



Agenda Item #: _____

Staff Report

City of Manhattan Beach

TO: Honorable Mayor Fahey and Members of the City Council

THROUGH: Geoff Dolan, City Manager

FROM: Sherilyn Lombos, Deputy City Manager

DATE: October 18, 2005

SUBJECT: Consideration of the Police & Fire Facility / Metlox / Public Improvements Project Status Report and Disbursement of Progress Payment #19 in the Net Amount of \$1,612,726 to Swinerton Builders and Consideration of Additional Compensation to Vanir Construction Management and Hellmuth, Obata + Kassabaum (HOK) Due to Extension of the Construction Schedule.

RECOMMENDATION:

The Police & Fire Facility City Council Sub-Committee and staff recommend that the City Council receive and file this status report on the Police & Fire Facility / Metlox / Public Improvements projects, approve issuance of the subject progress payment and approve additional compensation to Vanir Construction Management and Hellmuth, Obata + Kassabaum (HOK).

FISCAL IMPLICATION:

Updates of the various project budgets are included in the body of this report.

The Police/Fire sub-committee and staff are recommending that the fees associated with architectural/engineering services (HOK) and construction/project management services (Vanir) be extended for the amount of time that the Swinerton construction schedule was extended (July 6 - December 31) to cover services rendered to the project during this time for a total of \$66,864 for HOK (with an additional two months at an amount not to exceed \$33,432 for close-out) and \$250,000 for Vanir. Sufficient funds exist in the project budget to cover this amount.

BACKGROUND:

The City of Manhattan Beach has embarked on several very significant projects that are complex, long-term and potentially disruptive during construction, including the Police and Fire Facility, the Metlox project, and a variety of supporting public improvement projects.

Given the significance of these projects, staff is providing a regular status report to the Council and the community. Information regarding the projects can be obtained through a number of other sources including the following:

- The City’s website - www.citymb.info
- Construction hotline - 310-802-5299
- Construction Issues Committee - Meets 4th Tuesday, 9am, City Hall
- Construction newsletter - Call hotline to be put on mailing list
- Project reports to Council - 2nd Council meeting of every month
- Telephone inquiries - City Manager’s Office, 310-802-5053

DISCUSSION:

These reports are broken down into three sections corresponding with the three major projects taking place: Police & Fire Facility Project, Metlox Project, and Public Improvement Projects.

Police & Fire Facility

Budget

Below is a table summarizing the project budget of \$40.7 million and outlining the payments made through September 2005.

Line Item	Budget	Adjustments	Payments	Remaining	% Used
Construction (Swinerton contract)	\$28,647,000	\$1,089,999	\$21,174,044	\$8,562,955	71.2%
Hazardous Material Abatement	\$70,290		\$67,449	\$2,841	96.0%
Demolition	\$92,000		\$88,099	\$3,901	95.8%
Contingency:	\$3,700,790	(\$1,089,999)	\$192,440	\$2,418,351	30.3%
<i>Unforeseen Changes</i>		\$816,229			
<i>Owner Requests</i>		\$273,770			
Furniture, Fixtures & Equipment	\$1,687,500		\$77,720	\$1,609,780	5.2%
Architectural/Engineering	\$2,384,350		\$2,355,479	\$28,871	98.8%
Project/Construction Management	\$1,420,592		\$1,420,132	\$460	100%
Relocation	\$1,129,488		\$1,071,572	\$57,916	94.9%
Owner’s Cost Items	\$1,562,500		\$412,876	\$1,149,624	26.4%
TOTAL	\$40,694,510		\$26,859,812	\$13,834,698	66%

Change Orders / Potential Change Orders / Work Orders

Attached is a summary report of all the approved budget adjustments (Attachment “A”). Thirty-two change orders have been approved to date for a total of \$1,089,999; of that, \$273,770 (25% of the total amount spent so far on change orders) was as a result of owner-requested upgrades (plaza elevator-#11, solid surface-#24 and casework-#25). The funds for these change orders were taken from the Contingency line item and put into the Construction (Swinerton contract) line item.

Progress Payment:

As of September 30th, the contractor has completed approximately 76% of the construction contract. Work accomplished since the last progress payment includes survey work, site concrete work, site utilities, sleeving for landscaping irrigation, masonry, building insulation, roofing & waterproofing, door & hardware installation, windows, gypsum, audio/visual system work, painting, elevator work and mechanical/electrical/plumbing work. The contractor has submitted a request for Progress Payment No. 19 in the net amount of \$1,612,726. All work items covered by this payment have been reviewed by Vanir Construction Management and the Public Works

Department and were found to be in conformance with the plans, specifications and the approved schedule of values. Following is a list of all progress payments to Swinerton:

P.P. #	Amount	P.P. #	Amount
1	\$1,320,556.00	13	\$1,147,455.00
2	\$341,954.43	14	\$1,581,658.00
3	\$876,220.66	15	\$1,349,616.00
4	\$1,062,247.20	16	\$1,638,650.00
5	\$666,650.11	17	\$1,520,866.00
6	\$996,569.00	18	\$1,632,988.00
7	\$1,663,171.00	19	\$1,612,726.00
8	\$1,281,610.00	TOTAL	\$22,849,525.27
9	\$1,245,127.00		
10	\$746,027.00		
11	\$750,268.00		
12	\$1,415,165.87		

Schedule

The attached detailed schedule, which is as of October 1, 2005, shows that the contractor is behind schedule by 42 days, putting substantial completion at December 12, 2005. In addition to the detailed schedule, a narrative of the schedule update from Swinerton’s scheduler, McDowell Scheduling is attached.

Issues of Concern:

- ◆ *Dry Weather Flow:* the work has been completed; no delay claim has been submitted by Swinerton to date; however it did result in a change order that is being processed for \$187,000.
- ◆ *Roofing:* the metal roofing system has been delivered and is being installed; however, installation was not able to begin on schedule resulting in a delay. In addition, when the installation began, there have been concerns about the quality of the installation, resulting in additional delays to correct.
- ◆ *Plaster:* the plaster (scratch, brown and finish coats) are now essential complete (except at the 13th Street end and on the north end of the fire station); however, the contractor was not able to begin the plaster when they had planned resulting in a delay.
- ◆ *Casework:* even though it is behind schedule, all casework is in production.
- ◆ *Windows/glass:* the glass manufacturer is looking at 16 to 24-week delivery times for the glass (delivery is scheduled for March 2006); Swinerton has responded by trying to find an acceptable substitute. The architect is being very careful to ensure the substitute meets specifications due to the fact that the glass is such an important feature of the building (the glass factors into energy model in addition to the aesthetics).
- ◆ *Plaza/water features:* while work is proceeding on some activities in the various plaza areas, the design of the water features is causing delay to progress. Initially the contractor had difficulty retaining a sub-contractor for the water features; that issue is resolved but they are now working on ensuring that the design produces the intended affect. Until the design of the water features is finalized, plaza work cannot move forward, causing a delay in this area. This could also result in a fairly significant change order.

Council Sub-Committee on Construction: The City Council sub-committee on construction met on September 19 to discuss the schedule and change orders. Minutes of that meeting are attached (Attachment "C"). The sub-committee also met on October 14 to discuss the schedule, change orders and the contract amendments with Vanir and HOK. Minutes of that meeting will be attached to the next project update.

Construction Issues Committee: This Council-appointed committee made up of two Downtown Business Association representatives, a Chamber of Commerce representative, two adjacent residents and two at-large residents meets on the fourth Tuesday of every month to discuss construction related issues such as traffic, parking, noise, air quality, etc. and help develop ways to solve issues that are identified. The committee met on September 27th.

Architect/Engineer Compensation

The City entered into a contract with Hellmuth, Obata + Kassabaum (HOK) on November 20, 2001 for architectural/engineering services for the Police & Fire facility for a total of \$2,240,890 (see attached contract). That amount was divided into five phases: schematic design (15%), design development (20%), construction documents (40%), bidding/negotiation (5%) and construction administration (20%). The construction administration phase amount was divided by 16 months, based on the Swinerton construction contract (February 2004 – July 6, 2005). The following describes the architect's scope of work/responsibilities during the current construction phase:

- The architect shall visit the site at intervals appropriate to the stage of construction. On the basis of on-site observations, the architect shall keep the Owner informed of the progress and quality of the work and shall use its best efforts to guard the owner against defects and deficiencies in the work.
- The architect shall review the contractors' progress schedules. Based on the architect's observations and evaluations of the contractor's applications for payment, the architect shall review and certify the amounts due the contractor.
- The architect shall attend all regular field meetings.
- The architect shall review and approve or take other appropriate action on contractors' submittals such as shop drawings, product data and samples.
- The architect shall respond to the contractor's requests for information.
- The architect shall prepare construction change directives when necessary.

The original architectural portion of the construction administration fee was \$192,120 or \$12,000 per month over the 16 months. The engineering portion of the construction administration fee was \$75,460 or \$4,716 per month over the 16 months. The full amount of the fee has been paid as of July 6, 2005.

The City Council has approved extending the Swinerton construction contract twice now; the first time the schedule was extended 51 days to August 26 and the second time it was extended 66 days to October 31 (substantial completion).

The architect/engineer team is requesting that the City extend the architect/engineering fee through the time that the City extended the construction schedule. They are requesting that the fee be paid at the same rate the City has been paying for the construction administration phase, i.e., \$12,000 for architectural services and \$4,716 for engineering services.

The Police/Fire sub-committee and staff are recommending that the architect/engineer fee be extended for the amount of time that the Swinerton construction schedule was extended, i.e., October 31 to cover services rendered to the project during this time, for a total of \$66,864 (\$16,716 for four months, i.e., July through October). In addition, the architect/engineer team will have some responsibilities during close-out, although the scope is more limited. The recommendation is that once substantial completion is reached, HOK be paid on a time and material basis (at an amount not to exceed \$33,432) to achieve final completion of the project.

Should final completion be delayed past December 31 (which we know it is), the recommendation is to include the architect/engineer fee that is not covered by this extension in the final settlement.

Vanir Contract Amendment

The City entered into a contract with Vanir Construction Management on November 6, 2001 for project/construction management services for the Police & Fire facility for a total of \$1,688,072 (that amount was subsequently decreased to \$1,420,592 due to a change from a three-phased project to a one-phased project) (see attached contract). That amount was paid out on a monthly basis through June 2005 (the originally contracted completion date for the project). The following describes in part the project manager's scope of work/responsibilities during the current construction phase:

- *On-site management and construction phase communication procedures:* the CM shall provide and maintain a management team on the project site to provide contract administration as an agent of the owner and to establish and implement coordination and communication procedures among the CM, Owner, Design Professional and Contractors.
- *Construction administration procedures:* the CM shall establish and implement procedures for expediting and processing requests for information, shop drawings, material and equipment sample submittals, contract schedule adjustments, change orders, substitutions and payment requests and the maintenance of logs for tracking all relevant information related to the above. As the Owner's representative at the construction site, the CM shall be the party to whom requests for information, submittals, contractor schedule adjustments, substitutions, change order request and payment applications shall be submitted.
- *Project site meetings:* the CM shall conduct weekly coordination meetings at the Project site with each contractor, the owner and the design professional. The CM shall record, transcribe and distribute minutes to all attendees.
- *Coordination of other independent consultants:* technical inspection and other independent consultants shall be coordinated by the CM. This includes geo-technical, material testing, special inspection, quality control inspection, etc.
- *Record drawings, operation and maintenance materials:* the CM shall receive from the contractor as-built record drawings, operation and maintenance manuals, warranties and guarantees for materials and equipment installed on the project, and review such documents for completeness.
- *Construction schedule reports:* the CM shall, on a monthly basis, review the progress of construction of the Contractor, shall evaluate the percentage complete of each construction activity as indicated in the Contractor's Construction Schedule and shall

review such percentages with the Contractor. This evaluation shall serve as data for input to the periodic Construction Schedule Report that shall be prepared and distributed to the Owner. The Report shall indicate the actual progress compared to scheduled progress and shall serve as the basis for the progress payments to the Contractor. The CM shall advise and make recommendations to the Owner concerning the alternative courses of action that the Owner may take in its efforts to achieve contract compliance by the Contractor.

- *Review of time extension requests:* prior to the issuance of change orders, the CM shall advise the Owner as to the effect on the Master Schedule of time extensions requested by the Contractor.
- *Change order control:* The CM shall establish and implement a change order control system. The CM shall discuss the proposed change order with the Contractor and endeavor to determine the Contractor's basis of the cost and time impacts of performing the work. The CM shall make recommendations to the Owner of whether the CM believes the change in work is in the best interest of the project, prior to the Owner's execution of change orders.
- *Progress payments:* The CM shall review the payment applications submitted by Contractor and determine whether the amount requested reflects the progress of the Contractor's work. The CM shall make appropriate adjustments to each payment application and shall prepare and forward to the Owner a Progress Payment Report. The Report shall state the total contract price, payments to date, current payment requested, retainage and actual amounts owed for the current period.

In order to accomplish the above scope of work, Vanir currently has a full time construction manager, a full time assistant construction manager and a part time document control clerk assigned to the project.

The Vanir fee that was established has been paid out as of the end of June (the original construction completion date). The City Council approved an extension of the construction contract from July 6 to August 26 and then again from August 26 to October 31 (substantial completion). Vanir is requesting that the City compensate them for the time that the construction contract was extended (July through October), i.e., \$47,000 per month for July through October for a total of \$188,000.

Once substantial completion is achieved and the project moves into close-out, Vanir's scope will decrease, although their presence will still be necessary. They are estimating that during close-out, they will need a construction manager half-time, an assistant construction manager full time and a document control clerk on a very limited basis. Based on those hours, at their billable rate, they are requesting \$31,000 for the months of November and December.

The Police/Fire sub-committee and staff are recommending that Vanir be paid fee be extended for the amount of time that the Swinerton construction schedule was extended, i.e., October 31 to cover services rendered to the project during this time, for a total of \$188,000 (\$47,000 for four months, i.e., July through October) and an additional \$62,000 for the months of November and December (\$31,000/month) to cover close-out services. Should final completion be delayed past December 31 (which we know it is), the recommendation is to include the construction management fee that is not covered by this extension in the final settlement.

Metlox

Metlox Parking Structure and Town Square Budget Update Summary

Project Total per DDA	Progress Payments	Balance Remaining
\$14,000,000	\$12,362,351	\$1,637,649

In February 2003 the City of Manhattan Beach authorized Metlox LLC and Pankow Construction to enter into an agreement to build a two-level public parking structure, Town Square, and public open space areas. The Metlox project is a design-build contract with a total project budget not to exceed \$14 million dollars, with Pankows' fixed price contract being a portion of the total \$14 million.

Contingency & Allowances

A project contingency of \$277,377 was established to address project changes that may occur, such as items specifically excluded from Pankows' contract or allowance items. Staff will keep the Council informed of any items that impact the project budget or the project contingency. The following chart provides a summary of the project contingency account:

Description	Type	Amount	Contingency Balance
Removal of buried foundations not indicated in contract documents, including remedial work at Soldier Pile #27.	Unforeseen conditions	\$9,475	\$267,902
Relocate fountain Pump Room from Morningside loading dock to P-1 Room near Fan Room. Provide new sewer line and divider wall from Fan Room		\$7,042	\$260,860
Relocate Fountain Pump Room. Associated drain relocation.		\$348	\$260,512
Provide Upgraded Lighting inside parking structure at escalator lobby areas on both P-1 and P-2 levels		\$9,910	\$250,602
Professional services- geotechnical, legal, architectural, fountain design, lighting, construction site supervision, and survey/soldier pile monitoring.		\$9,289	\$241,313
Fountain refinement- Town Square, dog, and water wall in 13 th Street Garden.		\$180,000	\$61,313

Within the project there are several areas where there are allowances within the project budget for items such as the artwork, fountains, kiln, and signage, where detailed designs and plans were not yet available when the contract was entered into with Pankow Construction. Staff is continuing to work with Tolkin Group, Pankow, Tolkin Architects, and their subcontractors to refine the scope of these work items and finalize the design and budget for each. All of the fountains are under construction, and the main fountain and dog fountain are nearing completion. Construction on the

“Water Wall” fountain in the 13th Street Garden has commenced. The designs are all consistent with those previously approved by the City Council. As the other allowance items are further refined and final costs are solidified staff will report those numbers to the City Council. These allowance items are critical to enhancing the aesthetics of the project and making the public spaces areas that the community will be drawn to linger and enjoy.

It was originally anticipated that the project contingency could be used to supplement the allowance items if it was determined to be appropriate. The following summarizes the allowance items budgeted for the project:

Allowance Items in Project Budget	\$ In Budget	Cost
Fountains- Town Square, dog, and water wall in 13 th Street garden	\$150,000	\$330,000
Artwork- Escalator Fire Screen	\$41,250	TBD
Kiln- Town Square	\$43,000	TBD
Landscaping	\$74,000	TBD
Site Furnishings	\$75,000	TBD
Signage- Directional	\$46,500	TBD

The escalators are anticipated to be opened for public access the first part of November and the permanent graphics inside the parking structure to provide directional signage as well as to clearly identify and highlight the stairwells, escalator and elevator is currently being completed. Some temporary banners are still in place that direct vehicles and pedestrians to the lower parking level as well as the stairwells and elevator.

Project Schedule & Milestones

- The exterior sidings and finishes including the stucco, stone, and nex-wood siding of the Metlox buildings are complete. In addition, metal canopies and trim, and the windows and wood frames are completed. The escalators are completed except for the installation of the fybond synthetic wood that is incorporated into the canopy. The fybond will also be installed on the metal canopies at the buildings within the next month. All of the final decorative concrete plaza decking is complete except in the 13th Street Garden area and the decorative glass embedded concrete in the Town Square. The Palm trees on Manhattan Beach Boulevard have been installed and the Sycamore trees in the Town Square are being installed. Lighting in the Town Square is being installed. Work on the fountains is nearing completion. The Fire Screen artwork in the escalator has been delivered and will be installed at the same time as the fybond on the escalator. The metal framework for the kiln art piece in the Town Square has been delivered on site and installation including masonry work will take place in the next month. The tables and chairs for the Town Square have been delivered. The streetscape improvements surrounding the project including the sidewalk, curb, and gutters and completed and the street trees are being installed. The permanent graphics inside the garage will begin in the next several weeks.
- The stores that front on Manhattan Beach Boulevard, including Design Within Reach, Papyrus, Coldstone, and Buster and Sullivan are near completion and are anticipated to open in the next few weeks. A Temporary Certificate of Occupancy for the portions of the

buildings where they are located will be issued. Permits for interior tenant improvements for Junior's Deli, Trilogy Day Spa, Color Me Mine, Ozer Dental, Petro's Greek restaurant, Le Pain Quotidien Bakery, Salon Brit, Curves, Janelle Holden, DDS True Religion Jeans, Spinning Studio, Coldwell Banker, and Look! Optometry have been issued and construction has begun. Plans for O'My Sole, and Fresh Produce have been submitted to plan check. Staff is working with the Tolkin Group on the Ribbon Cutting.

- The office trailer for Pankow has been moved off of the site and the office has been relocated inside one of the retail spaces off of Morningside Drive. The Metlox Potteries sign has been installed on the side of the wall at the Morningside ramp. The construction and stuccoing of the walls adjacent to the ramps for the garage requires temporary one-way traffic into and out of the garage, access is off of Valley until mid-November, with Morningside being exit only. Public notice will continue to be provided prior to the temporary traffic diversions, as well as temporary stairwell and elevator closures.
- At the Shade Hotel several temporary events have been held in the courtyard and the Lobby, which are complete except for the fountain and other detail work. The exterior finishes of the hotel are completed. Tile has been installed in selected areas including the roof deck around the spa and the courtyard. The exterior landscaping is being completed. The deck railings and furniture are being installed. All of the final building systems are being completed and building and fire staff are working closely with the hotel construction team. The office trailers have been moved off site and the contractor has relocated their offices inside the hotel for the completion of the project. The hotel anticipates opening rooms to the public in the next several weeks.
- Deliveries, utility installations, and on-going construction continue to require occasional lane and ramp closures on Valley Drive and Manhattan Beach Boulevard, as well as traffic control within the garage itself.
- Staff continues to meet with the construction team to refine the design, materials, and budget for the town square, fountains, landscaping, artwork and public areas, consistent with prior Council approvals.
- Targeted completion and opening for the inn and the retail /office is Fall 2005.

