



MONTHLY CONSTRUCTION UPDATE

York County, South Carolina
February 15, 2016

PROJECT OVERVIEW

MONTHLY EXECUTIVE SUMMARY —February 2016

February 15, 2016

Mr. Bill Shanahan
County Manager
York County
PO Box 66
York, SC 29745

Dear Mr. Shanahan:

Included herein, please find the project status update for our building projects as of February 15, 2016. This report includes the executive summary update for the York County Fire Training Center, the Court House Renovation, the East York Spec Building, and the 2015 Bond Building Program along with the overall management schedule.

We are pleased to offer this information for your review.

Should you have any questions concerning this information, please do not hesitate to call us.

Best Regards,

James L. Britton, II, CCM, LEED AP

PROJECT OVERVIEW

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York County
BUILDING PROGRAM UPDATE
January 13, 2016

EXECUTIVE SUMMARY

2014 Building Program Projects

- York County Fire Training Center
- York County Courthouse Renovation
- East York Spec Building

2015 Building Program Projects

- Moss Justice Center Expansion
- New Family Court Facility / Heckle Facility Renovation
- Ft. Mill & Clover Magistrate Facility Renovations
- Public Works Improvements
- New County Administration Facility

MANAGEMENT SCHEDULES

PROJECT OVERVIEW

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YORK COUNTY FIRE TRAINING CENTER

ARCHITECT: Montgomery Associates

CONTRACTORS: Southern Builders of York County

NOTICE TO PROCEED DATE: October 20, 2014

CONTRACT COMPLETION DATE: February 1, 2016

STATUS

The Administration Building and the Shop Building have been granted a Temporary Certificate of Occupancy. Furniture has been delivered for the Administration building. The interior and exterior punch list inspection for the Administration and Shop buildings has been completed and the contractor is currently working to corrections. Finish work is being wrapped up in the Training Tower and the Burn Building. The concrete plaza around the outbuildings is being prepped and will be poured in three pours as weather permits.

BUDGET

- The project is currently on budget.
- Budget: \$5,949,999.25
- Scope Revisions this month:
 - None
- Contingency Balance: \$2,296.88

KEY ISSUES

- Budget – The contingency balance is very low.
- December was a very wet month and delayed the plaza completion. Every effort will be made to complete this area as soon as possible. This area is very weather dependent.

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Rendering



Aerial

PROJECT OVERVIEW

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YORK COUNTY COURT HOUSE RENOVATION

ARCHITECT: Stewart Cooper Newell

CONTRACTOR: Leitner Construction Co.

NOTICE TO PROCEED DATE: Renovation Package – September 9, 2015

SUBSTANTIAL COMPLETION DATE: December 2016

STATUS

The abatement contractor is about one (1) week from being 100% complete and as of the last month or so, this abatement process has not impacted the critical path of the renovation schedule. The following items have been in progress over the past month:

- | | |
|--|---------------|
| • Re-nailing of Tile Roof: | 50% Complete |
| • Refurbishment of Cornice: | 60% Complete |
| • Foundation Drainage and Waterproofing: | 65% Complete |
| • Site Retaining Wall: | 100% Complete |
| • New Transformer / Energize: | 100% Complete |
| • Elevator Pits: | 100% Complete |
| • HVAC Rough-In: | 5% Complete |
| • Plumbing Rough-In: | 5% Complete |
| • Electrical Rough-In: | 15% Complete |

BUDGET

- The Phase 2 Renovation project came in under budget.
- Change Order #1 for the abatement has been fully executed.
- Re-nailing of Tile Roof is being paid for by contract contingency

KEY ISSUES

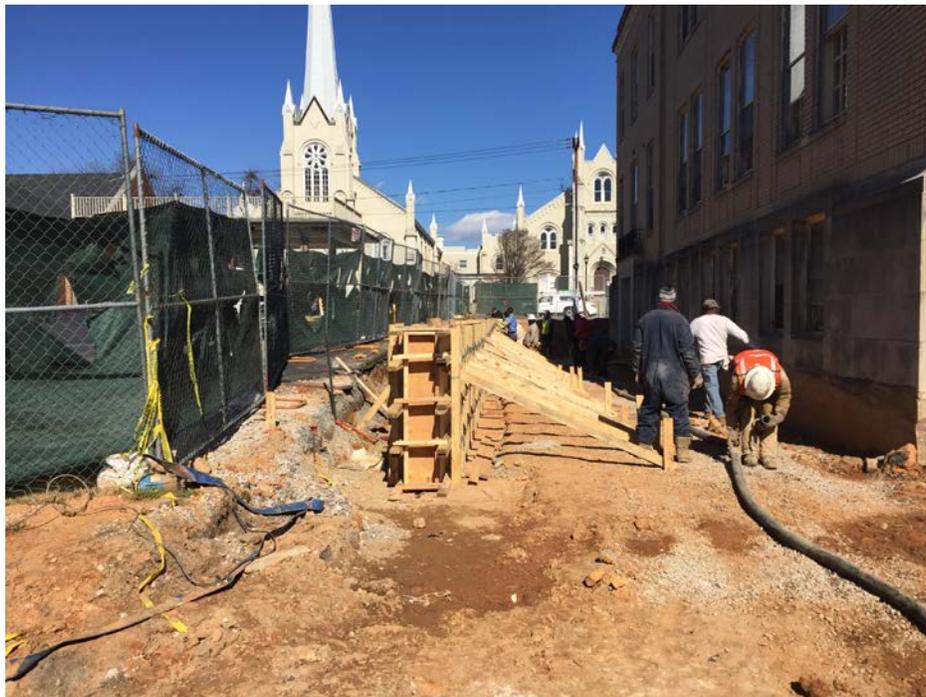
- Schedule and budget impacts of the additional lead based paint and asbestos that has been discovered.
- Wet and freezing weather continue to hamper the projects progress.

