



Library Construction Oversight Committee

Wednesday November 18, 2020 at 2:00 PM

Meeting login link can be found at:

Library Construction Oversight Committee

1. Library Construction Oversight Committee Agenda

Documents:

[20201118-LCOCAGENDA.PDF](#)

2. Library Construction Oversight Committee Report

Documents:

[LCOC_DIGITAL_PACKET.PDF](#)



LIBRARY CONSTRUCTION OVERSIGHT COMMITTEE

Meeting Agenda

Wednesday, November 18, 2020

2:00 p.m.

Virtual Meeting: https://teams.microsoft.com/l/meetup-join/19%3ameeting_YjMwNjhlNmUtNWMYnc00NTg3LTllZGMtNWEzNmU2ODhjMjQ0%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 November 18, 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 08

Date: 11/18/2020

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		In Progress		Completed								
Install Air & Vapor Barrier	28-Oct		In Progress		Completed								
Exterior Brick Veneer	25-Nov				In Progress				Completed				
Roof Sheating								In Progress		Completed			
Lower Level													
Mechanical Rough-In/Sprinkler - Overhead	24-Nov								In Progress				
Wall/Ceiling Framing	2-Dec		In Progress							Completed			
Electrical Rough-In Walls	4-Dec		In Progress							Completed			
Plumbing Rough-In Walls	4-Dec							In Progress					
LV/Data Rough-In Walls	4-Dec							In Progress		Completed			
Main Level													
Plumbing Rough-Overhead	11-Dec							In Progress					Completed
Electrical Rough-Overhead	16-Dec							In Progress					Completed
Mechanical Rough-Overhead	16-Dec							In Progress					Completed
Wall/Ceiling Framing	22-Dec							In Progress					Completed
Cable Tray LV/Data Rough-In - Overhead	29-Dec							In Progress					Completed
LV/Data Rough-In Walls	30-Dec							In Progress					Completed
Walls Closure-Inspection By Owner	31-Dec							In Progress					Completed

In Progress
Completed

1	Item	Description	Budget Amount	Remaining Amount	Percent Remining
2	SOFT COSTS/OWNER COSTS				
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	TOTAL SOFT COSTS		\$ 1,779,536.58	\$ 303,852.36	17%
20	OWNER COSTS				
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	TOTAL OWNER COSTS		\$ 1,345,369.60	\$ 1,140,306.57	85%
31	Hard Costs				
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	TOTAL HARD COSTS		\$ 7,866,309.00	\$ 5,431,683.60	69%
40	PROJECT BUDGET		\$ 10,992,000.00	\$ 6,875,842.53	63%

Pay App 08 (Ending 10/15/2020)

Original Contract SUM	\$	7,866,308.00
Net Change by Change Orders	\$	46,608.66
Contract Sum to Date	\$	7,912,916.66
Total Complete & Stored to Date	\$	2,629,674.14
Retainage (5%)	\$	130,183.71
Total Earned Less Retainage	\$	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		