

Agenda

- 1. Construction Update (Gilbane)
- 2. Schedule Review
- 3. Budget Update
- 4. Quality Discussion
- 5. Temporary Playground Space
- 6. Discussion of Solar options
- 7. Upcoming Meetings
- 8. New Business













- Pre- K Terrace Play Equipment posts installed. Roofing has commenced.
- Roof Edge coping material delivered Monday
- RTU-4 Crane Pick and Install in Early April









- Window Glazing complete in C & A.
 - B North remains.
- Window Testing ongoing. Next test 3/17 & 3/24.
- Metal Panel Install Progressing: Trespa Panels will continue into June.
- Curtain Wall install Phase 9 commencing in next week

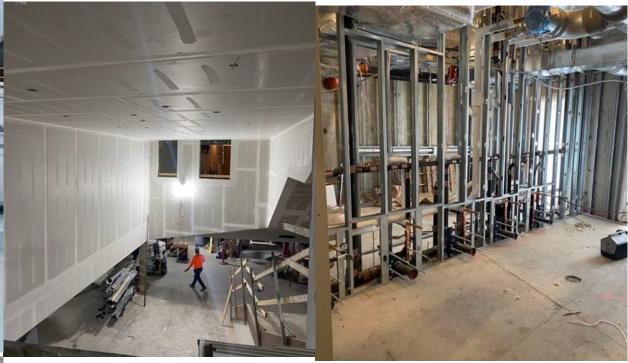


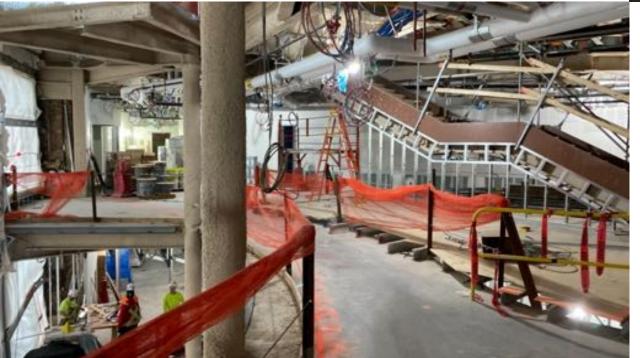
Channel mockup, Area C West elevation.



Window Testing







Building A/B Core

- Skylights are installed.
- Dancefloor Staging being removed Mid-April.
- Stair and Core Framing, Drywall, Tape, & Paint ongoing
- Core A/B Bath on Level 1 Rough Plumbing complete

Gym, Multi-Purpose, & Kitchen

Gym

- Gym Divider Curtain Supports Installed.
- Ceiling Board awaiting Pre-K roofing completion.
- Small Gym boarded and ready for tape.

Multi-Purpose

- In-Wall Inspector sign-off received 3/14
- Curtain supports installed
- Balcony framed

Kitchen

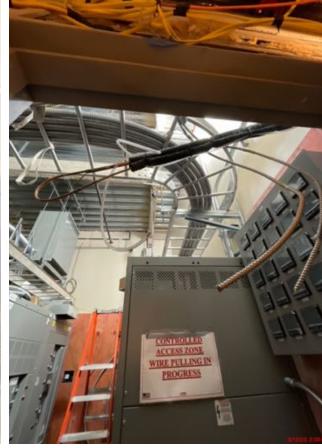
- Kitchen Hood installed
- Walk-In Cooler delivery 3/16



Items	Gilbane 2/28 Schedule
C1 OH Inspection	3/28/2023
C2 OH Inspection	3/28/2023
C3 OH Inspection	3/28/2023
C4 OH Inspection	3/28/2023
A1 OH Inspection	4/25/2023 (kitchen) & 5/1/23 (offices)
A2 OH Inspection	4/6/2023
A3 OH Inspection	4/14/2023
A4 OH Inspection	4/20/2023
B1 OH Inspection	5/1/2023
B2 OH Inspection	5/11/2023
B3 OH Inspection	5/30/2023
B4 OH Inspection	6/8/2023
Perm Power	3/28/2023
RTU power bump	5/24/2023







MEP & FP

- Above Ceiling Inspection Milestones
- Generator housekeeping pad placed
- Showers Installed & Plumbing Fixture Installation to start in April
- Sprinkler System live
- Switchgear Energized planned for 3/28.