PROJECT OVERVIEW

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Roof & Cornice



Site Foundation Wall – Non-Public Entrance

PROJECT OVERVIEW

MONTHLY EXECUTIVE SUMMARY — February 2016



Second Floor Wall Framing and Electrical Rough-In



Shoring in Main Courtroom

PROJECT OVERVIEW

MONTHLY EXECUTIVE SUMMARY —February 2016

EAST YORK SPEC BUILDING

CONTRACTOR: J.M. Cope Construction (Design / Build)

CONTRACT DATE: August 10, 2014

SUBSTANTIAL COMPLETION DATE: April 2016

STATUS

Current efforts are being concentrated with the completion of the sitework, specifically the building pad and this phase of the work is very sensitive to the wet and freezing weather, which continues to cause impacts. In an effort to make up for lost time, the steel package and pre-cast wall panels have been order, fabricated, and are being stored off-site. Once the building pad is complete and foundations are installed, the steel frame and exterior walls can be erected without delay due to procurement.

BUDGET

- None

KEY ISSUES

- January was once again a wet month.

PROJECT OVERVIEW

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Northeast Corner of Building Pad – On Grade



Diversion Ditch

PROJECT OVERVIEW

MONTHLY EXECUTIVE SUMMARY — February 2016

Moss Justice Center Expansion

ARCHITECT: Moseley Architects

BID DATE: Late 2016 or early 2017

SUBSTANTIAL COMPLETION DATE: October 2018

STATUS

We conducted a kick-off meeting in mid-January and a follow up programming meeting on Friday February 12th. The Architect is now focusing on how the program relates to floor plan design.

We are also conducting all due diligence associated with the site; topographic mapping, boundary survey, soil borings, and seismic classifications among other items needed for formal design.

BUDGET

- Development Budget: \$38,535,036.00

KEY ISSUES

- Design is on schedule. The initial project milestone estimate will take place at the end of the Schematic Design Phase. This estimate will offer good feedback associated with project specific cost as they relate to the current bidding market.

PROJECT OVERVIEW

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New Family Court Facility / Heckle Facility Renovations

ARCHITECT: Moseley Architects

BID DATE: Late 2016 or early 2017

SUBSTANTIAL COMPLETION DATE: November 2018

STATUS

This project is currently on a very similar track as the MJC Expansion; We conducted a kick-off meeting in mid-January and a follow up programming meeting on Friday February 12th. The Architect is now focusing on how the program relates to floor plan design.

We are also conducting all due diligence associated with the site; topographic mapping, boundary survey, soil borings, and seismic classifications among other items needed for formal design.

BUDGET

- Development Budget: \$20,714,362.00

KEY ISSUES

- Design is on schedule. The initial project milestone estimate will take place at the end of the Schematic Design Phase. This estimate will offer good feedback associated with project specific cost as they relate to the current bidding market.

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Fort Mill and Clover Magistrate Facilities

ARCHITECT: DP3 Architects

BID DATE: October 2016

SUBSTANTIAL COMPLETION DATE: June 2017

STATUS

This project has not been formally kicked-off, as we are awaiting a property appraisal and ultimately the purchase of the new property that will be used for the Fort Mill Magistrate Facility. Once the property is acquired, the design for both Magistrate projects will begin.

We are currently conducting due diligence for the Clover Magistrate project so the design process can be uninterrupted once it begins (will run concurrently with the Fort Mill Magistrate project).

BUDGET

- Development Budget: \$2,703,355.00

KEY ISSUES

- Finalizing purchase of new property for the Fort Mill Magistrate Facility.
- We will need to make the property acquisition no later than mid-March 2016 in order to stay on schedule.

