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Brooks Family YMCA
Report to the
Charlottesville City Council and
Albemarle County Board of Supervisors
June 22, 2016

Since our last report in March, 2016 the project has recovered the time lost during the winter months and is on schedule for the originally planned May 1, 2017 substantial completion. We are averaging 50 construction workers on site each day. The following is a snap shot of the major activities:

- Concrete foundations and walls have been completed
- Masonry firewalls, elevator shafts and foundations have been completed
- Retaining wall waterproofing and backfill has been completed
- Underground plumbing and electrical rough-in in the center core and gymnasium is complete
- Slab on grade in the center core and gymnasium has been placed
- Structural steel erection is 95% complete
- Slab on metal deck for the upper levels has been placed
- Exterior and interior masonry walls are underway
- Exterior steel stud framing and sheathing is underway
- Underground piping for the pools has been installed, the pools have been excavated and the concrete slab for the bottom of both pools has been placed
- Major mechanical equipment has been delivered and set
- Ductwork, electrical rough-in and sprinkler protection system installations are well underway

In the next 60 to 90 days we expect:

- Significant progress on the exterior masonry
- Completion of interior masonry
- Roof installation to be well along with major portions of the building being "dried-in"
- Interior partitions will be framed
- Pool construction to be nearing completion
- Mechanical, electrical, plumbing and sprinkler rough-ins to continue
- Site installation will have started

Aerial photographs taken May 31, 2016 are included with this report. You will note the work status described above is considerably further along than reflected in the photos. Significant progress has been made in the first 3 weeks of June. Each day brings noticeable progress.

Construction progress versus the approved CPM schedule continues to be closely monitored. As indicated above, the contractor has recovered the 2 weeks they were behind as of our last report and is back on schedule.

Utility entrances are being coordinated with Public Works, Charlottesville Gas, Dominion Power, Century Link, Comcast and Ting.

Planning of the owner furnished FF&E and building systems (security, IT, etc) is keeping up with construction so it is coordinated with the contractor's work.

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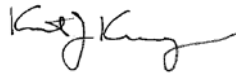
The project remains on budget with sufficient contingencies to complete the project. Currently the project contingency is 99.33% of its original value at the start of construction.

Regular meetings of the project team and the YMCA Facilities Committee are being held to provide the oversight and controls needed to ensure a successful project, with special meetings of the Facilities Committee scheduled when critical decisions are needed.

Report submitted by:



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Board Chair
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