Pleasant Hill Library
2 Monticello Avenue
Monthly Project Status Report
August 2021
Construction Phase Report 11

Swinerton Management & Consulting
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1. SUMMARY OF WORK

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

- Complete fabrication and deliver trash enclosure steel cages

- Begin drilling piers for trash enclosure cages
Install storm drain lines
- Grading at parking lot
- Bioretention excavation
- Bioretention weir wall framing
- Underground electrical for site lighting
- Begin grading around the building
- Installation of roof insulation and plywood
• Interior framing in progress
Installation of overhead mechanical ductwork insulation
Continue installation of interior electrical rough in
- Continue installation of interior plumbing rough in
- Continue installation of exterior plumbing rough in

- Percent of construction work completed to date **52%** (based on actual contractor invoice for month of August 2021).
2. WORK ANTICIPATED FOR MONTH OF SEPTEMBER 2021

- Installation of trash enclosure structural steel components
- Set cages, AB templates at Trash Enclosure
- Concrete pour of drill piers, slab on grade
- Form, rebar and concrete at curbs, gutters, sidewalks
- Form, rebar and concrete at weir walls at Bioretention areas
- Installation of the insulated roof panels and plywood
- Fabrication of the metal span roof
- Installation of skylights
- Installation of second layer of exterior waterproofing
- Installation of curtain wall
- Set roof drains
3. SCHEDULE STATUS

In the month of August, BHM completed interior framing of the walls, lids and soffits; as well as insulation of the overhead mechanical ductwork. A majority of interior electrical and plumbing rough in has been completed. Underground electrical for site lighting, installation of irrigation sleeve, grading at building, parking lot and bioretention are in progress. Installation of roofing insulation and plywood has started.

Major activities for the month of September will be complete installation of the insulated roof panels, fabrication of the metal span roof, installation of skylights. Installation of curtain wall will begin in the third week and continue in October.

Site work will include installation of trash enclosure structural steel components, concrete pour of drill piers, slab on grade. Curbs, gutters, sidewalks will be poured.

As a result of COVID, the entire construction industry is experiencing major delays in material sourcing from supply chains. This is affecting fabrication and delivery of major building systems. BHM has received notifications from manufacturers and has alerted the City of potential delays to the project. We will continue to monitor this in the coming months.

August 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 372, 62% of overall construction duration.

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

<table>
<thead>
<tr>
<th>Activity</th>
<th>Start Date</th>
<th>Finish Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Exterior Framing at Glazing Headers</td>
<td>06/10/2021</td>
<td></td>
</tr>
<tr>
<td></td>
<td>07/09/2021</td>
<td></td>
</tr>
<tr>
<td>Trash Enclosure Foundation</td>
<td>06/14/2021</td>
<td></td>
</tr>
<tr>
<td>Install Radiant Piping</td>
<td>06/16/2021</td>
<td></td>
</tr>
<tr>
<td></td>
<td>07/12/2021</td>
<td></td>
</tr>
<tr>
<td>Install Radiant Floor Reinforcing</td>
<td>07/09/2021</td>
<td></td>
</tr>
<tr>
<td></td>
<td>07/14/2021</td>
<td></td>
</tr>
<tr>
<td>Radiant Floor Concrete Pour</td>
<td>07/14/2021</td>
<td></td>
</tr>
<tr>
<td></td>
<td>07/16/2021</td>
<td></td>
</tr>
<tr>
<td>Frame Interior Walls</td>
<td>07/22/2021</td>
<td></td>
</tr>
<tr>
<td></td>
<td>08/26/2021</td>
<td></td>
</tr>
<tr>
<td>Underground Electrical for Site Lighting</td>
<td>08/09/2021</td>
<td></td>
</tr>
</tbody>
</table>
### Interior Electrical Rough In
- Start Date: 07/20/2021

### Interior Plumbing Rough In
- Start Date: 07/20/2021

### Installation of Roof Insulated Panels
- Start Date: 08/26/2021

### Fabrication of Standing Seam Roof
- Start Date: 08/16/2021

### Grading at Parking Lot
- Start Date: 08/30/2021

### Sleeves for Irrigation
- Start Date: 07/19/2021

### Excavation of Bioretention
- Start Date: 08/02/2021

### Form and Pour Wier Walls at Bioretention
- Start Date: 08/30/2021

### Site Grading
- Start Date: 08/12/2021

### Installation of Curtain Wall
- Start Date: 09/20/2021

### Installation of Skylights
- Start Date: 09/20/2021

### Form Curb Gutter Sidewalk
- Start Date: 09/15/2021

### Install Rock Wool on Bldg. Exterior
- Start Date: 10/04/2021

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**Contract Milestone – Substantial Completion**
- 01/26/2022
- 02/23/2022

**Contract Milestone – Final Completion**
- 04/16/2022
- 05/12/2022
# Summary of FFE Activities by Design Team

<table>
<thead>
<tr>
<th>Phase</th>
<th>Start Date</th>
<th>Finish Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Phase I: Program Verification (4 weeks)</td>
<td>09/21/2020</td>
<td>10/23/2020</td>
</tr>
<tr>
<td>Phase II: Design Development (20 weeks)</td>
<td>11/16/2020</td>
<td>05/31/2021</td>
</tr>
<tr>
<td>Phase III: Procurement/CD Documents (6 weeks)</td>
<td>06/07/2021</td>
<td>07/16/2021</td>
</tr>
<tr>
<td>Phase IV: Procurement (18 weeks)</td>
<td>09/18/2021</td>
<td></td>
</tr>
<tr>
<td>Phase V: Installation Observation (8 weeks)</td>
<td>03/01/2022</td>
<td></td>
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</tbody>
</table>

*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

PAYMENT AND COST SUMMARY

BHM Construction had submitted payment application #12, issued for the period of 8/1/2021 to 8/31/2021. This had been reviewed and approved by the City and Swinerton Management & Consulting.

- The total cost for this project including signed change orders is $22,164,140.00.
- The total change orders issued to date is $911,858.00, which represents 43% of the total project contingency.
- The total amount paid out is $9,602,716.96.
- The total percent paid out (as of July 2021) is 43% of total project cost.