

Building Update
April 2020

We are making progress on several proposed options with the city. One of them is our request to reuse the CMP pipe retention line along Jamestown Road. It is in good shape, and doing so will provide a cost-avoidance of approximately \$19,000 with no impact. Additionally, we expect to receive city approval for our request to move our sanitation line upgrade a bit farther South to save money from the impact of having to move the electric lines and poles. As we move forward, and as we have cautioned about in our previous updates, there are small issues popping up between the original and the value engineered (cost reduction) plans. As an example, the drain lines in the kitchen (kind of important) are in the plans, but were not covered by either the kitchen sub-contractor or plumber estimates. So, they have to be added in. It should have been in the plumber's plan, and probably caught by the architect, but wasn't. With literally thousands of items and hundreds of diagrams in play, there are going to be omissions and mistakes. As we move forward, we forecast that this will occur several more times. When something is discovered, we will coordinate with the general contractor and architect to address the issue to ensure the minimal impact possible on costs and time.

Finally, we have been concerned about our contract teams and their ability to safely work during the COVID-19 virus and comply with city, county, and state restrictions. Dan Cole, R&W program manager, provided a letter to all sub-contractors about their COVID-19 virus policy. Essentially, any person can 'opt out' of working if their choose to do so. Dan told us the restrictions are having an impact on some of the sub-contractors, but most are staying on a regular work schedule with reduced staff. We can't expect more than this from our construction teams – personally, I am happy for any progress given the circumstances.

Jim Curtis and the Building Committee