



## Library Construction Oversight Committee

Wednesday September 23, 2020 at 2:00 PM

Meeting login link can be found at:

[Library Construction Oversight Committee](#)

### 1. Library Construction Oversight Committee Updated Agenda

Documents:

[20200923-UPDATED LCOCAGENDA.PDF](#)

### 2. Library Construction Oversight Committee Report

Documents:

[20200923-LCOC-DIGITAL\\_PACKET.PDF](#)



**LIBRARY CONSTRUCTION OVERSIGHT COMMITTEE  
MEETING AGENDA**

**Virtual Meeting:** <https://meet.lync.com/fallschurch-fallschurchva/jcarroll/7Y39CDTH>

Wednesday, September 23, 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/7Y39CDTH> .

Public comments may be submitted to [jcarroll@fallschurchva.gov](mailto:jcarroll@fallschurchva.gov) until 2:00 p.m. on September 23, 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](mailto: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](http://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 06

Date: 9/24/2020

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#### Quick Points:

- 25% Construction Completion (as of 8/15/2020)
- Six Pay Applications Submitted
- 23 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)
  - 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)
- Substantial Completion Date Extended +24 Days (May 7, 2020)
  - o 24 Day Weather Delay Claim (Approved)

#### Next Milestones:

- FRP Building Foundation Completed 9.16.2020
- Masonry Walls Complete to Elev 364.71 (10.1.2020)
- Backfill Foundation Walls Complete (9.21.2020)

#### Active Subcontractors:

- Barco (Demo Sub)
- K&M Electrical (Electrical Sub)

Mary Riley Styles Public Library Expansion and Renovation Project

- Wrights Iron
- Harris Mechanical (Plumbing and HVAC Sub)
- PAM Masonry
- MW Ventures (Concrete)
- Express Tek (Low Voltage)
- Potomac Waterproofing

Activity	Comparison	Schedule	Notes
FRP Building Foundations	Critical Path Finish	8/31/2020	Last Strip Footing Poured for Stairwell Addition on 9/16/2020
	Actual Finish	9/16/2020	
Exterior CMU Masonry to Elev 345.52	Critical Path Finish	9/15/2020	
	Projected Actual Finish	8/24/2020	
Set Structural Steel Columns & Beams	Critical Path Finish	9/2/2020	
	Projected Actual Finish	9/15/2020	
Set Joists and Decking	Critical Path Finish	10/2/2020	
	Projected Actual Finish	10/6/2020	
Backfill Foundations to Grade	Critical Path Finish	10/12/2020	
	Projected Actual Finish	10/1/2020	
Exterior CMU Masonry to Elev 364.71	Critical Path Finish	10/7/2020	
	Projected Actual Finish	10/28/2020	

1	Item	Description	Budget Amount	Remaining Amount	Percent Remining
2	<b>SOFT COSTS/OWNER COSTS</b>				
3	CFC	Staff Time	\$ 254,071.00	\$ 126,459.14	50%
5	BKV Group	A/E Services	\$ 891,444.00	\$ 44,610.00	5%
6	Brinjac	Commissioning	\$ 53,580.00	\$ 42,990.00	80%
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	\$ 57,666.68	68%
14	BKV Group	Permit Design Fee	\$ 24,820.00	\$ 8,010.00	32%
18					
19	<b>TOTAL SOFT COSTS</b>		<b>\$ 1,779,536.58</b>	<b>\$ 341,376.51</b>	<b>19%</b>
20	<b>OWNER COSTS</b>				
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	\$ 279,401.78	89%
25	TMC PROPOSAL	Mural	\$ 93,250.00	\$ 93,250.00	100%
30	<b>TOTAL OWNER COSTS</b>		<b>\$ 1,345,369.60</b>	<b>\$ 1,183,438.63</b>	<b>88%</b>
31	<b>Hard Costs</b>				
32	Centennial	Construction Services	\$ 7,553,027.00	\$ 5,665,545.07	75%
33	Centennial	CM Contingency	\$ 313,282.00	\$ 398,076.83	127%
34					
35					
36	<b>TOTAL HARD COSTS</b>		<b>\$ 7,866,309.00</b>	<b>\$ 6,063,621.90</b>	<b>77%</b>
40	<b>PROJECT BUDGET</b>		<b>\$ 10,992,000.00</b>	<b>\$ 7,588,437.04</b>	<b>69%</b>

