

City Council Report

February 14, 2023

Project Schedule

- Notice to Proceed: October 1, 2021
- Contractor Substantial Completion:
 - Community Center – April 11, 2023
 - GRG Trail – December 7, 2022
 - Splash Pad – April 28, 2023
 - Maintenance – November 2, 2022

Schedule Modifications

- Community Center SC date currently projected as April 21, 2023, per Wright's December schedule.

Work Completed to Date

- Maintenance facility bath accessories, FRP, Casework, and plumbing complete. Punchlist completion in progress.
- Loop paths Paving 70% complete. Amended soils 50% complete.
- Community Center Site Utilities 94% complete, aluminum entrances and storefronts 52% complete, fire sprinkler system 68% complete, plumbing 65% complete, HVAC 50% complete, Electrical 45% complete, and interior framing 95% complete.
- Existing Community Center Abatement complete.

Upcoming Work

- Complete Community Center roofing, exterior sheathing, air vapor barrier, insulation, interior framing, exterior Masonry, and temporary power.
- Complete Maintenance building interior punchlist.
- Start existing community center demolition by the end of February.
- Complete concrete paving on GRG trails (weather dependent)
- Continue amended soils on GRG trail.

Submittals & Requests for Information (RFI)

Submittals:

- Olivette and GRG submittal logs populated with all required project submittals
- 87% of submittals reviewed, 87% have been submitted

RFI's:

- 164 RFI's have been generated to date.
- 162 have been answered by the design team.

Construction Project Financial Summary

Wright Construction Contract

- Olivette Value: \$10,565,000.00
- GRG Value: \$757,000.00
- Changes to Date: \$442,806.00
- Current Contract: \$11,764,806.00

Anticipated Contract Modifications – In Pricing/Review

- PCO 45 Trap Primers
- PCO 50 GRG Retaining wall guardrail.
- PCO 52 Joist Adjustment
- PCO 53 Waterline from Warson to GRG Node
- PCO 55 RFI 99 Backflow Preventors
- PCO 56 RFI 128 Roof Ladder Conflict
- PCO 57 Additional Corner Guards per submittal
- PCO 61 RFI 140 Framing at Gym columns at Roof
- PCO 63 CFMF Blocking at Folding Partition
- PCO 64 Sealer at Maintenance Building
- PCO 66 PCR 31 GRG Drinking Fountain
- PCO 71 Track and Pocket Door at 2nd Folding Partition Location

Contingency / Allowances

Unforeseen Conditions Allowance

Original Allowance:	\$200,000
Allowance Spent:	\$146,890
Remaining Allowance:	\$53,110
Anticipated Changes:	\$0
Projected Allowance Remaining:	\$53,110

Owner Held Contingency (Olivette)

Contingency:	\$528,250
Contingency Spent:	\$440,616
Remaining Contingency:	\$87,634
Recommended for Approval	\$8,194
Anticipated Changes:	\$66,523
Projected Contingency Remaining:	\$12,917

Contingency Risks

- Potential Change Requests (PCRs) Outstanding

Pay Applications & MBE/WBE Participation

- Wright December pay application submitted for \$432,745.90
- Total Complete and Stored: \$7,583,499.43
- Total Retainage: \$379,174.97
- Prior payments: \$6,771,578.56
- 64.46 % complete per construction value.
- MBE Participation Contract Goal: 12.50%
 - Current MBE Participation: 12.81% of Current Contract
- WBE Participation Contract Goal: 15%
 - Current WBE Participation: 17.05% of Current Contract

Owner Risks

- Schedule Risks:
- Community Center Permanent Power, Rooftop Units, and Indoor Playground windows

Owner Responsibilities

- Indoor playground equipment procurement – coordination of installation with construction. Material currently being stored at Public Works.
- Furniture procurement – Color Art, furniture selected and ordered.
- IT networking, infrastructure, phones, computer procurement
- Fitness equipment – Selections finalized, lease agreement in process.
- Abatement at Community Center – completed 2/6.





Phase 2A Community Center: Northwest side of the building (Looking South)



Phase 2A Community Center: Aerobics (Looking NW)

Administration

Great Rivers Greenway will be contracting with Raineri Construction for construction of the Centennial Greenway at I-170

Abatement of the old Community Center is complete. Demolition will occur later this month or beginning of February

Upcoming Events!

Park & Recreation Commission

February 15, 7pm

Planning and Community Design Commission

February 16, 7pm

Economic Development Commission

February 27, 7pm

City Council Regular Meeting

February 28, 7pm