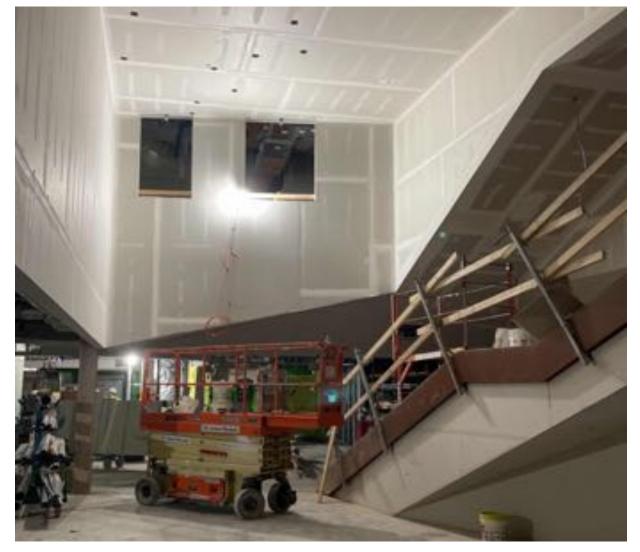
Schedule Review – Construction Progress



The Project remains on schedule.

OVERALL

- The Substantial Completion Date remains Friday 9/15/23.
- Critical subs have staffed up and are working Saturdays.
 Weekend crew is typically 30-50 workers.





Schedule Review – Construction Progress



EXTERIOR ENVELOPE

Area C:

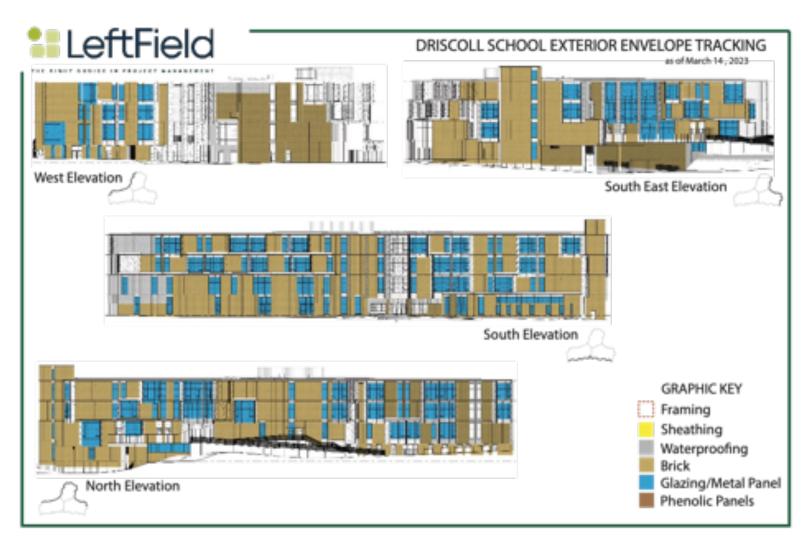
- Metal panels are 65% complete.
- Girts and insulation for the Trespa panels are at 95%.

Area A:

 Girts and insulation for the Trespa panels are at 88%.

Area B:

- Masonry finished on the West elevation.
- Window frame installation is complete on the North elevation.
- Girts and insulation for the Trespa panels are at 10%





Schedule Review – Construction Progress



INTERIOR

Area C:

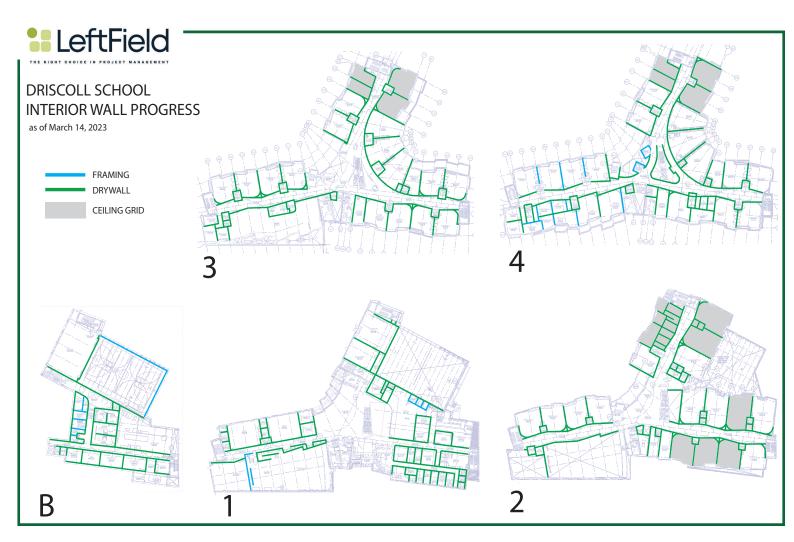
- Board/Tape finished on 1/20/23.
- Ceiling grid is well underway.
- o Painting is ongoing.

