



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

May 4, 2018

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

NEW WINDSOR TOWN CENTER: MONTHLY REPORT #1

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 April 2018.

General:

The general contractor, A. R. Chesson Construction Company has mobilized onto the project site and has already completed approximately 75% of the selected demolition. Overall, their execution of the work has been satisfactory and in accordance with the contract documents.

Chronology Summary to Date:

- February 6, 2018 general contractor bids received. GTT Construction Company was the low bid at \$1,000,000.00.
- February 15, 2018 letter from Alpha Corporation to GTT disqualifying GTT due to failure of providing the contract required Bid Bond.
- March 13, Windsor Town Council authorizes a Notice to Proceed with construction to A. R. Chesson. NTP issued to contractor next day.
- March 21, Pre-Construction Conference held at site.
- March 28, Construction Contract executed.
- April 16, Demolition Permit issued by IOW County.
- May 2, Building Permit issued by IOW County

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. The contract requires the general contractor to achieve Substantial Completion within 150-calendar days from the Notice to Proceed.



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Completed and/or current construction activities for this period:

- Chesson mobilized into the site, placed an office trailer and protective barriers around the project site along with appropriate signage.
- Chesson has transmitted the necessary product data submittals in a timely manner to maintain scheduled production.
- Demolition and Building permits have been obtained.
- Most of the interior and exterior selected demolition has been completed.
- The electrical, mechanical and plumbing subcontractors have secured their necessary permits and have started work.
- The contractor installed protective covering on the gymnasium floor.
- The contractor has started erecting temporary support walls.

Major tasks for the next month:

- Complete demolition.
- Install under-slab plumbing in restrooms.
- Install overhead plumbing, electrical lines and mechanical system.
- Start framing interior stud walls.
- Start installing masonry in-fill walls.
- Maintain construction activities in accordance with the critical path schedule.



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Financial Update:

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

Pending Change Order:

None currently.

Potential Change Orders:

- Owner supplied infrastructure for Audio-Visual, Telephone and Data may require a small amount of additional work by the contractor.

Schedule Update:

- The project got off to a slow start, but the contractor has prosecuted the work satisfactorily and the project is on schedule.



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Issues:

- On April 24, the Contractor sent a letter stating that the start of the contract time should not be calculated by the date the NTP was issued, March 14, but instead should be calculated by the date the Building Permit was issued, May 2. Accordingly, the Contractor is requesting a 32-day time extension request which would push the date for Substantial Completion back to September 14, 2018. During our first construction meeting, I suggested a compromise of splitting the time extension request, but this offer was not accepted by the contractor.
- On the afternoon of April 24, the architect's Construction Administrator notified me that there may be suspected asbestos containing material (ACM) located behind the existing tile walls within the adhesive and grout material. I immediately notified the contractor's superintendent at the site and stopped all work in the area of the suspected material. We arranged for the material to be tested the next morning and the results came back that afternoon that the suspected material was non-hazardous.

Conclusion:

Despite what may be characterized as a slow mobilization by the contractor, the project has progressed satisfactorily and in an orderly manner. The construction superintendent and the project manager are both very cooperative and their submittal/information flow is in accordance with contract documents. Both myself and the architect's Construction Administrator, Bill Ratliff, have successfully worked with this same management staff on prior projects.

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

Respectfully Submitted,

B V Camden

Brian V. Camden
Program Manager

Attached pictures:



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