Public Improvement Projects

13th Street Extension:

- o Sewer, storm drain and water main work has been completed
- o A change order has been issued which covers additional pavement demolition, reconstruction of a sewer manhole, and installation of additional water valves.
- o Road sub-grade has been built, the aggregate base has been placed and the curb and gutter on the south side of the street has been poured.
- o Relocation of fiber optic conduits and installation of new gas main has been completed
- o Base paving has been completed to allow for construction staging

- o Final paving will be completed (asphalt and striping) by the first week of December as part of a larger resurfacing project which includes Valley Drive, Morningside Drive, and 15th Street.

Signal work on Valley (making Valley 2-way):

- o Design is complete
- o In addition to signal work, new street lights along 15th Street and Valley Drive will be installed with modern heads to reduce glare. The new lights will be fed underground.
- o A contract was awarded for the signal work at the May 17th Council meeting and construction is underway. The contractor must wait until the new curbs around the Police/ Fire facility are installed before constructing the new street light foundations.
- o Construction is scheduled to be complete by the middle of November.

Morningside:

- o Construction of right-of-way improvements is nearing completion (will be done by the end of October).
- o Pankow will complete the streetscape, but the actual street striping (design and construction) will be completed by Public Works.

Streetscape:

- o Funds for the streetscape project are included in the current fiscal year budget
- o Streetscape work on Valley/Manhattan Beach Blvd/Morningside/south side of 13th Street (around the Metlox project) has been designed and is under construction by the Metlox contractor
- o Streetscape work on 15th/13th/Valley (around the Police & Fire Facility) has been designed and will be built by the contractor as part of that project
- o The city's street resurfacing project has been awarded and will start construction by late October. Construction is scheduled to be completed by the first week of December.

- Attachments:
- A. Construction / Hard Cost – Summary Report
 - B. Construction Schedule – Data Date 01Oct05
 - C. Council Sub-Committee Minutes – September 19, 2005
 - D. HOK Contract
 - E. Vanir Contract

**Police & Fire Facility Project
Construction/Hard Costs - Summary Report
October 13, 2005**

- Official Start Date: February 9, 2004
- Approved Time Extensions: 117 days
- Original Contract Value (hard cost only): \$28,647,000
- Adjusted Contract Value: \$29,736,999
- Contingency Remaining: \$2,418,351

***Approved Adjustments
Unforeseen Conditions, Architect's Changes, Value Engineering***

CO#		Summary Description	Contractor Proposal	Approved \$
1	PCO#2	Mobilize earthwork equipment for 13 th Street work	\$3,333	\$3,333
2	PCO#1 PCO#8 WO#1	Demolition work not originally in contract-\$7,440 Demolish & remove cellular antennae foundation-\$3,166 Removal of underground concrete & debris-\$2,666	\$14,665	\$13,272
3	PCO#4	Relocate City Hall sewer not in as-built drawings (north of entrance)	\$12,259	\$11,447
4	PCO#5 PCO#9	Adjust shoring along Valley to miss existing sewer-\$20,947 Removal of underground debris-\$5,466	\$34,426	\$26,413
5	PCO#7	Install SCE substructure to deal with utility conflict at SE corner of Library	\$37,150	\$32,716
6	PCO#13	Relocate/revise existing City Hall sewer line (south of entrance)	\$42,221	\$33,195
7	PCO#3 PCO#6 PCO#12 PCO#14	Removal of seven light poles not originally included in contract; demolition of SCE duct bank-\$5,517 Credit for duplicate water line & double check valve-(\$11,921) Replace the jail cell doors with electric locking system for electric sliding cell doors-\$11,755 Install elevator shaft casing for plaza elevator-\$2,966	\$10,185	\$8,318
8		Credit to pay for the architect/engineer services required to evaluate the HVAC digital control system substitution request.	(\$3,400)	(\$3,400)
9		Extend contract by 51 days; pay extended general conditions for 40 days at the agreed upon rate of \$3,000 per day	\$120,000	\$120,000
10		Credit for accepting the substitution of Honeywell Controls for the HVAC system	(\$98,839)	(\$98,839)
12	PCO#11 PCO#26 PCO#18	Add two pole lights at City Hall entry-\$10,059 Removal of unforeseen underground debris-\$2,358 Survey to locate sidewalk for Edison vault-\$778	\$14,681	\$13,195
13	PCO#10 PCO#28	Make various revisions to documents-\$27,140 Telephone and data outlet modifications-\$7,303	\$63,700	\$34,443
14	PCO#17 PCO#21 PCO#27 PCO#35 PCO#47	Revise door hardware lockset per architect-\$363 Structural steel revisions per architect-\$2,228 Backwater valve installation-\$3,964 Steel framing at moment connection-\$843 Galvanize pipe and fittings-\$16,038	\$23,583	\$23,436

**Police & Fire Facility Project
Construction/Hard Costs - Summary Report
October 13, 2005**

CO#		Summary Description	Contractor Proposal	Approved \$
15	PCO#48 PCO#62	Hose tower hoist revisions-\$15,142 Credit for multiple revisions to storefront drawings-(\$1,500)	\$13,667	\$13,642
16	PCO#22 PCO#23 PCO#31 PCO#46 PCO#58 PCO#74 PCO#90 PCO#94	Credit for roofing modifications-(\$1,845) Credit for changing exterior glaze from green to clear-(\$814) Detention door hardware changes per architect-\$9,322 Emergency repair of existing sewer-\$2,183 Change scullery and floor sinks in fire work room-\$1,121 Re-route two storm drain lines away from doorway-\$1,250 Re-route storm drain piping to below structural deck-\$1,258 Revise sump pump discharge-\$1,877	\$21,756	\$14,352
17	PCO#71 PCO#87 PCO#101 PCO#115	Reroute waste piping west of Fitness Room-\$828 Revise plumbing layout for jail cell lavatories-\$3,122 Delete two interior walls and relocate electrical-(\$386) Delete holes in jail cell bunks-\$0	\$3,636	\$3,564
18	PCO#40 PCO#33 PCO#34 PCO#49 PCO#86 PCO#116	Provide sloping locker tops-\$4,566 Delete veneer brick and extend exterior windows-(\$791) Delete installation of antenna mast-(\$2,772) Furnish and install canopy embeds-\$2,995 Revise concrete beam reinforcing-\$417 Furnish/install power and switches to motorized gates-\$2,596	\$7,539	\$7,011
20	PCO#60	Jail door monitoring and control system	\$130,450	\$119,950
21	PCO#79 PCO#96 PCO#108	Add heaters to firing range-\$7,900 Additional rebar at hose tower-\$3,052 Repair existing waterproofing at City Hall-\$13,871	\$25,451	\$24,823
22	PCO#20 PCO#44 PCO#102	Hardware revisions-\$34,000 Move 18x18 duct out of drop panel-\$599 Hollow metal frame revisions-\$404	\$40,086	\$35,003
23	PCO#43 PCO#45 PCO#92 PCO#95 PCO#106 PCO#110 PCO#111 PCO#112 PCO#122	Add five hose bibs at the jail-\$4,388 Drawing revisions for air and electric hose reels-\$9,753 Pipe rerouting at room A165-\$0 Provide storm drain offset-\$4,011 Provide pipe offset at draft pit/firing range-\$2,704 Pipe rerouting at sobering cell-\$0 Pipe rerouting at room 089-\$0 Pipe rerouting at Jail Corridor-\$0 General plumbing revisions-\$75,152	\$111,060	\$96,008
26	PCO#37 PCO#69 PCO#82 PCO#97 PCO#103 PCO#140	Furnish and install patio gate in fire department area-\$4,048 Revise door, frame and hardware for door 101-\$2,870 Revise exhaust and roof fans-\$1,009 Modification of site wall details-\$1,439 Furnish and install antenna mast embeds-\$1,491 Install parapets to apparatus bay roof-\$2,014	\$13,096	\$12,907
28	PCO#53 PCO#67 PCO#75	Revise turnout lockers-\$7,357 Draft pit pump electrical-\$831 Structural steel revisions-\$7,862	\$24,548	\$22,279

**Police & Fire Facility Project
Construction/Hard Costs - Summary Report
October 13, 2005**

<i>CO#</i>		<i>Summary Description</i>	<i>Contractor Proposal</i>	<i>Approved \$</i>
	PCO#85 PCO#129 PCO#151	Concrete reinforcement changes-\$920 CMU infill at jail cell 84-\$1,114 Revise beam elevations at apparatus bay-\$4,195		
29	PCO#135 PCO#141 PCO#146	Revise antennae brackets-\$4,770 Hose tower pent plate & angles-\$8,465 Dog kennel walls-\$10,549	\$23,591	\$22,784
30	PCO#121 PCO#132 PCO#150	Antennae revisions-\$1,718 Add four wood doors with frames-\$9,751 Relocate roof penetration framing-\$12,766	\$24,514	\$24,235
31	PCO#152	Add fire line at 13 th Street & 15 th Street	\$67,360	\$42,117
32		Extend contract by 66 days; pay extended general conditions for 37 days at the agreed upon rate of \$4,325 per day	\$160,025	\$160,025
			\$940,733	\$816,229

**Police & Fire Facility Project
Construction/Hard Costs - Summary Report
October 13, 2005**

*Approved Adjustments
Owner Requested Changes*

<i>CO#</i>		<i>Summary Description</i>	<i>Contractor Proposal</i>	<i>Approved \$</i>
11	PCO#15	Furnish and install an elevator in the plaza area	\$121,360	\$121,360
24	PCO#63	Change plastic laminate to solid surface throughout	\$86,128	\$86,128
25	PCO#84	Add-back casework previously deleted	\$66,282	\$66,282
			\$273,770	\$273,770

Activity ID	Activity Description	Orig Dur	Early Start	Early Finish	Rem Dur	Total Float	2005																											
							SEP				OCT				NOV				DEC				JAN				FEB				M			
							5	12	19	26	3	10	17	24	7	14	21	28	5	12	19	26	2	9	16	23	6	13	20	27				
Manhattan Bch F&P 01Oct05 Update																																		
General																																		
Summaries																																		
Section 00800 - Special Provisions Summary																																		
SEG-1-00	Work Segment 01 - (Cal Days)	673*	09FEB04A	12DEC05	73*	-42	Work Segment 01 - (Cal Days) - 09FEB04A - 12DEC05																											
SEG-1-00A	Substantial Completion (10/31/2005)	0		12DEC05	0	-42	Substantial Completion (10/31/2005) - 12DEC05																											
SEG-1-00B	Punchlist & Corrections	61*	13DEC05	11FEB06	61*	-42	Punchlist & Corrections - 13DEC05 - 11FEB06																											
SEG-1-00A1	Substantial Completion - Sitework (Non-Essential)	0		15DEC05	0	-1	Substantial Completion - Sitework (Non-Essential) - 15DEC05																											
SEG-1-00A2	Substantial Completion - Fountain	0		28DEC05	0	-6	Substantial Completion - Fountain - 28DEC05																											
SEG-1-01	Final Completion (12/31/2005)	0		11FEB06	0	-42	Final Completion (12/31/2005) - 11FEB06																											
City Allowance																																		
GC-1050	City Allowance	1	03OCT05	03OCT05	1	20	City Allowance - 03OCT05 - 03OCT05																											
Construction																																		
Shoring/Foundation/Basement Walls																																		
Area A - A6 to A11 & AA to AE																																		
A6 to A11 & AA to AE																																		
AF042-100B	Delay: Bulletin #18.1, 18.2, 18.3 & 18.4	14	28JUN05A	03OCT05	1	-26	Delay: Bulletin #18.1, 18.2, 18.3 & 18.4 - 28JUN05A - 03OCT05																											
AF033-160	Pour S.O.G. @ Mechanical Area	1	26AUG05A	04OCT05	1	-26	Pour S.O.G. @ Mechanical Area - 26AUG05A - 04OCT05																											
Suspended Deck/Structural Steel																																		
Level 1 & 2 - Fire																																		
Structural Steel																																		
FS-03331A	Fireproofing (Apparatus Bay) - Fire	2	03OCT05	04OCT05	2	-20	Fireproofing (Apparatus Bay) - Fire - 03OCT05 - 04OCT05																											
Perimeter Wall Backfill/Utilities																																		
U/G Utilities/Backfill																																		
East Side																																		
SSE-02503A	Delay: Bulletin #18.1, 18.2	227	23AUG04A	16SEP05A	0		Delay: Bulletin #18.1, 18.2 - 23AUG04A - 16SEP05A																											
SDE-02501	Tie-In New Storm Drain - East	10	12SEP05A	23SEP05A	0		Tie-In New Storm Drain - East - 12SEP05A - 23SEP05A																											
SSE-02503	Sanitary Sewer - East	2	12SEP05A	23SEP05A	0		Sanitary Sewer - East - 12SEP05A - 23SEP05A																											
RWE-02501	Reclaimed Water - East	3	23SEP05A	04OCT05	2	9	Reclaimed Water - East - 23SEP05A - 04OCT05																											
North Side																																		
RWN-02501	Planter Drains - North	3	24JUN05A	09SEP05A	0		Planter Drains - North - 24JUN05A - 09SEP05A																											
South Side																																		
GSS-02522	Delay: RFI 671.1 Gas Meter Location	1	05AUG05A	16SEP05A	0		Delay: RFI 671.1 Gas Meter Location - 05AUG05A - 16SEP05A																											
Roof																																		
North Roof (BA-BF) (Fire Station)																																		
Mechanical Area																																		
NR155-100	Set Mechanical Equipment	3	26AUG05A	06SEP05A	0		Set Mechanical Equipment - 26AUG05A - 06SEP05A																											
NR155-130	Mechanical Connections at Eqpt	10	29AUG05A	23SEP05A	0		Mechanical Connections at Eqpt - 29AUG05A - 23SEP05A																											
NR154-100	Plumbing Connections at Mechanical Eqpt	10	29AUG05A	05OCT05	3	-2	Plumbing Connections at Mechanical Eqpt - 29AUG05A - 05OCT05																											
NR160-100	Electrical Connections at Mechanical Eqpt	10	29AUG05A	05OCT05	3	-2	Electrical Connections at Mechanical Eqpt - 29AUG05A - 05OCT05																											
NR075-030A	Built-up Roofing (3 Ply-Cold)	3	31AUG05A	05OCT05	3	-2	Built-up Roofing (3 Ply-Cold) - 31AUG05A - 05OCT05																											
NRCLEAN01	Cleanup Roof	2	23SEP05A	06OCT05	1	12	Cleanup Roof - 23SEP05A - 06OCT05																											

Activity ID	Activity Description	Orig Dur	Early Start	Early Finish	Rem Dur	Total Float	2005												2006				M											
							SEP				OCT				NOV				DEC					JAN		FEB								
							5	12	19	26	3	10	17	24	31	7	14	21	28	5	12	19	26	2	9	16	23	30	6	13	20	27		
NR077-010	Walking Pads	1	05OCT05	05OCT05	1	12	Walking Pads - 05OCT05 - 05OCT05																											
Metal Roofing																																		
NR076-020	Gutters/Fascia to Metal Roofing	5	18AUG05A	03OCT05	1	-25	Gutters/Fascia to Metal Roofing - 18AUG05A - 03OCT05																											
NR076-030	Metal Roofing System	10	31AUG05A	13OCT05	8	-25	Metal Roofing System - 31AUG05A - 13OCT05																											
South Roof (BF-A13) (Police Station)																																		
Mechanical Area																																		
SR154-015	Set Cooling Tower	10	26JUL05A	06SEP05A	0		Set Cooling Tower - 26JUL05A - 06SEP05A																											
SR155-130	Mechanical Connections at Eqpt	10	29AUG05A	07OCT05	2	6	Mechanical Connections at Eqpt - 29AUG05A - 07OCT05																											
SR160-100	Electrical Connections at Mechanical Eqpt	10	06SEP05A	12OCT05	5	-7	Electrical Connections at Mechanical Eqpt - 06SEP05A - 12OCT05																											
SR154-100	Plumbing Connections at Mechanical Eqpt	10	06SEP05A	13OCT05	6	2	Plumbing Connections at Mechanical Eqpt - 06SEP05A - 13OCT05																											
SRCLEAN01	Cleanup Roof	2	23SEP05A	17OCT05	2	5	Cleanup Roof - 23SEP05A - 17OCT05																											
SR075-030A	Built-up Roofing (3 Ply-Cold)	3	03OCT05	05OCT05	3	-7	Built-up Roofing (3 Ply-Cold) - 03OCT05 - 05OCT05																											
SR077-010	Walking Pads	1	05OCT05	05OCT05	1	11	Walking Pads - 05OCT05 - 05OCT05																											
Metal Roofing																																		
SR076-020	Gutters/Fascia to Metal Roofing	5	22AUG05A	30SEP05A	0		Gutters/Fascia to Metal Roofing - 22AUG05A - 30SEP05A																											
SR076-030	Metal Roofing System	10	06SEP05A	11OCT05	7	9	Metal Roofing System - 06SEP05A - 11OCT05																											
Mechanical Area Roof (AE-AC) (Utility Yard)																																		
Mechanical Area																																		
SR053-100A	Delay: Bull #18.3 Canopy; 18.4	1	14JUL05A	30SEP05A	0		Delay: Bull #18.3 Canopy; 18.4 - 14JUL05A - 30SEP05A																											
SR053-100	Install Metal Roof Deck - Mech Area	2	19AUG05A	30SEP05A	0		Install Metal Roof Deck - Mech Area - 19AUG05A - 30SEP05A																											
MR076-100	Sheetmetal Flashing	3	29AUG05A	11OCT05	1	-4	Sheetmetal Flashing - 29AUG05A - 11OCT05																											
MR075-010	Substrate Board/Waterproofing Membrane	4	05OCT05	10OCT05	4	-4	Substrate Board/Waterproofing Membrane - 05OCT05 - 10OCT05																											
MR061-020	Prefab equip Curbs	2	12OCT05	13OCT05	2	-4	Prefab equip Curbs - 12OCT05 - 13OCT05																											
MR154-010	Set Drains	2	14OCT05	17OCT05	2	-4	Set Drains - 14OCT05 - 17OCT05																											
MR075-020	Rigid Insulation	3	18OCT05	20OCT05	3	-4	Rigid Insulation - 18OCT05 - 20OCT05																											
MR075-030	Built-up Roofing	3	21OCT05	25OCT05	3	-4	Built-up Roofing - 21OCT05 - 25OCT05																											
MR077-100	Skylights	2	26OCT05	27OCT05	2	-4	Skylights - 26OCT05 - 27OCT05																											
MRCLEAN01	Cleanup Roof	1	28OCT05	28OCT05	1	-4	Cleanup Roof - 28OCT05 - 28OCT05																											
Tower																																		
Tower Roof																																		
TR076-100	Sheetmetal Flashing	2	12AUG05A	30SEP05A	0		Sheetmetal Flashing - 12AUG05A - 30SEP05A																											
TR154-010	Set Drains	1	12AUG05A	04OCT05	1	8	Set Drains - 12AUG05A - 04OCT05																											
TR154-020	Delay: Bulletin #97 Reloc Rf Hatch, Ladder, Drain	1	15SEP05A	03OCT05	1	8	Delay: Bulletin #97 Reloc Rf Hatch, Ladder, Drain - 15SEP05A - 03OCT05																											
TR075-020	Rigid Insulation	2	26SEP05A	27SEP05A	0		Rigid Insulation - 26SEP05A - 27SEP05A																											
TR075-030	Built-up Roofing	2	26SEP05A	27SEP05A	0		Built-up Roofing - 26SEP05A - 27SEP05A																											
TR077-100	Skylights/Hatch	2	28SEP05A	29SEP05A	0		Skylights/Hatch - 28SEP05A - 29SEP05A																											
TRCLEAN01	Cleanup Roof	1	30SEP05A	30SEP05A	0		Cleanup Roof - 30SEP05A - 30SEP05A																											
TR075-010	Substrate Board/Waterproofing Membrane	2	03OCT05	04OCT05	2	8	Substrate Board/Waterproofing Membrane - 03OCT05 - 04OCT05																											
Exterior Skin																																		
Building Skin																																		
SE Corner - (A7.7-A13, AE Line; AE-AH, A13 Line)																																		
SE076-010	Sheetmetal	5	21JUL05A	31AUG05A	0		Sheetmetal - 21JUL05A - 31AUG05A																											
SE076-010A	RFI 680 Flashing at Plaster	1	02AUG05A	06SEP05A	0		RFI 680 Flashing at Plaster - 02AUG05A - 06SEP05A																											
SE092-070	Cure Brown Coat	5	22AUG05A	02SEP05A	0		Cure Brown Coat - 22AUG05A - 02SEP05A																											