Area A:

- Board/Tape is complete.
- Ceiling grid and painting is ongoing.

Area B:

- o Interior framing is complete.
- Board/Tape is nearly complete on levels 2-4.
- Electrical inspection in Multipurpose Room completed 3/14,





Schedule Review – Submittals/RFIs



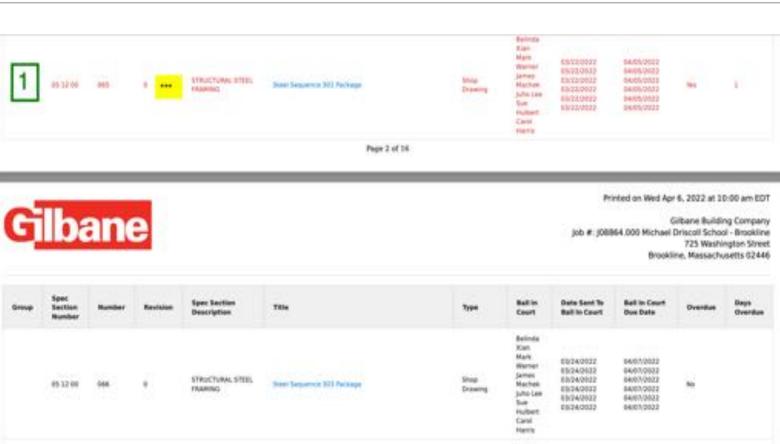
HIGHLIGHTS:

- There have been 1152 submittals issued and 1137 responded. Millwork, metal railings and playground equipment have a high priority.
- There have been 741 RFI's issued and 734 responded. Items impacting ongoing work or work already in place are the most critical.

NOTE:

- Open Submittals and RFI's have been greatly reduced.
- The focus going forward will be to clear up outstanding changes and to make quick decisions in support of construction.





65/24/2002

89/24/09/22

EN240002 EN240002

09/24/2022 89/24/2022

Hulbert

84/97/9832

84007/2003

04/07/2022

64/07/2022

Schedule Review – Risks



RISKS:

- Elevator delay (impacts terrazzo)
- Window testing/rework
- Permanent Power
- Redesign of North ramp
- Unknown underground conditions during demolition
- Unsuitable soils during demolition
- Utility complications during road reconstruction of Westbourne Terrace









