



# Loutit District Library

Expanding Horizons, Enriching Minds



## Project Update #5 September 2, 2008



# Construction Progress

## Concrete

Due to the structural issues encountered during the month of July, the concrete slab on top of the new parking deck was delayed, but the green light was given and the slab was poured over a two day period in August.

This leaves only one last area of concrete to be poured for the new building, which is the parking garage curbs and parking slab. This work will be prepped and completed during the month of September.



## Structural Steel



Structural steel erection is continuing at all areas of the project. In the lower level of the parking garage, the structural reinforcement of the concrete columns corbels was installed prior to the upper level floor pour. Also, miscellaneous rework of the existing columns and beams at the new building expansion line have taken place. One can see the new height of the columns that will bear the new wood beam trusses. Finally, as shown in the picture to the right, the new light gauge steel trusses have been installed over the existing library to form one of three new clearstory roof elevations.



# Construction Progress

## Masonry

JK Masonry has been hard at work during August and has completed the reconstruction of the parapets. Also, as shown below in the picture, many new window openings have been saw cut and the brick jambs reworked along the front elevation of the library.

Finally, keeping the masons busy on the site, JK moved onto install the new brick veneer at the retaining wall of the service drive. This new brick is nearly a perfect match to the existing buildings brick.



## Lower Level Construction

Now that the demo and structural enhancements have been made to the lower level, mechanical, plumbing, and electrical rough-in can start along with installation of the metal stud walls. These walls will be the support for the future offices and other rooms located here.

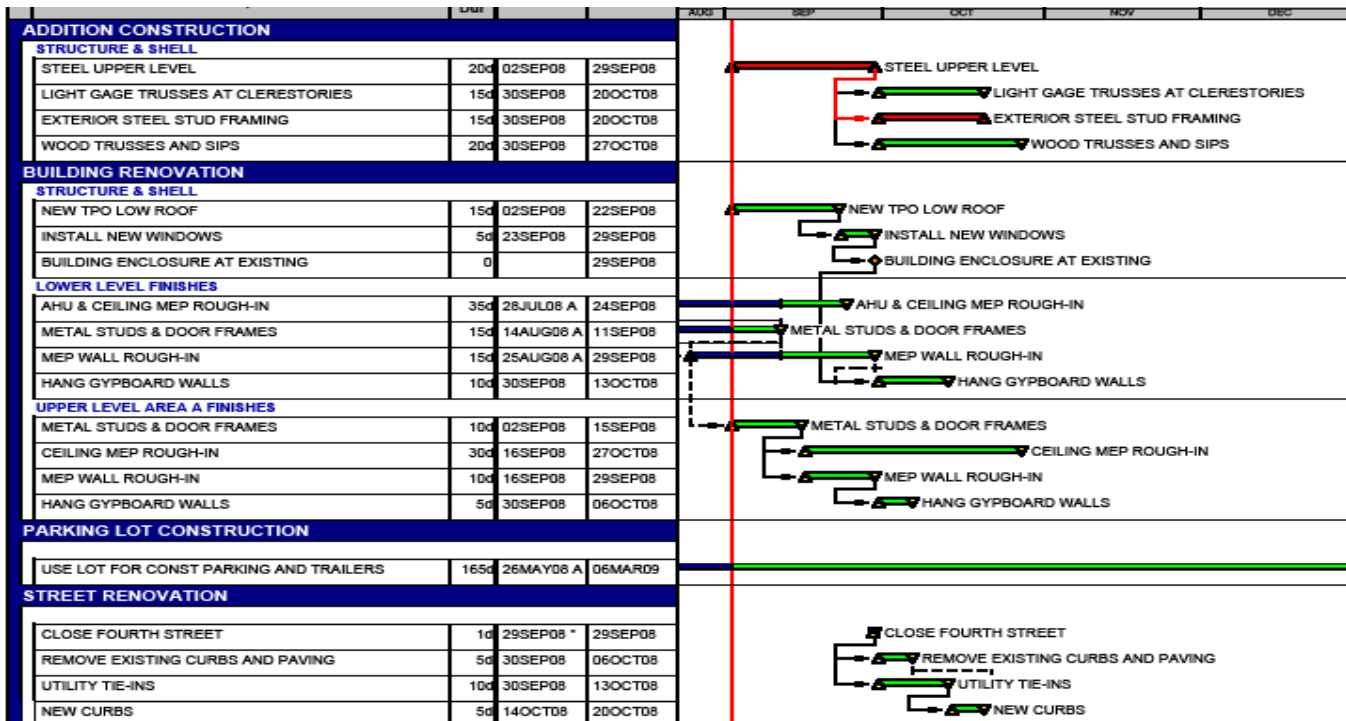
Also, the large mechanical equipment has now been delivered and stored in the lower level. This had to be brought in now in lieu of later due to the size of the equipment versus the door openings of the area.



# Schedule & Budget

As discussed during team and board meetings last month, the overall schedule will be extended by three weeks due to delays experienced from existing and structural issues. With this in mind, the project is on schedule for completion in early May 2009.

With the structural part of the building construction coming close to an end, a group of new subcontractors will emerge onsite and building enclosure and interior finishes will become more visible. As seen in the below (4) week look ahead schedule, work will be continuing on all areas of the project.



## Budget & Change Orders

Triangle Associates pay application #9 for August 2008 is valued at \$935,055 for work completed throughout August. This will make the overall project completion value of about thirty six (36%) complete for work in placed. This is based upon the cost of the work actually installed. This will continue to rise over the next few months as more trades come onsite to begin their work.

Last month, Owner Change Order #3 was executed for a change in contingency of \$119,708 which covered multiple cost issues; Proposal Requests #1 & #2, parapet reconstruction, and miscellaneous construction change requests by subcontractors. The current construction contingency is \$331,819.

## End of Report