Activity ID	Activity Description	Orig Dur	Early Start	Early Finish	Rem Dur	Total Float	2005																												2006	
							SEP							OCT							NOV							DEC							JAN	
SE088-020	Windows (Self Flashing/Operable)	10	29AUG05A	09SEP05A	0		Windows (Self Flashing/Operable) - 29AUG05A - 09SEP05A																													
SE100-010	Exterior Signage	2	31AUG05A	04OCT05	1	8	Exterior Signage - 31AUG05A - 04OCT05																													
SE042-010	Roman Face Brick	10	31AUG05A	11OCT05	7	-3	Roman Face Brick - 31AUG05A - 11OCT05																													
SE092-080	Plaster Finish Coat	8	06SEP05A	30SEP05A	0		Plaster Finish Coat - 06SEP05A - 30SEP05A																													
SE100-010A	RFI 718-721 Exterior Signage	1	06SEP05A	03OCT05	1	8	RFI 718-721 Exterior Signage - 06SEP05A - 03OCT05																													
SEPUNCH00	Prepunch Plaster	1	12SEP05A	30SEP05A	0		Prepunch Plaster - 12SEP05A - 30SEP05A																													
SE107-010	Metal Canopy/Sunsreen	10	12SEP05A	10OCT05	5	3	Metal Canopy/Sunsreen - 12SEP05A - 10OCT05																													
SE092-090	Remove Scaffold	1	14SEP05A	14SEP05A	0		Remove Scaffold - 14SEP05A - 14SEP05A																													
SE160-110	Lighting Finishes	3	03OCT05	05OCT05	3	7	Lighting Finishes - 03OCT05 - 05OCT05																													
SE088-030	Glaze Windows	5	12OCT05	18OCT05	5	-3	Glaze Windows - 12OCT05 - 18OCT05																													
SE079-010	Caulk Windows/Exterior	4	19OCT05	24OCT05	4	-3	Caulk Windows/Exterior - 19OCT05 - 24OCT05																													
SECLEAN01	Cleanup Exterior	3	20OCT05	24OCT05	3	-3	Cleanup Exterior - 20OCT05 - 24OCT05																													
SEPUNCH01	SB Prepunch & Corrections	5	21OCT05	27OCT05	5	-3	SB Prepunch & Corrections - 21OCT05 - 27OCT05																													
West Side - (A13-BF, AH Line)																																				
WS092-030	Sheeting/Waterproofing	7	06JUN05A	31AUG05A	0		Sheeting/Waterproofing - 06JUN05A - 31AUG05A																													
WS092-010B	Canopy & Sunscreen Supports	5	05JUL05A	31AUG05A	0		Canopy & Sunscreen Supports - 05JUL05A - 31AUG05A																													
WS092-040	Lath & Trim	7	13JUL05A	31AUG05A	0		Lath & Trim - 13JUL05A - 31AUG05A																													
WS076-010	Sheetmetal	5	22JUL05A	31AUG05A	0		Sheetmetal - 22JUL05A - 31AUG05A																													
WS092-100	Expansion Joint	10	01AUG05A	31AUG05A	0		Expansion Joint - 01AUG05A - 31AUG05A																													
WS092-050	Plaster Scratch Coat	5	22AUG05A	12SEP05A	0		Plaster Scratch Coat - 22AUG05A - 12SEP05A																													
WS092-060	Plaster Brown Coat	5	22AUG05A	13SEP05A	0		Plaster Brown Coat - 22AUG05A - 13SEP05A																													
WS092-070	Cure Brown Coat	5	22AUG05A	20SEP05A	0		Cure Brown Coat - 22AUG05A - 20SEP05A																													
WS092-050A	Delay: RFI 707 Plaster Reveals	1	24AUG05A	06SEP05A	0		Delay: RFI 707 Plaster Reveals - 24AUG05A - 06SEP05A																													
WS092-080	Plaster Finish Coat	8	10SEP05A	22SEP05A	0		Plaster Finish Coat - 10SEP05A - 22SEP05A																													
WS088-020	Windows (Self Flashing/Operable)	10	12SEP05A	16SEP05A	0		Windows (Self Flashing/Operable) - 12SEP05A - 16SEP05A																													
WS088-100	Alum Storefrnt Sprrts & Clips @ Main Entr/Mtg Rm	5	12SEP05A	05OCT05	2	-1	Alum Storefrnt Sprrts & Clips @ Main Entr/Mtg Rm - 12SEP05A - 05OCT05																													
WS107-010	Metal Canopy/Sunsreen	10	12SEP05A	10OCT05	5	-2	Metal Canopy/Sunsreen - 12SEP05A - 10OCT05																													
WS088-110	Alum Storefront Framing @ Main Entr	10	19SEP05A	07OCT05	2	-1	Alum Storefront Framing @ Main Entr - 19SEP05A - 07OCT05																													
WS092-090	Remove Scaffold	3	22SEP05A	23SEP05A	0		Remove Scaffold - 22SEP05A - 23SEP05A																													
WSPUNCH00	Prepunch Plaster	1	22SEP05A	03OCT05	1	-2	Prepunch Plaster - 22SEP05A - 03OCT05																													
WS100-010	Exterior Signage	2	26SEP05A	03OCT05	1	7	Exterior Signage - 26SEP05A - 03OCT05																													
WS042-010	Roman Face Brick	10	30SEP05A	13OCT05	9	-10	Roman Face Brick - 30SEP05A - 13OCT05																													
WS160-110	Lighting Finishes	3	03OCT05	05OCT05	3	5	Lighting Finishes - 03OCT05 - 05OCT05																													
WS088-120	Storefront Glazing @ Main Entr	7	10OCT05	18OCT05	7	-1	Storefront Glazing @ Main Entr - 10OCT05 - 18OCT05																													
WS088-030	Glaze Windows	5	14OCT05	20OCT05	5	-10	Glaze Windows - 14OCT05 - 20OCT05																													
WS079-100	Storefront Caulking @ Main Entr	5	19OCT05	25OCT05	5	-1	Storefront Caulking @ Main Entr - 19OCT05 - 25OCT05																													
WS079-010	Caulk Windows/Exterior	4	21OCT05	26OCT05	4	-10	Caulk Windows/Exterior - 21OCT05 - 26OCT05																													
WSCLEAN01	Cleanup Exterior	3	27OCT05	31OCT05	3	-10	Cleanup Exterior - 27OCT05 - 31OCT05																													
WSPUNCH01	SB Prepunch & Corrections	5	01NOV05	08NOV05	5	-10	SB Prepunch & Corrections - 01NOV05 - 08NOV05																													
North End - (BF-BA; & Remaining East)																																				
NE092-030	Sheeting/Waterproofing	7	20JUN05A	31AUG05A	0		Sheeting/Waterproofing - 20JUN05A - 31AUG05A																													

Activity ID	Activity Description	Orig Dur	Early Start	Early Finish	Rem Dur	Total Float	2005																											
							SEP				OCT				NOV				DEC				JAN				FEB				M			
							5	12	19	26	3	10	17	24	31	7	14	21	28	5	12	19	26	2	9	16	23	30	6	13	20	27		
NE088-010	Window Flashing/Frames	8	13JUL05A	31AUG05A	0		Window Flashing/Frames - 13JUL05A - 31AUG05A																											
NE088-010B	RFI 669 Radiused Window	1	26JUL05A	06SEP05A	0		RFI 669 Radiused Window - 26JUL05A - 06SEP05A																											
NE092-100	Expansion Joint	10	01AUG05A	02SEP05A	0		Expansion Joint - 01AUG05A - 02SEP05A																											
NE088-010C	Delay: RFI 680 Flashing at Plaster	1	02AUG05A	03OCT05	1	-14	Delay: RFI 680 Flashing at Plaster - 02AUG05A - 03OCT05																											
NE076-010	Sheetmetal	5	08AUG05A	02SEP05A	0		Sheetmetal - 08AUG05A - 02SEP05A																											
NE160-100	Rough Exterior Lighting	3	08AUG05A	02SEP05A	0		Rough Exterior Lighting - 08AUG05A - 02SEP05A																											
NE092-050	Plaster Scratch Coat	5	18AUG05A	06SEP05A	0		Plaster Scratch Coat - 18AUG05A - 06SEP05A																											
NE092-060	Plaster Brown Coat	5	20AUG05A	09SEP05A	0		Plaster Brown Coat - 20AUG05A - 09SEP05A																											
NE092-070	Cure Brown Coat	5	20AUG05A	04OCT05	1	-14	Cure Brown Coat - 20AUG05A - 04OCT05																											
NE092-080	Plaster Finish Coat	8	08SEP05A	06OCT05	2	-14	Plaster Finish Coat - 08SEP05A - 06OCT05																											
NE088-020	Windows (Self Flashing/Operable)	10	12SEP05A	11OCT05	3	-8	Windows (Self Flashing/Operable) - 12SEP05A - 11OCT05																											
NE107-010	Metal Canopy/Sunsreen	10	12SEP05A	14OCT05	5	-6	Metal Canopy/Sunsreen - 12SEP05A - 14OCT05																											
NE083-100	Section Doors @ Engine Room	10	19SEP05A	21OCT05	5	-4	Section Doors @ Engine Room - 19SEP05A - 21OCT05																											
NE092-090	Remove Scaffold	3	26SEP05A	07OCT05	1	11	Remove Scaffold - 26SEP05A - 07OCT05																											
NE100-010	Exterior Signage	2	30SEP05A	10OCT05	2	2	Exterior Signage - 30SEP05A - 10OCT05																											
NE042-010	Roman Face Brick	10	30SEP05A	19OCT05	9	-14	Roman Face Brick - 30SEP05A - 19OCT05																											
NEPUNCH00	Prepunch Plaster	1	07OCT05	07OCT05	1	-6	Prepunch Plaster - 07OCT05 - 07OCT05																											
NE160-110	Lighting Finishes	3	07OCT05	11OCT05	3	1	Lighting Finishes - 07OCT05 - 11OCT05																											
NE088-030	Glaze Windows	5	20OCT05	26OCT05	5	-14	Glaze Windows - 20OCT05 - 26OCT05																											
NE079-010	Caulk Windows/Exterior	4	27OCT05	01NOV05	4	-14	Caulk Windows/Exterior - 27OCT05 - 01NOV05																											
NECLEAN01	Cleanup Exterior	3	02NOV05	04NOV05	3	-14	Cleanup Exterior - 02NOV05 - 04NOV05																											
NEPUNCH01	SB Prepunch & Corrections	5	08NOV05	14NOV05	5	-14	SB Prepunch & Corrections - 08NOV05 - 14NOV05																											
Hose Tower Exterior																																		
TW103-100	Install Clock	3	22JUL05A	04OCT05	1	9	Install Clock - 22JUL05A - 04OCT05																											
TW102-100	Install Louvers & Vents	3	22JUL05A	05OCT05	1	8	Install Louvers & Vents - 22JUL05A - 05OCT05																											
TWPUNCH01	Hose Tower Exterior Construction Complete	0		05OCT05	0	8	Hose Tower Exterior Construction Complete - 05OCT05																											
TWPUNCH11	SB Prepunch & Corrections	5	06OCT05	12OCT05	5	13	SB Prepunch & Corrections - 06OCT05 - 12OCT05																											
Elevator																																		
Elevator 1 (& Elevator 2)																																		
ELE140-120	Machine Room Equipment	1	22JUL05A	30SEP05A	0		Machine Room Equipment - 22JUL05A - 30SEP05A																											
ELE140-110	Rail Brackets	3	29AUG05A	30SEP05A	0		Rail Brackets - 29AUG05A - 30SEP05A																											
ELE140-190	Pit Equipment	1	29AUG05A	30SEP05A	0		Pit Equipment - 29AUG05A - 30SEP05A																											
ELE140-130	Entrances	4	12SEP05A	05OCT05	1	-11	Entrances - 12SEP05A - 05OCT05																											
ELE140-140	Car Frames/Car Equipment	4	19SEP05A	10OCT05	3	-11	Car Frames/Car Equipment - 19SEP05A - 10OCT05																											
ELE140-150	Hall Fixtures	1	26SEP05A	11OCT05	1	-11	Hall Fixtures - 26SEP05A - 11OCT05																											
ELE140-170	Cab	7	26SEP05A	20OCT05	5	-11	Cab - 26SEP05A - 20OCT05																											
ELE140-160	Car Fixtures	2	30SEP05A	13OCT05	2	-11	Car Fixtures - 30SEP05A - 13OCT05																											
ELE140-180	Inspection/Testing	8	21OCT05	01NOV05	8	-11	Inspection/Testing - 21OCT05 - 01NOV05																											
Interior Build-Out																																		
Area A - A6 to A11 & AA to AE																																		
Basement - Interior Parking Area																																		
BAA-15810	Draft Pit Equipment (by owner)	10	31JAN05A	05OCT05	3	-4	Draft Pit Equipment (by owner) - 31JAN05A - 05OCT05																											

Activity ID	Activity Description	Orig Dur	Early Start	Early Finish	Rem Dur	Total Float	2005																											
							SEP				OCT				NOV				DEC				2006											
							5	12	19	26	3	10	17	24	31	7	14	21	28	5	12	19	26	2	9	16	23	30	6	13	20	27		
BA154-050	Plumb Trim	4	01APR05A	30SEP05A	0		Plumb Trim - 01APR05A - 30SEP05A																											
BA157-040	Mech Trim	4	01APR05A	30SEP05A	0		Mech Trim - 01APR05A - 30SEP05A																											
BAA-08712	Install Four-Fold Doors	10	22JUL05A	14OCT05	7	1	Install Four-Fold Doors - 22JUL05A - 14OCT05																											
BAA-08712A	DELAY: RFI 698,R1 Four Fold Door Motor Location	1	22AUG05A	03OCT05	1	3	DELAY: RFI 698,R1 Four Fold Door Motor Location - 22AUG05A - 03OCT05																											
BA160-240	Elect Trim	4	29AUG05A	07OCT05	2	5	Elect Trim - 29AUG05A - 07OCT05																											
BA160-330	Communication Trim	4	29AUG05A	10OCT05	2	5	Communication Trim - 29AUG05A - 10OCT05																											
BAA-02801	Install Chain Link Fence (South secur parking)	3	04OCT05	06OCT05	3	2	Install Chain Link Fence (South secur parking) - 04OCT05 - 06OCT05																											
BAA-09301	Bumpers & Striping	5	06OCT05	12OCT05	5	3	Bumpers & Striping - 06OCT05 - 12OCT05																											
BAA-09305	Final Paint	5	07OCT05	13OCT05	5	2	Final Paint - 07OCT05 - 13OCT05																											
BAA-01099	Basement Parking Area A Construction Complete	0		14OCT05	0	1	Basement Parking Area A Construction Complete - 14OCT05																											
BAA-01100	SB Prepunch & Corrections	10	17OCT05	28OCT05	10	1	SB Prepunch & Corrections - 17OCT05 - 28OCT05																											
Area C - A1 to A6 & BA to BE																																		
Basement - Interior Parking Area																																		
BC160-240	Elect Trim	4	29AUG05A	07OCT05	2	-4	Elect Trim - 29AUG05A - 07OCT05																											
BC160-330	Communication Trim	4	29AUG05A	10OCT05	2	5	Communication Trim - 29AUG05A - 10OCT05																											
BAC-09305	Final Paint	5	09SEP05A	07OCT05	2	6	Final Paint - 09SEP05A - 07OCT05																											
BAC-09301	Bumpers & Striping	10	10OCT05	21OCT05	10	-4	Bumpers & Striping - 10OCT05 - 21OCT05																											
BAC-01099	Basement Parking Area C Construction Complete	0		21OCT05	0	-4	Basement Parking Area C Construction Complete - 21OCT05																											
BAC-01100	SB Prepunch & Corrections	10	24OCT05	04NOV05	10	-4	SB Prepunch & Corrections - 24OCT05 - 04NOV05																											
Area D - A1 to A6 & BE to AJ																																		
Basement - Interior Parking Area																																		
BAD-09620	Drywall and Tape	7	05JUL05A	16SEP05A	0		Drywall and Tape - 05JUL05A - 16SEP05A																											
BAD-08713	Install Four-Fold Doors	10	22JUL05A	12OCT05	7	-11	Install Four-Fold Doors - 22JUL05A - 12OCT05																											
BAD-0812	Metal Doors & Hardware	1	12AUG05A	30SEP05A	0		Metal Doors & Hardware - 12AUG05A - 30SEP05A																											
BAD-08711	Install Doors & Hardware	5	29AUG05A	30SEP05A	0		Install Doors & Hardware - 29AUG05A - 30SEP05A																											
BD154-050	Plumb Trim	4	09SEP05A	30SEP05A	0		Plumb Trim - 09SEP05A - 30SEP05A																											
BD157-040	Mech Trim	4	09SEP05A	30SEP05A	0		Mech Trim - 09SEP05A - 30SEP05A																											
BD160-010	Fire Sprinklers Trim	4	09SEP05A	30SEP05A	0		Fire Sprinklers Trim - 09SEP05A - 30SEP05A																											
BAD-09300	Paint Prime & 1st Coat	5	09SEP05A	14OCT05	2	-11	Paint Prime & 1st Coat - 09SEP05A - 14OCT05																											
BD160-240	Elect Trim	4	09SEP05A	18OCT05	2	-11	Elect Trim - 09SEP05A - 18OCT05																											
BD160-330	Communication Trim	4	12SEP05A	19OCT05	2	-2	Communication Trim - 12SEP05A - 19OCT05																											
BAD-09305	Final Paint	5	30SEP05A	20OCT05	4	-3	Final Paint - 30SEP05A - 20OCT05																											
BAD-09301	Bumpers & Striping	10	19OCT05	01NOV05	10	-11	Bumpers & Striping - 19OCT05 - 01NOV05																											
BAD-01099	Basement Parking Area D Construction Complete	0		01NOV05	0	-11	Basement Parking Area D Construction Complete - 01NOV05																											
BAD-01100	SB Prepunch & Corrections	10	02NOV05	16NOV05	10	-11	SB Prepunch & Corrections - 02NOV05 - 16NOV05																											
Area E - A1 to A4 & AJ to PH																																		
Basement - Interior Parking Area																																		
BAE-15500	Overhead Plumbing Rough-Ins	10	08APR05A	16SEP05A	0		Overhead Plumbing Rough-Ins - 08APR05A - 16SEP05A																											
BAE-15800	Overhead Mechanical Rough-Ins	10	11APR05A	16SEP05A	0		Overhead Mechanical Rough-Ins - 11APR05A - 16SEP05A																											
BE111-100	Vehicle Exhaust Removal Sys	10	27JUN05A	16SEP05A	0		Vehicle Exhaust Removal Sys - 27JUN05A - 16SEP05A																											
BAE-08713	Door Frames Elevator Lobby	7	22JUL05A	04OCT05	2	-8	Door Frames Elevator Lobby - 22JUL05A - 04OCT05																											
BAE-0813	Metal Doors & Hardware	1	29AUG05A	30SEP05A	0		Metal Doors & Hardware - 29AUG05A - 30SEP05A																											