Budget Update

■ Committed: 96%

■ Expended: 55%

Construction Progress: 60%

Status of Contingencies

Construction Contingency \$3,925,399

Owner Contingency \$881,089

Total \$4,806,488

Pending

 Pending ATPs
 \$1,149,947

 Estimated
 \$ 115,107

 FFE Overage
 \$ 30,712

 Total:
 \$1,295,766

Remaining Total: \$3,510,722

5% of 'Balance to Spend' = \$2,020,602

CAME Fre Con Services	13	115,688	11	155,309	$\overline{}$	474,647	1	476407	10000	404467	100%	-		71.14
NUM TOTAL	3	115,000		155,000		474,497	Ġ	474,487	IMM 5	474,467	100%	1300		100000
CONSTRUCTION COSTS						- 1111								Ž.
Construction Budget	5	92,809,563	1	913,770	\$	TODOUS	1	10,03,03	100% 5	SASILRO	17%	\$	40,611,011	70.15.04.07 70.37234.3838.0033
Change Orders	5		5	5,620,679	\$	5,620,079	1	5,620,079	500% S	1,041,003	33%	5	4,177,116	21,38,38,80,41,81,84 86,48,48,36
SUB-YOTAL	5	\$2,400,563	\$	8,503,849	\$	99,443,412	0	91,445,612	300N S	54.654.365	SIN	\$	44,785,148	Market Land
OTHER PROJECT CONTS		550/4150	7.0	2011/100		0.542.04.04			4120000	ACCESSANCE.			200000000000000000000000000000000000000	
Construction Contingency	5	4,645,476	\$	(734,674)	4	8,405,999	\$		on s	-	0%	8	1,525,399	91323131313131313 1034353131414141 103440 614131
Miscellaneous Propert Costs	1	\$40,605	1	[170, 818]	1	100, 575	Ŧ	308,643	77% S	134,130	465	4	234,844	
Unities & Unity Company Fore	3.	206,563	3	(45,000)	3	25,568	3.	34,900	60% 5	54,950	69%	\$	6,653	24
Feeting & Inspection Services	5	117,075	0.	- 7/2500	3	317,675	1	117,675	300% S	96,279	75%	5	31,602	197
Commissioning	5	112,896	4.	20,735	3	310,631	1	150,235	94% 5	58325	38%	5	95,106	187
Security	5	306,855	4	(106,813)	4		1	1 1	0% 5		ON	\$ 7	11	54.
Moving	100	95,906	11		4	85,906	F.	15434	18%	4,424	334	6.	91,463	
Other Project Code	5	30.00		400000	3-			0.0000000000000000000000000000000000000		100000000000000000000000000000000000000		1	20.000	
Furnishings and Equipment	5	2,774,400	\$	341,392	3	3,015,792	9	3,212,766	Source S	302,400	10%	5	2,713,192	
Furnishings	5	1,654,400			3	1,654,600	1	1,031,686	58% S	. +	0%	5	1,854,800	
Technology Equipment	5	1,110,000	4	345,392	1	1,941,912	1	1,629,076	120% 5	901,600	32%	8	1,058,793	44
Owner's Contingonary		2,189,298	1	(131074)	1	861,089	1		0% 5	- 6	on.		861,009	POTROLINO CA
SUB-TOTAL		20,189,564		(1, 968, 200)	1	4,121,265	a	A.561,209	40% 5	476,783	4%	150	2,244,524	2017
101AL 99-GL0	1	111,100,000	9	4,900,000	5	130,200,000	1	103,175,304	96% 5	65,596,767	SIN	1	54,406,253	59
TOTAL PROJECT BUDGET	1	106.113.275	0	4,900,500	1	121.414.775	1	110.367,079	96% 5	46,807,122	95N	1	54.606.253	



	Actual Monthly		Forecast Monthly	
Month	Draw	Actual Cumulative	Draw	Forecast Cumulativ
May-21	\$474,697	\$474,697		
June-21	\$1,069,109	\$1,543,806		
July-21	\$1,136,983	\$2,680,789		
August-21	\$523,064	\$3,203,853		
September-21	\$985,857	\$4,189,710		
October-21	\$776,052	\$4,965,762		
November-21	\$2,305,590	\$7,271,352		
December-21	\$2,079,946	\$9,351,298		
January-22	\$1,975,484	\$11,326,782		
February-22	\$2,656,246	\$13,983,028		
March-22	\$2,348,044	\$16,331,071		
April-22	\$2,131,254	\$18,462,325		
May-22	\$2,226,190	\$20,688,515		
June-22	\$4,171,520	\$24,860,035		
July-22	\$2,906,088	\$27,766,123		
August-22	\$3,895,404	\$31,661,527		\$ 39,355,66
September-22	\$4,070,466	\$35,731,993	\$4,070,466	\$35,731,99
October-22	\$3,826,080	\$39,558,073	\$3,194,884	\$38,926,87
November-22	\$4,883,105	\$44,441,178	\$3,570,623	\$42,497,50
December-22	\$4,690,625	\$49,131,803	\$3,802,180	\$46,299,68
January-23	\$3,850,307	\$52,982,110	\$4,266,965	\$50,566,64
February-23	\$4,416,525	\$57,595,713	\$4,848,820	\$55,415,46
March-23	\$0		\$4,834,085	\$60,249,55
April-23	\$0		\$4,622,049	\$64,871,59
May-23	\$0		\$5,028,240	\$69,899,83
June-23	\$0		\$4,308,009	\$74,207,84
July-23	\$0		\$3,617,994	\$77,825,84
August-23	\$0		\$2,988,149	\$80,813,99
September-23	\$0		\$2,150,790	\$82,964,78
October-23	\$0		\$1,033,762	\$83,998,54
November-23	\$0		\$1,109,497	\$85,108,04
December-23	\$0		\$1,925,943	\$87,033,98
January-24	\$0		\$1,494,904	\$88,528,88
February-24	\$0		\$1,444,451	\$89,973,33
March-24	\$0		\$767,801	\$90,741,13
April-24	\$0		\$709,524	\$91,450,66
May-24	\$0		\$1,181,439	\$92,632,10
	\$0		\$1,418,639	\$94,050,74
June-24	20			
			\$1,057,103	46, / 595, 107
July-24	\$0 \$0		\$1,057,103 \$1,072,119	
July-24 August-24	\$0		\$1,072,119	\$96,179,96
July-24 August-24	\$0 \$0			\$96,179,96 \$96,484,07
July-24 August-24 September-24	\$0 \$0 \$0		\$1,072,119 \$304,116	\$95,107,84 \$96,179,96 \$96,484,07 \$96,856,04 \$97,559,20



