/30)

Schedule of Activities

Lower Level:

- Final Paint (5/2/2021) - Completed
- Install Flooring (5/4/2021) – Completed
- Finish Ceiling Tile (5/10/21) - Completed
- Elevator Installation Begins (5/28/21) – On Going
- Install Fire Alarm Devices (5/3/21) – Completed
- Install Door/Frames/Hardware (5/15/21) – Completed
- Installation of Lower Level Vestibule (6/4/21) – Completed
- Restroom Tile Installation (6/20/21) - Completed
- Begin Testing and Balancing (6/7/21) – Completed
- Functional Performance Testing (7/20/21) – On Going
- Centennial Punchlist Begins (6/15/21) – On Going

Main level:

- Complete Light Installation (5/21/21) – Completed
- Install Fire Alarm Devices (5/10/21) – Completed
- Install Flooring (6/17/21) – Completed
- Final Paint (5/15/21) – 99% Complete
- Install Door/Frames/Hardware (5/20/21) – Completed
- Install Storefronts Doors (6/7/21) – Completed

- Complete ADA Rough-ins (6/22/21) – Completed
- Restroom Tile Installation (6/20/21) - Completed
- Begin Testing and Balancing (6/7/21) – Completed
- Completion of M101 Revision Work (6/10/21) - Completed
- Functional Performance Testing (7/20/21)- On Going
- Centennial Punchlist Begins (6/22/21)

Exterior:

- Complete Bio-Pond Soil Infill (4/23/21) – Completed
- Complete Utility Installation (4/30/21) - Completed
- Prep Subgrade for Sidewalks (5/3/21) - Completed
- Pour Concrete for ADA Ramp and Mud Mats (5/15/21) – Completed
- Place Park Ave Apron (5/10/21) – Completed
- Final Paving of Alley – Completed
- Striping of Paved Areas (6/18/21) – Completed
- Completion of Brick Pavers (6/21/21) – Complete
- Landscaping (6/30/21) – Completed

Certificate of Occupancy Items:

- Fire Alarm: Active
- Sprinkler: Active
- ADA Items: Completed
- Emergency Lighting: Complete
- Exit Signs: Complete
- New Elevator Final Testing: 7/29/2021
- Functional Performance Testing Completion: 7/25/2021
- Commissioning Final Report: 8/5/2021
- Statement of Special Inspection Final Report: 7/28/2021

1	Item	Description	Budget Amount	Remaining Amount	Percent Remining
2	SOFT COSTS/OWNER COSTS				
3	CFC	Staff Time	\$ 254,071.00	\$ 77,395.19	30%
5	BKV Group	A/E Services	\$ 921,444.00	\$ 26,703.72	3%
6	Brinjac	Commissioning	\$ 53,580.00	\$ 31,068.75	58%
9	ECS	Special Inspections	\$ 85,000.00	\$ 9,000.00	11%
18	Prior Soft Costs Espenses		\$ 300,341.00		
19	TOTAL SOFT COSTS		\$ 1,752,919.60	\$ 213,818.35	12%
20	OWNER COSTS				
21	Kloke	Moving	\$ 160,545.60	\$ 59,381.35	37%
22	Kloke	Storage	\$ 126,000.00	\$ 30,312.55	24%
23	LIBERTY SYS	FF&E	\$ 646,666.00	\$ 101,642.68	16%
24	OWNER CONTINGENCY		\$ 313,283.00	\$ 82,042.28	26%
25	TMC PROPOSAL	Mural	\$ 93,250.00	\$ 93,250.00	100%
30	TOTAL OWNER COSTS		\$ 1,339,744.60	\$ 366,628.86	27%
31	Hard Costs				
32	Centennial	Construction Services	\$ 7,553,027.00	\$ 135,082.80	2%
33	Centennial	CM Contingency	\$ 453,034.00	\$ 121,841.28	27%
34					
35					
36	TOTAL HARD COSTS		\$ 7,866,309.00	\$ 256,924.08	3%
40	PROJECT BUDGET		\$ 10,992,000.00	\$ 837,371.29	8%

Pay App 16 (Ending 6/15/2021)

Original Contract SUM	\$	7,866,308.00
Net Change by Change Orders	\$	338,863.82
Contract Sum to Date	\$	8,205,171.82
Total Complete & Stored to Date	\$	7,636,231.91
Retainage (5%)	\$	381,811.60
Total Earned Less Retainage	\$	7,254,420.31

Change Order 35

PCO #	Title	Date Issued	Owner	CM Cont	Notes	Change Order
98	Added Exit Signs	5/12/2021	\$ 13,336.74			35
106	Relocation of Humidifier Condensate Line Tie Ins	5/27/2021	\$ 1,839.92	\$ 1,063.75		35
110	Subcontractor Added Scope 31-32 (Scope Gaps)	6/2/2021		\$ 14,414.00		35
113	Fire Alarm Rough-In Infrastructure for Existing Elevator Shaft	6/9/2021		\$ 1,578.25		35
114	Lifting Manhole Approximtly 6"	6/9/2021	\$ 2,116.23			35
		Sum	\$ 17,292.89	\$ 17,056.00		

Change Order 36

PCO #	Title	Date Issued	Owner	CM Cont	Notes	Change Order
96	Foil Barrier for R38 Insulation on Main Level	5/3/2021			No Cost	36
97	Provide Fire Rated Ceiling in Electrical Room	5/3/2021			No Cost	36
111	Elevator Button Revision from ML to 1	6/3/2021	\$ 1,097.88			36
112	Recessed to Surface Mount Trash Receptacles	6/3/2021	\$ 596.56			36
115	Access Panels	6/9/2021	\$ 483.19	\$ 2,354.32		36
118	Subcontractor Added Scopes 33-35 (Scope Gaps)	6/13/2021		\$ 2,412.00		36
		Sum	\$ 2,177.63	\$ 4,766.32		

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		Sum	\$ 2,177.63	\$ 4,766.32		

Change Order 38

PCO #	Title	Date Issued	Owner	CM Cont	Notes	Change Order
109	Replacment of Wall Panels RFI 171	6/2/2021	\$ 1,576.70			38
119	Move 48X20 Return Grille and a New Transfer Grill on Main Level Open Area	6/19/2021	\$ 2,179.28			38
93A	Additional Paving	6/19/2021	\$ 4,709.70			38
123	Surface Mounted FE Cabinet	7/9/2021	\$ 278.40			38
124	Added EF-7	7/9/2021	\$ 3,065.49			38
126	Light Pole Take Down & Reinstall	7/9/2021	\$ 1,372.09			38
118	Subcontractor Added Scopes 33-35 (Scope Gaps)	6/13/2021		\$ 2,412.00		36
		Sum	\$ 13,181.66	\$ 2,412.00		

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

Scheduled Delivery Date: June 25, 2021 – July 7, 2021

Staff Furniture Move:

Price Modern: Contact: Jen Fields

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

1st Round Delivery Date: June 7, 2021

2nd Round Delivery Date: August 2, 2021

Building Safety:

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

Temporary & Final CO

- Life Safety Systems
 - o Fire Alarm – Working with CFC IT to setup Network for FA
 - o Fire Sprinkler - Completed
 - o Egress – Signage in Production
 - o Way Finding Signage – in production
 - Make Sure Signage Matches Annunciator
 - o Elevator – On Hold Due to Permitting Issue – anticipated completion date 7/26/21
 - 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

Begin Network Setup: June 17, 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