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Brooks Family YMCA
Report to the
Charlottesville City Council & Albemarle County Board of Supervisors
December 28, 2016

Since our last report in October 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 are still confident Loughridge will finish on time. We are averaging 30 to 40 construction workers on site each day. The following is a snap shot of the major activities since October 2016:

- Parking lot grading has started and concrete curbs are being installed
- Water main to building is complete and water service is connected
- Dominion Power service to the building is complete
- Site retaining walls will be complete in the next 30 days
- Final grading behind the building is being completed
- Concrete slab and stair pan fill for the fitness mezzanine is complete
- Building masonry is essentially complete
- Structural steel and stair for the fitness mezzanine is complete
- Exterior metal flashing and trim associated with the roof has started
- Installation of exterior metal siding has started
- Exterior walls are framed, sheathed
- Air barrier installation is about 95% complete
- Exterior windows and glazing continues
- Interior steel stud framing is essentially complete
- Drywall installation and finishing is complete for walls
- Acoustic ceiling grid has been installed
- Interior painting is in progress
- Swimming pool ceramic tile for lane markers and the stainless steel gutter has been installed
- Pool equipment installation has started
- Plumbing rough-in is complete w/ exception of the pool deck
- Sprinkler pipe installation is almost complete
- Mechanical equipment has all been set with the exception of the cooling tower. Duct and pipe connections and insulation is all in progress
- Branch ductwork for diffusers is being installed
- Underground ductwork in the aquatic wing for both supply and return air, and the chloramine evacuator has been installed
- Electrical rough-in for walls and ceilings is complete
- Electrical feeds for panels and equipment are almost complete
- Light fixture installation is in progress
- Cabling for data, phone, voice, security, etc. is almost complete

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In the next 90 days we expect:

- Parking lot construction will continue
- Grading behind the building will be complete
- Site retaining walls will be complete
- Masonry for site retaining walls will be complete
- Concrete slabs on the aquatic mezzanines will be placed
- Structural steel for the aquatic mezzanines will be installed
- Exterior metal panels and cement fiber siding will be complete
- Exterior window and glazing will be complete
- Interior window and glazing will be nearing completion
- Sheetmetal work associated with the roof will be complete
- Drywall ceilings will be complete
- Interior painting will continue
- Ceramic tile in the bathrooms will be complete
- 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
- Underground ductwork will be backfilled
- Building lightening protection system will be substantially complete
- Light fixture, HVAC diffuser and plumbing fixture installation will be substantially complete
- Mechanical system start up and commissioning should be underway

Aerial photographs taken November 22, 2016 are included with this report to help councilors and supervisors visualize the progress made.

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 continues. The YMCA will finalize and start making purchase commitments in the next 30 days.

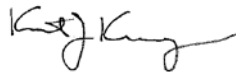
The project remains on budget with sufficient contingencies to complete the project. The project contingency is 63.65% of its original value at the start of construction.

Regular meetings of the project team and the YMCA Facilities Committee continue to be 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:



Jessica Maslaney
CEO
Piedmont Family YMCA



Kurt Krueger
Board Chair
Piedmont Family YMCA

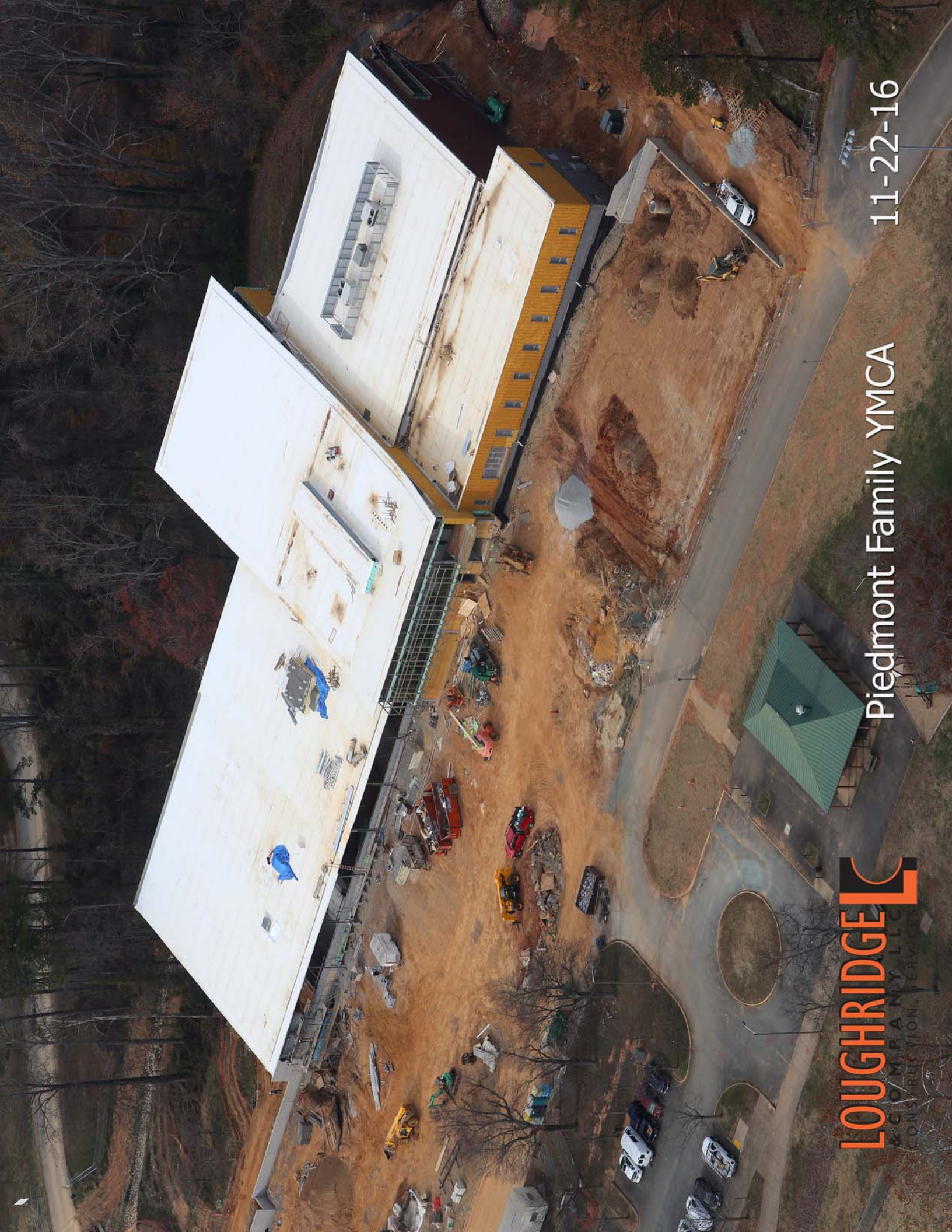


Jay Kessler
Owner's Representative
Piedmont Family YMCA









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CONSTRUCTION SERVICES

Piedmont Family YMCA

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