



295 Bendix Road, Suite 340
Virginia Beach, VA 23452
Ph. 757.533.9368

July 6, 2018

Mr. Michael Stallings, Town Manager
TOWN OF WINDSOR
8 East Windsor Blvd.
Windsor, VA. 23487

NEW WINDSOR TOWN CENTER: MONTHLY REPORT #3

Dear Mr. Stallings,

The following is our project report of the construction activities occurring at the New Windsor Town Center project during the month of June 2018.

General:

The contractor, A. R. Chesson Construction Company, is doing a fine job coordinating the subcontractors, maintaining the schedule and providing for timely inspections. Today, the Isle of Wight Building Inspector performed and passed the final framing inspection.





295 Bendix Road, Suite 340
Virginia Beach, VA 23452
Ph. 757.533.9368

Completed and/or current construction activities for this period:

- Completed all interior and exterior demolition.
- Completed plumbing, mechanical and electrical behind wall rough-ins.
- Started Window installations.
- Completed all metal wall and furring installation.
- All concrete slab-on-grade work is complete.
- HVAC Air testing being performed, see picture.
- Acoustical ceiling grid starting.
- All masonry work is complete.
- Drywall was delivered today (7/6) and installation will start next week.
- Structural steel framing is complete.

Major tasks for the next month:

- Install and finish GWB (drywall).
- Start ceiling grid installation.
- Connect permeant electrical power.
- Pressure test plumbing pipes.
- Coordinate with Town's security, AV and telephone suppliers.
- Maintain construction activities in accordance with the critical path schedule.

Financial Update:

The construction contract executed with A. R. Chesson is in the amount of \$1,120,833.00 and reflects a value engineering deduction of \$277,167.00 from their original bid amount of \$1,398,000.00.

Original Contract Amount:	\$1,120,833.00
Change Orders: None	
New Contract Amount:	\$ 1,120,833.00

Potential Change Orders (PCO):

- PCO – 1: IT/AV/Security Infrastructure Provisions – Waiting for pricing from contractor. This PCO is to coordinate the infrastructure for the Town supplied subcontractors/suppliers for AV/IT and Security with the design drawings. This PCO is now PCO 1R being revised to show credits.



295 Bendix Road, Suite 340
Virginia Beach, VA 23452
Ph. 757.533.9368

- PCO – 2: Room 107 Electrical Room and Storage Room alterations and provide a cased opening in Room 118. This will enlarge the existing Electrical room and accommodate the racks for IT/AV and security. Waiting on contractor pricing.
- PCO – 3: Reinstate VE item to delete new Motorized Basketball Goals – The cost of \$9,500.00 and is now included in Change Order # 1.
- PCO – 4: Delete TV Brackets. This credit of (\$3,000.00) is now approved and included in Change Order #1
- PCO – 5: Provide 1-5/8" Metal Stud and GWB Partition at selected locations. The original design was for the contractor to remove the glazed tile in certain rooms and then repaint the walls. After tile removal the walls were unacceptable for paint. Contractor submitted a cost of \$3,594.48 which is being reviewed.
- PCO – 6: Replace Low Windows. An examination of the existing lower windows in the building discovered the panes were plexiglass and would adversely affect the heating/cooling performance of the new mechanical system and cause higher operating costs. Contractor submitted a cost of \$16,946.23 which is being reviewed.
- PCO -7: Replace Mechanical Room Doors. A further examination of the double exterior doors leading into the old boiler room revealed that the doors, while functional, would not be remain operable in their current used condition. The architect has recommended we replace the doors but keep the frames. Contractor submitted a cost of \$2,285.99 which is being reviewed.
- PCO – 8: Change Electrical Panel L1A to a Series Rated Panel. No cost change.
- PCO -9: Delete EMT electrical conduit above ceiling. After the coordination meeting with the Town's AV and IT subcontractors, it was discovered that a substantial portion of the electrical conduit infrastructure would not be required to facilitate installation of the systems. Credit of (\$2,140.90).
- PCO – 10 – Add electrical and data outlets at display case. Cost of \$267.08 and has been approved in CO 2.
- PCO – 11- Change Toilet Partitions from Class B to Class A Waiting on ARC for pricing



295 Bendix Road, Suite 340
Virginia Beach, VA 23452
Ph. 757.533.9368

- PCO – 12 – Extend Contract Duration to September 14, 2018 – No cost change
– This has been approved and is shown in CO 1.



Schedule Update:

The contractor's submitted schedule shows Substantial Completion on 9/14/18 within 150-calendar days from the execution of the Construction Contract. The project is currently on schedule.

Issues:

- The Electrical Company is requiring a site plan for the new electrical service to connect to the building. The Town is requesting a copy of the original site plan from IOW Schools.

Conclusion:

As we noted in last month's report, one of the major concerns is the incorporation of new finishes and systems into an older renovated building, as this situation typically



295 Bendix Road, Suite 340
Virginia Beach, VA 23452
Ph. 757.533.9368

leads to an increase RFI's and PCO's. This condition has contributed to the amount of potential change orders being issued, but so has the ordinary owner upgrades being implemented during the construction that are typical with this type of project.

All in all, the project is coming together nicely, and we do not foresee any issues prohibiting the facility from opening on time.

Please let me know if you have any questions or comments.

Respectfully Submitted,

B V Camden

Brian V. Camden
Program Manager

Pictures attached



295 Bendix Road, Suite 340
Virginia Beach, VA 23452
Ph. 757.533.9368





295 Bendix Road, Suite 340
Virginia Beach, VA 23452
Ph. 757.533.9368

