



**Wyoming Capitol Square Project  
Monthly Project Report  
December 2017  
Report #14**

**Prepared by:**

**MOCA**

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## 1. Executive Summary

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MOCA and HDR have continued to meet to resolve the issues arising out of the two demand letters forwarded by HDR in October 2017. MOCA requested a staffing and execution plan from HDR to demonstrate clearly how it will resolve ongoing issues of timely and thorough design and construction administration response. MOCA and HDR reviewed HDR's proposed staffing plan. MOCA agreed to the staffing plan and requested that HDR demonstrate proof the staffing plan is working and that submittal reviews and ASI production is significantly improved before the release of withheld funds. The measure of that improvement will be a significant reduction and/or elimination of additional RFI, ASI or PCI requests for time from the Contractor. MOCA agreed to review HDR performance around February 1, 2018. If performance is satisfactory, release of the first half of the funds could occur. Then, MOCA will continue to review HDR performance. If performance continues to be satisfactory, the remaining one-half of withheld funds can be released at the end of the second quarter, 2018.

At the December Oversight Group meeting, it was requested that an overall painting plan and associated costs be presented. MOCA received the last of the color samples towards the end of December and will develop a series of color boards for the Oversight Group to review. The project team is working to price the work and will have updates at the January meeting. Final color boards likely cannot be prepared in time for the January meeting and will be presented in February.

During the December Oversight Group meeting, MOCA was asked to verify the savings associated with the PCI for the replacement of the roof on the Herschler Building and to report back to the Oversight Subcommittee in January. The original price for a new roof on the Herschler was over \$850,000. Analysis of the final PCI for \$634,333 indicated that the savings of approximately \$212,000 did include credits resulting in the change of scope and an adjustment for contractor labor. There was no credit on the warranty from the manufacturer or installer for any life left on the roof membrane.

MOCA has been working with the Secretary of State, State Treasurer, State Auditor, Superintendent of Public Instruction, Department of Revenue, and Office of State Lands and Investments to lay out the systems furnishings in their assigned spaces within the Herschler East Building. The order for the furniture has been placed and a purchase order has been provided. The furniture will ship towards the end of January.

At the request of Subcommittee, MOCA and the Owner team continue to develop a comprehensive tenant relocation plan for the east and west Herschler buildings, which impacts other buildings in Cheyenne. The goal of this effort is to present a comprehensive plan to the Oversight Group for their recommendation to the Governor and the State Building Commission for the most effective and efficient location of State employees who are impacted by this project and others who are housed in leased space throughout Cheyenne. One of the drivers for expanding the Herschler Building was to reduce the amount of space the State needs to lease in Cheyenne.

**Wyoming Contractor Participation**

The following is the updated information for December, 2017 regarding Wyoming contractor and labor participation:

**Wyoming Labor**

JE Dunn has provided the following information regarding contract labor on the project:

- Wyoming resident contractors as a percentage of awards 40%
- Wyoming resident contractors excluding historic specialty trades 54%
- Specialty trades not available within the state of Wyoming 26%
- Wyoming resident trade partners (10 of 18) 56%
- Wyoming resident workers (171 of 254) 67%
- Wyoming residents working for non-resident trade partners (68 of 121) 57%
- Wyoming residents working for resident trade partners (103 of 133) 77%

*The above statistics are for onsite trade partners and total assigned employees on the project, which fall within the Wyoming Preference Act criteria during the period December 1-31, 2017.*

**Labor Breakouts**

The following table represents a monthly snapshot of skilled labor (JE Dunn employees) working on the project in four general categories:

<b>Workforce Category</b>	<b>Total Wyo. Residents out of Total Labor</b>	<b>Percentage</b>
Laborers	19 out of 20	95%
Carpenters	18 out of 20	90%
Masons	7 out of 13	54%
Operators	2 out of 2	100%
<b>Total All Onsite Labor</b>	<b>46 out of 55</b>	<b>84%</b>

## 2. Project Status

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The Capitol Square Project was approved to proceed with construction on July 26, 2016. Work presently underway and accomplished during the current period includes:

