



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

September 7, 2018

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

NEW WINDSOR TOWN CENTER: MONTHLY REPORT #5

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 August 2018.

General:

Unfortunately, production at the project site has been seriously impacted by the delay in securing permanent electric power from Dominion Virginia Power. The contractor, A. R. Chesson Construction Company, had started coordinating with DVP several months ago in March in an effort to acquire service to the building by the beginning of August. DVP required the new primary electrical service to be redesigned from what was existing at the facility which included a new transformer and panels. This redesign, along with the authorization and coordination from Isle of Wight County Schools, the property owner, was extensive in its scope and difficult in the implementation.

Once the redesign and authorizations were completed there was difficulty in having the existing underground utility lines marked due to the fact the lines were located on school property, and IOW schools had their own utility marking company that was contracted to do the work. After contacting IOW County Schools and requesting the utility marking service, there was a miscommunication between the Schools and their subcontractor on the date the lines needed to be marked. The contractor attempted to schedule the new transformer installation but DVP refused to place the work on the schedule until all the lines were marked.

The underground utility lines have now been marked and DVP is scheduled to install the new electrical primary service to the building the week of September 12. This delay in connecting the permanent electrical power has resulted in a delay with achieving Substantial Completion for the project. The delay resulted in the inability to operate the building's mechanical system and condition the spaces for the installation of finishes.



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The original date for Substantial Completion, based on the date the Isle of Wight County Building official issued the building permit, was September 14, 2018. However, acknowledging the delay in activating the permanent electrical power the **new date for Substantial Completion is October 15, 2018.**



Above Ceiling Duct Work

Despite the DVP delay with the electric power, the contractor has still maintained a steady progress with the installation of the mechanical, electrical and plumbing work. They have also been utilizing fans and blowers to facilitate painting in the gymnasium and throughout the building.



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Completed and/or current construction activities for this period:

- Painting is approximately 90% complete.
- All hard ceilings are now installed.
- All mechanical units have been installed.
- Most of the electrical devices are installed.

Major tasks for the next month:

- Start running HVAC equipment and condition the building.
- Finalize work by audio/visual and I.T. subcontractors.
- Contractor to perform punch list inspection.
- Install remaining finishes.
- Energize the electrical system and check for issues.
- Install all plumbing fixtures.

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
Change Order # 03	10,497.47
New Contract Amount:	\$ 1,150,152.10

Potential Change Orders (PCO):

- | | |
|--|------------|
| • PCO # 13: Signal Boosting System (credit) | Pending |
| • PCO # 15: Remove Gymnasium Door to Reception | Pending |
| • PCO # 17: Bottle Filing Station: | \$1,534.07 |



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Schedule Update:

The contractor's submitted schedule shows Substantial Completion on 10/15/18 based on the delay by Dominion Virginia Power. The project is currently behind schedule.

Issues:

- During an inspection of the mechanical duct system, the engineer noted that the subcontractor had failed to install the correct duct liner. The engineers and the contractors have worked out a suitable solution that allows the duct to remain in place while the new duct liner is installed.



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Conclusion:

The delay with installing the permanent electrical power has disrupted the flow of work at the project site. The contractor has tried to work around this disruption the best they can but the installation of certain finishes and most important, architectural casework, is dependent on having a conditioned building. We are continuing to assist the contractor to finalize construction and will be meeting at the site weekly until Substantial Completion is achieved.

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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