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CITY OF LOMPOC

Public Works Memorandum

To: Laurel M. Barcelona, City Administrator
CC:
Date: July 7, 2011
Subject: Monthly Project Status Report
City Project No. FY-07-P-1 - Lompoc Aquatic Center Dehumidification Project


Project Status Summary:

Prime Contractor:	Smith Electric		
Contract Award:	12/7/2010		
Notice to Proceed:	2/7/2011	Contract Days (Calendar):	135
Original Completion Date:	6/21/2011	Weather Days:	0
Original Contract:	\$1,151,000.00	CCO Days:	0
Approved CCO:	\$0.00	Time Extensions to Date:	0
Revised Contract:	\$1,151,000.00	Revised Contract Days:	135
Payments to Contractor:	\$287,113.50	Revised Completion Date:	6/21/2011
Total Contract Days to Date:	144	Total Contract Days Remaining:	-9

This is the sixth project status report for City Council. The last report was provided to you on June 21st. The Construction Manager, Bachini-Deferville Management (BDM) has provided a monthly construction progress report to the Engineering Division. BDM's report for the month of June is attached to this memo. BDM's report details the construction activities that took place between June 1 and June 30, 2011.

On June 21st the City sent a response letter to Smith Electric denying their 40 day contract time extension request. For each calendar day beyond the approved contract days for the project, until the project reaches substantial completion, the City is entitled to assess Liquidated Damages. The contractor is continuing to work a night shift (8:30 p.m. to 6:30 a.m., M-TH) so to not impact the summer recreation swim schedule. To date there have been no executed contract change orders, however several contract changes are pending as indicated in BDM's monthly report. At this time, Smith anticipates completion of the project by July 28th. There are several key components needed for the completion of the project that are not on site at this time, including the non-metal ducting, equipment screens, and curtain wall panels.

Sincerely,



Michael W. Luther, P.E.

Attachment: Monthly Report, dated June 2011, by Bachini-Deferville Management

Lompoc Aquatic Center Dehumidification Project
Project No. 124
City of Lompoc
MONTHLY REPORT – JUNE 2011

Prepared by:
Bachini-Deferville Management, Inc.

CONTRACTOR: Brannon Inc. dba Smith Electric Service
ARCHITECT: Ravatt Albrecht & Associates, Inc.
CONSTRUCTION MANAGER: Bachini-Deferville Management, Inc.



Pool Enclosure – Pipe Hangers with Conduit & Plumbing Piping

Lompoc Aquatic Center Dehumidification Project
Project No. 124
City of Lompoc
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1.1 Project Status

Notice to Proceed:	02/07/11
Substantial Completion:	06/21/11 (135 calendar days)
Original Contract Days:	135
Time Extension Days - Approved:	0
Revised Contract Days:	135
Total Days to Date:	144
Days Past Completion Date:	9
% Completed by Time:	106.7%
Original Contract Amount:	\$1,151,000
Change Order Amount - Approved:	\$ 0
Current Contract Amount:	\$1,151,000
Progress Payment	
Request through 05/31/11:	\$680,791
% Completed by Contract Value:	59.1%



Roof – Installing Ductwork Supports

Lompoc Aquatic Center Dehumidification Project
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1.2 Contract Schedule/Work

The following work was performed from the 6/01/11 through 6/30/11:

