C-06

CITY COUNCIL AGENDA ITEM

November 21, 2016

TO: Brian Kischnick, City Manager

FROM: David Roberts, Fire Chief

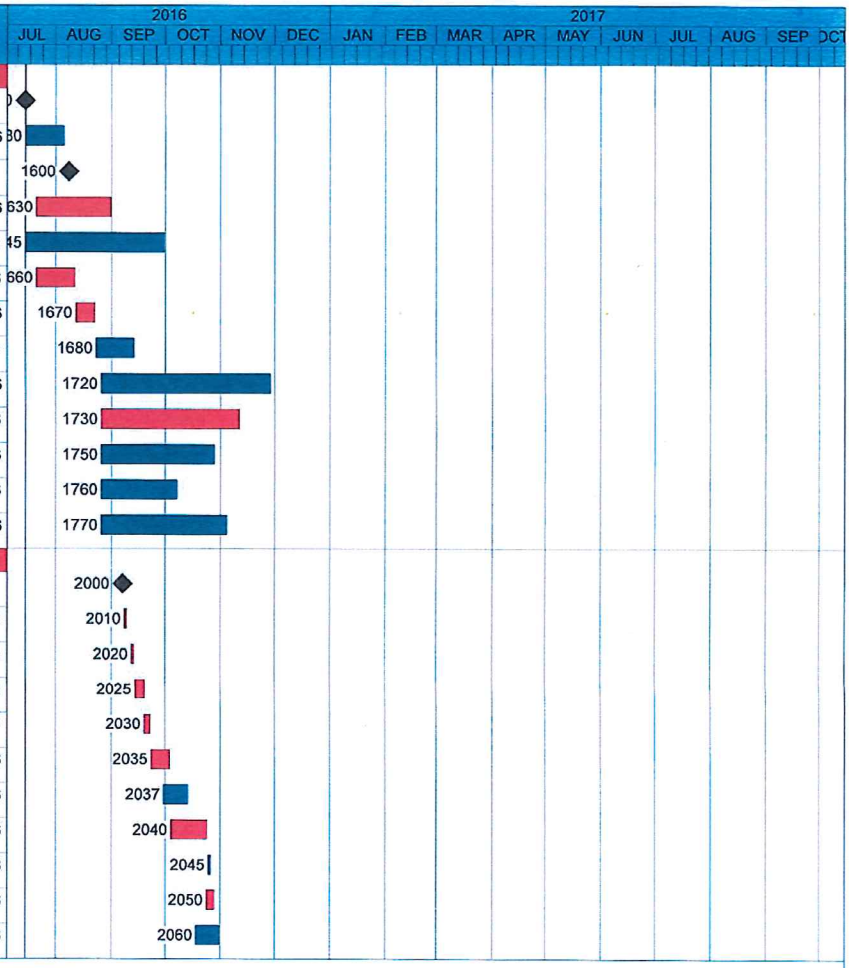
SUBJECT: Fire Station #4 Construction Update

The following information is a summary and update on the progress of the Fire Station #4 project since the previous update of May 5, 2016:

- May through July, 2016: Several planning meetings and discussions were held concerning building design and cost.
- August 8, 2016: Council approved the Guaranteed Maxim Price submitted by the Construction Manager at Risk – The Dailey Company – of $3,607,250, and a budget amendment in the amount of $866,555, for a total project cost of $4,263,859.
- August 23, 2016: Bi-weekly construction meetings began between City staff, The Dailey Company, and Redstone Architects.
- August to November, 2016: The Dailey Company sought and obtained bids from subcontractors for the project's required trade work. Bi-weekly construction meetings continue.
- September 14, 2016: Groundbreaking ceremony was held at the site with the Mayor, members of City Council, the City Manager, the Fire Chief, and former Fire Chief Jim Halsey.
- September through October, 2016: Underground utility work was completed, and the majority of the overhead utilities have been relocated.
- October through November, 2016: Unseasonable weather continued to provide for favorable working conditions which allowed for on-going site work.
- November 15, 2016: The mason has started the building's foundation block. Door frames have been delivered. The electrician has started installing the in-wall conduits.

Included with this summary update is a current photo of the construction site accompanied by the project timeline from the Dailey Company.