### **Capitol**

- Continued demolition throughout the Capitol – specifically focused on elevators and floor slabs in the garden and attic levels clearing the way for MEP systems below grade and within the attic space.
- Drywall is being installed on the third floor.
- The final set of historic color samples have been taken and are in process.
- MEP under-slab work in the garden level continues to progress forward with excavation and mechanical piping installation occurring on the west side of the Capitol.
- The latest design for the LULA elevators should reduce the need for additional micro-piles.
- Stone restoration is complete on the north and west side and is progressing on the east side of the exterior.
- Paint on the entablature is continuing to exhibit problems. The paint has failed in several areas. The CM and MOCA are reviewing options to address the failure.
- Mechanical installation within the core areas is wrapping up and the CMU block enclosures are being completed.
- The City inspector has requested additional exit signage. MOCA and the HDR are working together to resolve the concern of the City.
- Window installation is continuing.
- Decorative painting in the House Chamber is underway.
- Demolition of the third-floor east wall in association with the gallery is underway.

### **Central Utility Plant (CUP)**

- The Central Utility Plant (CUP) continued to progress forward with the installation of mechanical equipment (chillers, boilers, and pumps) and the systems are currently being tested in advance of turning the CUP over to the State.

### **Capitol Extension**

- Preparation for plaza demolition is still a few months out, pending the commissioning of the new CUP.
- The drawings have been developed by HDR and delivered to JED who is reviewing the plans and will provide their comments in January.

### **Herschler Building – East Wing**

- The area over the auditorium has been enclosed.

- Installation of the exterior rain screen wall panels on the Herschler East Building is nearly complete. It has been noted that during the window water test, water only entered the building through the unfinished joints between the panels. MOCA approved additional commissioning to review an analysis of the panel systems. MOCA, along with JED and HDR met with the contractor and reviewed the condition. All agreed that additional flashing was warranted. The CM is now moving forward with the installation of the flashing. A water test is currently being scheduled to evaluate the additional flashing and the sealed and completed panel joints.
- The stone veneer for the exterior is progressing.
- Metal stud walls have now been installed on floors 1, 2, 3, and 4.
- Drywall is complete on the 4<sup>th</sup> floor. Painting has begun.
- Drywall is being installed on all other floors.
- Electrical and mechanical system installation continues on all levels.
- MOCA and CMD have procured the systems furniture package. Purchase order was processed. Furniture is expected to ship the first of February.
- CMD/GSD have begun meeting with the tenants to coordinate the relocation.

#### **Site**

- The Site Plan is being revised (City approval received in early June 2017) to bring it into conformance with the direction provided by the Oversight Group to provide a more park-like setting with fewer encumbrances within the landscape area.
- The City requires an updated parking and traffic study be submitted. MOCA gave approval to HDR to complete and update the parking and traffic study.

### **3. Overall Program Budget Update**

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Each month, MOCA provides a budget report that shows reallocations of funds as modifications to the budget are made.

The program budget reflects the costs to date of the temporary move, professional services, and Owner expenses provided by the Construction Management Division (CMD). These costs, together with the GMP for construction, account for the entire program budget:

December 31, 2017

Budget Code	Original Budget	Reallocations	Current Budget	Total Costs to Date
<b>Project Total</b>	<b>302,746,576</b>	<b>35,189</b>	<b>302,781,765</b>	<b>164,443,437</b>
Wyoming State Capitol	302,746,576	35,189	302,781,765	164,443,437
Owner Costs	4,161,781	0	4,161,781	3,354,444
Special Purpose Funds App. to Capitol	1,331,000	0	1,331,000	343,715
Professional Services	32,118,719	0	32,118,719	26,824,809
Construction Services	222,084,810	16,050,868	238,135,678	121,938,223
Furniture/Fixtures/Equipment (FFE)	14,279,853	(6,054,067)	8,225,786	42,092
Temporary Facilities	15,391,892	(1,007,000)	14,384,892	10,944,573
Relocation	2,934,194	0	2,934,194	995,581
Owner Contingency	10,444,328	(8,954,612)	1,489,715	0
<b>Project Total</b>	<b>302,746,576</b>	<b>35,189</b>	<b>302,781,765</b>	<b>164,443,437</b>

## 4. Construction Budget Update

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As of December 31, 2017, the Construction Budget stands at \$238,154,900 reflecting change orders approved by MOCA and the Oversight Group.

