



LCOC Meeting 10

Date: 1/27/2021

Quick Points:

- 52% Construction Completion (as of 12/30/2020) *
- Ten Pay Applications Submitted
- 58 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) – Awaiting Signature
 - o Change Order 16 (\$11,522.87) – Awaiting Signature
 - o Change Order 17 (\$0 Owner Cont Use) – Awaiting Signature
 - o Change Order 18 (4 Day Extension) – Awaiting Signature
 - o Change Order 19 (\$0 Owner Cont Use) – Not Issued
- Substantial Completion Date Extended +32 Days (May 15, 2020)

- 32 Day Weather Delay Claim (Approved)

Next Milestones:

- Setting New RTU Units (Begins 1/22/2021)
- Completion of Slate Roof Installation (1/24/2021)
- New Window Installation (Begins 2/15/2021)

Active Subcontractors:

- K&M Electrical (Electrical Sub)
- Wrights Iron
- Harris Mechanical (Plumbing and HVAC Sub)
- Bright Masonry (Concrete)
- Express Tek (Low Voltage)
- Potomac Waterproofing
- SCCI (Light Gauge Roofing Subcontractor)
- Jarvis (Rough Carpentry)
- Arevalo (Roofer)
- Phoenix Fire Protection

Activity	Critical Due Date	December 2020*				January 2021*				February 2021*			
		7-Dec	14-Dec	21-Dec	28-Dec	7-Jan	14-Jan	21-Jan	28-Jan	7-Feb	14-Feb	21-Feb	28-Feb
Existing Building Renovation	Critical Due Date												
Main Level - South													
GWB - Walls	11-Jan	65% Complete											
Interior HM Door Frames	13-Jan	70% Complete											
Prime Paint	19-Jan					0%							
Accoustical Ceiling Grid	28-Jan						0%						
Registers/Grills/Diffusers	3-Feb							0%					
GWB - Ceilings	18-Feb									0%			
First Coat Paint	25-Feb										0%		

1	Item	Description	Budget Amount	Remaining Amount	Percent Remining
2	SOFT COSTS/OWNER COSTS				
3	CFC	Staff Time	\$ 254,071.00	\$ 105,780.82	42%
5	BKV Group	A/E Services	\$ 921,444.00	\$ 38,690.73	4%
6	Brinjac	Commissioning	\$ 53,580.00	\$ 39,483.75	74%
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	\$ 26,177.02	31%
18					
19	TOTAL SOFT COSTS		\$ 1,809,536.58	\$ 279,783.01	15%
20	OWNER COSTS				
21	Kloke	Moving	\$ 160,545.60	\$ 59,381.35	37%
22	Kloke	Storage	\$ 126,000.00	\$ 74,588.00	59%
23	LIBERTY SYS	FF&E	\$ 646,666.00	\$ 646,666.00	100%
24	OWNER CONTINGENCY		\$ 313,283.00	\$ 225,535.48	72%
25	TMC PROPOSAL	Mural	\$ 93,250.00	\$ 93,250.00	100%
30	TOTAL OWNER COSTS		\$ 1,345,369.60	\$ 1,099,420.83	82%
31	Hard Costs				
32	Centennial	Construction Services	\$ 7,553,027.00	\$ 3,634,216.31	48%
33	Centennial	CM Contingency	\$ 453,034.00	\$ 322,901.86	71%
34					
35					
36	TOTAL HARD COSTS		\$ 7,866,309.00	\$ 3,957,118.17	50%
40	PROJECT BUDGET		\$ 10,992,000.00	\$ 5,336,322.01	49%

Pay App 10 (Ending 12/30/2020)

Original Contract SUM	\$	7,866,308.00
Net Change by Change Orders	\$	66,808.45
Contract Sum to Date	\$	7,933,116.45
Total Complete & Stored to Date	\$	4,125,052.31
Retainage (5%)	\$	191,152.62
Total Earned Less Retainage	\$	3,918,799.69

