



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

August 9, 2018

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

NEW WINDSOR TOWN CENTER: MONTHLY REPORT #4

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 July 2018.

General:

The contractor, A. R. Chesson Construction Company, continues to perform well with coordinating the subcontractors at the project site. The project is suitably manned and the sequence of work is planned in a critical path manner consistent to avoid conflicts and work stoppage.





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Completed and/or current construction activities for this period:

- Completed all acoustical ceiling tile grid.
- Completed all hard ceiling installations.
- Installed most ceiling light fixtures.
- Completed all drywall installation.
- All of the roof-top HVAC units have been delivered and installed.
- HVAC flex duct and hard duct ceiling connections underway
- Acoustical ceiling grid complete.
- Most of the base contract interior painting work is complete.
- Electrical rough-in complete except for the new primary service.
- Ceiling light fixtures installed.
- The Main Electrical primary panel is onsite and being piped in currently.
- The CT cabinet is onsite and being installed currently.
- New underground electrical conduits have been routed to the new DVP transformer location.

Major tasks for the next month:

- Install and energize the electrical primary power.
- Start running HVAC equipment.
- Strat rough-in and finalize audio/visual and I.T. subcontractors.
- Install stainless steel in Kitchen.
- Coordinate permanent electrical power hookup.
- 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 Order # 01	26,022.71
Change Order # 02 (credit)	7,201.08
New Contract Amount:	\$ 1,139,654.63



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Potential Change Orders (PCO):

- PCO – 7: Replace Mechanical Room Doors. The original doors while they are functional, are in disrepair. A review by the mechanical engineer recommended replacement. Cost \$2,285.99 and will be included in Change Order #3.
- PCO – 14: Paint all CMU walls in Gymnasium. Cost \$6,939.04. This work will be included Change Order #3.
- PCO – 19: Include new hardware and locksets for existing doors so they will be keyed alike with new keying system. Cost \$1,272.40. This work will be included in Change Order #3.
- PCO – 11- Change Toilet Partitions from Class B to Class A Waiting on ARC for pricing





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Schedule Update:

The contractor's submitted schedule shows Substantial Completion on 9/14/18 and their updated schedule reflects the same completion date. However, the permanent electrical power is being delayed by Dominion Virginia Power (DVP) and this delay will affect the startup of the HVAC mechanical system, which in turn will affect the installation of certain finishes that are climate sensitive. The project is currently on schedule.



Issues:

- The DVP design is complete. However, the job has not been released to the construction division as of Monday (8/6). DVP intends to release it to the construction division on Tuesday (8/14). The contractor has requested it be released previously, but certainly it should be released now. The bulk of the work which DVP must perform is the site aspect and transformer change out. This work can be done and have no impact on the balance of the project. Worst case, the temporary power would shut down during the transformer change out and the contractor can work off generator power in the short term. If released to the construction division on (8/14) the work completion by date that DVP projected would be (9/7).



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Conclusion:

Chesson continues to do a good job managing the construction and they have been very accommodating to work with. The main factor affecting the overall progress at the site continues to be how soon we can get DVP to hook up permanent power. If the permanent power is not energized until September 7, there will not be enough time to complete all of the work by the Substantial Completion date of September 14. We appreciate your personal efforts with contacting DVP and hopefully the date to energize the building will not have to wait until 9/7.

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

Respectfully Submitted,

B V Camden

Brian V. Camden
Program Manager

Pictures attached



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