Pleasant Hill Library
2 Monticello Avenue
Monthly Project Status Report
October 2021
Construction Phase Report 13

Swinerton Management & Consulting
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Table of Contents

1. Summary of Work
   ❑ October 2021

2. Work Anticipated
   ❑ November 2021

3. Schedule Status

4. Cost Report
1. SUMMARY OF WORK

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

- Place concrete at curb and gutter
Place concrete at curb and gutter (continue)
- Drill light pole foundation and set rebar / anchor bolt template
- Drill light pole foundation and set rebar / anchor bolt template (continue)
Place concrete at light poles
- Set formwork and begin installing rebar for sidewalk
- Set formwork and begin installing rebar for sidewalk (continue)
Stub up electrical conduit at sidewalk
- Stub up electrical conduit at sidewalk (continue)
Excavate and install underground electrical / plumbing at Service Yard
Excavate and install underground electrical / plumbing at Service Yard (continue)
Excavate and form for housekeeping pad / activity curb
- Frame ceilings and soffits at pavilions
- Begin installation of punched windows
- Begin installation of punched windows (continue)
Cut penetrations and install skylights
- Cut penetrations and install skylights (continue)
- Cut penetrations and install skylights (continue)
- Begin first layer of exterior wool insulation and horizontal sub framing

- Percent of construction work completed to date **64%** (based on actual contractor invoice for month of October 2021).
2. WORK ANTICIPATED FOR MONTH OF NOVEMBER 2021

Site Work:
- Complete installation of sidewalk rebar
- Place concrete at sidewalk and islands
- Asphalt paving

Service / Activity Yard:
- Place housekeeping pad / curb
- Drill fence posts
- Pour planter at Activity Yard

Trash Enclosure:
- Installation of trash enclosure structural steel components
- Concrete for trash enclosure pad

Roof Assembly:
- Begin installation of standing seam metal roof panels

Building Exterior:
- Complete installation of punched windows
- Continue installation of curtainwall
- Begin installation of cedar siding at pavilions
- Begin installation of sub framing for Taktl wall panels

Building Interior:
- Complete installation of skylights surrounds
- Install electrical main switch board
- Complete MDF/IDF rooms
- Continue rough in of the following system:
  - low voltage/security systems
  - building controls
  - exterior building light
  - motorized windows and shades
3. SCHEDULE STATUS

In the month of October, BHM completed concrete pours for curb and gutter, drilled and poured foundations for site lights, and installed rebar for the sidewalk. Installation of skylights and stub ups of electrical conduit at sidewalk were completed, as well as the framed ceilings and soffits at pavilions. Exterior installation of punched windows and wool insulation of the exterior siding began and will continue into November. Interior electrical and lighting rough in is ongoing.

Major activities for the month of November will be to complete concrete pour of the sidewalks; asphalt paving; complete installation of punched windows; begin installation of standing seam metal roof panels and curtain walls. Building interior work consist of rough in of systems such as fire alarm, low voltage, motorized windows, and shades. Electrical, MDF and IDF rooms will be built out first for City and Library IT teams to begin installation of equipment at beginning of 2022.

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.

October 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 433, 72% 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>
</tr>
</thead>
<tbody>
<tr>
<td>Trash Enclosure Foundation</td>
<td>06/14/2021</td>
</tr>
<tr>
<td>Interior Electrical Rough In</td>
<td>07/20/2021</td>
</tr>
<tr>
<td>Fabrication of Standing Seam Roof</td>
<td>08/16/2021</td>
</tr>
<tr>
<td>Installation of Curtain Wall</td>
<td>10/28/2021</td>
</tr>
<tr>
<td>Installation of Skylights</td>
<td>10/08/2021</td>
</tr>
<tr>
<td></td>
<td>10/29/2021</td>
</tr>
<tr>
<td>Concrete Pour for Curb Gutter</td>
<td>10/01/2021</td>
</tr>
<tr>
<td></td>
<td>10/29/2021</td>
</tr>
<tr>
<td>Install Rock Wool on Bldg. Exterior</td>
<td>10/04/2021</td>
</tr>
<tr>
<td>Interior Lighting Rough In</td>
<td>09/15/2021</td>
</tr>
</tbody>
</table>

23
Exterior Building Lighting Rough In 10/04/2021 Start
Installation of Punched Windows 10/21/2021 Start
Fire Alarm Rough In 10/04/2021 Start
Concrete Pour at Sidewalks 10/26/2021 Start
Installation of Sub frame for Exterior Siding 11/10/2021 Start
Asphalt Paving 11/16/2021 Start
Service/Activity Yard Concrete Curb, Planters, Fence Post & Pads 11/17/2021 Start
Build Out Electrical/MDF/IDF Rooms 11/08/2021 Start
Insulation Inspection for Second Side Drywall 12/04/2021 Start
Install Standing Seam Roof 12/01/2021 Start

Contract Milestone – Substantial Completion 01/26/2022 Contract Milestone
02/23/2022 Current Milestone

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

<table>
<thead>
<tr>
<th>Phase I: Program Verification (4 weeks)</th>
<th>Start</th>
<th>Finish</th>
</tr>
</thead>
<tbody>
<tr>
<td>09/21/2020</td>
<td>10/23/2020</td>
<td></td>
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</tbody>
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<table>
<thead>
<tr>
<th>Phase II: Design Development (20 weeks)</th>
<th>Start</th>
<th>Finish</th>
</tr>
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<tbody>
<tr>
<td>11/16/2020</td>
<td>05/31/2021</td>
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<table>
<thead>
<tr>
<th>Phase III: Procurement/CD Documents (6 weeks)</th>
<th>Start</th>
<th>Finish</th>
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<tbody>
<tr>
<td>06/07/2021</td>
<td>07/16/2021</td>
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<table>
<thead>
<tr>
<th>Phase IV: Procurement (18 weeks)</th>
<th>Start</th>
</tr>
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<tbody>
<tr>
<td>09/18/2021</td>
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<thead>
<tr>
<th>Phase V: Installation Observation (8 weeks)</th>
<th>Start</th>
</tr>
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<tbody>
<tr>
<td>03/01/2022</td>
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*Note: Project team has moved procurement start date by 4 weeks in anticipation of COVID related delays in fabrication and shipping. Purchase orders has been issued to awarded FFE vendors to start submittal process, fabrication, and anticipated delivery date of FFE is at the end of February 2022.*
4. COST REPORT

PAYMENT AND COST SUMMARY

BHM Construction had submitted payment application #14, issued for the period of 10/1/2021 to 10/31/2021. This had been reviewed and approved by the City and Swinerton Management & Consulting.

- The total cost for this project including signed change orders is $22,462,034.00.
- The total change orders issued to date is $1,209,752.00, which represents 57% of the total project contingency.
- The total amount paid out is $12,069,200.86.
- The total percent paid out (as of September 2021) is 54% of total project cost.