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Brooks Family YMCA
Report to the
Charlottesville City Council & Albemarle County Board of Supervisors
October 27, 2016

Since our last report in July, 2016 the project has continued on schedule. While staying on budget with adequate contingencies in place, the YMCA decided to increase the fitness floor space by the addition of a mezzanine, originally planned as a future expansion, plus a teaching kitchen. Loughridge requested a time extension for incorporating that work. The new date for substantial completion is now May 29, 2017. We are monitoring schedule progress closely and think there is a good chance it will turn out Loughridge will not need the extra time. We continue to average 60 to 70 construction workers on site each day for the past couple of months and expect that to continue. The following is a snap shot of the major activities since July:

- Parking lot grading has started
- Water main to the building is being installed
- Dominion Power is working on the new building service
- Building concrete is complete with the exception of the pool deck
- Masonry is almost complete
- Structural Steel is complete with the exception of the pool & fitness mezzanine
- Roofing membrane is installed on the entire building. The building is "dried in"
- Exterior walls are framed, sheathed
- Air barrier installation is about 75% complete
- Exterior windows and glazing has started
- Interior steel stud framing is 95% complete
- Drywall installation and finishing has started
- Painting has started on concrete and masonry walls
- Swimming pool concrete shells and piping are complete. Pool equipment is being set and ceramic tile in the competition pool has started
- Plumbing rough-in is nearing completion
- Sprinkler pipe installation is nearing completion
- Mechanical equipment has been set with duct and pipe connections nearing completion
- Electrical rough-in for walls and ceilings are nearing completion
- Cabling for data, phone, voice, security, etc. has started

In the next 60 to 90 days we expect:

- Permanent power, water and sewer will be connected
- Parking lot construction will be in progress
- Pool deck slab on grade will be placed
- Concrete slabs on the fitness and aquatic mezzanines will be placed
- Structural steel for the fitness and aquatic mezzanines will be installed
- Exterior skin materials and glass will be complete
- Interior window and glazing will be nearing completion
- Roof installation will be complete
- Interior window and glazing will be over 50% complete
- Drywall will be nearing complete

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- Acoustic ceiling grids will be installed
- Interior painting will be in full swing
- Ceramic tile will be nearing completion
- Interior finishes, millwork and cabinets will have started
- Pool construction will be complete with the exception of final plastering and filling with water
- Mechanical, electrical, plumbing and sprinkler rough-ins, equipment and connections will be substantially complete
- Light fixture, HVAC diffuser and plumbing fixture installation will be underway

Aerial photographs taken September 23, 2016 are included with this report to City Council and Board of Supervisors members visualize the progress made.

Construction duration was extended as addressed above. Progress versus the approved CPM schedule continues to be closely monitored. The contractor remains on schedule with critical path activities.

Planning of the owner furnished FF&E and building systems (security, IT, etc.) continues. Cabling for building systems has started. The YMCA will finalize and start making purchase commitments in the next 90 days.

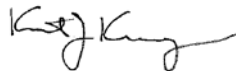
The project remains on budget with sufficient contingencies to complete the project. The project contingency is 67.20% of its original value at the start of construction.

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 to keep the project on track.

Report submitted by:



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