

**Wyoming Capitol Square Project
Quarterly Project Report
October - 2018
Report #17**

Prepared by:

MOCA

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1. Executive Summary

The following are the major topics that the project team has been working on throughout the third quarter of 2018.

1. Herschler blinds have been ordered and are being manufactured and installed during November 2018.
2. The analysis of the existing furniture as requested by the Oversight Group has been completed. MOCA reviewed the existing furniture and determined that some existing furniture is able to be reused in the Capitol. Pieces that can be reused include systems furniture that will be used in the garden level of the Capitol as already planned, along with some historic chairs and benches, and a limited number of desks and tables.
3. The Herschler relocation planning and furniture procurement is moving forward.

Wyoming Contractor Participation

The following is the updated information for October 2018 regarding Wyoming contractor and labor participation:

Wyoming Labor

JE Dunn has provided the following information regarding contractor 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 (12 of 26) 46%
- Wyoming resident workers (171 of 254) 68%
- Wyoming residents working for non-resident trade partners (79 of 130) 61%
- Wyoming residents working for resident trade partners (92 of 124) 74%

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 last period of 2018.

Labor Breakouts

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

Workforce Category	Total Wyo. Residents out of Total Labor	Percentage
Laborers	16 out of 17	94%
Carpenters	22 out of 33	67%
Masons	4 out of 9	44%
Operators	1 out of 1	100%
Total All Onsite Labor	43 out of 60	72%

2. Project Status

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

- Garden level finishes and painting is proceeding
- First floor and garden level corridor plaster is wrapping up
- First floor finish work is progressing
- Decorative paint in the Supreme Court is proceeding
- Decorative paint in Room 302 ceiling and entablature is complete
- Dome and drum sheet metal removal is underway
- Carpet installation is underway on the third floor

Herschler Building, Central Plant, Capitol Extension

- Committee room walls in the Extension have been constructed
- Area F – Slab and wall are progressing
- Structural steel for the south end of Herschler east and west has been installed
- West steel on Herschler West has been installed
- Exterior walls for Herschler West are on site and being installed
- Exterior stone is being installed on Herschler West
- Interior layout for Herschler West is underway
- Connection work for the Extension to the Capitol is underway

Site

- Site concrete has been rebid and awarded and is now progressing
- Work on the site is progressing on 24th Street and elsewhere on the site

3. Overall Program Budget Update

The project is continuing to move forward on budget. MOCA and the owner team has prepared a budget to completion projection . These projections indicat that the project will complete on budget as approved by the Oversight Group.

4. Construction Budget Update

The current contract amount for construction as of September 30, 2018 is \$242,917,450.00 reflecting change orders approved by MOCA and the Oversight Group.

- Amendments to GMP for September 2018 = \$0.00
- Subcontract awards made prior to August 26, 2016 = \$32,970,275.00
- Total subcontract awards made through end of September 2018 = \$203,863,284.00
- Work completed through October, 2018 = \$188,055,303.00
- Work completed and paid through October 30, 2018 = \$166,673,814.00

5. Contract Change Items

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 the October 2018, MOCA was reviewing 17 PCIs. If determined appropriate, those items below \$100,000 will be approved by MOCA per the statute. If determined appropriate by MOCA for forwarding, those PCIs above \$100,000 will be presented to the Subcommittee for review and recommendation for approval to the Oversight Group.

Cost-Related Items

During August through October 2018, MOCA approved 33 PCIs below \$100,000.

During August through October 2018 MOCA recommended 6 PCIs exceeding \$100,000. Each of these were discussed and approved by the Oversight Group.

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 for this reporting period are as follows:

1. None

6. Contingency and Project Management

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 relate 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.

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.

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 at this point:

- **Capitol Extension Connection** – High risk of impact to the historic Capitol
 - MOCA continues to monitor this work now that it is underway. The LULA elevators have been relocated to the north 10 to 15 feet.
 - MOCA and the Contractor have walked the building and noted the location of the current and existing cracking for which JED has provided an allowance. JED and its

trade partners are repairing these cracks. It is anticipated that the allowance will be exceeded due to the excessive crack repair that is needed and was discovered once the demolition was complete.

- **Mechanical Installation** – Risk of conflicts during installation
 - FCU Motor Conflicts – MOCA, HDR and JED are currently working through issues related to the FCU motors.

7. Schedule Impacts and Recovery Plans

Capitol

The current schedule from JED shows that the Capitol will be complete for substantial completion on April 10, 2019. This will be for all work with the exception of the Dome and Drum. The Dome and Drum will be complete June 21, 2019.