Activity ID	Activity Description	Orig Dur	Early Start	Early Finish	Rem Dur	Total Float	2005																											
							SEP				OCT				NOV				DEC				JAN				FEB				M			
							5	12	19	26	3	10	17	24	7	14	21	28	5	12	19	26	2	9	16	23	30	6	13	20	27			
BAE-08711	Install Doors & Hardware	5	29AUG05A	30SEP05A	0		Install Doors & Hardware - 29AUG05A - 30SEP05A																											
BAE-09300	Paint Prime & 1st Coat	5	26SEP05A	07OCT05	3	-8	Paint Prime & 1st Coat - 26SEP05A - 07OCT05																											
BE160-240	Elect Trim	4	10OCT05	13OCT05	4	-8	Elect Trim - 10OCT05 - 13OCT05																											
BAE-09305	Final Paint	5	10OCT05	14OCT05	5	1	Final Paint - 10OCT05 - 14OCT05																											
BE154-050	Plumb Trim	4	11OCT05	14OCT05	4	1	Plumb Trim - 11OCT05 - 14OCT05																											
BE157-040	Mech Trim	4	11OCT05	14OCT05	4	1	Mech Trim - 11OCT05 - 14OCT05																											
BE160-010	Fire Sprinklers Trim	4	11OCT05	14OCT05	4	1	Fire Sprinklers Trim - 11OCT05 - 14OCT05																											
BE160-330	Communication Trim	4	11OCT05	14OCT05	4	1	Communication Trim - 11OCT05 - 14OCT05																											
BAE-09301	Bumpers & Striping	10	14OCT05	27OCT05	10	-8	Bumpers & Striping - 14OCT05 - 27OCT05																											
BAE-01099	Basement Parking Area E Construction Complete	0		27OCT05	0	-8	Basement Parking Area E Construction Complete - 27OCT05																											
BAE-01100	SB Prepunch & Corrections	10	28OCT05	11NOV05	10	-8	SB Prepunch & Corrections - 28OCT05 - 11NOV05																											
Area F - A4 to A11 & AJ to PD																																		
Basement - Interior Parking Area																																		
BAF-15500	Overhead Plumbing Rough-Ins	10	25APR05A	03OCT05	1	-6	Overhead Plumbing Rough-Ins - 25APR05A - 03OCT05																											
BAF-15800	Overhead Mechanical Rough-Ins	10	25APR05A	03OCT05	1	-6	Overhead Mechanical Rough-Ins - 25APR05A - 03OCT05																											
BAF-09300	Paint Prime & 1st Coat	5	29AUG05A	07OCT05	4	-6	Paint Prime & 1st Coat - 29AUG05A - 07OCT05																											
BAF160-240	Elect Trim	4	29AUG05A	10OCT05	1	-6	Elect Trim - 29AUG05A - 10OCT05																											
BAF157-040	Mech Trim	4	12SEP05A	11OCT05	1	-6	Mech Trim - 12SEP05A - 11OCT05																											
BAF160-330	Communication Trim	4	12SEP05A	11OCT05	1	-6	Communication Trim - 12SEP05A - 11OCT05																											
BAF154-050	Plumb Trim	4	26SEP05A	30SEP05A	0		Plumb Trim - 26SEP05A - 30SEP05A																											
BAF-09305	Final Paint	5	10OCT05	14OCT05	5	1	Final Paint - 10OCT05 - 14OCT05																											
BAF-09301	Bumpers & Striping	10	12OCT05	25OCT05	10	-6	Bumpers & Striping - 12OCT05 - 25OCT05																											
BAF-01099	Basement Parking Area F Construction Complete	0		25OCT05	0	-6	Basement Parking Area F Construction Complete - 25OCT05																											
BAF-01100	SB Prepunch & Corrections	10	26OCT05	09NOV05	10	-6	SB Prepunch & Corrections - 26OCT05 - 09NOV05																											
Level B1 - Police																																		
Detectives Area																																		
DT081-100B	Bulletin #13 Hardware Revisions	247	26JUL04A	12SEP05A	0		Bulletin #13 Hardware Revisions - 26JUL04A - 12SEP05A																											
DT064-005A	Bulletin #32 Plam to Solid Surface	116	02FEB05A	12SEP05A	0		Bulletin #32 Plam to Solid Surface - 02FEB05A - 12SEP05A																											
DT064-005B	Bulletin #33 Add'l Casework	116	02FEB05A	12SEP05A	0		Bulletin #33 Add'l Casework - 02FEB05A - 12SEP05A																											
DT081-100A	Bulletin #54 Hardware Revisions	46	12MAY05A	12SEP05A	0		Bulletin #54 Hardware Revisions - 12MAY05A - 12SEP05A																											
DT092-040	Tape & Sand Drywall - Det	7	01AUG05A	16SEP05A	0		Tape & Sand Drywall - Det - 01AUG05A - 16SEP05A																											
DT092-050	Drywall Ceilings - Det	3	09AUG05A	23SEP05A	0		Drywall Ceilings - Det - 09AUG05A - 23SEP05A																											
DT092-060	Tape & Finish Drywall Ceilings - Det	7	09AUG05A	30SEP05A	0		Tape & Finish Drywall Ceilings - Det - 09AUG05A - 30SEP05A																											
DT099-005	Paint Prime & 1st Coat Walls - Det	5	22AUG05A	30SEP05A	0		Paint Prime & 1st Coat Walls - Det - 22AUG05A - 30SEP05A																											
DT092-040A	Delay: Bulletin #91 Add Window Rm 095 Sergeant	1	01SEP05A	03OCT05	1	-19	Delay: Bulletin #91 Add Window Rm 095 Sergeant - 01SEP05A - 03OCT05																											
DT099-010	Paint Prime & 1st Coat Walls & Ceilings - Det	5	09SEP05A	30SEP05A	0		Paint Prime & 1st Coat Walls & Ceilings - Det - 09SEP05A - 30SEP05A																											
DT095-005	Acoustical Ceiling Grid/Susp. System - Det	6	09SEP05A	06OCT05	3	-19	Acoustical Ceiling Grid/Susp. System - Det - 09SEP05A - 06OCT05																											
DT153-010	Fire Sprinklers Heads in Grid/Hard Lids - Det	5	12SEP05A	06OCT05	2	-17	Fire Sprinklers Heads in Grid/Hard Lids - Det - 12SEP05A - 06OCT05																											
DT157-020	Mechanical Fixtures in Grid/Hard Lids - Det	5	12SEP05A	06OCT05	2	-17	Mechanical Fixtures in Grid/Hard Lids - Det - 12SEP05A - 06OCT05																											
DT160-330	Communication Fixts in Grid/Hard Lids - Det	5	12SEP05A	06OCT05	2	-17	Communication Fixts in Grid/Hard Lids - Det - 12SEP05A - 06OCT05																											
DT160-230	Electrical Fixtures in Grid/Hard Lids - Det	5	12SEP05A	10OCT05	4	-19	Electrical Fixtures in Grid/Hard Lids - Det - 12SEP05A - 10OCT05																											
DTINS-005	Above Ceiling Inspections Grid - Det	1	19SEP05A	30SEP05A	0		Above Ceiling Inspections Grid - Det - 19SEP05A - 30SEP05A																											

Activity ID	Activity Description	Orig Dur	Early Start	Early Finish	Rem Dur	Total Float	2005												2006														
							SEP				OCT				NOV				DEC				JAN		FEB		M						
							5	12	19	26	3	10	17	24	7	14	21	28	5	12	19	26	2	9	16	23	30	6	13	20	27		
DT099-SL1	Sealed Conc. - Det	2	30SEP05A	04OCT05	2	-13	Sealed Conc. - Det - 30SEP05A - 04OCT05																										
DT095-010	Acoustical Ceiling Tile - Det	4	30SEP05A	12OCT05	3	-19	Acoustical Ceiling Tile - Det - 30SEP05A - 12OCT05																										
DT096-010	Install Stone Flooring @ Lobby - Det	7	03OCT05	11OCT05	7	-13	Install Stone Flooring @ Lobby - Det - 03OCT05 - 11OCT05																										
DT105-010	Fire Extinguishers - Det	2	04OCT05	05OCT05	2	8	Fire Extinguishers - Det - 04OCT05 - 05OCT05																										
DT096-005	Install Resilient Flooring/Carpet - Det	5	13OCT05	19OCT05	5	-19	Install Resilient Flooring/Carpet - Det - 13OCT05 - 19OCT05																										
DT124-010	Install Foot Grilles - Det	1	20OCT05	20OCT05	1	-3	Install Foot Grilles - Det - 20OCT05 - 20OCT05																										
DT081-100	Metal Doors & Hardware - Det	2	20OCT05	21OCT05	2	-16	Metal Doors & Hardware - Det - 20OCT05 - 21OCT05																										
DT080-40	Wood Doors & Hardware - Det	3	20OCT05	24OCT05	3	-15	Wood Doors & Hardware - Det - 20OCT05 - 24OCT05																										
DT080-030	Doors & Hardware - Det	5	20OCT05	26OCT05	5	-19	Doors & Hardware - Det - 20OCT05 - 26OCT05																										
DT064-005	Millwork - Det	7	24OCT05	01NOV05	7	-23	Millwork - Det - 24OCT05 - 01NOV05																										
DT111-020	Audio Visual Finishes - Det	5	25OCT05	31OCT05	5	-10	Audio Visual Finishes - Det - 25OCT05 - 31OCT05																										
DA-10550	Install Roll-Up Shutter - Det	2	26OCT05	27OCT05	2	-20	Install Roll-Up Shutter - Det - 26OCT05 - 27OCT05																										
DT099-020	Finish Paint Walls & Ceilings - Det	5	02NOV05	09NOV05	5	-23	Finish Paint Walls & Ceilings - Det - 02NOV05 - 09NOV05																										
DT157-040	Mech Trim - Det	5	10NOV05	16NOV05	5	-21	Mech Trim - Det - 10NOV05 - 16NOV05																										
DT160-340	Communication Trim - Det	5	10NOV05	16NOV05	5	-21	Communication Trim - Det - 10NOV05 - 16NOV05																										
DT160-240	Elec Trim/Lighting Contr. - Det	7	10NOV05	18NOV05	7	-23	Elec Trim/Lighting Contr. - Det - 10NOV05 - 18NOV05																										
DTPUNCH00	Detective Construction Complete	0		18NOV05	0	-23	Detective Construction Complete - 18NOV05																										
DTPUNCH10	SB Prepunch & Corrections	10	21NOV05	06DEC05	10	-23	SB Prepunch & Corrections - 21NOV05 - 06DEC05																										
Detectives Area Restroom(s)																																	
DT092-040B	Tape & Sand Drywall Walls/Ceilings - Det	4	09AUG05A	30SEP05A	0		Tape & Sand Drywall Walls/Ceilings - Det - 09AUG05A - 30SEP05A																										
DT153-010B	Fire Sprinklers Heads in Hard Lids - Det	2	19AUG05A	16SEP05A	0		Fire Sprinklers Heads in Hard Lids - Det - 19AUG05A - 16SEP05A																										
DT099-005B	Prime/Finish Paint Walls - Det	3	09SEP05A	30SEP05A	0		Prime/Finish Paint Walls - Det - 09SEP05A - 30SEP05A																										
DT157-020B	Mechanical Fixtures in Hard Lids- Det	2	12SEP05A	03OCT05	1	-9	Mechanical Fixtures in Hard Lids- Det - 12SEP05A - 03OCT05																										
DT160-230B	Electrical Fixtures in Hard Lids - Det	2	12SEP05A	03OCT05	1	-9	Electrical Fixtures in Hard Lids - Det - 12SEP05A - 03OCT05																										
DT160-330B	Communication Fixts - Det	2	12SEP05A	03OCT05	1	-9	Communication Fixts - Det - 12SEP05A - 03OCT05																										
DT093-005	Install Cer. Tile Restrms - Det	7	04OCT05	12OCT05	7	-9	Install Cer. Tile Restrms - Det - 04OCT05 - 12OCT05																										
DT154-050	Toilet Fixtures/Plumb. Finishes - Det	4	13OCT05	18OCT05	4	-4	Toilet Fixtures/Plumb. Finishes - Det - 13OCT05 - 18OCT05																										
DT101-010	Toilet Accessories - Det	3	24OCT05	26OCT05	3	-7	Toilet Accessories - Det - 24OCT05 - 26OCT05																										
DTPUNCH01	Detective Restroom Construction Complete	0		26OCT05	0	-7	Detective Restroom Construction Complete - 26OCT05																										
DTPUNCH11	SB Prepunch & Corrections	10	27OCT05	10NOV05	10	-7	SB Prepunch & Corrections - 27OCT05 - 10NOV05																										
Cell Block																																	
CB-10800A	Bulletin #8.1/8.2/PCO 60R1 Jail Door Controls	121	26JAN05A	03OCT05	1	3	Bulletin #8.1/8.2/PCO 60R1 Jail Door Controls - 26JAN05A - 03OCT05																										
CB055-100A	Provide Locations/Material for Metal at CMU	56	02MAY05A	09SEP05A	0		Provide Locations/Material for Metal at CMU - 02MAY05A - 09SEP05A																										
CB-0952	Tape	5	08AUG05A	16SEP05A	0		Tape - 08AUG05A - 16SEP05A																										
CB-0640	Install Cabinets	4	15AUG05A	06OCT05	4	-24	Install Cabinets - 15AUG05A - 06OCT05																										
CB-5320	Security System	5	19AUG05A	05OCT05	3	8	Security System - 19AUG05A - 05OCT05																										
CB-10800B	Delay: Bulletin #49 Rvsd Cell Hardware	1	24AUG05A	03OCT05	1	3	Delay: Bulletin #49 Rvsd Cell Hardware - 24AUG05A - 03OCT05																										
CB-0980	Paint Prime & 1st Coat Walls & Ceilings	4	12SEP05A	30SEP05A	0		Paint Prime & 1st Coat Walls & Ceilings - 12SEP05A - 30SEP05A																										
CB-4900	Finish Paint Walls & Ceilings	5	12SEP05A	03OCT05	1	-17	Finish Paint Walls & Ceilings - 12SEP05A - 03OCT05																										
CB157-040	Mech Trim	5	19SEP05A	04OCT05	1	9	Mech Trim - 19SEP05A - 04OCT05																										
CB055-100	Metal Connection - Top of CMU to Deck	7	19SEP05A	06OCT05	4	-21	Metal Connection - Top of CMU to Deck - 19SEP05A - 06OCT05																										

Activity ID	Activity Description	Orig Dur	Early Start	Early Finish	Rem Dur	Total Float	2005																											
							SEP				OCT				NOV				DEC				JAN				FEB				M			
							5	12	19	26	3	10	17	24	7	14	21	28	5	12	19	26	2	9	16	23	6	13	20	27				
CB153-010	Fire Sprinklers Heads in Grid/Hard Lids	5	19SEP05A	06OCT05	1	-15	Fire Sprinklers Heads in Grid/Hard Lids - 19SEP05A - 06OCT05																											
CB157-020	Mechanical Fixtures in Grid/Hard Lids	5	19SEP05A	06OCT05	1	-15	Mechanical Fixtures in Grid/Hard Lids - 19SEP05A - 06OCT05																											
CB160-340	Communication Trim	5	19SEP05A	07OCT05	4	6	Communication Trim - 19SEP05A - 07OCT05																											
CB160-240	Elec Trim/Lighting Contr.	7	19SEP05A	10OCT05	5	-17	Elec Trim/Lighting Contr. - 19SEP05A - 10OCT05																											
CB160-230	Electrical Fixtures in Grid/Hard Lids	5	19SEP05A	11OCT05	4	-18	Electrical Fixtures in Grid/Hard Lids - 19SEP05A - 11OCT05																											
CB160-330	Communication Fixts in Grid/Hard Lids	5	19SEP05A	11OCT05	4	-18	Communication Fixts in Grid/Hard Lids - 19SEP05A - 11OCT05																											
CBINS-005	Above Ceiling Inspections Grid	1	19SEP05A	11OCT05	1	-18	Above Ceiling Inspections Grid - 19SEP05A - 11OCT05																											
CB095-005	Acoustical Ceiling Grid/Susp. System	6	23SEP05A	07OCT05	5	-18	Acoustical Ceiling Grid/Susp. System - 23SEP05A - 07OCT05																											
CB-9700	Gold Medal Resil Cell Padding Flr (rm 050)	10	26SEP05A	14NOV05	3	-19	Gold Medal Resil Cell Padding Flr (rm 050) - 26SEP05A - 14NOV05																											
BC105-010	Fire Extinguishers	2	03OCT05	04OCT05	2	9	Fire Extinguishers - 03OCT05 - 04OCT05																											
CB-8750	Install Counters	10	03OCT05	14OCT05	10	-24	Install Counters - 03OCT05 - 14OCT05																											
CB095-010	Acoustical Ceiling Tile	4	12OCT05	17OCT05	4	-6	Acoustical Ceiling Tile - 12OCT05 - 17OCT05																											
CB-09310	Install Tile (rm 058)	3	17OCT05	19OCT05	3	-24	Install Tile (rm 058) - 17OCT05 - 19OCT05																											
CB099-005	Smooth Sealed/Traffic Coating/Base Flring	10	20OCT05	02NOV05	10	-24	Smooth Sealed/Traffic Coating/Base Flring - 20OCT05 - 02NOV05																											
CD-08711	Install Security Ceiling	4	03NOV05	09NOV05	4	-24	Install Security Ceiling - 03NOV05 - 09NOV05																											
CB096-005	Install Resilient Flooring	5	03NOV05	10NOV05	5	-18	Install Resilient Flooring - 03NOV05 - 10NOV05																											
CB-10800	Install Cell Door Hardware/Controls	7	03NOV05	14NOV05	7	-19	Install Cell Door Hardware/Controls - 03NOV05 - 14NOV05																											
CB-10801	Install Cell Furnishings	10	03NOV05	17NOV05	10	-22	Install Cell Furnishings - 03NOV05 - 17NOV05																											
CB-9701	Gold Medal Resil Cell Padding Walls (rm 050)	10	08NOV05	21NOV05	10	-24	Gold Medal Resil Cell Padding Walls (rm 050) - 08NOV05 - 21NOV05																											
CB081-100	Metal Doors & Hardware	1	11NOV05	11NOV05	1	-18	Metal Doors & Hardware - 11NOV05 - 11NOV05																											
CB080-030	Doors & Hardware	5	11NOV05	17NOV05	5	-18	Doors & Hardware - 11NOV05 - 17NOV05																											
CBPUNCH00	Cell Block Construction Complete	0		21NOV05	0	-24	Cell Block Construction Complete - 21NOV05																											
CBPUNCH10	SB Prepunch & Corrections	10	22NOV05	07DEC05	10	-24	SB Prepunch & Corrections - 22NOV05 - 07DEC05																											
Lockers Area & Training Area																																		
LT092-010A	Bulletin #47 Police Simulator Room	83	22MAR05A	16SEP05A	0		Bulletin #47 Police Simulator Room - 22MAR05A - 16SEP05A																											
LT092-050	Drywall Ceilings - Lock/Trn	3	27JUN05A	06SEP05A	0		Drywall Ceilings - Lock/Trn - 27JUN05A - 06SEP05A																											
LT092-040	Tape & Sand Drywall - Lock/Trn	7	05AUG05A	03OCT05	1	-21	Tape & Sand Drywall - Lock/Trn - 05AUG05A - 03OCT05																											
LT160-E20	Set Transformers- rms 032,035 - Lock/Trn	7	08AUG05A	16SEP05A	0		Set Transformers- rms 032,035 - Lock/Trn - 08AUG05A - 16SEP05A																											
LT160-E30	Set Panelsboards - rms 032,035 - Lock/Trn	7	08AUG05A	16SEP05A	0		Set Panelsboards - rms 032,035 - Lock/Trn - 08AUG05A - 16SEP05A																											
LT160-E10	Set Dist Boards - rms 032,035 - Lock/Trn	7	08AUG05A	30SEP05A	0		Set Dist Boards - rms 032,035 - Lock/Trn - 08AUG05A - 30SEP05A																											
LT092-060	Tape & Finish Drywall Ceilings - Lock/Trn	7	08AUG05A	03OCT05	1	-13	Tape & Finish Drywall Ceilings - Lock/Trn - 08AUG05A - 03OCT05																											
LT081-040	Interior Glazing - Lock/Trn	7	12AUG05A	10OCT05	5	-7	Interior Glazing - Lock/Trn - 12AUG05A - 10OCT05																											
LT099-005	Paint Prime & 1st Coat Walls - Lock/Trn	5	19SEP05A	07OCT05	4	-21	Paint Prime & 1st Coat Walls - Lock/Trn - 19SEP05A - 07OCT05																											
LT099-010	Paint Prime & 1st Co Walls & Ceilings - Lock/Trn	5	19SEP05A	07OCT05	4	-13	Paint Prime & 1st Co Walls & Ceilings - Lock/Trn - 19SEP05A - 07OCT05																											
LT095-005	Acoustical Ceiling Grid/Susp. System - Lock/Trn	6	23SEP05A	11OCT05	5	-21	Acoustical Ceiling Grid/Susp. System - Lock/Trn - 23SEP05A - 11OCT05																											
LT153-010	Fire Sprinklers Heads in Grid/Hard Lids - Lock/T	5	26SEP05A	30SEP05A	0		Fire Sprinklers Heads in Grid/Hard Lids - Lock/T - 26SEP05A - 30SEP05A																											
LT157-020	Mechanical Fixtures in Grid/Hard Lids- Lock/Trn	5	26SEP05A	30SEP05A	0		Mechanical Fixtures in Grid/Hard Lids- Lock/Trn - 26SEP05A - 30SEP05A																											
LT160-230	Electrical Fixtures in Grid/Hard Lids - Lock/Trn	5	26SEP05A	13OCT05	4	-21	Electrical Fixtures in Grid/Hard Lids - Lock/Trn - 26SEP05A - 13OCT05																											
LT160-330	Communication Fixts in Grid/Hard Lids - Lock/Trn	5	26SEP05A	13OCT05	4	-21	Communication Fixts in Grid/Hard Lids - Lock/Trn - 26SEP05A - 13OCT05																											
LT105-010	Fire Extinguishers - Lock/Trn	2	10OCT05	11OCT05	2	4	Fire Extinguishers - Lock/Trn - 10OCT05 - 11OCT05																											
LT093-005	Install Cer. Tile Restrms - Lock/Trn	7	10OCT05	18OCT05	7	-13	Install Cer. Tile Restrms - Lock/Trn - 10OCT05 - 18OCT05																											

