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Brooks Family YMCA
Report to the
Charlottesville City Council & Albemarle County Board of Supervisors
March 20, 2017

Since our last report in December 2016 the project has continued on schedule. We remain on budget with adequate contingencies in place to complete the project. The date for substantial completion remains May 29, 2017. We continue to monitor schedule progress closely and are still confident Loughridge will complete on time. We have initiated discussions with Neighborhood Development Services regarding the occupancy process to make sure we are not overlooking any requirements that could delay the Y's ability to occupy the facility.

The following is a snap shot of the major activities since December 2016:

- Parking lot grading lot and road construction is underway with permeable pavers installed in one parking area
- Storm sewer and other site utilities are complete
- Site retaining walls are complete
- Final grading behind the building is complete
- Pool deck concrete slabs have been placed
- Interior millwork, toilet and shower partitions are being installed
- Exterior metal wall panels and fiber cement siding have been installed
- Wood doors and hardware is almost complete
- Exterior windows and glazing is complete with the exception of the aquatic wing
- Drywall is complete with the exception of the aquatic wing
- Acoustic ceiling tiles are being installed
- Finish flooring is being installed on the lower level
- Interior painting continues. Some areas have been finish painted
- Swimming pools and equipment are within a few weeks of being complete at which point the pools can be filled
- Plumbing fixtures are being installed
- Sprinkler pipe installation is complete
- Mechanical equipment is being started up and tested
- Registers, grilles, diffusers and light fixture install is almost complete
- Electrical device trim out is in progress

With contract completion just 10 weeks away, the work will be complete prior to the next report. The primary activities the contractor has to complete in that time are:

- Parking lot and road construction
- Millwork, casework, and wood paneling installation
- Aquatic wing curtainwall and glazing
- Glass rails
- Interior finishes – flooring, acoustic ceilings, painting, etc.
- Bathroom trim out – fixtures, partitions, accessories
- Swimming pool plastering, fill and start up
- Aquatic wing HVAC start up

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233 4th Street NW, Suite Y Charlottesville VA 22903
P 434 974 9622 F 434 974 4651 www.piedmontymca.org

- Mechanical equipment commissioning

Aerial photographs taken February 26, 2017 are included with this report to help Councilors and Supervisors visualize the progress made.

Selection of the fixtures, furniture and equipment is being finalized. Orders for fitness equipment have been placed. Orders for the balance of the furniture, lockers, etc. will be placed within the next 2 weeks.

Our Operations Director, Wellness Director and Aquatics Director are in the process of being hired. We will be holding group interviews for 120 part-time hires in mid-April with mass training the first 2 weeks in June. A full line up of aquatics, fitness and family programming is underway.

As noted above, the project remains on budget with sufficient contingencies to complete the project. The project contingency is 48.90% 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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