Capitol Critical Path

The longest path is through the repairs of the dome and drum.

The following are the critical path schedule issues:

- Dome and Drum sheet metal installation that was just approved has been factored into the overall schedule and is projecting a completion in late June of 2019.

Herschler West and Capitol Extension

The current schedule for Herschler West and the Capitol Extension show the work being completed and ready for occupancy by June 3, 2019.

Herschler West and Capitol Extension Critical Path

- The current critical path of the Extension and the Herschler West runs through Area F where there was found to be unacceptable soils. This was an unknown condition that has impacted the schedule and shifted it to the June 3, 2019 date.

Milestones

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

Capitol Milestones

- Completion of the plaster and painting in the garden level
- Completion of the plaster and painting on the first floor
- Installation of stone flooring on the first floor
- Completion of the decorative painting in the Supreme Court and second floor corridors
- Completion of the stone floor on the second floor
- Completion of carpet installation on the third and second floors
- Completion of all hardware installation on the third floor
- Completion of all decorative painting on the third floor
- Installation of lay lights
- Completion of all restrooms

Critical Path

1. Dome and drum sheet metal installation

Herschler West and Capitol Extension

- Completion of the steel structure
- Installation of the roofing/plaza over the Capitol Extension
- Installation of mechanical and electrical systems in the Extension
- Begin finish work in the Extension
- Completion of mechanical and electrical installation in the Herschler West
- Begin finish work in Herschler West

Critical Path

1. The longest critical path runs through completion of slab work in Area F – unknown conditions.

9. Construction Photographs



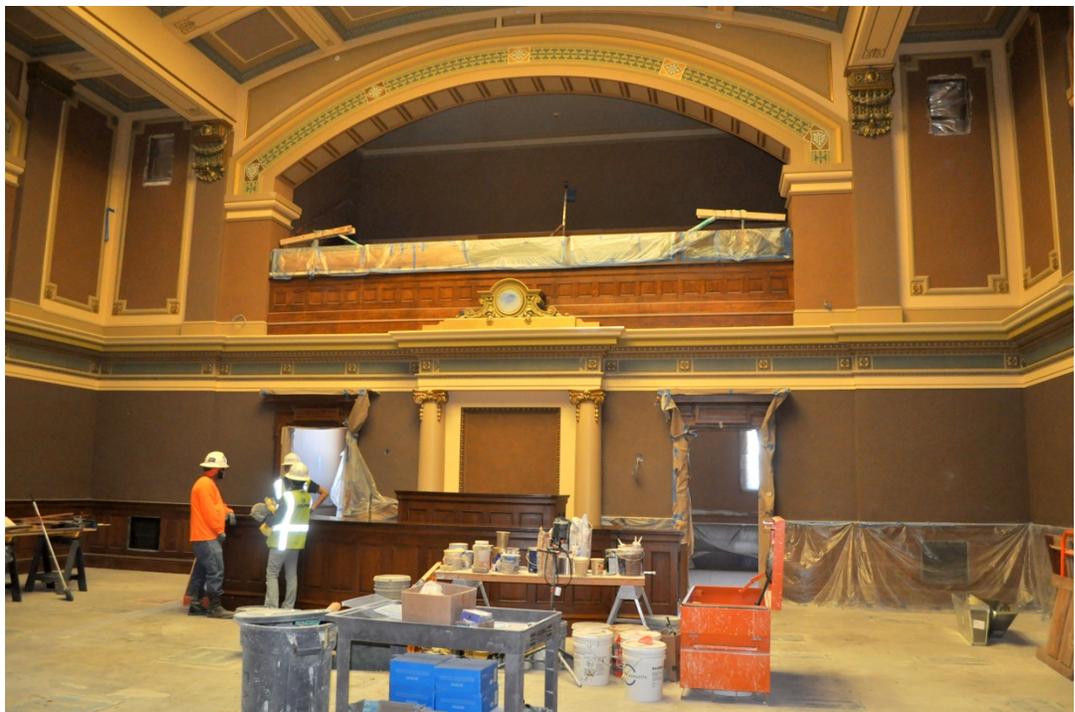
October 2018 – Capitol – Exterior Water Proofing



