



LCOC Meeting 08

Date: 11/18/2020

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### Quick Points:

- 33% Construction Completion (as of 10/15/2020) \*
- Eight Pay Applications Submitted
- 34 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) – Awaiting Signature
- Substantial Completion Date Extended +28 Days (May 11, 2020)
  - o 28 Day Weather Delay Claim (Approved)

### Next Milestones:

- Brick Masonry Completion (11/25/2020)
- Roof Sheeting Completion (11/24/2020)
- Washington Gas High Pressure Line Relocation Begins (11/16/2020)
- New Addition Main Level Framing Begins (11/28/2020)

Active Subcontractors:

- K&M Electrical (Electrical Sub)
- Wrights Iron
- Harris Mechanical (Plumbing and HVAC Sub)
- PAM Masonry
- Bright Masonry (Concrete)
- Express Tek (Low Voltage)
- Potomac Waterproofing
- SCCI (Light Gauge Roofing Subcontractor)

| Activity                                    | Critical Due Date | October 2020* |        |        |        | November 2020* |       |        |        | December 2020* |        |        |        |
|---|-------------------|---------------|--------|--------|--------|----------------|-------|--------|--------|----------------|--------|--------|--------|
|   |                   | 5-Oct         | 12-Oct | 19-Oct | 26-Oct | 2-Nov          | 9-Nov | 16-Nov | 23-Nov | 7-Dec          | 14-Dec | 21-Dec | 28-Dec |
| Exterior CMU Masonry Walls to Elev 345.2    | 15-Sep            |               |        |        |        |                |       |        |        |                |        |        |        |
| Set Structural Steel Columns                | 15-Sep            |               |        |        |        |                |       |        |        |                |        |        |        |
| Set Metal Joists & Decking Main Level Floor | 2-Oct             |               |        |        |        |                |       |        |        |                |        |        |        |
| Backfill Foundations to Grade               | 12-Oct            |               |        |        |        |                |       |        |        |                |        |        |        |
| Exterior CMU Masonry Walls to Elev 364.71   | 28-Oct            |               |        |        |        |                |       |        |        |                |        |        |        |
| Install Air & Vapor Barrier                 | 28-Oct            |               |        |        |        |                |       |        |        |                |        |        |        |
| Exterior Brick Veneer                       | 25-Nov            |               |        |        |        |                |       |        |        |                |        |        |        |
| Roof Sheating                               |                   |               |        |        |        |                |       |        |        |                |        |        |        |
| <b>Lower Level</b>                          |                   |               |        |        |        |                |       |        |        |                |        |        |        |
| Mechanical Rough-In/Sprinkler - Overhead    | 24-Nov            |               |        |        |        |                |       |        |        |                |        |        |        |
| Wall/Ceiling Framing                        | 2-Dec             |               |        |        |        |                |       |        |        |                |        |        |        |
| Electrical Rough-In Walls                   | 4-Dec             |               |        |        |        |                |       |        |        |                |        |        |        |
| Plumbing Rough-In Walls                     | 4-Dec             |               |        |        |        |                |       |        |        |                |        |        |        |
| LV/Data Rough-In Walls                      | 4-Dec             |               |        |        |        |                |       |        |        |                |        |        |        |
| <b>Main Level</b>                           |                   |               |        |        |        |                |       |        |        |                |        |        |        |
| Plumbing Rough-Overhead                     | 11-Dec            |               |        |        |        |                |       |        |        |                |        |        |        |
| Electrical Rough-Overhead                   | 16-Dec            |               |        |        |        |                |       |        |        |                |        |        |        |
| Mechanical Rough-Overhead                   | 16-Dec            |               |        |        |        |                |       |        |        |                |        |        |        |
| Wall/Ceiling Framing                        | 22-Dec            |               |        |        |        |                |       |        |        |                |        |        |        |
| Cable Tray LV/Data Rough-In - Overhead      | 29-Dec            |               |        |        |        |                |       |        |        |                |        |        |        |
| LV/Data Rough-In Walls                      | 30-Dec            |               |        |        |        |                |       |        |        |                |        |        |        |
| Walls Closure-Inspection By Owner           | 31-Dec            |               |        |        |        |                |       |        |        |                |        |        |        |
|   |                   |               |        |        |        |                |       |        |        |                |        |        |        |
|   |                   |               |        |        |        |                |       |        |        |                |        |        |        |
|   |                   |               |        |        |        |                |       |        |        |                |        |        |        |
|   |                   |               |        |        |        |                |       |        |        |                |        |        |        |
|   |                   |               |        |        |        |                |       |        |        |                |        |        |        |
|   |                   |               |        |        |        |                |       |        |        |                |        |        |        |
|   |                   |               |        |        |        |                |       |        |        |                |        |        |        |
|   |                   |               |        |        |        |                |       |        |        |                |        |        |        |
|   |                   |               |        |        |        |                |       |        |        |                |        |        |        |
|   |                   |               |        |        |        |                |       |        |        |                |        |        |        |

