



Library Construction Oversight Committee

Wednesday October 28, 2020 at 2:00 PM

Meeting login link can be found at:

Library Construction Oversight Committee

1. Library Construction Oversight Committee Agenda

Documents:

[20201028-LCOCAGENDA.PDF](#)

2. Library Construction Oversight Committee Report

Documents:

[20201028 LCOC_DIGITAL_PACKET.PDF](#)



LIBRARY CONSTRUCTION OVERSIGHT COMMITTEE

Meeting Agenda

Wednesday, October 28, 2020

2:00 p.m.

Virtual Meeting: https://teams.microsoft.com/l/meetup-join/19%3ameeting_Y2Y3MDYzZWUzZWUzNy00YTgzLWEyMWEtYjRhZGM3ZGEyYWMY%40thread.v2/0?context=%7b%22Tid%22%3a%2273ba5b04-4ace-4ae3-a6b2-65cbc403418b%22%2c%22Oid%22%3a%22e124f2d4-ff38-4304-aef3-09ba83e7e1b3%22%7d

NOTICE: This meeting 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 will be present at this meeting through electronic means. All members of the public may view this electronic meeting via the meeting link listed above and in the City's website calendar.

Public comments may be submitted to jcarroll@fallschurchva.gov until 2:00 p.m. on October 28, 2020. All comments will be provided to the Library Construction Oversight Committee members and comments received by the deadline will be read during the meeting.

PLEASE NOTE: This meeting will be conducted using Microsoft Teams. Don't have the Teams app? You can still join a Teams meeting. **See the instructions attached to this meeting agenda.** Please email 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**

Library Construction Oversight Committee

Staff liaison: Jenny Carroll 703-248-5032 jcarroll@fallschurchva.gov

The City of Falls Church is committed to the letter and spirit of the Americans with Disabilities Act. To request a reasonable accommodation for any type of disability, call 703-248-5032, TTY 711.

Instructions for joining a Microsoft Teams meeting:

[Click here to watch a video with instructions for joining a Teams meeting](#)

Join a Teams meeting on a phone or tablet

1. Click the meeting link provided.
2. **Download the Teams app for your device when prompted:**
 - Type in your name.
 - Choose the audio and video settings you want.
3. Select **Join now**.
4. Depending on meeting settings, you'll get in right away, or go to a lobby where someone in the meeting can admit you.

Join a Teams meeting on the web or through a web browser on a phone or tablet

Don't have the Teams app? You can still join a Teams meeting.

1. Click or copy and paste the meeting link provided.
2. You have two choices:
 - **Download the Windows app:** Download the Teams app.
 - **Join on the web instead:** Join a Teams meeting on the web.
3. Type in your name.
4. Choose the audio and video settings you want.
5. Select **Join now**.
6. Depending on meeting settings, you'll get in right away, or go to a lobby where someone in the meeting can admit you.



LCOC Meeting 07

Date: 10/27/2020

Quick Points:

- 22% Construction Completion (as of 9/15/2020) *
- Seven Pay Applications Submitted
- 32 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
- Substantial Completion Date Extended +24 Days (May 7, 2020)
 - o 24 Day Weather Delay Claim (Approved)

Next Milestones:

- Main Level Structural Steel Completed (10/16/2020)
- Main Level Elevated Slab Pour Complete (10/20/2020)
- New Stairwell Addition CMU Top Out (10/23/2020)
- Brick Installation Begins (10/28/2020)

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
- SKS

1	Item	Description	Budget Amount	Remaining Amount	Percent Remining
2	SOFT COSTS/OWNER COSTS				
3	CFC	Staff Time	\$ 254,071.00	\$ 119,507.73	47%
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	TOTAL SOFT COSTS		\$ 1,779,536.58	\$ 306,371.07	17%
20	OWNER COSTS				
21	Kloke	Moving	\$ 160,545.60	\$ 63,420.85	40%
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	\$ 266,674.33	85%
25	TMC PROPOSAL	Mural	\$ 93,250.00	\$ 93,250.00	100%
30	TOTAL OWNER COSTS		\$ 1,345,369.60	\$ 1,164,386.18	87%
31	Hard Costs				
32	Centennial	Construction Services	\$ 7,553,027.00	\$ 5,460,291.62	72%
33	Centennial	CM Contingency	\$ 313,282.00	\$ 381,569.13	122%
34					
35					
36	TOTAL HARD COSTS		\$ 7,866,309.00	\$ 5,841,860.75	74%
40	PROJECT BUDGET		\$ 10,992,000.00	\$ 7,312,618.00	67%