Activity ID	Activity Description	Orig Dur	Early Start	Early Finish	Rem Dur	Total Float	2005												2006														
							SEP				OCT				NOV				DEC				JAN		FEB			M					
							5	12	19	26	3	10	17	24	31	7	14	21	28	5	12	19	26	2	9	16	23	30	6	13	20	27	
LTINS-005	Above Ceiling Inspections Grid - Lock/Trn	1	13OCT05	13OCT05	1	-21	Above Ceiling Inspections Grid - Lock/Trn - 13OCT05 - 13OCT05																										
LT095-010	Acoustical Ceiling Tile - Lock/Trn	4	14OCT05	19OCT05	4	-21	Acoustical Ceiling Tile - Lock/Trn - 14OCT05 - 19OCT05																										
LT064-005	Millwork - Lock/Trn	7	18OCT05	26OCT05	7	-19	Millwork - Lock/Trn - 18OCT05 - 26OCT05																										
LT154-050	Toilet Fixtures/Plumb. Finishes - Lock/Trn	5	19OCT05	25OCT05	5	-11	Toilet Fixtures/Plumb. Finishes - Lock/Trn - 19OCT05 - 25OCT05																										
LT099-SL1	Sealed Conc. - Lock/Trn	2	20OCT05	21OCT05	2	-18	Sealed Conc. - Lock/Trn - 20OCT05 - 21OCT05																										
LT096-005	Install Resilient Flooring/Carpet - Lock/Trn	5	20OCT05	26OCT05	5	-21	Install Resilient Flooring/Carpet - Lock/Trn - 20OCT05 - 26OCT05																										
LT101-010	Toilet Accessories - Lock/Trn	5	26OCT05	01NOV05	5	-11	Toilet Accessories - Lock/Trn - 26OCT05 - 01NOV05																										
LT081-230	Metal Doors & Hardware - Lock/Trn	2	27OCT05	28OCT05	2	-21	Metal Doors & Hardware - Lock/Trn - 27OCT05 - 28OCT05																										
LT080-030	Doors & Hardware - Lock/Trn	5	27OCT05	02NOV05	5	-21	Doors & Hardware - Lock/Trn - 27OCT05 - 02NOV05																										
LT099-020	Finish Paint Walls & Ceilings - Lock/Trn	5	31OCT05	04NOV05	5	-21	Finish Paint Walls & Ceilings - Lock/Trn - 31OCT05 - 04NOV05																										
LT157-040	Mech Trim - Lock/Trn	5	08NOV05	14NOV05	5	-19	Mech Trim - Lock/Trn - 08NOV05 - 14NOV05																										
LT160-340	Communication Trim - Lock/Trn	5	08NOV05	14NOV05	5	-19	Communication Trim - Lock/Trn - 08NOV05 - 14NOV05																										
LT160-240	Elec Trim/Lighting Contr. - Lock/Trn	7	08NOV05	16NOV05	7	-21	Elec Trim/Lighting Contr. - Lock/Trn - 08NOV05 - 16NOV05																										
LTPUNCH00	Lockers/Training Construction Complete	0		16NOV05	0	-21	Lockers/Training Construction Complete - 16NOV05																										
LTPUNCH10	SB Prepunch & Corrections	10	17NOV05	02DEC05	10	-21	SB Prepunch & Corrections - 17NOV05 - 02DEC05																										
Shooting Range/Mech & Elec																																	
SM092-060	Tape & Finish Drywall Ceilings - Shoot/Mech&Elec	3	15JUL05A	30SEP05A	0		Tape & Finish Drywall Ceilings - Shoot/Mech&Elec - 15JUL05A - 30SEP05A																										
SM092-040	Tape & Sand Drywall - Shoot/Mech&Elect	3	15JUL05A	03OCT05	1	-15	Tape & Sand Drywall - Shoot/Mech&Elect - 15JUL05A - 03OCT05																										
SM160-E15	Hook-up Main Switchgear-rm 101-Shoot/Mech&Elect	10	19JUL05A	09SEP05A	0		Hook-up Main Switchgear-rm 101-Shoot/Mech&Elect - 19JUL05A - 09SEP05A																										
SM160-E30	Set Trans Switch - rm 101 - Shoot/Mech&Elect	10	01AUG05A	02SEP05A	0		Set Trans Switch - rm 101 - Shoot/Mech&Elect - 01AUG05A - 02SEP05A																										
SM160-E20	Set Transformers- rm 101 - Shoot/Mech&Elect	10	15AUG05A	02SEP05A	0		Set Transformers- rm 101 - Shoot/Mech&Elect - 15AUG05A - 02SEP05A																										
SM080-030	Doors & Hardware - Shoot/Mech&Elect	2	29AUG05A	04OCT05	1	5	Doors & Hardware - Shoot/Mech&Elect - 29AUG05A - 04OCT05																										
SM081-231	Metal Doors & Hardware - Shoot/Mech&Elect	1	29AUG05A	04OCT05	1	5	Metal Doors & Hardware - Shoot/Mech&Elect - 29AUG05A - 04OCT05																										
SM153-010	Fire Sprnkls Heads in Grd/Hrd Lds-Shoot/Mech&EI	1	16SEP05A	19SEP05A	0		Fire Sprnkls Heads in Grd/Hrd Lds-Shoot/Mech&EI - 16SEP05A - 19SEP05A																										
SM099-010	Prime & 1st Walls & Ceilings - Shoot/Mech&Elect	2	19SEP05A	03OCT05	1	5	Prime & 1st Walls & Ceilings - Shoot/Mech&Elect - 19SEP05A - 03OCT05																										
SM099-005	Paint Prime & 1st Coat Walls - Shoot/Mech&Elect	2	19SEP05A	04OCT05	1	1	Paint Prime & 1st Coat Walls - Shoot/Mech&Elect - 19SEP05A - 04OCT05																										
SM160-230	Elect Fixtures in Grid/Hard Lids - Shoot/Mech&EI	1	19SEP05A	07OCT05	1	2	Elect Fixtures in Grid/Hard Lids - Shoot/Mech&EI - 19SEP05A - 07OCT05																										
SM160-330	Commun Fixts in Grid/Hard Lids - Shoot/Mech&Elec	1	19SEP05A	07OCT05	1	2	Commun Fixts in Grid/Hard Lids - Shoot/Mech&Elec - 19SEP05A - 07OCT05																										
SM081-040	Interior Glazing - Shoot/Mech&Elect	3	04OCT05	06OCT05	3	3	Interior Glazing - Shoot/Mech&Elect - 04OCT05 - 06OCT05																										
SM105-010	Fire Extinguishers - Shoot/Mech&Elect	1	05OCT05	05OCT05	1	8	Fire Extinguishers - Shoot/Mech&Elect - 05OCT05 - 05OCT05																										
SM095-005	Acsticl Cing Grid/Susp. System - Shoot/Mech&Elec	2	05OCT05	06OCT05	2	2	Acsticl Cing Grid/Susp. System - Shoot/Mech&Elec - 05OCT05 - 06OCT05																										
SM157-020	Mech Fixtures in Grid/Hard Lids- Shoot/Mech&Elec	1	07OCT05	07OCT05	1	2	Mech Fixtures in Grid/Hard Lids- Shoot/Mech&Elec - 07OCT05 - 07OCT05																										
SMINS-005	Above Ceiling Inspections Grid - Shoot/Mech&Elec	1	10OCT05	10OCT05	1	2	Above Ceiling Inspections Grid - Shoot/Mech&Elec - 10OCT05 - 10OCT05																										
SM095-010	Acoustical Ceiling Tile - Shoot/Mech&Elect	1	11OCT05	11OCT05	1	2	Acoustical Ceiling Tile - Shoot/Mech&Elect - 11OCT05 - 11OCT05																										
SM099-SL1	Sealed Conc. - Shoot/Mech&Elect	2	12OCT05	13OCT05	2	2	Sealed Conc. - Shoot/Mech&Elect - 12OCT05 - 13OCT05																										
SM064-005	Millwork - Shoot/Mech&Elect	4	18OCT05	21OCT05	4	-8	Millwork - Shoot/Mech&Elect - 18OCT05 - 21OCT05																										
SM099-020	Finish Paint Walls & Ceilings - Shoot/Mech&Elect	2	24OCT05	25OCT05	2	-8	Finish Paint Walls & Ceilings - Shoot/Mech&Elect - 24OCT05 - 25OCT05																										
SM157-040	Mech Trim - Shoot/Mech&Elect	1	26OCT05	26OCT05	1	-7	Mech Trim - Shoot/Mech&Elect - 26OCT05 - 26OCT05																										
SM160-340	Communication Trim - Shoot/Mech&Elect	1	26OCT05	26OCT05	1	-7	Communication Trim - Shoot/Mech&Elect - 26OCT05 - 26OCT05																										
SM160-240	Elec Trim/Lighting Contr. - Shoot/Mech&Elect	2	26OCT05	27OCT05	2	-8	Elec Trim/Lighting Contr. - Shoot/Mech&Elect - 26OCT05 - 27OCT05																										
SMPUNCH00	Shooting Range/Mech/Elec Construction Complete	0		27OCT05	0	-8	Shooting Range/Mech/Elec Construction Complete - 27OCT05																										

Activity ID	Activity Description	Orig Dur	Early Start	Early Finish	Rem Dur	Total Float	2005												2006																
							SEP				OCT				NOV				DEC				JAN			FEB		M							
							5	12	19	26	3	10	17	24	31	7	14	21	28	5	12	19	26	2	9	16	23	30	6	13	20	27			
SMPUNCH10	SB Prepunch & Corrections	10	28OCT05	11NOV05	10	-8	SB Prepunch & Corrections - 28OCT05 - 11NOV05																												
Utility Yard																																			
Mechanical Area																																			
UT160-110H	Electrical Connections @ Utility Yard	10	22AUG05A	18OCT05	4	-26	Electrical Connections @ Utility Yard - 22AUG05A - 18OCT05																												
UT154-100	Set Boiler	1	13SEP05A	16SEP05A	0		Set Boiler - 13SEP05A - 16SEP05A																												
UT155-110	Set Chiller	1	13SEP05A	16SEP05A	0		Set Chiller - 13SEP05A - 16SEP05A																												
UT160-110	Set Transformer	1	13SEP05A	12OCT05	1	-26	Set Transformer - 13SEP05A - 12OCT05																												
UT155-110H	Hook-Up/Plumbing Connections Chiller	10	13SEP05A	18OCT05	5	-11	Hook-Up/Plumbing Connections Chiller - 13SEP05A - 18OCT05																												
UT154-110H	Hook-Up/Plumbing Connections Fuel Tank	10	13SEP05A	19OCT05	5	-12	Hook-Up/Plumbing Connections Fuel Tank - 13SEP05A - 19OCT05																												
UT154-100H	Hook-Up/Plumbing Connections Boiler & Stacks	10	13SEP05A	20OCT05	7	-13	Hook-Up/Plumbing Connections Boiler & Stacks - 13SEP05A - 20OCT05																												
UT154-110	Set Fuel Tank	1	12OCT05	12OCT05	1	-12	Set Fuel Tank - 12OCT05 - 12OCT05																												
UT160-100	Install Standby Generator	10	12OCT05	25OCT05	10	-26	Install Standby Generator - 12OCT05 - 25OCT05																												
Level 1 - Police																																			
Administration (A11-A13; AH.4-AE)																																			
AD092-010A	Bulletin #50 Conference Room Glass	83	22MAR05A	03OCT05	1	-19	Bulletin #50 Conference Room Glass - 22MAR05A - 03OCT05																												
AD160-205	Overhead Electrical Rough-in - Admn	5	24JUN05A	02SEP05A	0		Overhead Electrical Rough-in - Admn - 24JUN05A - 02SEP05A																												
AD160-305	Overhead Communications Rough-in - Admn	5	24JUN05A	02SEP05A	0		Overhead Communications Rough-in - Admn - 24JUN05A - 02SEP05A																												
AD080-010	Door Frames - Admn	3	05JUL05A	04OCT05	1	-19	Door Frames - Admn - 05JUL05A - 04OCT05																												
AD092-050	Drywall Ceilings - Admn	3	05AUG05A	05OCT05	1	-2	Drywall Ceilings - Admn - 05AUG05A - 05OCT05																												
ADINS-010	Ceiling Inspections - Admn	1	06AUG05A	06SEP05A	0		Ceiling Inspections - Admn - 06AUG05A - 06SEP05A																												
AD092-040	Tape & Sand Drywall Walls - Admn	7	11AUG05A	05OCT05	1	-19	Tape & Sand Drywall Walls - Admn - 11AUG05A - 05OCT05																												
AD095-005	Acoustical Ceiling Grid/Susp. System - Admn	6	29AUG05A	10OCT05	3	-19	Acoustical Ceiling Grid/Susp. System - Admn - 29AUG05A - 10OCT05																												
AD153-010	Fire Sprinklers Heads in Grid/Hard Lids - Admn	5	31AUG05A	30SEP05A	0		Fire Sprinklers Heads in Grid/Hard Lids - Admn - 31AUG05A - 30SEP05A																												
AD157-020	Mechanical Fixtures in Grid/Hard Lids - Admn	5	31AUG05A	10OCT05	2	-16	Mechanical Fixtures in Grid/Hard Lids - Admn - 31AUG05A - 10OCT05																												
AD160-330	Communication Fixts in Grid/Hard Lids - Admn	5	31AUG05A	10OCT05	2	-16	Communication Fixts in Grid/Hard Lids - Admn - 31AUG05A - 10OCT05																												
AD160-230	Electrical Fixtures in Grid/Hard Lids - Admn	5	31AUG05A	13OCT05	5	-19	Electrical Fixtures in Grid/Hard Lids - Admn - 31AUG05A - 13OCT05																												
AD160-310A	Delay: Bulletin #86 Chg 50 to 200 Pair Tele	1	01SEP05A	03OCT05	1	-18	Delay: Bulletin #86 Chg 50 to 200 Pair Tele - 01SEP05A - 03OCT05																												
AD099-005	Paint Prime & 1st Coat Walls - Admn	5	19SEP05A	30SEP05A	0		Paint Prime & 1st Coat Walls - Admn - 19SEP05A - 30SEP05A																												
AD092-060	Tape & Finish Drywall Ceilings - Admn	7	19SEP05A	07OCT05	2	-2	Tape & Finish Drywall Ceilings - Admn - 19SEP05A - 07OCT05																												
AD081-040	Interior Glazing - Admn	7	19SEP05A	13OCT05	6	-10	Interior Glazing - Admn - 19SEP05A - 13OCT05																												
AD154-130A	Delay: Bulletin #93 Added Piping Future WH's	1	22SEP05A	03OCT05	1	-18	Delay: Bulletin #93 Added Piping Future WH's - 22SEP05A - 03OCT05																												
AD081-005	Access Panels - Admn	2	26SEP05A	30SEP05A	0		Access Panels - Admn - 26SEP05A - 30SEP05A																												
ADINS-005	Above Ceiling Inspections Grid - Admn	1	26SEP05A	30SEP05A	0		Above Ceiling Inspections Grid - Admn - 26SEP05A - 30SEP05A																												
AD092-040A	Delay: Bulletin #101 Wall Termination at Mullion	1	28SEP05A	03OCT05	1	-18	Delay: Bulletin #101 Wall Termination at Mullion - 28SEP05A - 03OCT05																												
AD095-010	Acoustical Ceiling Tile - Admn	4	30SEP05A	17OCT05	3	-19	Acoustical Ceiling Tile - Admn - 30SEP05A - 17OCT05																												
AD105-010	Fire Extinguishers - Admn	2	06OCT05	07OCT05	2	6	Fire Extinguishers - Admn - 06OCT05 - 07OCT05																												
AD099-010	Paint Prime & 1st Coat Walls & Ceilings - Admn	5	10OCT05	14OCT05	5	-2	Paint Prime & 1st Coat Walls & Ceilings - Admn - 10OCT05 - 14OCT05																												
AD095-040	Tackable Wall Panel - Admn	3	17OCT05	19OCT05	3	-2	Tackable Wall Panel - Admn - 17OCT05 - 19OCT05																												
AD096-005	Install Resilient Flooring/Carpet - Admn	5	18OCT05	24OCT05	5	-19	Install Resilient Flooring/Carpet - Admn - 18OCT05 - 24OCT05																												
AD064-005	Millwork - Admn	7	24OCT05	01NOV05	7	-23	Millwork - Admn - 24OCT05 - 01NOV05																												
AD081-230	Metal Doors & Hardware - Admn	2	25OCT05	26OCT05	2	-19	Metal Doors & Hardware - Admn - 25OCT05 - 26OCT05																												
AD080-030	Doors & Hardware - Admn	5	25OCT05	31OCT05	5	-19	Doors & Hardware - Admn - 25OCT05 - 31OCT05																												