MRS LIBRARY CONSTRUCTION - CENTENNIAL CONTRACTORS

Nov 16 - Dec 30, 2020		PER UPDATED PAY SCHEDULE (with <i>extended time for completion</i>)	TOTAL PROJECT Completed & Stored to Date	PAY APP 10 PERCENT COMPLETE
DIVISION OF CONSTRUCTION	Amount			
02 - Existing Conditions	\$ 309,556.00	79%	\$ 243,233.03	79%
03 - Concrete	\$ 162,435.00	97%	\$ 157,607.01	97%
04 - Masonry	\$ 465,781.00	96%	\$ 447,506.57	96%
05 - Metals	\$ 554,510.00	74%	\$ 412,813.18	74%
06 - Wood, Plastics & Composite	\$ 422,467.00	18%	\$ 75,440.91	18%
07 - Thermal & Moisture Protect	\$ 367,346.00	44%	\$ 160,446.86	44%
08 - Openings	\$ 401,890.00	1%	\$ 4,500.00	1%
09 - Finishes	\$ 625,619.00	25%	\$ 155,773.93	24%
10 - Specialties	\$ 74,669.00	0%	\$ -	0%
14 - Conveying Equipment	\$ 92,506.00	0%	\$ -	0%
21 - Fire Suppression	\$ 156,876.00	86%	\$ 134,220.92	86%
22 - Plumbing	\$ 232,141.00	67%	\$ 156,678.82	67%
23 - Heating,Venting,& AC (HVAC)	\$ 764,446.00	72%	\$ 550,684.53	72%
26 - Electrical	\$ 675,028.00	73%	\$ 493,338.80	73%
27 - Communications	\$ 194,150.00	33%	\$ 63,100.00	33%
28- Electronic Safety &Security	\$ 136,197.00	8%	\$ 10,270.00	8%
31 - Earthwork	\$ 178,161.00	78%	\$ 139,825.67	78%
32 - Exterior Improvements	\$ 258,506.00	0%	\$ -	0%
33 - Utilities	\$ 193,366.00	20%	\$ 39,046.35	20%
CO 01 (increase to Cost of CN)	\$ 29,197.85		\$ 6,694.88	20%
CO 02 (increase to Cost of CN)	\$ 27,863.25		\$ 22,436.48	23%
CO 03 (Buyouts to CM Contingency)	\$ (139,752.00)			
CO 04 Time Extension 3 days	\$ -			
CO 05 (increase to cost of CN)	\$ 34,510.15	20%	\$ 7,787.14	20%
CO 06 Time Extension 6 days	\$ -			
CO 07 Time Extension 15 days	\$ -			
CO 08 (increase to cost of CN)	\$ 28,668.46	20%	\$ 16,758.71	20%
CO 09 (increase to cost of CN)	\$ 10,614.82	20%	\$ 6,911.85	20%
CO 10 Time Extension 4 days	\$ -			
CO 11 (increase to cost of CN)	\$ 5,865.53		\$ 4,106.00	
CO 12 (increase to cost of CN)	\$ 4,569.07			
CO 13 (increase to cost of CN)	\$ 31,530.76		\$ 820.18	
CO 14 (increase to cost of CN)	\$ 21,146.20			
Direct Cost of Construction	\$ 6,319,864.09			
		<i>should be:</i>	Per Value of Work Completed to date	
Total % Complete by Division		54.5%	\$ 3,310,001.82	52.4%
		per Pay Schedule		ACTUAL
Direct Cost of Construction Work	\$ 6,319,864.09			
General Conditions	\$ 872,864.00		11/16 - 12/30	\$ 527,542.22
CMAR Fee	\$ 353,222.66		Period of Work	<i>Value of</i>
Bonds (P&P) & Insurance Fees	\$ 64,264.00		Pay App 10	<i>Construction</i>
CMAR Contingency	\$ 322,901.70			<i>Work Completed</i>
				<i>This Period</i>
TOTAL CURRENT GMP	\$ 7,933,116.45	<i>with approved Change Orders 01-14</i>		

Change Order 14

PCO #	Title	Date Issued	Owner	CM Cont	Notes	Change Order
37	Rough Openings for Book Returns	11/18/2020		\$ 235.00	Buyout Savings Used	14
41	Supply and Install Additional Cable Tray	11/24/2020		\$ 10,850.55	Buyout Savings Used	14
48	Correct Bearing for Trusses	11/24/2020		\$ 1,550.88	Buyout Savings Used	14
49	Temporary Enclosures for Windows & Elevator Shaft	11/24/2020		\$ 8,509.77	Buyout Savings Used	14
		Sum	\$ -	\$ 21,146.20		

Change Order 15

PCO #	Title	Date Issued	Owner	CM Cont	Notes	Change Order
29	Updated Comm Room Layout	8/8/2020		\$ (3,704.85)		15
		Sum	\$ -	\$ (3,704.85)		

Change Order 17

PCO #	Title	Date Issued	Owner	CM Cont	Notes	Change Order
50	Fire Alarm Graphic Annunciator Panel	11/25/2020		\$ 6,090.33		17
51	Wood Doors Change	11/25/2020		\$ 1,749.00		17
54	Elevator Wall and Hoist Beam	12/14/2020		\$ 4,727.78		17
55	Extra Tread and Riser for Staircase per RFI 114	12/17/2020		\$ 3,500.00		17
		Sum	\$ -	\$ 16,067.11		

Change Order 18

PCO #	Title					
	4 Day Schedule Extension					
Substantial Completion	November 1 Day	5/11/2021	15-May-21			
Final Completion	December 3 Days	6/11/2021	6/15/2021			
		Sum		\$	-	