



Library Construction Oversight Committee

Wednesday December 16, 2020 at 2:00 PM

Meeting login link can be found at:

Library Construction Oversight Committee

1. Library Construction Oversight Committee Agenda

Documents:

[20201216-LCOC_AGENDA.PDF](#)

2. Library Construction Oversight Committee Report

Documents:

[LCOC MEETING_DIGITAL_PACKET.PDF](#)



LIBRARY CONSTRUCTION OVERSIGHT COMMITTEE

Meeting Agenda

Wednesday, December 16, 2020

2:00 p.m.

Virtual Meeting: https://teams.microsoft.com/l/meetup-join/19%3ameeting_MGM0OTA3NWItYWY5ZC00OWYwLWJmYmUtYzAxN2JiYWI4MzJk%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 December 16, 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 09

Date: 12/16/2020

Quick Points:

- 43% Construction Completion (as of 11/15/2020) *
- Nine Pay Applications Submitted
- 51 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) – Awaiting Signature
 - o Change Order 13 (\$0 Owner Cont Use)
- Substantial Completion Date Extended +28 Days (May 11, 2020)
 - o 28 Day Weather Delay Claim (Approved)

Next Milestones:

- Main Switch Gear Change Over Panel Switch Over (Begins 12/18/2020)
- High Pressure Gas Line Completion (12/16/2020)

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

1	Item	Description	Budget Amount	Remaining Amount	Percent Remining
2	SOFT COSTS/OWNER COSTS				
3	CFC	Staff Time	\$ 254,071.00	\$ 111,232.51	44%
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	\$ 28,439.17	33%
18					
19	TOTAL SOFT COSTS		\$ 1,779,536.58	\$ 291,003.10	16%
20	OWNER COSTS				
21	Kloke	Moving	\$ 160,545.60	\$ 59,381.35	37%
22	Kloke	Storage	\$ 126,000.00	\$ 80,913.00	64%
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	\$ 1,126,844.57	84%
31	Hard Costs				
32	Centennial	Construction Services	\$ 7,553,027.00	\$ 4,325,227.70	57%
33	Centennial	CM Contingency	\$ 313,282.00	\$ 376,858.03	120%
34					
35					
36	TOTAL HARD COSTS		\$ 7,866,309.00	\$ 4,702,085.73	60%
40	PROJECT BUDGET		\$ 10,992,000.00	\$ 6,119,933.40	56%

Pay App 09 (Ending 11/15/2020)

Original Contract SUM	\$	7,866,308.00
Net Change by Change Orders	\$	62,026.46
Contract Sum to Date	\$	7,928,334.46
Total Complete & Stored to Date	\$	3,397,671.89
Retainage (5%)	\$	169,883.59
Total Earned Less Retainage	\$	3,227,788.30

Change Order 12

PCO #	Title	Date Issued	Owner	CM Cont	Notes	Change Order
33	Removal of Existin Furring and Installation of New Furout Wall per RFI 85	10/8/2020	\$ 4,781.99			12
		Sum	\$ 4,781.99	\$ -		

Change Order 13

PCO #	Title	Date Issued	Owner	CM Cont	Notes	Change Order
39	Supply & Installation of Backflow Preventer	11/24/2020		\$ 12,730.00	Buyout Savings Used	13
40	Metel Roof Deck Installation	11/24/2020		\$ 6,500.00	Buyout Savings Used	13
42	Added Construction Dumpster and Concrete Demo	11/24/2020		\$ 7,401.76	Buyout Savings Used	13
43	Construction Dumpsters	11/24/2020		\$ 4,899.00	Buyout Savings Used	13
		Sum	\$ -	\$ 31,530.76		