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Public Works Projects

ARCHITECT: DP3 Architects

BID DATE: October 2016

SUBSTANTIAL COMPLETION DATE: August 2017

STATUS

The project has not been formally kicked off but we anticipate this meeting and the design effort to begin this month.

We are also conducting all due diligence associated with the site; topographic mapping, boundary survey, soil borings, and seismic classifications among other items needed for formal design.

BUDGET

- Development Budget: \$22,255,496.00

KEY ISSUES

- Possibly separate the design team into for handling the recycling center with one team and the rest of the work scope with a separate team. We are currently reviewing this possibility with procurement.

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New County Administration Facility

ARCHITECT: S&W Architects

BID DATE: February 2017

SUBSTANTIAL COMPLETION DATE: August 2018

STATUS

The project has not been formally kicked off but we anticipate this meeting and the design effort to begin this month.

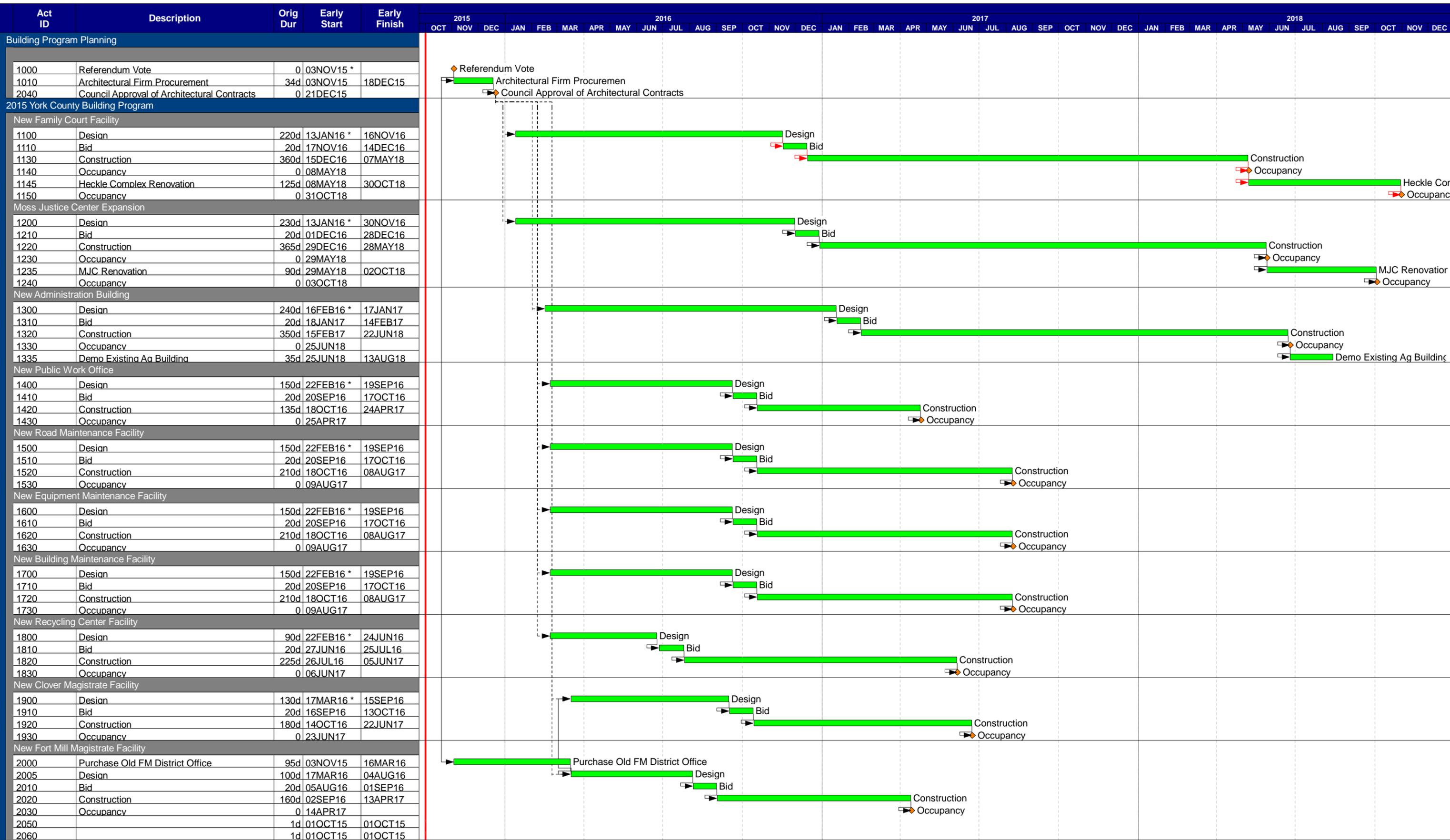
Much of the needed due diligence for this project has been conducted.