Activity ID	Activity Description	Orig Dur	Early Start	Early Finish	Rem Dur	Total Float	2005																												2006							
							SEP				OCT				NOV				DEC				JAN				FEB				M											
							5	12	19	26	3	10	17	24	31	7	14	21	28	5	12	19	26	2	9	16	23	30	6	13	20	27										
AD082-020	Wood Doors & Hardware/Material - Admn	4	27OCT05	01NOV05	4	-21	Wood Doors & Hardware/Material - Admn - 27OCT05 - 01NOV05																																			
AD099-020	Finish Paint Walls & Ceilings - Admn	5	02NOV05	09NOV05	5	-23	Finish Paint Walls & Ceilings - Admn - 02NOV05 - 09NOV05																																			
AD125-005	Vertical Blinds - Admn	2	10NOV05	11NOV05	2	-18	Vertical Blinds - Admn - 10NOV05 - 11NOV05																																			
AD157-040	Mech Trim - Admn	5	10NOV05	16NOV05	5	-21	Mech Trim - Admn - 10NOV05 - 16NOV05																																			
AD160-340	Communication Trim - Admn	5	10NOV05	16NOV05	5	-21	Communication Trim - Admn - 10NOV05 - 16NOV05																																			
AD160-240	Elec Trim/Lighting Contr. - Admn	7	10NOV05	18NOV05	7	-23	Elec Trim/Lighting Contr. - Admn - 10NOV05 - 18NOV05																																			
ADPUNCH00	Administration Construction Complete	0		18NOV05	0	-23	Administration Construction Complete - 18NOV05																																			
ADPUNCH10	SB Prepunch & Corrections	10	21NOV05	06DEC05	10	-23	SB Prepunch & Corrections - 21NOV05 - 06DEC05																																			
Administration Restroom(s)																																										
AD160-205B	Overhead Electrical Rough-in - Admn	3	27JUN05A	31AUG05A	0		Overhead Electrical Rough-in - Admn - 27JUN05A - 31AUG05A																																			
AD160-305B	Overhead Communications Rough-in - Admn	3	27JUN05A	31AUG05A	0		Overhead Communications Rough-in - Admn - 27JUN05A - 31AUG05A																																			
AD154-130B	Plumbing Wall Rough-in - Admn	3	05JUL05A	31AUG05A	0		Plumbing Wall Rough-in - Admn - 05JUL05A - 31AUG05A																																			
AD092-010C	RFI 638 Frame Light Well/Cove	39	08JUL05A	31AUG05A	0		RFI 638 Frame Light Well/Cove - 08JUL05A - 31AUG05A																																			
AD092-020B	Drywall Walls/Ceiling - Admn	3	06AUG05A	04OCT05	1	-15	Drywall Walls/Ceiling - Admn - 06AUG05A - 04OCT05																																			
AD092-010D	RFI 638.1 Revised Light Well/Cove Locations	1	10AUG05A	03OCT05	1	-15	RFI 638.1 Revised Light Well/Cove Locations - 10AUG05A - 03OCT05																																			
AD092-040B	Tape & Sand Drywall Walls/Ceilings - Admn	4	12SEP05A	05OCT05	1	-15	Tape & Sand Drywall Walls/Ceilings - Admn - 12SEP05A - 05OCT05																																			
AD153-010B	Fire Sprinklers Heads in Hard Lids - Admn	2	19SEP05A	30SEP05A	0		Fire Sprinklers Heads in Hard Lids - Admn - 19SEP05A - 30SEP05A																																			
AD157-020B	Mechanical Fixtures in Hard Lids - Admn	2	19SEP05A	30SEP05A	0		Mechanical Fixtures in Hard Lids - Admn - 19SEP05A - 30SEP05A																																			
AD099-005B	Prime/Finish Paint Walls - Admn	3	19SEP05A	07OCT05	2	-15	Prime/Finish Paint Walls - Admn - 19SEP05A - 07OCT05																																			
AD160-230B	Electrical Fixtures in Hard Lids - Admn	2	19SEP05A	11OCT05	2	-15	Electrical Fixtures in Hard Lids - Admn - 19SEP05A - 11OCT05																																			
AD160-330B	Communication Fixts - Admn	2	19SEP05A	11OCT05	2	-15	Communication Fixts - Admn - 19SEP05A - 11OCT05																																			
AD093-005	Install Cer. Tile Restrms - Admn	7	12OCT05	20OCT05	7	-15	Install Cer. Tile Restrms - Admn - 12OCT05 - 20OCT05																																			
AD154-050	Toilet Fixtures/Plumb. Finishes - Admn	5	21OCT05	27OCT05	5	-13	Toilet Fixtures/Plumb. Finishes - Admn - 21OCT05 - 27OCT05																																			
AD101-010	Toilet Accessories - Admn	5	28OCT05	03NOV05	5	-13	Toilet Accessories - Admn - 28OCT05 - 03NOV05																																			
ADPUNCH01	Administration Restrooms Construction Complete	0		03NOV05	0	-13	Administration Restrooms Construction Complete - 03NOV05																																			
ADPUNCH11	SB Prepunch & Corrections	10	04NOV05	18NOV05	10	-13	SB Prepunch & Corrections - 04NOV05 - 18NOV05																																			
Parking and Records (A7.3/A8-A11; AJ-AE)																																										
PR160-205	Overhead Electrical Rough-in - Park/Rec	5	27JUN05A	02SEP05A	0		Overhead Electrical Rough-in - Park/Rec - 27JUN05A - 02SEP05A																																			
PR160-305	Overhead Communications Rough-in - Park/Rec	5	27JUN05A	02SEP05A	0		Overhead Communications Rough-in - Park/Rec - 27JUN05A - 02SEP05A																																			
PR092-020	Drywall 1-Side - Park/Rec	4	21JUL05A	31AUG05A	0		Drywall 1-Side - Park/Rec - 21JUL05A - 31AUG05A																																			
PR092-025	Frame Ceilings - Park/Rec	4	30JUL05A	06SEP05A	0		Frame Ceilings - Park/Rec - 30JUL05A - 06SEP05A																																			
PR071-005	Insulation - Park/Rec	2	12AUG05A	07SEP05A	0		Insulation - Park/Rec - 12AUG05A - 07SEP05A																																			
PRINS-010	Ceiling Inspections - Park/Rec	1	19AUG05A	23SEP05A	0		Ceiling Inspections - Park/Rec - 19AUG05A - 23SEP05A																																			
PR092-050	Drywall Ceilings - Park/Rec	3	19AUG05A	04OCT05	1	-17	Drywall Ceilings - Park/Rec - 19AUG05A - 04OCT05																																			
PR092-030	Drywall 2-Side - Park/Rec	4	22AUG05A	23SEP05A	0		Drywall 2-Side - Park/Rec - 22AUG05A - 23SEP05A																																			
PR092-040	Tape & Sand Drywall Walls - Park/Rec	7	29AUG05A	30SEP05A	0		Tape & Sand Drywall Walls - Park/Rec - 29AUG05A - 30SEP05A																																			
PR080-010	Door Frames - Park/Rec	3	29AUG05A	03OCT05	1	-18	Door Frames - Park/Rec - 29AUG05A - 03OCT05																																			
PR092-060	Tape & Finish Drywall Ceilings - Park/Rec	7	29AUG05A	10OCT05	4	-17	Tape & Finish Drywall Ceilings - Park/Rec - 29AUG05A - 10OCT05																																			
PR081-005	Access Panels - Park/Rec	2	09SEP05A	16SEP05A	0		Access Panels - Park/Rec - 09SEP05A - 16SEP05A																																			
PR099-005	Paint Prime & 1st Coat Walls - Park/Rec	5	19SEP05A	05OCT05	2	-18	Paint Prime & 1st Coat Walls - Park/Rec - 19SEP05A - 05OCT05																																			
PR095-005	Acoustical Ceiling Grid/Susp. System - Park/Rec	6	26SEP05A	05OCT05	3	-18	Acoustical Ceiling Grid/Susp. System - Park/Rec - 26SEP05A - 05OCT05																																			

Activity ID	Activity Description	Orig Dur	Early Start	Early Finish	Rem Dur	Total Float	2005																								2006	
							SEP				OCT				NOV				DEC				JAN		FEB		M					
							5	12	19	26	3	10	17	24	31	7	14	21	28	5	12	19	26	2	9	16	23	30	6	13	20	27
PR081-040	Interior Glazing - Park/Rec	7	26SEP05A	10OCT05	5	-7	Interior Glazing - Park/Rec - 26SEP05A - 10OCT05																									
PR153-010	Fire Sprinklers Heads in Grid/Hard Lids - Park/R	5	04OCT05	10OCT05	5	-18	Fire Sprinklers Heads in Grid/Hard Lids - Park/R - 04OCT05 - 10OCT05																									
PR157-020	Mechanical Fixtures in Grid/Hard Lids- Park/Rec	5	04OCT05	10OCT05	5	-18	Mechanical Fixtures in Grid/Hard Lids- Park/Rec - 04OCT05 - 10OCT05																									
PR160-230	Electrical Fixtures in Grid/Hard Lids - Park/Rec	5	04OCT05	10OCT05	5	-18	Electrical Fixtures in Grid/Hard Lids - Park/Rec - 04OCT05 - 10OCT05																									
PR160-330	Communication Fixts in Grid/Hard Lids - Park/Rec	5	04OCT05	10OCT05	5	-18	Communication Fixts in Grid/Hard Lids - Park/Rec - 04OCT05 - 10OCT05																									
PR105-010	Fire Extinguishers - Park/Rec	2	06OCT05	07OCT05	2	6	Fire Extinguishers - Park/Rec - 06OCT05 - 07OCT05																									
PRINS-005	Above Ceiling Inspections Grid - Park/Rec	1	10OCT05	10OCT05	1	-18	Above Ceiling Inspections Grid - Park/Rec - 10OCT05 - 10OCT05																									
PR095-010	Acoustical Ceiling Tile - Park/Rec	4	11OCT05	14OCT05	4	-18	Acoustical Ceiling Tile - Park/Rec - 11OCT05 - 14OCT05																									
PR099-010	Paint Prime & 1st Coat Walls & Ceilings-Park/Rec	5	11OCT05	17OCT05	5	-3	Paint Prime & 1st Coat Walls & Ceilings-Park/Rec - 11OCT05 - 17OCT05																									
PR090-015	Chair Rail	3	17OCT05	19OCT05	3	-21	Chair Rail - 17OCT05 - 19OCT05																									
PR114-010	Appliances - Park/Rec	3	18OCT05	20OCT05	3	-3	Appliances - Park/Rec - 18OCT05 - 20OCT05																									
PR064-005	Millwork - Park/Rec	7	18OCT05	26OCT05	7	-19	Millwork - Park/Rec - 18OCT05 - 26OCT05																									
PR096-005	Install Resilient Flooring/Carpet - Park/Rec	5	20OCT05	26OCT05	5	-21	Install Resilient Flooring/Carpet - Park/Rec - 20OCT05 - 26OCT05																									
PR081-230	Metal Doors & Hardware - Park/Rec	2	27OCT05	28OCT05	2	-21	Metal Doors & Hardware - Park/Rec - 27OCT05 - 28OCT05																									
PR082-020	Wood Doors & Hardware/Material - Park/Rec	4	27OCT05	01NOV05	4	-21	Wood Doors & Hardware/Material - Park/Rec - 27OCT05 - 01NOV05																									
PR080-030	Doors & Hardware - Park/Rec	5	27OCT05	02NOV05	5	-21	Doors & Hardware - Park/Rec - 27OCT05 - 02NOV05																									
PR099-020	Finish Paint Walls & Ceilings - Park/Rec	5	31OCT05	04NOV05	5	-21	Finish Paint Walls & Ceilings - Park/Rec - 31OCT05 - 04NOV05																									
PR125-005	Vertical Blinds - Park/Rec	2	08NOV05	09NOV05	2	-16	Vertical Blinds - Park/Rec - 08NOV05 - 09NOV05																									
PR157-040	Mech Trim - Park/Rec	5	08NOV05	14NOV05	5	-19	Mech Trim - Park/Rec - 08NOV05 - 14NOV05																									
PR160-340	Communication Trim - Park/Rec	5	08NOV05	14NOV05	5	-19	Communication Trim - Park/Rec - 08NOV05 - 14NOV05																									
PR160-240	Elec Trim/Lighting Contr. - Park/Rec	7	08NOV05	16NOV05	7	-21	Elec Trim/Lighting Contr. - Park/Rec - 08NOV05 - 16NOV05																									
PRPUNCH00	Parking/Records Construction Complete	0		16NOV05	0	-21	Parking/Records Construction Complete - 16NOV05																									
PRPUNCH10	SB Prepunch & Corrections	10	17NOV05	02DEC05	10	-21	SB Prepunch & Corrections - 17NOV05 - 02DEC05																									
Parking and Records Restroom(s)																																
PR160-205B	Overhead Electrical Rough-in - Park/Rec	3	27JUN05A	02SEP05A	0		Overhead Electrical Rough-in - Park/Rec - 27JUN05A - 02SEP05A																									
PR160-305B	Overhead Communications Rough-in - Park/Rec	3	27JUN05A	02SEP05A	0		Overhead Communications Rough-in - Park/Rec - 27JUN05A - 02SEP05A																									
PR154-130B	Plumbing Wall Rough-in - Park/Rec	3	05JUL05A	02SEP05A	0		Plumbing Wall Rough-in - Park/Rec - 05JUL05A - 02SEP05A																									
PR092-020B	Drywall Walls/Ceiling - Park/Rec	3	19AUG05A	03OCT05	1	-15	Drywall Walls/Ceiling - Park/Rec - 19AUG05A - 03OCT05																									
PR092-040B	Tape & Sand Drywall Walls/Ceilings - Park/Rec	4	26AUG05A	05OCT05	2	-15	Tape & Sand Drywall Walls/Ceilings - Park/Rec - 26AUG05A - 05OCT05																									
PR099-005B	Prime/Finish Paint Walls - Park/Rec	3	19SEP05A	07OCT05	2	-15	Prime/Finish Paint Walls - Park/Rec - 19SEP05A - 07OCT05																									
PR153-010B	Fire Sprinklers Heads in Hard Lids - Park/Rec	2	19SEP05A	10OCT05	1	-14	Fire Sprinklers Heads in Hard Lids - Park/Rec - 19SEP05A - 10OCT05																									
PR157-020B	Mechanical Fixtures in Hard Lids- Park/Rec	2	19SEP05A	10OCT05	1	-14	Mechanical Fixtures in Hard Lids- Park/Rec - 19SEP05A - 10OCT05																									
PR160-230B	Electrical Fixtures in Hard Lids - Park/Rec	2	19SEP05A	11OCT05	2	-15	Electrical Fixtures in Hard Lids - Park/Rec - 19SEP05A - 11OCT05																									
PR160-330B	Communication Fixts - Park/Rec	2	19SEP05A	11OCT05	2	-15	Communication Fixts - Park/Rec - 19SEP05A - 11OCT05																									
PR093-005	Install Cer. Tile Restrms - Park/Re	7	12OCT05	20OCT05	7	-15	Install Cer. Tile Restrms - Park/Re - 12OCT05 - 20OCT05																									
PR154-050	Toilet Fixtures/Plumb. Finishes - Park/Rec	5	21OCT05	27OCT05	5	-13	Toilet Fixtures/Plumb. Finishes - Park/Rec - 21OCT05 - 27OCT05																									
PR101-010	Toilet Accessories - Park/Rec	5	28OCT05	03NOV05	5	-13	Toilet Accessories - Park/Rec - 28OCT05 - 03NOV05																									
PRPUNCH01	Parking/Records Restrooms Construction Complete	0		03NOV05	0	-13	Parking/Records Restrooms Construction Complete - 03NOV05																									
PRPUNCH11	SB Prepunch & Corrections	10	04NOV05	18NOV05	10	-13	SB Prepunch & Corrections - 04NOV05 - 18NOV05																									
Lobby (A7.3/A8-A6.2/A5.8; AH.4-AE)																																
LB154-120	Overhead Plumbing Rough-in - Lobby	5	27JUN05A	02SEP05A	0		Overhead Plumbing Rough-in - Lobby - 27JUN05A - 02SEP05A																									