FEBRUARY 2023

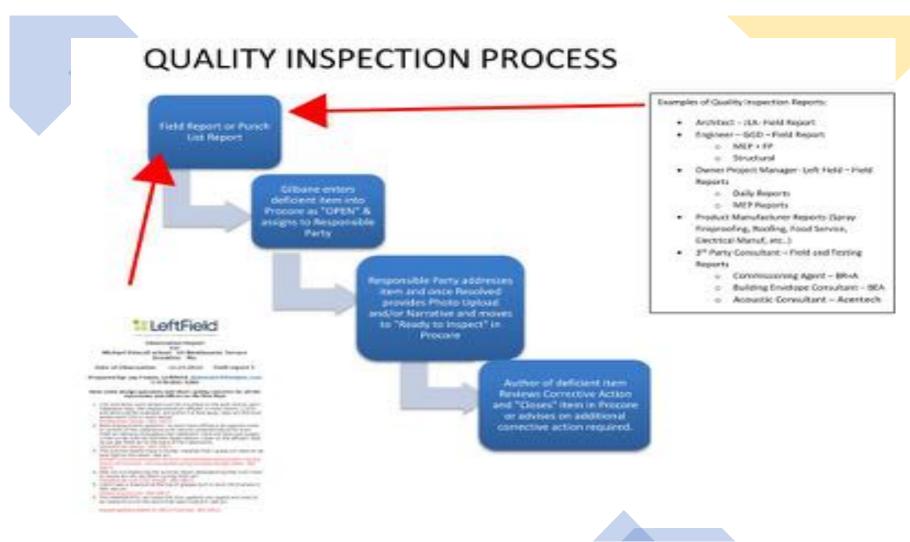
Actual Monthly: \$4,416,525

Projected Monthly: \$4,484,820

Actual Cumulative: \$57,595,713

Forecast Cumulative: \$55,415,466









Quality Process – Overall Scope

Third Party Testing:

- Soil
- Concrete
- Steel
- Spray-on fireproofing
- Exterior waterproofing

Manufacturers Inspections:

- Waterproofing membrane
- Roofing
- Masonry

Commissioning:

- Envelope: waterproofing, caulking, flashing, windows
- MEP systems: design review, controls, installation, startup.

Reporting:

- Daily Field Reports by LF and GBCo
- MEP weekly reports by LF
- Design Team Field Reports
- CxA reports

In-Field Testing:

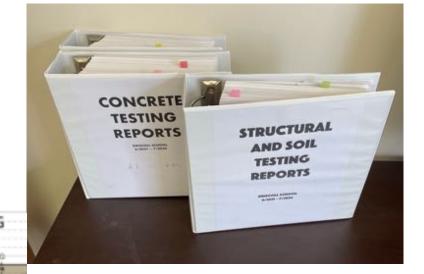
- Soil Characterization
- Soil Nail pull test
- Duct Pressure
- Water Pressure FP, Plumbing, Mech
- Windows/Skylights
- Electric Load Testing