Pay App 07 (Ending 9/15/2020)	
Original Contract SUM	\$ 7,866,308.00
Net Change by Change Orders	\$ 33,881.21
Contract Sum to Date	\$ 7,900,189.21
Total Complete & Stored to Date	\$ 2,202,867.77
Retainage (5%)	\$ 110,143.39
Total Earned Less Retainage	\$ 2,092,724.38

MRS LIBRARY CONSTRUCTION - CENTENNIAL CONTRACTORS

PERCENT COMPLETE BY DIVISION		SEPT 2020 PROJECTED	SEPT 2020 ACTUAL
<i>CCE Monthly Pay Schedule:</i>	<i>Contract Amount</i>	<i>PER SEPT 2020 UPDATED SCHEDULE</i>	<i>Pay App 07</i>
02 - Existing Conditions	\$ 309,556.00	95%	78%
03 - Concrete	\$ 162,435.00	50%	45%
04 - Masonry	\$ 465,781.00	35%	15%
05 - Metals	\$ 554,510.00	40%	56%
06 - Wood, Plastics & Composite	\$ 422,467.00	2%	3%
07 - Thermal & Moisture Protect	\$ 367,346.00	10%	0%
08 - Openings	\$ 401,890.00	20%	0%
09 - Finishes	\$ 625,619.00	5%	2%
10 - Specialties	\$ 74,669.00	2%	0%
14 - Conveying Equipment	\$ 92,506.00	2%	0%
21 - Fire Suppression	\$ 156,876.00	5%	0%
22 - Plumbing	\$ 232,141.00	25%	33%
23 - Heating, Venting, & AC (HVAC)	\$ 764,446.00	25%	26%
26 - Electrical	\$ 675,028.00	25%	37%
27 - Communications	\$ 194,150.00	2%	21%
28- Electronic Safety & Security	\$ 136,197.00	2%	2%
31 - Earthwork	\$ 178,161.00	70%	78%
32 - Exterior Improvements	\$ 258,506.00	25%	0%
33 - Utilities	\$ 193,366.00	50%	20%
	\$ 6,265,650.00	26%	22%
Total % Complete		26%	22%
Direct Cost of Work	\$ 6,265,650.00	\$ 199,784.00	\$ 162,793.26
CO 01 (increase to GMP)	\$ 22,874.61		
CO 02 (increase to GMP)	\$ 11,006.60		
General Conditions	\$ 872,864.00	\$ 43,643.20	\$ 43,643.00
CM Contingency (5% of Direct Cost)	\$ 313,282.00	\$ -	
Bonds (P&P) & Insurance Fees	\$ 64,264.00	\$ -	
CMAR Fee	\$ 350,248.00	\$ 11,168.00	\$ 9,620.00
		\$ 254,595.00	\$ 216,056.26
		<i>Less 5% Retainage</i>	\$ 10,802.81
		Pay App 07 Amount	\$ 205,253.45
TOTAL CURRENT GMP	\$ 7,900,189.21		

Change Order 08

PCO #	Title	Date Issued	Owner	CM Cont	Notes	Change Order
15	Corrections to MW8.5 Wall at Portico Foundation	7/17/2020		\$ 1,995.54		8
19	Owner Requested Under Slab Power and Exterior Outlets	8/19/2020	\$ 7,077.30			8
20	RFI-37 and RFI 66 Revised Riser and Panel Schedule	8/19/2020			No Added Cost. Per CCE Email on 9/9/2020	8
22	RFI 071 Response Lintels and Steel Columns for Restroom and Doors	9/2/2020		\$ 5,147.57		8
23	RFI-73 Patching Existing Voids and Holes in CMU Masonry	9/13/2020	\$ 5,650.15	\$ 9,364.59		8
		Sum	\$ 12,727.45	\$ 16,507.70		