Activity ID	Activity Description	Orig Dur	Early Start	Early Finish	Rem Dur	Total Float	2005																												2006													
							SEP							OCT							NOV							DEC							JAN							FEB						
							5	12	19	26	3	10	17	24	31	7	14	21	28	5	12	19	26	2	9	16	23	30	6	13	20	27																
LB160-205	Overhead Electrical Rough-in - Lobby	5	27JUN05A	02SEP05A	0		Overhead Electrical Rough-in - Lobby - 27JUN05A - 02SEP05A																																									
LB160-305	Overhead Communications Rough-in - Lobby	5	27JUN05A	02SEP05A	0		Overhead Communications Rough-in - Lobby - 27JUN05A - 02SEP05A																																									
LB092-010	Frame Walls/Backing - Lobby	5	30JUN05A	04OCT05	1	-24	Frame Walls/Backing - Lobby - 30JUN05A - 04OCT05																																									
LB154-130	Plumbing Wall Rough-in - Lobby	5	05JUL05A	06SEP05A	0		Plumbing Wall Rough-in - Lobby - 05JUL05A - 06SEP05A																																									
LB160-210	Electrical Wall Rough-in - Lobby	5	15JUL05A	06SEP05A	0		Electrical Wall Rough-in - Lobby - 15JUL05A - 06SEP05A																																									
LB160-310	Communications Wall Rough-in - Lobby	5	19JUL05A	06SEP05A	0		Communications Wall Rough-in - Lobby - 19JUL05A - 06SEP05A																																									
LB092-025	Frame Ceilings - Lobby	4	27JUL05A	31AUG05A	0		Frame Ceilings - Lobby - 27JUL05A - 31AUG05A																																									
LB092-050	Drywall Ceilings - Lobby	3	28JUL05A	05OCT05	1	-22	Drywall Ceilings - Lobby - 28JUL05A - 05OCT05																																									
LB092-020	Drywall 1-Side - Lobby	4	05AUG05A	31AUG05A	0		Drywall 1-Side - Lobby - 05AUG05A - 31AUG05A																																									
LB071-005	Insulation - Lobby	2	12AUG05A	09SEP05A	0		Insulation - Lobby - 12AUG05A - 09SEP05A																																									
LB080-010	Door Frames - Lobby	3	12AUG05A	03OCT05	1	-23	Door Frames - Lobby - 12AUG05A - 03OCT05																																									
LB092-030	Drywall 2-Side - Lobby	4	19AUG05A	09SEP05A	0		Drywall 2-Side - Lobby - 19AUG05A - 09SEP05A																																									
LBINS-010	Ceiling Inspections - Lobby	1	19AUG05A	09SEP05A	0		Ceiling Inspections - Lobby - 19AUG05A - 09SEP05A																																									
LB081-005	Access Panels - Lobby	2	26AUG05A	09SEP05A	0		Access Panels - Lobby - 26AUG05A - 09SEP05A																																									
LB092-040	Tape & Sand Drywall - Lobby	7	26AUG05A	06OCT05	2	-24	Tape & Sand Drywall - Lobby - 26AUG05A - 06OCT05																																									
LB092-060	Tape & Finish Drywall Ceilings - Lobby	7	29AUG05A	11OCT05	4	-22	Tape & Finish Drywall Ceilings - Lobby - 29AUG05A - 11OCT05																																									
LB092-010A	Delay: Bulletin #94 Lobby Counter Design	1	12SEP05A	03OCT05	1	-24	Delay: Bulletin #94 Lobby Counter Design - 12SEP05A - 03OCT05																																									
LB095-005	Acoustical Ceiling Grid/Susp. System - Lobby	6	19SEP05A	12OCT05	3	-24	Acoustical Ceiling Grid/Susp. System - Lobby - 19SEP05A - 12OCT05																																									
LB099-005	Paint Prime & 1st Coat Walls - Lobby	5	19SEP05A	12OCT05	4	-24	Paint Prime & 1st Coat Walls - Lobby - 19SEP05A - 12OCT05																																									
LB081-040	Interior Glazing - Lobby	7	19SEP05A	14OCT05	6	-11	Interior Glazing - Lobby - 19SEP05A - 14OCT05																																									
LB153-010	Fire Sprinklers Heads in Grid/Hard Lids - Lobby	5	26SEP05A	12OCT05	2	-22	Fire Sprinklers Heads in Grid/Hard Lids - Lobby - 26SEP05A - 12OCT05																																									
LB157-020	Mechanical Fixtures in Grid/Hard Lids- Lobby	5	26SEP05A	12OCT05	2	-22	Mechanical Fixtures in Grid/Hard Lids- Lobby - 26SEP05A - 12OCT05																																									
LB160-230	Electrical Fixtures in Grid/Hard Lids - Lobby	5	26SEP05A	14OCT05	4	-24	Electrical Fixtures in Grid/Hard Lids - Lobby - 26SEP05A - 14OCT05																																									
LB160-330	Communication Fixts in Grid/Hard Lids - Lobby	5	26SEP05A	14OCT05	4	-24	Communication Fixts in Grid/Hard Lids - Lobby - 26SEP05A - 14OCT05																																									
LB099-010	Paint Prime & 1st Coat Walls & Ceilings - Lobby	5	30SEP05A	18OCT05	5	-22	Paint Prime & 1st Coat Walls & Ceilings - Lobby - 30SEP05A - 18OCT05																																									
LB105-010	Fire Extinguishers - Lobby	2	13OCT05	14OCT05	2	1	Fire Extinguishers - Lobby - 13OCT05 - 14OCT05																																									
LBINS-005	Above Ceiling Inspections Grid - Lobby	1	14OCT05	14OCT05	1	-24	Above Ceiling Inspections Grid - Lobby - 14OCT05 - 14OCT05																																									
LB095-010	Acoustical Ceiling Tile - Lobby	4	17OCT05	20OCT05	4	-24	Acoustical Ceiling Tile - Lobby - 17OCT05 - 20OCT05																																									
LB064-005	Millwork & Granite Tops - Lobby	10	18OCT05	31OCT05	10	-22	Millwork & Granite Tops - Lobby - 18OCT05 - 31OCT05																																									
LB095-040	Acoustical Lam Panel - Lobby	10	19OCT05	01NOV05	10	-13	Acoustical Lam Panel - Lobby - 19OCT05 - 01NOV05																																									
LB096-010	Install Stone Flooring - Lobby	10	19OCT05	01NOV05	10	-22	Install Stone Flooring - Lobby - 19OCT05 - 01NOV05																																									
LB097-040	Wood Wall Paneling - Lobby	10	19OCT05	01NOV05	10	-13	Wood Wall Paneling - Lobby - 19OCT05 - 01NOV05																																									
LB096-005	Install Resilient Flooring/Carpet - Lobby	5	21OCT05	27OCT05	5	-24	Install Resilient Flooring/Carpet - Lobby - 21OCT05 - 27OCT05																																									
LB081-230	Metal Doors & Hardware - Park/Rec	1	28OCT05	28OCT05	1	-21	Metal Doors & Hardware - Park/Rec - 28OCT05 - 28OCT05																																									
LB080-030	Doors & Hardware - Lobby	5	28OCT05	03NOV05	5	-21	Doors & Hardware - Lobby - 28OCT05 - 03NOV05																																									
LB082-020	Wood Doors & Hardware/Material - Lobby	6	28OCT05	04NOV05	6	-24	Wood Doors & Hardware/Material - Lobby - 28OCT05 - 04NOV05																																									
LB096-020	Install Stone Base - Lobby	8	02NOV05	14NOV05	8	-22	Install Stone Base - Lobby - 02NOV05 - 14NOV05																																									
LB099-020	Finish Paint Walls & Ceilings - Lobby	5	03NOV05	10NOV05	5	-24	Finish Paint Walls & Ceilings - Lobby - 03NOV05 - 10NOV05																																									
LB125-005	Vertical Blinds - Lobby	2	11NOV05	14NOV05	2	-19	Vertical Blinds - Lobby - 11NOV05 - 14NOV05																																									
LB157-040	Mech Trim - Lobby	5	11NOV05	17NOV05	5	-22	Mech Trim - Lobby - 11NOV05 - 17NOV05																																									

Activity ID	Activity Description	Orig Dur	Early Start	Early Finish	Rem Dur	Total Float	2005												2006				M										
							SEP				OCT				NOV				DEC					JAN				FEB					
							5	12	19	26	3	10	17	24	7	14	21	28	5	12	19	26		2	9	16	23	30	6	13	20	27	
LB160-340	Communication Trim - Lobby	5	11NOV05	17NOV05	5	-22	Communication Trim - Lobby - 11NOV05 - 17NOV05																										
LB160-240	Elec Trim/Lighting Contr. - Lobby	7	11NOV05	21NOV05	7	-24	Elec Trim/Lighting Contr. - Lobby - 11NOV05 - 21NOV05																										
LB124-010	Install Foot Grilles - Lobby	3	15NOV05	17NOV05	3	-22	Install Foot Grilles - Lobby - 15NOV05 - 17NOV05																										
LBPUNCH00	Lobby Construction Complete	0		21NOV05	0	-24	Lobby Construction Complete - 21NOV05																										
LBPUNCH10	SB Prepunch & Corrections	10	22NOV05	07DEC05	10	-24	SB Prepunch & Corrections - 22NOV05 - 07DEC05																										
Lobby Restroom(s)																																	
LB160-210B	Electrical Wall Rough-in - Lobby	2	13JUL05A	02SEP05A	0		Electrical Wall Rough-in - Lobby - 13JUL05A - 02SEP05A																										
LB160-205B	Overhead Electrical Rough-in - Lobby	3	20JUL05A	02SEP05A	0		Overhead Electrical Rough-in - Lobby - 20JUL05A - 02SEP05A																										
LB160-305B	Overhead Communications Rough-in - Lobby	3	21JUL05A	31AUG05A	0		Overhead Communications Rough-in - Lobby - 21JUL05A - 31AUG05A																										
LB160-310B	Communications Wall Rough-in - Lobby	2	21JUL05A	31AUG05A	0		Communications Wall Rough-in - Lobby - 21JUL05A - 31AUG05A																										
LB092-020B	Drywall Walls/Ceiling - Lobby	3	26AUG05A	04OCT05	1	-16	Drywall Walls/Ceiling - Lobby - 26AUG05A - 04OCT05																										
LB092-040B	Tape & Sand Drywall Walls/Ceilings - Lobby	4	31AUG05A	06OCT05	2	-16	Tape & Sand Drywall Walls/Ceilings - Lobby - 31AUG05A - 06OCT05																										
LB099-005B	Prime/Finish Paint Walls - Lobby	3	19SEP05A	10OCT05	2	-16	Prime/Finish Paint Walls - Lobby - 19SEP05A - 10OCT05																										
LB153-010B	Fire Sprinklers Heads in Hard Lids - Lobby	2	19SEP05A	12OCT05	2	-16	Fire Sprinklers Heads in Hard Lids - Lobby - 19SEP05A - 12OCT05																										
LB157-020B	Mechanical Fixtures in Hard Lids- Lobby	2	19SEP05A	12OCT05	2	-16	Mechanical Fixtures in Hard Lids- Lobby - 19SEP05A - 12OCT05																										
LB160-230B	Electrical Fixtures in Hard Lids - Lobby	2	19SEP05A	12OCT05	2	-16	Electrical Fixtures in Hard Lids - Lobby - 19SEP05A - 12OCT05																										
LB160-330B	Communication Fixts - Lobby	2	19SEP05A	12OCT05	2	-16	Communication Fixts - Lobby - 19SEP05A - 12OCT05																										
LB093-005	Install Cer. Tile Restrms - Lobby	7	13OCT05	21OCT05	7	-16	Install Cer. Tile Restrms - Lobby - 13OCT05 - 21OCT05																										
LB154-050	Toilet Fixtures/Plumb. Finishes - Lobby	5	24OCT05	28OCT05	5	-14	Toilet Fixtures/Plumb. Finishes - Lobby - 24OCT05 - 28OCT05																										
LB101-010	Toilet Accessories - Lobby	5	31OCT05	04NOV05	5	-14	Toilet Accessories - Lobby - 31OCT05 - 04NOV05																										
LBPUNCH01	Lobby Restrooms Construction Complete	0		04NOV05	0	-14	Lobby Restrooms Construction Complete - 04NOV05																										
LBPUNCH11	SB Prepunch & Corrections	10	08NOV05	21NOV05	10	-14	SB Prepunch & Corrections - 08NOV05 - 21NOV05																										
Prevention (BF; A6.2/A5.8)																																	
PV154-120	Overhead Plumbing Rough-in - Prev	5	11JUL05A	02SEP05A	0		Overhead Plumbing Rough-in - Prev - 11JUL05A - 02SEP05A																										
PV157-005	Overhead Mechanical Rough-in - Prev	5	11JUL05A	02SEP05A	0		Overhead Mechanical Rough-in - Prev - 11JUL05A - 02SEP05A																										
PV160-205	Overhead Electrical Rough-in - Prev	5	11JUL05A	02SEP05A	0		Overhead Electrical Rough-in - Prev - 11JUL05A - 02SEP05A																										
PV160-305	Overhead Communications Rough-in - Prev	5	11JUL05A	02SEP05A	0		Overhead Communications Rough-in - Prev - 11JUL05A - 02SEP05A																										
PV160-210	Electrical Wall Rough-in - Prev	5	13JUL05A	02SEP05A	0		Electrical Wall Rough-in - Prev - 13JUL05A - 02SEP05A																										
PV154-130	Plumbing Wall Rough-in - Prev	5	13JUL05A	04OCT05	1	-21	Plumbing Wall Rough-in - Prev - 13JUL05A - 04OCT05																										
PV160-310	Communications Wall Rough-in - Prev	5	27JUL05A	02SEP05A	0		Communications Wall Rough-in - Prev - 27JUL05A - 02SEP05A																										
PV111-010	Audio Visual Rough-in - Det	5	10AUG05A	02SEP05A	0		Audio Visual Rough-in - Det - 10AUG05A - 02SEP05A																										
PV092-020	Drywall 1-Side - Prev	4	10AUG05A	06SEP05A	0		Drywall 1-Side - Prev - 10AUG05A - 06SEP05A																										
PV092-025	Frame Ceilings - Prev	4	10AUG05A	06SEP05A	0		Frame Ceilings - Prev - 10AUG05A - 06SEP05A																										
PV071-005	Insulation - Prev	2	12AUG05A	08SEP05A	0		Insulation - Prev - 12AUG05A - 08SEP05A																										
PVINS-010	Ceiling Inspections - Prev	1	19AUG05A	09SEP05A	0		Ceiling Inspections - Prev - 19AUG05A - 09SEP05A																										
PV092-030	Drywall 2-Side - Prev	4	26AUG05A	16SEP05A	0		Drywall 2-Side - Prev - 26AUG05A - 16SEP05A																										
PV092-050	Drywall Ceilings - Prev	3	29AUG05A	09SEP05A	0		Drywall Ceilings - Prev - 29AUG05A - 09SEP05A																										
PV092-060	Tape & Finish Drywall Ceilings - Prev	7	29AUG05A	07OCT05	2	-5	Tape & Finish Drywall Ceilings - Prev - 29AUG05A - 07OCT05																										
PV092-040	Tape & Sand Drywall - Prev	7	31AUG05A	06OCT05	1	-26	Tape & Sand Drywall - Prev - 31AUG05A - 06OCT05																										
PV081-005	Access Panels - Prev	2	09SEP05A	06OCT05	1	-4	Access Panels - Prev - 09SEP05A - 06OCT05																										
PV099-005	Paint Prime & 1st Coat Walls - Prev	5	19SEP05A	12OCT05	4	-26	Paint Prime & 1st Coat Walls - Prev - 19SEP05A - 12OCT05																										

Activity ID	Activity Description	Orig Dur	Early Start	Early Finish	Rem Dur	Total Float	2005																											
							SEP					OCT					NOV					DEC					2006							
							5	12	19	26	3	10	17	24	31	7	14	21	28	5	12	19	26	2	9	16	23	30	6	13	20	27		
PV099-010	Paint Prime & 1st Coat Walls & Ceilings - Prev	5	19SEP05A	13OCT05	4	-5	Paint Prime & 1st Coat Walls & Ceilings - Prev - 19SEP05A - 13OCT05																											
PV154-130A	Delay: Bulletin 100, 100.1 Rvsd Plmg to Ice Mkr	1	28SEP05A	03OCT05	1	-21	Delay: Bulletin 100, 100.1 Rvsd Plmg to Ice Mkr - 28SEP05A - 03OCT05																											
PV153-010	Fire Sprinklers Heads in Grid/Hard Lids - Prev	5	30SEP05A	19OCT05	4	-25	Fire Sprinklers Heads in Grid/Hard Lids - Prev - 30SEP05A - 19OCT05																											
PV157-020	Mechanical Fixtures in Grid/Hard Lids- Prev	5	30SEP05A	19OCT05	4	-25	Mechanical Fixtures in Grid/Hard Lids- Prev - 30SEP05A - 19OCT05																											
PV160-230	Electrical Fixtures in Grid/Hard Lids - Prev	5	30SEP05A	19OCT05	4	-25	Electrical Fixtures in Grid/Hard Lids - Prev - 30SEP05A - 19OCT05																											
PV080-010	Door Frames - Prev	3	03OCT05	05OCT05	3	-26	Door Frames - Prev - 03OCT05 - 05OCT05																											
PV081-040	Interior Glazing - Prev	7	07OCT05	17OCT05	7	-12	Interior Glazing - Prev - 07OCT05 - 17OCT05																											
PV095-005	Acoustical Ceiling Grid/Susp. System - Prev	6	10OCT05	17OCT05	6	-26	Acoustical Ceiling Grid/Susp. System - Prev - 10OCT05 - 17OCT05																											
PV105-010	Fire Extinguishers - Prev	2	13OCT05	14OCT05	2	1	Fire Extinguishers - Prev - 13OCT05 - 14OCT05																											
PV095-040	Tackable Wall Panel - Prev	4	14OCT05	19OCT05	4	-2	Tackable Wall Panel - Prev - 14OCT05 - 19OCT05																											
PV160-330	Communication Fixts in Grid/Hard Lids - Prev	5	14OCT05	20OCT05	5	-26	Communication Fixts in Grid/Hard Lids - Prev - 14OCT05 - 20OCT05																											
PV096-010	Install Stone Flooring @ Reception - Lobby	7	14OCT05	24OCT05	7	-5	Install Stone Flooring @ Reception - Lobby - 14OCT05 - 24OCT05																											
PV064-005	Millwork - Prev	7	18OCT05	26OCT05	7	-19	Millwork - Prev - 18OCT05 - 26OCT05																											
PVINS-005	Above Ceiling Inspections Grid - Prev	1	20OCT05	20OCT05	1	-26	Above Ceiling Inspections Grid - Prev - 20OCT05 - 20OCT05																											
PV095-010	Acoustical Ceiling Tile - Prev	4	21OCT05	26OCT05	4	-26	Acoustical Ceiling Tile - Prev - 21OCT05 - 26OCT05																											
PV111-020	Audio Visual Finishes - Prev	5	25OCT05	31OCT05	5	-10	Audio Visual Finishes - Prev - 25OCT05 - 31OCT05																											
PV096-005	Install Resilient Flooring/Carpet - Prev	5	27OCT05	02NOV05	5	-26	Install Resilient Flooring/Carpet - Prev - 27OCT05 - 02NOV05																											
PV124-010	Install Foot Grilles - Prev	1	03NOV05	03NOV05	1	-13	Install Foot Grilles - Prev - 03NOV05 - 03NOV05																											
PV081-230	Metal Doors & Hardware - Prev	2	03NOV05	04NOV05	2	-26	Metal Doors & Hardware - Prev - 03NOV05 - 04NOV05																											
PV082-020	Wood Doors & Hardware/Material - Prev	4	03NOV05	09NOV05	4	-26	Wood Doors & Hardware/Material - Prev - 03NOV05 - 09NOV05																											
PV080-030	Doors & Hardware - Prev	5	03NOV05	10NOV05	5	-26	Doors & Hardware - Prev - 03NOV05 - 10NOV05																											
PV099-020	Finish Paint Walls & Ceilings - Prev	5	08NOV05	14NOV05	5	-26	Finish Paint Walls & Ceilings - Prev - 08NOV05 - 14NOV05																											
PV125-005	Vertical Blinds - Prev	2	15NOV05	16NOV05	2	-21	Vertical Blinds - Prev - 15NOV05 - 16NOV05																											
PV157-040	Mech Trim - Prev	5	15NOV05	21NOV05	5	-24	Mech Trim - Prev - 15NOV05 - 21NOV05																											
PV160-340	Communication Trim - Prev	5	15NOV05	21NOV05	5	-24	Communication Trim - Prev - 15NOV05 - 21NOV05																											
PV160-240	Elec Trim/Lighting Contr. - Prev	7	15NOV05	23NOV05	7	-26	Elec Trim/Lighting Contr. - Prev - 15NOV05 - 23NOV05																											
PVPUNCH00	Prevention Construction Complete	0		23NOV05	0	-26	Prevention Construction Complete - 23NOV05																											
PVPUNCH10	SB Prepunch & Corrections	10	28NOV05	09DEC05	10	-26	SB Prepunch & Corrections - 28NOV05 - 09DEC05																											
Prevention Restroom(s)																																		
PV154-120B	Overhead Plumbing Rough-in - Prev	3	05AUG05A	02SEP05A	0		Overhead Plumbing Rough-in - Prev - 05AUG05A - 02SEP05A																											
PV160-205B	Overhead Electrical Rough-in - Prev	3	05AUG05A	02SEP05A	0		Overhead Electrical Rough-in - Prev - 05AUG05A - 02SEP05A																											
PV160-210B	Electrical Wall Rough-in - Prev	2	05AUG05A	02SEP05A	0		Electrical Wall Rough-in - Prev - 05AUG05A - 02SEP05A																											
PV160-305B	Overhead Communications Rough-in - Prev	3	05AUG05A	02SEP05A	0		Overhead Communications Rough-in - Prev - 05AUG05A - 02SEP05A																											
PV160-310B	Communications Wall Rough-in - Prev	2	05AUG05A	02SEP05A	0		Communications Wall Rough-in - Prev - 05AUG05A - 02SEP05A																											
PV154-130B	Plumbing Wall Rough-in - Prev	3	05AUG05A	26SEP05A	0		Plumbing Wall Rough-in - Prev - 05AUG05A - 26SEP05A																											
PV092-020B	Drywall Walls/Ceiling - Prev	3	10AUG05A	03OCT05	1	-16	Drywall Walls/Ceiling - Prev - 10AUG05A - 03OCT05																											
PV092-040B	Tape & Sand Drywall Walls/Ceilings - Prev	4	29AUG05A	05OCT05	2	-16	Tape & Sand Drywall Walls/Ceilings - Prev - 29AUG05A - 05OCT05																											
PV099-005B	Prime/Finish Paint Walls - Prev	3	19SEP05A	10OCT05	3	-16	Prime/Finish Paint Walls - Prev - 19SEP05A - 10OCT05																											
PV153-010B	Fire Sprinklers Heads in Hard Lids - Prev	2	19SEP05A	12OCT05	2	-16	Fire Sprinklers Heads in Hard Lids - Prev - 19SEP05A - 12OCT05																											
PV157-020B	Mechanical Fixtures in Hard Lids- Prev	2	19SEP05A	12OCT05	2	-16	Mechanical Fixtures in Hard Lids- Prev - 19SEP05A - 12OCT05																											
PV160-230B	Electrical Fixtures in Hard Lids - Prev	2	19SEP05A	12OCT05	2	-16	Electrical Fixtures in Hard Lids - Prev - 19SEP05A - 12OCT05																											