Pay App 06 (Ending 8/15/2020)		Pay Schedule	Projected	Actual
		Aug-20	\$ 700,846.00	\$ 300,777.41
<b>Original Contract SUM</b>	\$		7,866,308.00	
<b>Net Change by Change Orders</b>	\$		33,881.21	
<b>Contract Sum to Date</b>	\$		7,900,189.21	
<b>Total Complete &amp; Stored to Date</b>	\$		1,986,811.51	
<b>Retainage (5%)</b>	\$		91,115.58	
<b>Total Earned Less Retainage</b>	\$		1,887,470.93	

			9/24/2020
<b>MRS LIBRARY CONSTRUCTION</b>			
<b>BY DIVISION</b>		August Projected	August Actual
<b>CCE Monthly Pay Schedule:</b>	<b>Amount per Division</b>	in Original Schedule	Pay App 06
02 - Existing Conditions	\$ 309,556.00	100%	78%
03 - Concrete	\$ 162,435.00	80%	45%
04 - Masonry	\$ 465,781.00	60%	15%
05 - Metals	\$ 554,510.00	60%	49%
06 - Wood, Plastics & Composite	\$ 422,467.00	20%	3%
07 - Thermal & Moisture Protect	\$ 367,346.00	30%	
08 - Openings	\$ 401,890.00	40%	
09 - Finishes	\$ 625,619.00	35%	2%
10 - Specialties	\$ 74,669.00	2%	
14 - Conveying Equipment	\$ 92,506.00	2%	
21 - Fire Suppression	\$ 156,876.00	40%	
22 - Plumbing	\$ 232,141.00	35%	28%
23 - Heating, Venting, & AC (HVAC)	\$ 764,446.00	60%	24%
26 - Electrical	\$ 675,028.00	60%	29%
27 - Communications	\$ 194,150.00	2%	16%
28- Electronic Safety & Security	\$ 136,197.00	2%	2%
31 - Earthwork	\$ 178,161.00	50%	75%
32 - Exterior Improvements	\$ 258,506.00	50%	
33 - Utilities	\$ 193,366.00	55%	6%
	\$ 6,265,650.00		
<b>Total % Complete</b>		47%	21%
		<b>WORK COMPLETED THIS PERIOD + STORED MATERIALS</b>	<b>\$ 397,367.81</b>
		<i>Pay App 1, 2, 3, 4 &amp; 5</i>	<b>\$2,160,424.76</b>
		PROJECT TO DATE	<b>\$1,986,811.51</b>
		Less 5% Retainage	<b>\$ 99,340.58</b>
			<b>\$1,887,470.93</b>
		Less Previous Pay Apps	<b>\$1,586,693.52</b>
		Pay App 06 August	<b>\$ 300,777.41</b>

**Change Order 02**

PCO #	Title	Date Issued	Owner	CM Cont	Notes	Change Order
9	Updated Plumbing Fixtures per LEED	6/14/2020		\$ 55.00		2
10	Jambs and Mullion Posts/Prefinished Trim Per RFI 32	6/14/2020		\$ 9,768.72		2
12	RFI 26 Additional Work for Maintaining 12' Ceiling Height	6/18/2020	\$ 10,539.73			2
13	RFI 45- Additional Lower Level Wall Reinforcing	7/7/2020	\$ 466.87			2
14	RFI 48- Changing Humidification Lines Sizes from 1/2" to 3/4"	7/10/2020		\$ 7,523.00		2
		<b>TOTAL</b>	<b>\$ 11,006.60</b>	<b>\$ 17,346.72</b>		

	Change Order 05		Owner	CM Cont	
7	RFI 25 & 27 Revised Floor Plans	6/8/2020			No Proposal Received. No Cost Change
15	Corrections to MW8.5 Wall at Portico Foundation	7/17/2020			
16	Floor Infill at Stair-RFI 055.1	7/30/2020		\$ 13,693.18	
17	RFI-058/RFI-017 Rotten Wood Panels at Window Replacement	7/30/2020		\$ 9,285.28	
18	Existing Condition of Portico Columns Replacement	7/30/2020		\$ 7,290.26	
19	Owner Requested Under Slab Power and Exterior Outlets	8/19/2020			
20	RFI-37 and RFI 66 Revised Riser and Panel Schedule	8/19/2020			
21	T&M Work Associated with PCO 03	8/18/2020		\$ 4,241.43	
		<b>Total</b>	\$ -	\$ 34,510.15	