Activity ID	Description	Original Duration	Early Start	Early Finish
A - Preconstruction				
1570	Construction Documents Complete	0	15JUL16	
1580	GMP Submit & Review	16d	15JUL16	05AUG16
1600	City Council Meeting & Approval	0	08AUG16	
1630	Permitting	30d	21JUL16	31AUG16
1645	DTE Engineering	55d	15JUL16	30SEP16
1660	Subcontractor Bidding	16d	21JUL16	11AUG16
1670	Initial-Critical Subcontractor Awards	7d	12AUG16	22AUG16
1680	Balance of Subcontractor Awards	15d	23AUG16	13SEP16
1720	Joist & Deck Shops Approval & Lead Time	65d	26AUG16	28NOV16
1730	Masonry Shops Approval & Lead Time	55d	26AUG16	11NOV16
1750	Steel Lintels & Embeds Shop Approval & Lead Time	45d	26AUG16	28OCT16
1760	Re-steel Shops Approval & Lead Time	30d	26AUG16	07OCT16
1770	Hollow Metal Frame Shops Approval & Lead Time	50d	26AUG16	04NOV16
B - Phase I: Sitework				
2000	Mobilize	0	07SEP16	
2010	Layout & Engineering	2d	08SEP16	09SEP16
2020	Soil Erosion Measures & Temp Fence	2d	12SEP16	13SEP16
2025	Site Demolition	4d	14SEP16	19SEP16
2030	Clear & Grub	4d	19SEP16	22SEP16
2035	Establish Rough Grade	7d	23SEP16	03OCT16
2037	Relocate & Temp Overhead Lines/Poles - DTE	10d	30SEP16	13OCT16
2040	Underground Utilities & Temp Tie-Ins	15d	04OCT16	24OCT16
2045	Existing Utility Removals	2d	25OCT16	26OCT16
2050	Construct Building Pad	5d	24OCT16	28OCT16
2060	Storm Detention Excavation	10d	18OCT16	31OCT16



Start date	15JUL16
Finish date	26SEP17
Run date	23AUG16

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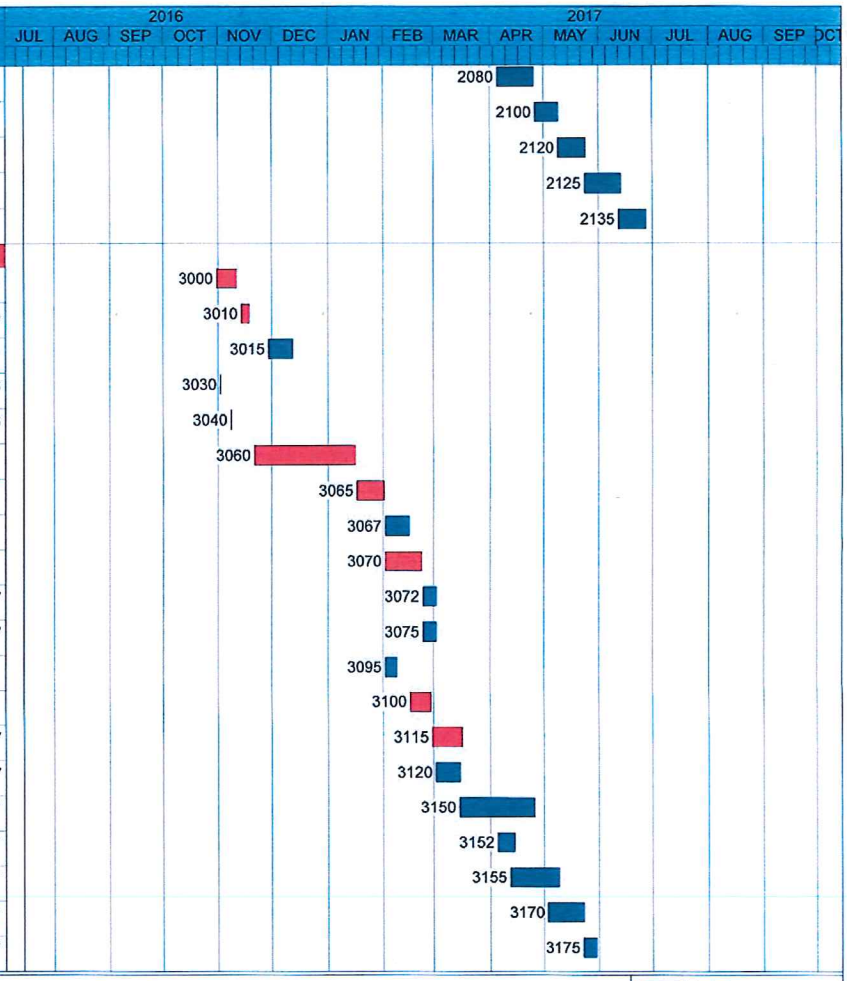
Troy Fire Station #4

