

Public Works Memorandum

To: Laurel M. Barcelona, City Administrator
CC:
Date: July 7, 2011
Subject: Monthly Project Status Report
Dick DeWees Community and Senior Center

Project Status Summary:

Prime Contractor:	AWI Builders	Contract Executed:	10/13/2010
Contract Award:	8/17/2010	Contract Days (Calendar):	300
Notice to Proceed:	10/14/2010	Weather Days:	0
Original Completion Date:	8/10/2011	CCO Days:	0
Original Contract:	\$3,591,911.00	Time Extensions to Date:	0
Approved CCO:	\$134,562.00	Revised Contract Days:	300
Revised Contract:	\$3,726,473.00	Revised Completion Date:	8/10/2011
Payments to Contractor:	\$1,390,498.15	Total Contract Days Remaining:	41
Total Contract Days to Date:	259		

This is the tenth project status report for City Council. The Construction Manager (Harris & Associates) has provided a monthly construction progress report for June to the Engineering Division. Harris's report is attached to this memo and details the construction activities that have taken place through June 30, 2011.

The new truss installation is now completed and the project is progressing at a much fast pace now. The contractor has multiple trades on-site at this time working on a wide range of tasks including framing, plumbing, HVAC ducting, roof sheeting, masonry, and fire sprinklers.

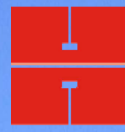
On June 27th the contractor submitted a revised project schedule. This is the first step in evaluating contract delays the contractor may be entitled to due to the contract change order work. The contractor's revised schedule claims 154 days of delay on the project. On July 7th the contractor submitted a second revised project schedule that claims 175 days of delay on the project. The contractor claimed delays and the actual delays he is entitled to under the contract may be different. The Construction Management (CM) team is currently reviewing the submitted schedules for accuracy and to ensure that claimed delays comply with the requirements of the contract. Additionally, the CM team is preparing an independent construction completion schedule for use in evaluating the time needed to complete the remaining work on the project. On July 8 the CM team and the contractor have a meeting scheduled for review and discussion of the revised project schedule.

Sincerely,



Michael W. Luther, P.E.

Attachment(s): Construction Progress Report #7, dated June 2011, by Harris & Associates



Harris & AssociatesSM



City of Lompoc

Dick DeWees Community and Senior Center

Construction Progress Report #7

June 2011

June 2011

Construction Progress

Monthly Report No:	7	Period Covered:	6/01/11 – 6/30/11
Notice to Proceed:	10/14/2010	Contractor:	AWI
Days Elapsed:	259	Percent Complete (Cost):	41%
Contract Time:	300 days	Percent Complete (Time):	86%
Completion Date:	8/09/2011	Weather Days	0 days
Contract Price:	\$3,591,911.00	Granted Extensions:	0 days
Current Price:	\$3,726,473.00	Days Remaining:	741 days
% Change Orders:	3.7%	Revised Completion Date:	
Total Earned to Date:	\$1,544,997.97	Approved Change Orders:	\$134,562.00

MOBILIZATION:

- Completed

DEMO:

- Completed

SITework:

- Underground electrical conduit and transformer pad complete.
- Switchgear conduit complete.
- Footing has been poured for sound wall.

PLUMBING:

- Interior underground plumbing completed and backfilled.
- Started waste piping in kitchen and bathrooms.
- Grease interceptor installed.
- Carriers installed in bathrooms.
- Copper for water has been installed in restrooms and kitchen.
- Copper installed for overhead throughout the building.

HVAC:

- Ductwork has been installed in some areas.

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Construction Progress

ELECTRICAL:

- Underslab work complete.
- Started switch and pull boxes at kitchen and classrooms
- Conduit installed in framed areas.
- Conduit installed in overhead in some areas.

BUILDING INTERIOR:

- New columns installed.
- All trenches poured back.
- Topping slab poured.
- Wall lay-out complete.
- Interior framing for kitchen/main and 2nd dining rooms – 80% complete.
- Interior framing for classroom/meeting room/library – 95% complete
- Interior framing for central lounge – 75% complete
- Steel beams have been installed to carry the Motorized Operable Doors

BUILDING EXTERIOR:

- All new openings cut and reinforced.
- Area for new footing has been prepared.
- Switchgear pad poured.
- Sidewalk at “R” Street has been repaired.
- The footing for the new entrance is completed, the rebar is in place and the concrete has been poured.
- The Contractor has started the framing of the new entryway.
- The storefront framing has been completed.
- The (E) trusses removal is completed, allowing the new steel trusses to be installed.

June 2011

Construction Progress

- The framing for the HVAC curbs has been completed.
- The framing for the HVAC drops has been completed.
- The framing for the skylights has been completed.
- Trusses discovered with dry rot have been repaired and new sheeting has been installed.
- New steel trusses have been installed and new roof sheeting installation has begun.

FIRE SPRINKLER:

- Exterior line installed and hot tap made in street.
- Sprinkler mains have been installed in the interior of the buildings.

DELAYS AND UNUSUAL CONDITIONS:

- When it was discovered that the existing trusses were not able to meet the requirements of the Motorized Operable Partition Doors, new steel trusses were designed to replace the existing wood trusses. The project has been delayed somewhat until the new trusses are built and delivered. At this time no time extension has been granted.
- A time extension will need to be granted, it is in negotiations at this time.

NOTES:

- At this time there have been two change orders issued. Change Order #1 was for framing of the new storefront. Construction Drawings indicated that there was a CMU wall above the existing storefront. After demo, it was discovered that this was not the case. The existing wall was a box wood frame that was called out to be removed. There was no detail in the drawing to provide stable framing for the new storefront. Change Order #2 was for the new steel trusses to replace existing and new wood trusses. The Motorized Operable Partition Door needed a move stable backing; the deflection of the wood trusses was above the tolerance of the doors movement.
- When removing the wood trusses to make room for the new steel trusses, dry rot was discovered. The sheeting was removed in those areas to determine the extent of the damage. It involved five trusses at the Northern end of the building. It was determined the trusses that were to be removed for the entry skylight, could be set next to the bad trusses and coupled together and new sheeting installed. This will be issued and granted change order.
- When the new steel trusses were installed it was discovered that the apex of the trusses were above the roof. For a correction the existing wood trusses will be shimmed and new sheeting will be placed over the existing sheeting. This will be at no cost to the City.

June 2011

Construction Progress

CONTRACT CHANGE ORDERS EXECUTED:

- Change Order #1 – Framing of the new Storefront
- Change Order #2 – Steel and Wood Trusses

June 2011 Construction Photos



Delivery of
Steel Trusses



Steel Trusses
being set

June 2011
Construction Photos



Trusses set
in place



Trusses apex
above roof

June 2011
Construction Photos



Truss set in place

June 2011
Construction Photos



Footing for
Sound Wall



AC Duct Work

June 2011 Construction Photos



June 2011 Construction Photos