- Prepared and installed sealant at new concrete slab in Mechanical Yard and concrete infill in Patio Yard.
- Replaced handrail brackets at stairs in slide area.
- Installed sleepers for air handler duct supports on roof.
- Removed and replaced damaged sound suppression panels within pool enclosure.
- Removed and replaced door strikes on exterior doors of pool enclosure.
- Installed frosted window film to glazing on northeast and southwest sections of glazing in pool enclosure and at west section of glazing at Therapy Pool enclosure.
- Replaced spring barrels and door hardware at rollup doors at Storage Room 137 and Storage Room 114.
- Removed rust and cleaned rollup doors at Storage 114 and Storage 137.
- Installed roofing to exhaust fan curb at roof for Storage 137.
- Installed roofing to pipe penetrations and sleepers at main roof.
- Removed rust, applied pre-prime, epoxy and urethane coats to slide supports in slide area.
- Removed rust, applied bondo, pre-prime, epoxy and urethane coats to slide stairs handrail.
- Removed rust, applied pre-prime and epoxy coats to collars on stucco columns.
- Cleaned, prepared and applied acrylic coat to stucco at slide stairs and columns.
- Installed stainless steel hangers within pool enclosure.
- Replaced rusted screws with stainless steel screws which anchor unistrut for existing light fixtures within pool enclosure.
- Installed exhaust fan timeclocks in southeast Electrical Room and Electrical Room 110.
- Pulled wire and terminated at AH-3, AH-4, CU-3 and CU-4 on roof.
- Pulled wire and terminated at AH-1 in Patio Yard.
- Pulled wire and terminated at panel in southeast Electrical Room for AH-2, AH-3 and AH-4.
- Installed conduit in pipe hanger within pool enclosure.
- Installed conduit and pulled wire to roof panel interlocks.
- Installed conduit and pulled wire to boilers in Mechanical Room 109.
- Pulled wire for fire alarm, sump pump (SP-2) and outlet in Mechanical Yard.
- Pulled wire to exhaust fans in Storage Room 114, Storage Room 125 and Storage Room 137.
- Installed disconnect switches and receptacles at exhaust fans.
- Pulled control cable to AH-3 and AH-4 on roof.
- Pulled control cable to AH-1 in Patio Yard and AH-2 in Mechanical Yard.
- Pulled communication cable to AH-3, AH-4 on roof and AH-1 in Patio Yard.
- Installed sump pump for AH-1 at Patio Yard.
- Installed limit switches within enclosure at retractable windows.
- Installed smoke detector for AH-2 at Mechanical Yard.
- Installed fire alarm for AH-2.
- Installed sump pump for AH-2 at Mechanical Yard.
- Installed display panel enclosure with view front panel on west wall in Mechanical Room 109.
- Installed four (4) display panels in enclosure on west wall of Mechanical Room 109.
- Connected AH-4 control valve in Storage 125.
- Installed conduit, pulled wire and terminated at pool water pumps and hot water pump.
- Removed and replaced rusted conduit clips in Storage 137.
- Removed and replaced lighting fixtures in Storage 114, Storage 125 and Storage 137.
- Installed identification labels to transformer, disconnects and electrical panel.
- Installed conduit and pulled and terminated wire at AH-1 in Patio Yard.
- Installed conduit at AH-2 in Mechanical Yard.

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1.2 Contract Schedule/Work - continued

- Installed plumbing piping in pipe hangers within pool enclosure.
- Performed layout for boiler plumbing.
- Performed hydro test on hot water piping from pipe hanger at northeast corner of enclosure to boiler area in Mechanical Room 109, included checking connections and valves for leaks.
- Installed condensate line for AH-2 in Mechanical Yard.
- Installed high-point vents on pool water piping in pipe hangers.
- Connected new pool water line into existing activity pool return line in Mechanical Room 109.
- Mounted pool water pumps and hot water pumps in designated locations in Mechanical Room 109.
- Installed valves, circuit setter, y-strainer for AH-1 in Patio Yard.
- Installed piping through north wall of Service Yard into Patio Yard for AH-1.
- Installed control valve and actuator for AH-1.
- Installed plumbing piping for boilers in Mechanical Room 109.
- Installed plumbing piping for AH-2 in Mechanical Yard.
- Installed control valve for AH-2 in Mechanical Yard.
- Set exhaust fans in place on roof areas above Storage 114, Storage 125 and Storage 127.
- Installed supports for AH-3 and AH-4 ductwork on roof.
- Installed ductwork/plenum for AH-3 and AH-4 on roof.
- Installed ductwork and ductwork supports for AH-1 in Patio Yard.
- Installed plenum for AH-2 in Mechanical Yard.
- Removed glazing and installed ductwork to penetrate through window wall at southwest section of pool enclosure.
- Removed glazing and installed ductwork to penetrate through window wall at west section of Therapy Pool enclosure.
- Removed glazing and installed ductwork to penetrate through window wall at northeast section of pool enclosure.
- Applied sealant to ductwork joints for AH-1 ductwork in Patio Yard, ductwork joints for AH-2 ductwork in Mechanical Yard, ductwork joints for AH-3 & AH-4 ductwork on roof.
- Installed flashing at duct penetrations for AH-1 and AH-2.
- Installed louver into existing Storage 125 door.
- Installed H-track rails within pool enclosure.
- Installed pipe insulation to piping in pipe hangers within pool enclosure and piping in Mechanical Room 109.
- Installed pipe insulation to piping at Storage 125 and Mechanical Room 109 penetrations.
- Installed insulation pins, insulation and jacketing (AlumiGuard) to AH-3 and AH-4 ductwork on roof.
- Installed insulation pins on AH-1 ductwork in Patio Yard.

NOTES:

- It has rained three (3) days in June; one (1) day of light rain on a work day.
- To date, a total of four (4) patrons reported paint overspray on their vehicle; painting subcontractor provided vehicle detailing to address overspray.
- **06.06.11** Started night work from 8:30pm to 6:30am
- **06.09.11** Performed hydro test on hot water piping holding pressure at 70psi.
- **06.30.11** Contractor performed a fire alarm test on existing system to investigate system for deferred submittal.

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Pool Enclosure – Replacing Damaged Sound Suppression Panels

1.3 Schedule Update Narrative

As of June 30, 2011, a project construction schedule has not been approved.