October 2018 – Capitol – Interior wood work finish



October 2018 – Capitol – Garden level main corridor finish plaster



October 2018 – Capitol – Senate Chamber Decorative Paint



October 2018 – Capitol – Decorative Paint Detail



October 2018 – Capitol – Supreme Court Progress – Decorative Paint



October 2018 – Capitol – Supreme Court Decorative Paint Ceiling



October 2018 – Capitol – Restroom Installation



October 2018 – Capitol – Decorative Paint on the Third Floor



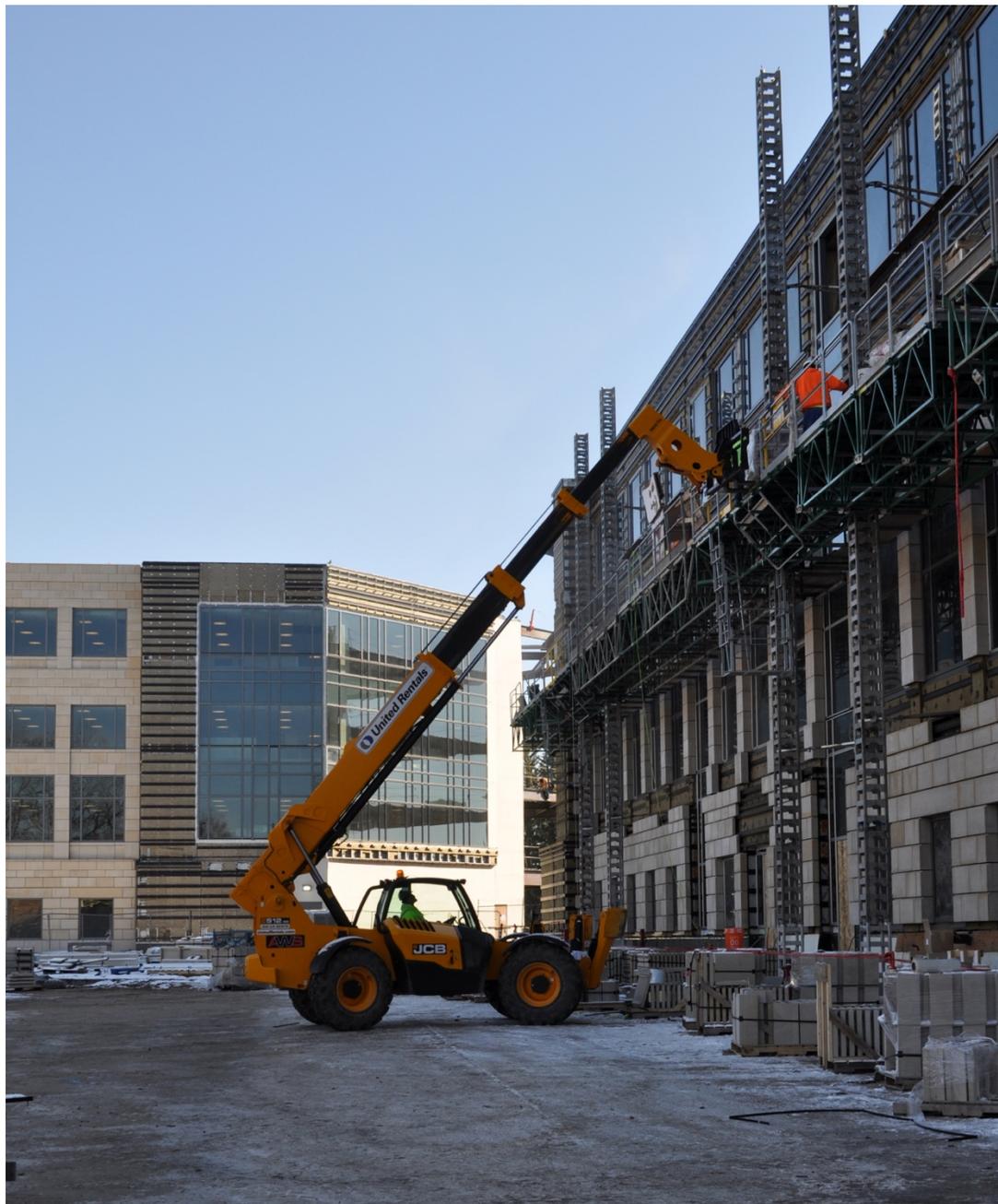
October 2018 – Capitol – Room 302



October 2018 – Capitol Extension



October 2018 – Herschler Exterior wall installation



October 2018 – Herschler Exterior Stone Installation

10. Attachments

None.

END OF REPORT