In Progress  
 Competed

| 1  | Item                          | Description           | Budget Amount           | Remaining Amount       | Percent Remining |
|----|-------------------------------|-----------------------|-------------------------|------------------------|------------------|
| 2  | <b>SOFT COSTS/OWNER COSTS</b> |                       |                         |                        |                  |
| 3  | CFC                           | Staff Time            | \$ 254,071.00           | \$ 116,989.02          | 46%              |
| 5  | BKV Group                     | A/E Services          | \$ 891,444.00           | \$ 38,690.73           | 4%               |
| 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            | \$ 35,531.92           | 42%              |
| 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>\$ 303,852.36</b>   | <b>17%</b>       |
| 20 | <b>OWNER COSTS</b>            |                       |                         |                        |                  |
| 21 | Kloke                         | Moving                | \$ 160,545.60           | \$ 59,381.35           | 37%              |
| 22 | Kloke                         | Storage               | \$ 126,000.00           | \$ 94,375.00           | 75%              |
| 23 | LIBERTY SYS                   | FF&E                  | \$ 646,666.00           | \$ 646,666.00          | 100%             |
| 24 | OWNER CONTINGENCY             |                       | \$ 313,283.00           | \$ 246,634.22          | 79%              |
| 25 | TMC PROPOSAL                  | Mural                 | \$ 93,250.00            | \$ 93,250.00           | 100%             |
| 30 | <b>TOTAL OWNER COSTS</b>      |                       | <b>\$ 1,345,369.60</b>  | <b>\$ 1,140,306.57</b> | <b>85%</b>       |
| 31 | <b>Hard Costs</b>             |                       |                         |                        |                  |
| 32 | Centennial                    | Construction Services | \$ 7,553,027.00         | \$ 5,054,825.57        | 67%              |
| 33 | Centennial                    | CM Contingency        | \$ 313,282.00           | \$ 376,858.03          | 120%             |
| 34 |                               |                       |                         |                        |                  |
| 35 |                               |                       |                         |                        |                  |
| 36 | <b>TOTAL HARD COSTS</b>       |                       | <b>\$ 7,866,309.00</b>  | <b>\$ 5,431,683.60</b> | <b>69%</b>       |
| 40 | <b>PROJECT BUDGET</b>         |                       | <b>\$ 10,992,000.00</b> | <b>\$ 6,875,842.53</b> | <b>63%</b>       |

**Pay App 08 (Ending 10/15/2020)**

|  |    |              |
|--|----|--------------|
| <b>Original Contract SUM</b>               | \$ | 7,866,308.00 |
| <b>Net Change by Change Orders</b>         | \$ | 46,608.66    |
| <b>Contract Sum to Date</b>                | \$ | 7,912,916.66 |
| <b>Total Complete &amp; Stored to Date</b> | \$ | 2,629,674.14 |
| <b>Retainage (5%)</b>                      | \$ | 130,183.71   |
| <b>Total Earned Less Retainage</b>         | \$ | 2,498,190.43 |

**Change Order 11**

| PCO # | Title   | Date Issued | Owner       | CM Cont     | Notes | Change Order |
|-------|---|-------------|-------------|-------------|-------|--------------|
| 25    | Updates to Electrical Panel Schedule & M&E schedule Per RTU and Humidifier Submittals | 9/29/2020   |             | \$ 1,279.36 |       | 11           |
| 30    | Add Floor Receptacles for at Data Boxes per RFI 87                                    | 8/6/2020    | \$ 4,799.89 |             |       | 11           |
|       |   |             |             |             |       |              |
|       |   |             |             |             |       |              |
|       |   |             |             |             |       |              |
|       |   | Sum         | \$ 4,799.89 | \$ 1,279.36 |       |              |