The Dailey Company

Early bar
Progress bar
Critical bar
Start milestone point

Activity ID	Description	Original Duration	Early Start	Early Finish
2080	Site Electrical	15d	05APR17	25APR17
2100	Fine Grade & Stone for Paving	10d	26APR17	09MAY17
2120	Concrete Curbs & Walks	12d	09MAY17	24MAY17
2125	Concrete Paving & Striping	14d	24MAY17	13JUN17
2135	Lansdscaping	12d	12JUN17	27JUN17
C - Phase I: Structure & Enclosure				
3000	Concrete Foundations	10d	31OCT16	11NOV16
3010	Foundation CMU	5d	14NOV16	18NOV16
3015	Underground MEP	10d	29NOV16	12DEC16
3030	Deliver Steel Lintels	1d	02NOV16	02NOV16
3040	Deliver Hollow Metal Door Frames	1d	08NOV16	08NOV16
3060	Load Bearing Masonry	40d	21NOV16	16JAN17
3065	Structural Steel & Metal Deck Erection	12d	17JAN17	01FEB17
3067	Exterior Soffit Framing	10d	02FEB17	15FEB17
3070	Roofing: Metal	15d	02FEB17	22FEB17
3072	Metal Soffits, Trim, Gutters & Downspouts	6d	23FEB17	02MAR17
3075	Roofing: EPDM	6d	23FEB17	02MAR17
3095	Set Trench Drains	5d	02FEB17	08FEB17
3100	Concrete Slab on Grade	8d	16FEB17	27FEB17
3115	Interior Non-Load Bearing CMU	13d	28FEB17	16MAR17
3120	Exterior Air Barrier & Insulation	10d	02MAR17	15MAR17
3150	Exterior Stone & Brick Veneer	30d	15MAR17	25APR17
3152	Overhead Doors & Bay Doors	8d	05APR17	14APR17
3155	Windows Field Measure & Lead Time	20d	12APR17	09MAY17
3170	Windows & Glazing	15d	03MAY17	23MAY17
3175	Exterior Joint Sealants	5d	23MAY17	30MAY17