- Amendments to GMP through December 31, 2017 = \$5,074,659 (CO 14, 15, and 16)
- Total PCI's approved this month = \$265,793.00
- Total PCI's under review at end of December 2017 = \$1,413,834
- Subcontract awards made prior to July 26, 2016 = \$32,970,275
- Total subcontract awards made through December 31, 2017 = \$203,863,284
- Work completed through December 31, 2017 = \$116,290,530.68
- Work completed and paid through December 31, 2017 = \$93,588,605.81

## 5. Contract Change Items

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### Proposed Change Items (PCI's)

*Items below \$100,000* – By statute, MOCA (Owner's Representative) reviews, and approves or rejects, these items.

*Items above \$100,000* – By statute, MOCA reviews and recommends to the Subcommittee for its approval PCI's over \$100,000. MOCA and the Subcommittee then provide recommendations to the Oversight Group.

### Submitted Change Items

As of the end of December 2017, MOCA was reviewing 12 PCI's. If determined appropriate, those items below \$100,000 will be approved by MOCA per the statute. If determined appropriate by MOCA for forwarding, those PCI's above \$100,000 will be presented to the Subcommittee for review and recommendation for approval to the Oversight Group.

### Cost-Related Items

During December 2017, MOCA approved 12 PCI's below \$100,000.

During December 2017 MOCA recommended 1 PCI's exceeding \$100,000 that was presented to and approved by the Oversight Group. This PCI is for replacing the Herschler roof and additional information will be presented to the subcommittee in January.

### Owner-Related Changes

There are several changes that are related to "found elements" in the Capitol that need to be evaluated. This is a normal part of an historic renovation project and provides an opportunity to incorporate found historic conditions and materials into the project using Owner's Contingency, if the Oversight Group approves. Found conditions to date are as follows:

1. Plaster and Cast-Iron Column Capital – A unique column capital was discovered on the first floor in the 1890 portion of the building. MOCA is recommending replicating that the capitals for newly exposed columns in the Ceremonial Conference Room and in the Governor's central receiving area (formerly the Governor's Portrait Gallery), both of which are found in the 1890 section of the building. The Oversight Group authorized further investigation and cost impacts will be provided to the Subcommittee and subsequently to Oversight for final approval.
2. Historic Door Hardware – During demolition, a historic door was discovered concealed within a wall with original hardware. Based on this discovery, MOCA suggested reconsideration of the hardware approach. The request to change direction was approved by Oversight. Further investigation and cost impacts will be provided to the Subcommittee for recommendation to Oversight for final approval.
3. Decorative Paint – Historic decorative painting has been discovered in the trompe l'oeil style throughout the 1888 and 1890 sections of the Capitol. The team is researching the costs of restoring this decorative painting on the dome of the rotunda, in the Historic Supreme Court chamber, and along the historic corridors from the rotunda into each wing of the building. The project does have an allowance for decorative painting. Projected costs



for this decorative painting are anticipated to be complete at the end of January 2018.

## 6. Contingency and Project Management

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### Contingencies

There are three contingencies within the project.

1. **Owner's Contingency** – This contingency is used by the Owner for additional scope added to the project (e.g. completing shelled space). This contingency is also used to fund change orders for added scope arising from the Architect's drawings that related to information not fully developed at the time of GMP. This contingency is 100% under the control of the Owner. If a change order is rejected, then the scope of work covered by that change order is not added to the project.
2. **Construction Contingency** – This contingency is held within the GMP by the Contractor. It is used to help manage the risk that the Contractor accepted at GMP. By contract, it is 100% under the Contractor's control with notification to the Owner. All contingency not used at the end of the project will be returned to the Owner. The construction contingency can be released early if, in the opinion of the Contractor, the risk is reduced to the point that the amount of contingency held is greater than the risk.

The Contractor continues to manage the use of Construction Contingency on the project. The Construction contingency was used in May 2017 to absorb bid contingency overages.

