



# **Pleasant Hill Library** 2 Monticello Avenue **Monthly Project Status Report**

May 2021  
Construction Phase Report 08

Swinerton Management & Consulting



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## 1. SUMMARY OF WORK

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**The following is a summary of the activities on the project for May 2021.**

- ❑ Complete pavilion roof deck





- ❑ Complete welding of glazing headers



- Continue with Fire Sprinkler rough-in





- Continue with Mechanical Ductwork rough-in



- Exterior framing in progress





- Installation of exterior wall electrical rough-in and fire riser





- Set electrical floor boxes



- ❑ Installation of exterior sheathing



- ❑ Percent of construction work completed to date **37%** (based on actual contractor invoice for month of May 2021).



## 2. WORK ANTICIPATED FOR MONTH OF JUNE 2021

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- ❑ Fabrication of trash enclosure structural steel
- ❑ Continue installation of mechanical overhead equipment
- ❑ Complete fire sprinkler rough-in
- ❑ Continue overhead hydronic piping
- ❑ Continue overhead drain waste vent
- ❑ Complete exterior wall electrical rough in
- ❑ Continue interior framing layout
- ❑ Install radiant piping and panels

## 3. SCHEDULE STATUS

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In the month of May, BHM completed installation of metal deck, setting of electrical/data floor boxes, exterior electrical rough-in as well as exterior framing. Mechanical overhead hydronic piping, drain waste vent plumbing and fire sprinkler rough-in work are 90% complete.

Major activities for the month of June will be the installation of exterior sheathing, overhead drain waste vents, exterior framing of the glazing headers, below grade waterproofing and air barrier, radiant floor piping and layout of interior framing will be concurrent activities to maximize work on site. Site work will include fabrication of trash enclosure structural steel components, layout of drill piers, fabrication and delivery of spiral cages for the trash enclosure.

May schedule update is still being developed and will reflect the work completed.

- ❑ The total number of calendar days for this project is 600, total number of calendar days consumed is 280, 47% of overall construction duration.

**Summary of Completed and Projected Construction Activities (6 weeks look ahead)**

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Install Metal Deck	04/02/2021 06/03/2021	Start Finish
Mechanical Rough-in	04/26/2021	Start
Fire Sprinkler Rough-in	04/26/2021	Start
Exterior Framing	05/03/2021 06/07/2021	Start Finish
Exterior Wall Electrical Rough In	05/12/2021 06/07/2021	Start Finish
Exterior Sheathing	05/28/2021	Start
Overhead Drain Waste Vent	05/26/2021	Start
Exterior Framing at Glazing headers	06/10/2021	Start
Trash Enclosure Foundation	06/14/2021	Start
Install Radiant Piping	06/07/2021	Start
Install Radiant Floor Reinforcing	07/06/2021	Start
Radiant Floor Concrete Pour	07/19/2021	Start
Contract Milestone – Substantial Completion	01/26/2022 02/23/2022	Contract Milestone Current Milestone
Contract Milestone – Final Completion	04/16/2022 05/12/2022	Contract Milestone Current Milestone



### Summary of FFE Activities by Design Team

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Phase I: Program Verification (4 weeks)	09/21/2020 10/23/2020	Start Finish
Phase II: Design Development (12 weeks)	10/26/2020	Start
Phase III: Procurement Documents (6 weeks)	05/28/2021	Start
Phase IV: Procurement (12 weeks)	09/13/2021	Start
Phase V: Installation Observation (8 weeks)	03/01/2022	Start

\*Note: There is a lag between completion of procurement documents and start of procurement. This is intentional to keep FFE delivery timeframe just before installation date to avoid unnecessary storage fees. The project team will be in close contact with the manufacturers should fabrication and delivery timeline changes. Project team has moved procurement start date by 4 weeks in anticipation of COVID related delays in fabrication and shipping.

## 4. COST REPORT

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### PAYMENT AND COST SUMMARY

BHM Construction had submitted payment application #9, issued for the period of 5/1/2021 to 5/31/2021. This had been reviewed and approved by the City and Swinerton Management & Consulting.

- ❑ The total cost for this project including signed change orders is \$21,534,878.00.
- ❑ The total change orders issued to date is \$282,596.00, which represents 13% of the total project contingency.
- ❑ The total amount paid out is \$6,075,389.31.
- ❑ The total percent paid out (as of March 2021) is 29% of total project cost.