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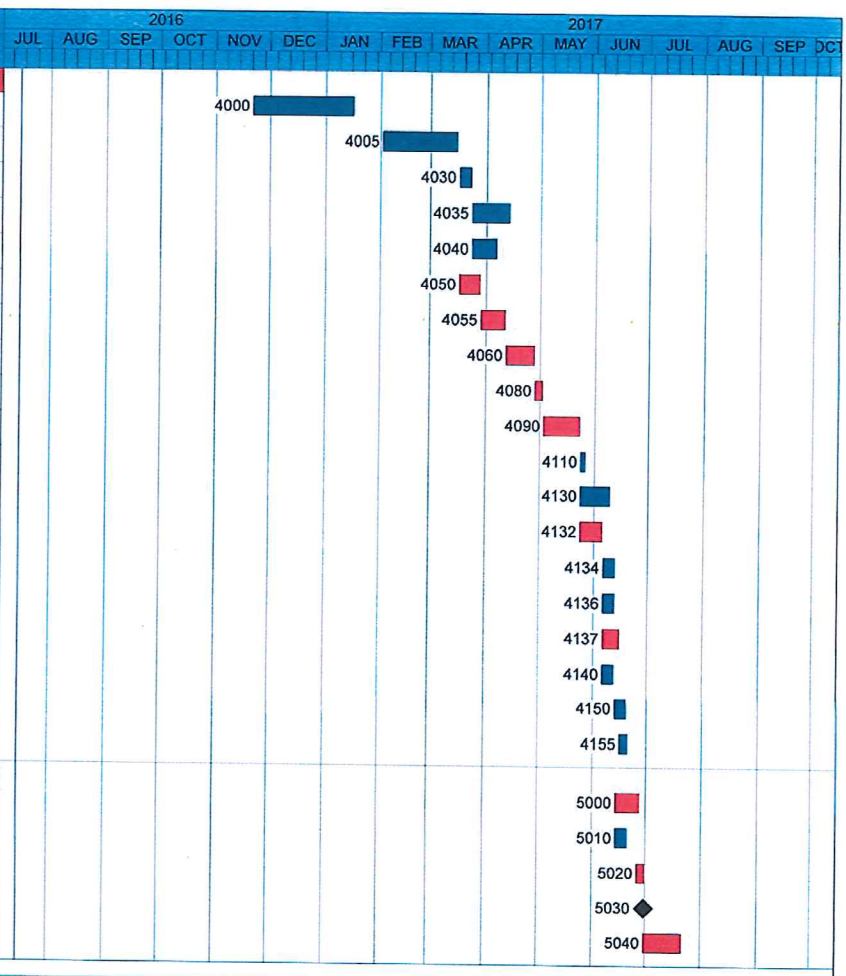
D - Phase I: MEP & Interiors				
4000	In-Wall MEP (concurrent w/CMU)	40d	21NOV16	16JAN17
4005	Overhead Rough MEP	30d	02FEB17	15MAR17
4030	Paint at Exposed Ceilings	5d	17MAR17	23MAR17
4035	Overhead MEP Fixturing - Aparatus Bay	15d	24MAR17	13APR17
4040	Paint CMU Walls	10d	24MAR17	06APR17
4050	Wall & Ceiling Framing	8d	17MAR17	28MAR17
4055	MEP Rough within Framing	10d	29MAR17	11APR17
4060	Wall & Ceiling Drywall Hang & Finish	12d	12APR17	27APR17
4080	Ceiling Grid	3d	28APR17	02MAY17
4090	MEP Fixturing	15d	03MAY17	23MAY17
4110	Acoustic Ceiling Tile	3d	24MAY17	26MAY17
4130	MEP Trim & Finishes	12d	24MAY17	09JUN17
4132	Dyed & Polished Floors	8d	24MAY17	05JUN17
4134	Polished Floors	5d	06JUN17	12JUN17
4136	Doors & Hardware	5d	06JUN17	12JUN17
4137	Millwork	8d	06JUN17	15JUN17
4140	Flooring - Carpet & Exercise	5d	06JUN17	12JUN17
4150	Misc. Accessories	5d	13JUN17	19JUN17
4155	Appliances	3d	16JUN17	20JUN17
E - Phase I: Completion & Move In				
5000	Punchlist	10d	14JUN17	27JUN17
5010	Final Cleaning	5d	14JUN17	20JUN17
5020	Final Inspections	5d	26JUN17	30JUN17
5030	Certificate of Occupancy	0	30JUN17	
5040	Owner Move-In	15d	30JUN17	21JUL17



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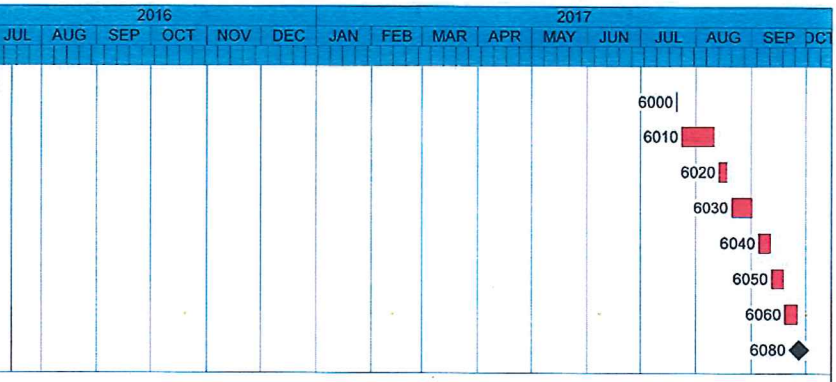
G - Phase II: Demo, Site Work & Final Completion				
6000	Temporary Fencing	1d	21JUL17	21JUL17
6010	Demolition of Existing Fire Station Bldg	15d	24JUL17	11AUG17
6020	Demolition of Pavements & Approach	5d	14AUG17	18AUG17
6030	Establish Grades	10d	21AUG17	01SEP17
6040	Underground Utilities	5d	05SEP17	11SEP17
6050	Concrete Curbs & Approach	5d	12SEP17	18SEP17
6060	Asphalt Paving & Striping	6d	19SEP17	26SEP17
6080	Project Final Completion	0	27SEP17	



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