BUDGET

- Development Budget: \$24,201,109.00

KEY ISSUES

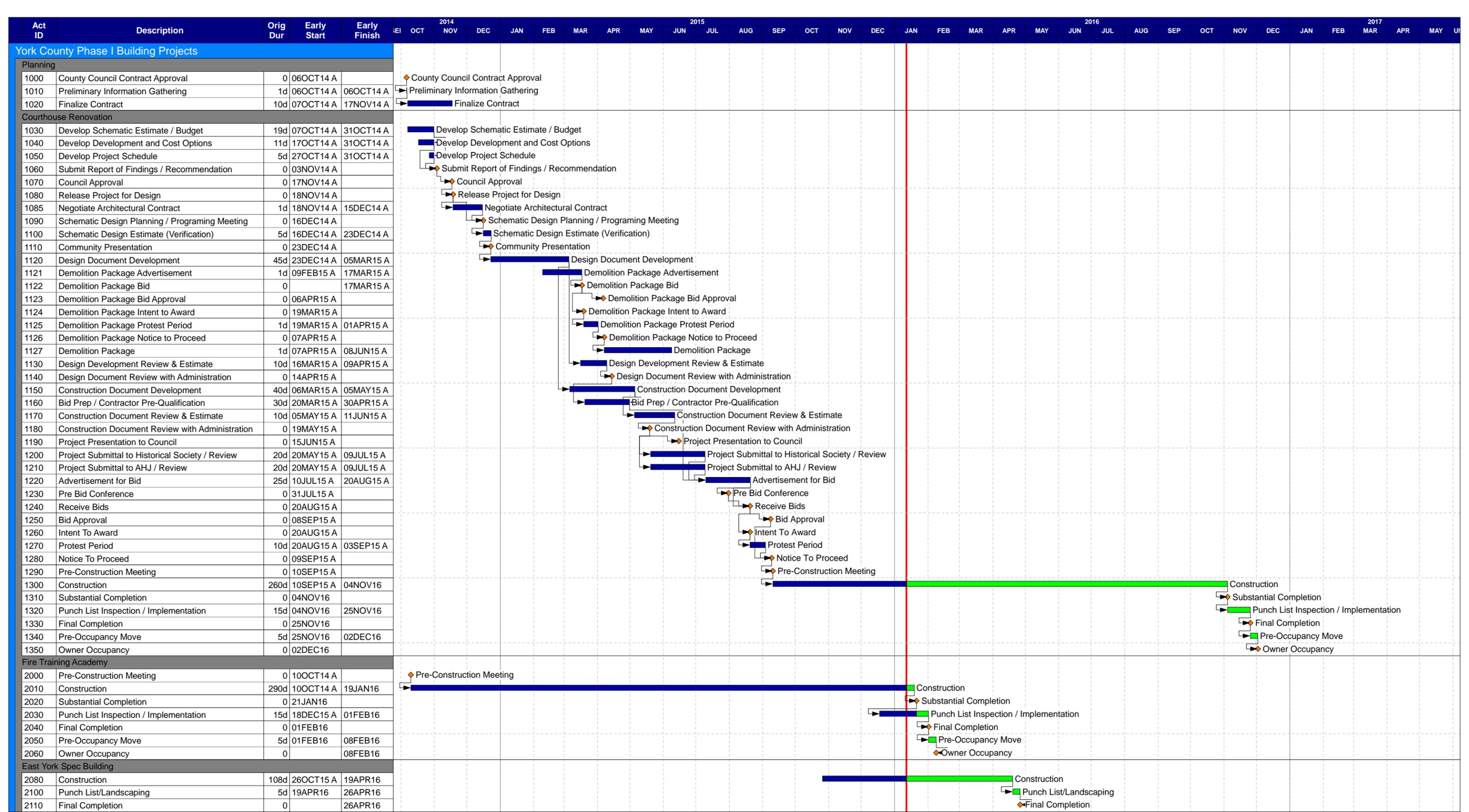
- Buried debris on property
- Possible need for additional land acquisition.



Start date	01OCT15
Finish date	30OCT18
Data date	01OCT15
Run date	11FEB16
Page number	1A
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**York County - 2015 Building Program
Cumming Corporation**

Date	Revision	Checked	Approved	Early bar
				Progress bar
				Critical bar
				Summary bar
				Start milestone point
				Finish milestone point



Start date	01OCT14	Date	Revision	Checked	Approved
Finish date	02DEC16	23OCT14	Revision 1	JLB2	
Data date	12JAN16	30OCT14	Revision 2	JLB2	
Run date	12JAN16	03NOV14	Revision 3	CW	
Page number	1A				
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**York County - Phase 1 Mgt Schedule
Cumming Corporation**

- █ Early bar
- █ Progress bar
- █ Critical bar
- █ Summary bar
- ◆ Start milestone point
- ◆ Finish milestone point