3. **Bidding or Buyout Contingency** – This contingency is used to address the current construction market by covering fluctuations in the market and the bidding environment. By contract, this is 100% under the Contractor's control with notice to the Owner. It is a designated part of the Construction Contingency and any remaining contingency will be incorporated into the Construction Contingency before it is released to the Owner.

With buyout 98% complete and with bids coming in higher in many areas, the Bidding and Buyout Contingency has been completely used. Any additional bids that come in over budget will be paid for from the Construction Contingency.

### Allowances

There are over 40 different allowances within the GMP. Allowances are different from contingencies and are values carried in the GMP for aspects of the project that were not fully developed at the time of GMP. Allowances include all labor, material, preparation, equipment, and subcontractor overhead and profit to make a complete system. Cost overruns on allowances are drawn from Owner's Contingency upon presentation of a change order. Cost underruns accrue back to the Owner's Contingency upon resolution of all allowances. Allowances are approved by MOCA and reported to Oversight.

### Project Risk

The following items summarize the identified project risks:

- **Hazardous Materials** – High risk of discovery on buildings before 1980
  - Currently 95% complete (demolition of the plaza and existing Central Utility Plant have not begun at the time of this report)

- Remaining area of potential hazardous materials:
  - Lead paint removal in the Capitol
  - Ongoing demolition of Capitol materials
  - Decommissioning of the existing Central Utility Plant - Asbestos Containing Material (ACM) on piping insulation
  - Demolition of the existing plaza facilities
  - Herschler Building west wing – discovery of ACM in unanticipated locations as was found in the east wing.
- **Demolition** – High risk of discovery of unknown or undocumented items
  - Currently 95% complete in Capitol and Herschler East. Herschler West and Capitol Extension are yet to begin.
  - Remaining areas of demolition:
    - Remaining shear wall penetrations in Capitol
    - Plaza demolition for the Capitol Extension
    - Future demolition in the Herschler West
    - Decommissioning and demolition of the existing Central Utility Plant – Piping cut over to new Central Utility Plant
- **Capitol Extension Connection** – High risk of impact to the historic Capitol
  - During the original construction of the Herschler Building, the contractor doing the work impacted the Capitol with the excavation and deep foundations at the current tunnel location. This caused the Capitol to experience settlement and damage. In exposing the area and in connecting the new Capitol Extension to the Capitol, the architect, engineers, and the contractors have determined that what was designed is not constructible. The result is that the LULA elevators will be relocated to the north approximately 10 to 15 feet. MOCA has requested that HDR provide a clear set of documents that will include those items identified in the Design Guidelines by the Oversight Group. HDR has provided a redesign that meets the Design Guidelines.
- **Mechanical Installation** – High risk of pathway obstructions
  - Currently 60% complete in the Capitol
  - Herschler Building mechanical installation is approximately 50% complete for east wing
  - Remaining areas include all underground pathways and vertical installation (underway)
  - Piping issues associated with the distribution horizontally and vertically within the Capitol.

- The mechanical and electrical engineers have not updated the specification as noted in the GMP documents. Several months ago, the mechanical and electrical engineers noted they wanted to have a meeting to review the recommended changes. MOCA and the State of Wyoming attended that meeting with HDR and JED and discussed all of the items the mechanical and electrical engineers presented. At the conclusion of the meeting, the engineers agreed to provide updated specifications to JED. To date, these documents have not been updated and this is creating a problem for the subcontractors and the completion of work on the project. MOCA has requested HDR complete the specification and resolve this issue with their mechanical and electrical subconsultants.
- **Structural Modifications – High risk underpinning, building stabilization, and structural modification above the Garden Level, Dome and Drum**
  - Currently 85% complete in Capitol
  - Exterior wall crack monitoring has continued. The contractor has also noted some additional cracks on the interior walls on the west side of the Capitol. These cracks are being monitored for movement.
  - Attic structure modifications continue.
  - Sub-surface trench boxes.
  - Shear wall penetrations.