AHJ Weekly Inspections:

- Building
- Electrical
- Plumbing

UTS

- Concrete: 101 reports
- Slab Flatness: 14
- Rebar: 70
- Structural Steel: 18
- Ultrasonic weld test: 7
- Firestopping: 15





Quality Process – Early Mock-up







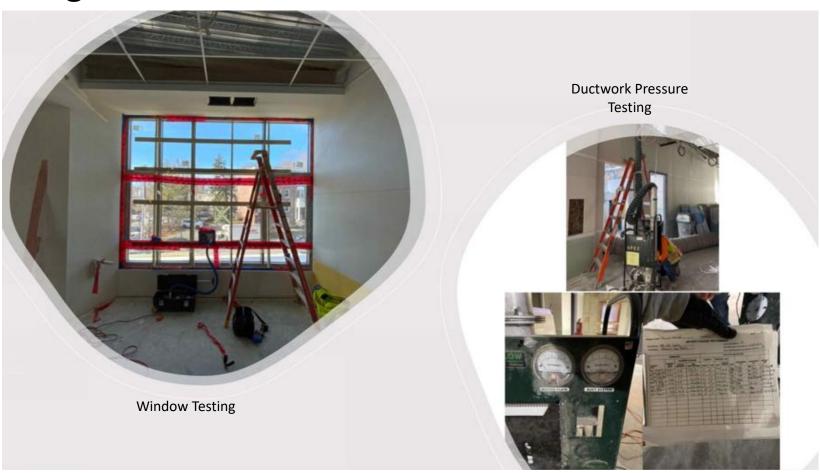


Quality Process - Field Testing



Fire Protection system pressure test

Field tests are performed routinely as work is put in place – sections of ductwork and piping, for instance, are pressure tested to ensure there are no leaks in the system. Test results are logged by the team and maintained in Procore, the Project Management software used by the project team.





Quality Process – In-place Mock-ups





Mock-up Room 3718 Architect and Engineer Identified Conditions that require "benchmark" Review and Approval prior to installation throughout similar areas. Examples:

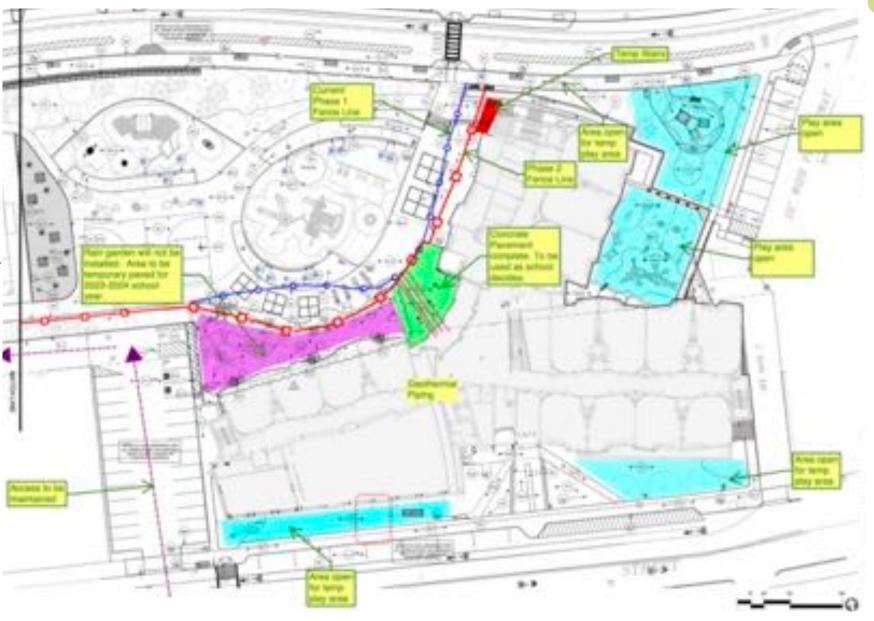
- Summer Beam
- Paint Colors per ASI #42
- Window Screen
- Curved Ornamental Grille Installation
- Drywall and Paint Reveals



Temporary Playground Space

Area to be completed with the building

'Rain Garden' area to be temp paved







Discussion of Solar Options





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