



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		