## 7. Schedule Impacts and Recovery Plans

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The Capitol restoration portion of the project continues to track to the schedule and is moving forward as planned, however some items that could impact the schedule are of note:

1. The Owner continues to receive notices from the Contractor requesting MOCA assistance with the timely delivery of documents from HDR. Each week JED and HDR review a “Hot List” where HDR commits to complete items on that list that are critical to maintaining the schedule. HDR has struggled to meet those agreed-upon deadlines even when given the grace of, in some cases, months of delayed response. HDR has provided an updated and revised staffing and execution plan that is intended to provide sufficient manpower to deliver the documents in a timely and complete manner. MOCA is monitoring HDR performance.
2. In December, MOCA received notice from the contractor that the delivery of drywall drawings (ASI 47) by HDR for the Herschler East has caused a 25-day delay. These revisions were due on October 20, 2017. On October 19, HDR issued a set of drawings that indicated the information would be forthcoming in a future ASI. The documents were delivered to JED 25 days later. MOCA has requested a review of this delay by the HDR. That review continues and is not yet resolved. JED has delayed the completion dates for the various floors of Herschler East by 25 days, which has impacted the schedule for the furniture shipment and installation. It appears this may have an approximate \$10,000 impact to the furniture shipment cost as delayed shipment and additional furniture storage costs accrue. MOCA is following up with both HDR and JED to resolve this issue and the costs.
3. As part of MOCA’s review of HDR performance, review of HDR subconsultant performance is also occurring. Concern has existed over insufficient on-site presence by these subconsultants. MOCA will continue to monitor their performance.

## 8. Milestones

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The following activities will be occurring over the next three months:

### Capitol Milestones

- Entablature installation will be complete. MOCA has noted that the completed entablature has oil canning and failed paint and acceptable solutions are being explored.
- Dome and drum work is close to commencing.
- Entablature paint will begin and conclude on Area 3.
- Stone punch-list for Area 3 will complete.
- Work on the west exterior stair has begun with drain installation, waterproofing, and masonry demo.
- Thermacore installation in the 1917 section of garden level west will complete.
- FRP duct installation on garden level west will begin.
- Underground sewer installation will begin on garden level west.
- Bedding and backfill will be ongoing in garden level west.
- Pour backs for Q3 elevator will complete.
- 3rd floor west framing will be complete.
- 3rd floor east drywall installation will be complete.
- 3rd floor east plaster work will be ongoing.
- Attic MEP will be ongoing in the west.
- Quad 3 elevator shoring will be removed.
- Catwalk installation will complete.

### Critical Path

1. The longest critical path item is completion of the dome and drum work and it shows completion on June 21<sup>st</sup>, 2019.
2. The shorter critical path is the plaster and drywall completion and decorative paint, which shows completion on April 10<sup>th</sup>, 2019.

### Herschler and Central Utility Plant

- CUP boiler startup and testing
- Startup power and electrical termination at M/P equipment.
- The north portion of the site will continue demolition of the topping slab/existing waterproofing and will start the new waterproofing system.
- Exterior stone will continue installation on north west area of the building.
- New roof is presently being installed.
- Framing will continue for all floors for perimeter walls.
- Electrical rough in and VAV/FCU installation will continue on all floors.
- Drywall levels 3 and 4 will complete.
- Finishes on level 4 have begun.
- Painting of level 3 will begin.

### Critical Path

1. The longest critical path runs through the start of the demolition of the existing CUP and the demolition of Herschler West. It is therefore critical to accomplish the move from West to East Herschler as efficiently and in as short a period of time as possible.

## 9. Construction Photographs

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December 2017 – Garden Level West excavation for mechanical piping installation



December 2017 – Garden Level West installation of mechanical piping





December 2017 – Garden Level West mechanical equipment installation



December 2017 – Garden Level East - Completion



December 2017 – Capitol Supreme Court scaffolding



December 2017 – Capitol 3<sup>rd</sup> floor drywall installation



December 2017 – Capitol West Stairs repairs



December 2017 – Capitol Elevator installation



December 2017 – Capitol Attic



December 2017 – Herschler – 4<sup>th</sup> floor drywall installation



December 2017 – Herschler - 3<sup>rd</sup> floor drywall installation



December 2017 – Herschler – 2<sup>nd</sup> floor drywall installation



December 2017– Herschler – 1<sup>st</sup> floor drywall installation



December 2017 – Herschler exterior stone installation

## 10. Attachments

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None.

**END OF REPORT**