On June 21, 2011, the City sent a letter to the contractor stating the City must deny the request for a time extension as the request does not contain the required detailed comprehensive analysis of the project schedule nor does it provide sufficient supporting evidence to justify the requested extension. The City received a letter from the contractor dated June 24, 2011 responding that they will be filing a claim for delay and impact costs claiming an incomplete design and delays by the construction manager.

1.4 Potential Delays

The contractor previously noted the following delays:

1. Delivery of the pumps which were released for fabrication on April 8, 2011 with delivery to be in 4-6 weeks. The contractor has been informed the pumps would not ship until July 15, 2011. The two pool water pumps and one hot water pump was delivered to the project site on June 29, 2011
2. Numerous submittals for the nonmetal (fabric) duct system. As of May 31, 2011, the system has not been approved. The nonmetal duct system was approved as noted on June 2, 2011. The H-track system for the nonmetal duct arrived on site on June 29, 2011. To date, the nonmetal duct has not arrived on site.

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1.4 Potential Delays - continued

3. Limited information provided for the design of the controls system which is taking considerable time to design a sequence of operations to conform to contract requirements. Contractor stated they completed a physical and functional inspection of the fire alarm system and submitted their findings via email. The contractor's findings are currently under review with the design team.
4. Completion and submission of the engineering by the manufacturer of the equipment screen. To date the engineering is not complete. The contractor submitted the shop drawings and design calculations on June 29, 2011. The contractor has not submitted the preparation/installation instructions, manufacturer's certifications, manufacturer's warranty and sample.

There is currently a delay in completing plumbing and electrical work to Air Handler 2:

1. Curtain wall panel is not approved; two substitutions have been submitted and rejected by the design team. This panel needs to be installed in the north window wall for Air Handler 2 pipe/conduit penetrations.



Mechanical Room 109 – Connected (N) Pool Water Line to (E) Activity Pool Return Line

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1.5 Site Visitors

The following visitors were on site during the period of 6/01/11 through 6/30/11:

- 06/01/11** City Maintenance reviewed sprinkler system in the north lawn and marked sprinkler heads needing repair. .
- 06/01/11** Contractor's representative worked with field crew on layout for pipe hangers within pool enclosure.
- 06/02/11** Contractor's representative worked with field electrical foreman on electrical layout within pool enclosure.
- 06/09/11** City Building Inspector reviewed hydro test method with plumbing foreman. Construction Manager to monitor and take reading from pressure gauge and email data to Building Inspector.
- 06/15/11** City Building Inspector inspected sealant of ductwork for AH-3 and AH-4 on roof, noted acceptable.
- 06/22/11** Architect delivered rejected curtain wall sample
- 06/22/11** City Building Inspector reviewed welds to metal gates at east end of Mechanical Yard enclosure. Issued Correction Notice, noting welds do not meet requirements. Building Inspector also requested verification if ductwork requires pressure testing prior to installing insulation.
- 06/30/11** City Building Inspector inspected ductwork insulation on roof. Issued Correction Notice regarding jacketing (AlumiGuard) not installed per manufacturer's instructions, broken insulation pins at AH-1 ductwork. Duct on AH-2 ductwork approved for installation of insulation pins. .



Storage 137 – Installing New Rollup Door Spring Barrels and Door Hardware

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CONTRACT MODIFICATIONS

2.1 Bulletins

The following Bulletins have been issued by the architect: **NONE**

2.2 Potential Change Orders

- 01 RFI #01 Response allowed contractor to move the equipment pad at the Patio Yard deleting the scope of work to relocate piping and cleanout.
- 02 RFI #15 Response directs contractor to modify and move existing lighting at Grid Lines F/28 due to conflict with new nonmetal (fabric) duct.
- 03 RFI #27 – Storage Rooms 114 and 137 roll up door modifications for air supply.
- 04 RFI #30 – Replace rusted screws anchoring lighting unistrut with stainless steel screws.
- 05 Provide weather-tight enclosure for dehumidification system display panels.
- 06 Credit for facility closure due to shutdown on May 19, 2011 (GC 05.19.11).
- 07 Prepare and repaint slide supports, stair handrail and stucco columns/stairs.
- 08 Provide anti-graffiti coating system to new masonry block walls.
- 09 RFI #42 – Fabricate and install stainless steel plenums for AH-1 and AH-2
- 10 Provide Sealtight Light Fixtures in Storage Room 114 and Storage Room 125 in lieu of wrap-around light fixture

2.3 Prime Contract Change Orders

The following Prime Contract Change Orders have been approved by the City: **NONE**

2.4 Request for Information (RFIs)

RFIs are currently being processed by the design team in a timely manner:

Total No. of RFIs to Date: **51**
No. of RFIs under Review: **01**

2.5 Submittals

Generally, the submittals are being processed in a timely manner by the design team.

Total No. of Submittals to Date: **72**
No. of Submittals under Review: **06**



Roof – Installing Insulation on Ductwork for Air Handlers 3 and 4