Activity ID	Activity Description	Orig Dur	Early Start	Early Finish	Rem Dur	Total Float	2005																								2006	
							SEP				OCT				NOV				DEC				JAN				FEB				M	
							5	12	19	26	3	10	17	24	7	14	21	28	5	12	19	26	2	9	16	23	30	6	13	20	27	
PV160-330B	Communication Fixts - Prev	2	19SEP05A	12OCT05	2	-16	Communication Fixts - Prev - 19SEP05A - 12OCT05																									
PV093-005	Install Cer. Tile Restrms - Prev	7	13OCT05	21OCT05	7	-16	Install Cer. Tile Restrms - Prev - 13OCT05 - 21OCT05																									
PV154-050	Toilet Fixtures/Plumb. Finishes - Prev	5	24OCT05	28OCT05	5	-14	Toilet Fixtures/Plumb. Finishes - Prev - 24OCT05 - 28OCT05																									
PV101-010	Toilet Accessories - Prev	5	31OCT05	04NOV05	5	-14	Toilet Accessories - Prev - 31OCT05 - 04NOV05																									
PVPUNCH01	Prevention Restrooms Construction Complete	0		04NOV05	0	-14	Prevention Restrooms Construction Complete - 04NOV05																									
PVPUNCH11	SB Prepunch & Corrections	10	08NOV05	21NOV05	10	-14	SB Prepunch & Corrections - 08NOV05 - 21NOV05																									
Level 1 - Fire																																
Engine Room (BF-BD; B2-B7)																																
ER154-120	Overhead Plumbing Rough-in - Eng Rm	5	08AUG05A	06OCT05	2	-19	Overhead Plumbing Rough-in - Eng Rm - 08AUG05A - 06OCT05																									
ER154-125	Plumbing/Air Rough-in for Vehicle ExhaustRemoval	5	12AUG05A	07OCT05	3	0	Plumbing/Air Rough-in for Vehicle ExhaustRemoval - 12AUG05A - 07OCT05																									
ER160-205	Overhead Electrical Rough-in - Eng Rm	5	12AUG05A	07OCT05	3	-20	Overhead Electrical Rough-in - Eng Rm - 12AUG05A - 07OCT05																									
ER160-207	Electrical Rough-in for Vehicle Exhaust Removal	5	12AUG05A	07OCT05	3	0	Electrical Rough-in for Vehicle Exhaust Removal - 12AUG05A - 07OCT05																									
ER160-305	Overhead Communications Rough-in - Eng Rm	5	29AUG05A	07OCT05	3	-20	Overhead Communications Rough-in - Eng Rm - 29AUG05A - 07OCT05																									
ER111-100	Vehicle Exhaust Removal System & Eqpt	5	09SEP05A	12OCT05	3	0	Vehicle Exhaust Removal System & Eqpt - 09SEP05A - 12OCT05																									
ERINS-010	Ceiling Inspections - Eng Rm	1	12SEP05A	10OCT05	1	-20	Ceiling Inspections - Eng Rm - 12SEP05A - 10OCT05																									
ER160-205A	Delay: Bulletin #102 Relocate Elec Panel	1	28SEP05A	03OCT05	1	-19	Delay: Bulletin #102 Relocate Elec Panel - 28SEP05A - 03OCT05																									
ER099-005	Prime & 1st Paint Walls/Clg - Eng Rm	5	11OCT05	17OCT05	5	-20	Prime & 1st Paint Walls/Clg - Eng Rm - 11OCT05 - 17OCT05																									
ER160-230	Electrical Fixtures in Clg - Eng Rm	5	18OCT05	24OCT05	5	-20	Electrical Fixtures in Clg - Eng Rm - 18OCT05 - 24OCT05																									
ER160-330	Communication Fixts in Clg - Eng Rm	5	18OCT05	24OCT05	5	-20	Communication Fixts in Clg - Eng Rm - 18OCT05 - 24OCT05																									
ER160-240	Elec Trim/Lighting Contr. - Eng Rm	7	25OCT05	02NOV05	7	-20	Elec Trim/Lighting Contr. - Eng Rm - 25OCT05 - 02NOV05																									
ER099-010	Finish Paint Walls/Clg - Eng Rm	5	03NOV05	10NOV05	5	-20	Finish Paint Walls/Clg - Eng Rm - 03NOV05 - 10NOV05																									
ER160-340	Communication Trim - Eng Rm	5	03NOV05	10NOV05	5	-17	Communication Trim - Eng Rm - 03NOV05 - 10NOV05																									
ER099-SL1	Sealed Conc. - Eng Rm (Ashford Finish)	3	11NOV05	15NOV05	3	-20	Sealed Conc. - Eng Rm (Ashford Finish) - 11NOV05 - 15NOV05																									
ERPUNCH00	Engine Room Construction Complete	0		15NOV05	0	-20	Engine Room Construction Complete - 15NOV05																									
ERPUNCH10	SB Prepunch & Corrections	10	16NOV05	01DEC05	10	-20	SB Prepunch & Corrections - 16NOV05 - 01DEC05																									
Operations (BA-BD; B8-B1)																																
OP160-220B	Delay: Bulletin #99 Rm 135 Power/Data Term	1	16JUN05A	03OCT05	1	-23	Delay: Bulletin #99 Rm 135 Power/Data Term - 16JUN05A - 03OCT05																									
OP157-005A	Delay: RFI 639 - 639.2 Rm 138 Hood Type/Location	1	11JUL05A	03OCT05	1	-27	Delay: RFI 639 - 639.2 Rm 138 Hood Type/Location - 11JUL05A - 03OCT05																									
OP153-005	Overhead Fire Sprinkler Rough-in - OPS	5	19JUL05A	02SEP05A	0		Overhead Fire Sprinkler Rough-in - OPS - 19JUL05A - 02SEP05A																									
OP160-205	Overhead Electrical Rough-in - OPS	5	22JUL05A	02SEP05A	0		Overhead Electrical Rough-in - OPS - 22JUL05A - 02SEP05A																									
OP160-305	Overhead Communications Rough-in - OPS	5	22JUL05A	02SEP05A	0		Overhead Communications Rough-in - OPS - 22JUL05A - 02SEP05A																									
OP157-005	Overhead Mechanical Rough-in - OPS	5	25JUL05A	04OCT05	1	-27	Overhead Mechanical Rough-in - OPS - 25JUL05A - 04OCT05																									
OP080-010	Door Frames - OPS	3	25JUL05A	05OCT05	1	-24	Door Frames - OPS - 25JUL05A - 05OCT05																									
OP154-130A	Delay: RFI 672 Kitchen Waste/Vent	1	26JUL05A	16SEP05A	0		Delay: RFI 672 Kitchen Waste/Vent - 26JUL05A - 16SEP05A																									
OP154-120	Overhead Plumbing Rough-in - OPS	5	29JUL05A	16SEP05A	0		Overhead Plumbing Rough-in - OPS - 29JUL05A - 16SEP05A																									
OP154-130	Plumbing Wall Rough-in - OPS	5	29JUL05A	05OCT05	1	-24	Plumbing Wall Rough-in - OPS - 29JUL05A - 05OCT05																									
OP111-010	Audio Visual Rough-in - Det	5	05AUG05A	09SEP05A	0		Audio Visual Rough-in - Det - 05AUG05A - 09SEP05A																									
OP160-210	Electrical Wall Rough-in - OPS	5	05AUG05A	05OCT05	1	-24	Electrical Wall Rough-in - OPS - 05AUG05A - 05OCT05																									
OP160-310	Communications Wall Rough-in - OPS	5	05AUG05A	05OCT05	1	-24	Communications Wall Rough-in - OPS - 05AUG05A - 05OCT05																									
OP092-020	Drywall 1-Side - OPS	4	12AUG05A	06SEP05A	0		Drywall 1-Side - OPS - 12AUG05A - 06SEP05A																									
OP080-010A	Delay: Bulletin 87 Gusset Rev Door B2B, B3	1	01SEP05A	03OCT05	1	-23	Delay: Bulletin 87 Gusset Rev Door B2B, B3 - 01SEP05A - 03OCT05																									

Activity ID	Activity Description	Orig Dur	Early Start	Early Finish	Rem Dur	Total Float	2005																											
							SEP				OCT				NOV				DEC				JAN				FEB							
							5	12	19	26	3	10	17	24	7	14	21	28	5	12	19	26	2	9	16	23	6	13	20	27				
OP092-025	Frame Ceilings - OPS	4	06SEP05A	16SEP05A	0		Frame Ceilings - OPS - 06SEP05A - 16SEP05A																											
OP071-005	Insulation - OPS	2	08SEP05A	16SEP05A	0		Insulation - OPS - 08SEP05A - 16SEP05A																											
OP092-030	Drywall 2-Side - OPS	4	08SEP05A	30SEP05A	0		Drywall 2-Side - OPS - 08SEP05A - 30SEP05A																											
OPINS-010	Ceiling Inspections - OPS	1	08SEP05A	05OCT05	1	-8	Ceiling Inspections - OPS - 08SEP05A - 05OCT05																											
OP160-220A	Delay: Bulletin #95 Hold Rm 135 Furred Wall	1	15SEP05A	03OCT05	1	-23	Delay: Bulletin #95 Hold Rm 135 Furred Wall - 15SEP05A - 03OCT05																											
OP081-005	Access Panels - OPS	2	19SEP05A	30SEP05A	0		Access Panels - OPS - 19SEP05A - 30SEP05A																											
OP092-040	Tape & Sand Drywall - OPS	7	19SEP05A	07OCT05	3	-27	Tape & Sand Drywall - OPS - 19SEP05A - 07OCT05																											
OP092-050	Drywall Ceilings - OPS	3	19SEP05A	07OCT05	2	-8	Drywall Ceilings - OPS - 19SEP05A - 07OCT05																											
OP081-040	Interior Glazing - OPS	7	19SEP05A	17OCT05	6	-11	Interior Glazing - OPS - 19SEP05A - 17OCT05																											
OP092060	Tape & Finish Drywall Ceilings - OPS	7	19SEP05A	17OCT05	6	-8	Tape & Finish Drywall Ceilings - OPS - 19SEP05A - 17OCT05																											
OP154-130C	Delay: Bulletin 100, 100.1 Rvsd Water to Ice Mkr	1	28SEP05A	03OCT05	1	-23	Delay: Bulletin 100, 100.1 Rvsd Water to Ice Mkr - 28SEP05A - 03OCT05																											
OP157-005C	Delay: Bulletin #89 Rm 138 Revised Hood	1	30SEP05A	03OCT05	1	-27	Delay: Bulletin #89 Rm 138 Revised Hood - 30SEP05A - 03OCT05																											
OP160-220C	Delay: Bulletin #99.1 Rm 135 Power/Data Term	1	30SEP05A	03OCT05	1	-23	Delay: Bulletin #99.1 Rm 135 Power/Data Term - 30SEP05A - 03OCT05																											
OP099-005	Paint Prime & 1st Coat Walls - OPS	5	10OCT05	14OCT05	5	-27	Paint Prime & 1st Coat Walls - OPS - 10OCT05 - 14OCT05																											
OP095-005	Acoustical Ceiling Grid/Susp. System - OPS	6	12OCT05	19OCT05	6	-27	Acoustical Ceiling Grid/Susp. System - OPS - 12OCT05 - 19OCT05																											
OP105-010	Fire Extinguishers - OPS	2	17OCT05	18OCT05	2	-1	Fire Extinguishers - OPS - 17OCT05 - 18OCT05																											
OP099-010	Paint Prime & 1st Coat Walls & Ceilings - OPS	5	18OCT05	24OCT05	5	-8	Paint Prime & 1st Coat Walls & Ceilings - OPS - 18OCT05 - 24OCT05																											
OP153-010	Fire Sprinklers Heads in Grid/Hard Lids - OPS	5	18OCT05	24OCT05	5	-27	Fire Sprinklers Heads in Grid/Hard Lids - OPS - 18OCT05 - 24OCT05																											
OP157-020	Mechanical Fixtures in Grid/Hard Lids - OPS	5	18OCT05	24OCT05	5	-27	Mechanical Fixtures in Grid/Hard Lids - OPS - 18OCT05 - 24OCT05																											
OP160-230	Electrical Fixtures in Grid/Hard Lids - OPS	5	18OCT05	24OCT05	5	-27	Electrical Fixtures in Grid/Hard Lids - OPS - 18OCT05 - 24OCT05																											
OP160-330	Communication Fixts in Grid/Hard Lids - OPS	5	18OCT05	24OCT05	5	-27	Communication Fixts in Grid/Hard Lids - OPS - 18OCT05 - 24OCT05																											
OP064-005	Millwork & Granite Tops - OPS	7	18OCT05	26OCT05	7	-18	Millwork & Granite Tops - OPS - 18OCT05 - 26OCT05																											
OP111-020	Audio Visual Finishes - OPS	5	20OCT05	26OCT05	5	-7	Audio Visual Finishes - OPS - 20OCT05 - 26OCT05																											
OPINS-005	Above Ceiling Inspections Grid - OPS	1	24OCT05	24OCT05	1	-27	Above Ceiling Inspections Grid - OPS - 24OCT05 - 24OCT05																											
OP095-040	Acoustical Wall Panel - OPS	3	25OCT05	27OCT05	3	-8	Acoustical Wall Panel - OPS - 25OCT05 - 27OCT05																											
OP095-010	Acoustical Ceiling Tile - OPS	4	25OCT05	28OCT05	4	-27	Acoustical Ceiling Tile - OPS - 25OCT05 - 28OCT05																											
OP096-005	Install Resilient Flooring/Carpet - OPS	5	31OCT05	04NOV05	5	-27	Install Resilient Flooring/Carpet - OPS - 31OCT05 - 04NOV05																											
OP081-230	Metal Doors & Hardware - Ops	2	08NOV05	09NOV05	2	-27	Metal Doors & Hardware - Ops - 08NOV05 - 09NOV05																											
OP082-020	Wood Doors & Hardware/Material - OPS	4	08NOV05	11NOV05	4	-27	Wood Doors & Hardware/Material - OPS - 08NOV05 - 11NOV05																											
OP080-030	Doors & Hardware - OPS	5	08NOV05	14NOV05	5	-27	Doors & Hardware - OPS - 08NOV05 - 14NOV05																											
OP105-100	Lockers - OPS	5	08NOV05	14NOV05	5	-19	Lockers - OPS - 08NOV05 - 14NOV05																											
OP099-020	Finish Paint Walls & Ceilings - OPS	5	10NOV05	16NOV05	5	-27	Finish Paint Walls & Ceilings - OPS - 10NOV05 - 16NOV05																											
OP125-005	Vertical Blinds - OPS	2	17NOV05	18NOV05	2	-23	Vertical Blinds - OPS - 17NOV05 - 18NOV05																											
OP157-040	Mech Trim - OPS	5	17NOV05	23NOV05	5	-26	Mech Trim - OPS - 17NOV05 - 23NOV05																											
OP160-340	Communication Trim - OPS	5	17NOV05	23NOV05	5	-26	Communication Trim - OPS - 17NOV05 - 23NOV05																											
OP160-240	Elec Trim/Lighting Contr. - OPS	6	17NOV05	28NOV05	6	-27	Elec Trim/Lighting Contr. - OPS - 17NOV05 - 28NOV05																											
OPPUNCH00	Operations Construction Complete	0		28NOV05	0	-27	Operations Construction Complete - 28NOV05																											
OPPUNCH10	SB Prepunch & Corrections	10	29NOV05	12DEC05	10	-27	SB Prepunch & Corrections - 29NOV05 - 12DEC05																											
Operations Restrooms																																		
OP160-205B	Overhead Electrical Rough-in - OPS	3	22JUL05A	02SEP05A	0		Overhead Electrical Rough-in - OPS - 22JUL05A - 02SEP05A																											
OP160-305B	Overhead Communications Rough-in - OPS	3	22JUL05A	02SEP05A	0		Overhead Communications Rough-in - OPS - 22JUL05A - 02SEP05A																											

Activity ID	Activity Description	Orig Dur	Early Start	Early Finish	Rem Dur	Total Float	2005																											
							SEP					OCT					NOV					DEC					2006							
							5	12	19	26	3	10	17	24	31	7	14	21	28	5	12	19	26	2	9	16	23	30	6	13	20	27		
OP092-010B	Frame Walls/Ceiling/Backing - OPS	2	25JUL05A	06SEP05A	0		Frame Walls/Ceiling/Backing - OPS - 25JUL05A - 06SEP05A																											
OP157-005B	Overhead Mechanical Rough-in - OPS	3	27JUL05A	04OCT05	1	-22	Overhead Mechanical Rough-in - OPS - 27JUL05A - 04OCT05																											
OP154-120B	Overhead Plumbing Rough-in - OPS	3	29JUL05A	02SEP05A	0		Overhead Plumbing Rough-in - OPS - 29JUL05A - 02SEP05A																											
OP154-130B	Plumbing Wall Rough-in - OPS	3	08AUG05A	06SEP05A	0		Plumbing Wall Rough-in - OPS - 08AUG05A - 06SEP05A																											
OP160-210B	Electrical Wall Rough-in - OPS	2	08AUG05A	06SEP05A	0		Electrical Wall Rough-in - OPS - 08AUG05A - 06SEP05A																											
OP160-310B	Communications Wall Rough-in - OPS	2	08AUG05A	06SEP05A	0		Communications Wall Rough-in - OPS - 08AUG05A - 06SEP05A																											
OP092-020B	Drywall Walls/Ceiling - OPS	3	31AUG05A	06OCT05	2	-22	Drywall Walls/Ceiling - OPS - 31AUG05A - 06OCT05																											
OP092-040B	Tape & Sand Drywall Walls/Ceilings - OPS	4	09SEP05A	11OCT05	3	-22	Tape & Sand Drywall Walls/Ceilings - OPS - 09SEP05A - 11OCT05																											
OP153-010B	Fire Sprinklers Heads in Hard Lids - OPS	2	19SEP05A	17OCT05	1	-21	Fire Sprinklers Heads in Hard Lids - OPS - 19SEP05A - 17OCT05																											
OP157-020B	Mechanical Fixtures in Hard Lids- OPS	2	19SEP05A	18OCT05	2	-22	Mechanical Fixtures in Hard Lids- OPS - 19SEP05A - 18OCT05																											
OP160-230B	Electrical Fixtures in Hard Lids - OPS	2	19SEP05A	18OCT05	2	-22	Electrical Fixtures in Hard Lids - OPS - 19SEP05A - 18OCT05																											
OP160-330B	Communication Fixts - OPS	2	19SEP05A	18OCT05	2	-22	Communication Fixts - OPS - 19SEP05A - 18OCT05																											
OP099-005B	Prime/Finish Paint Walls - OPS	3	12OCT05	14OCT05	3	-22	Prime/Finish Paint Walls - OPS - 12OCT05 - 14OCT05																											
OP093-005	Install Cer. Tile Restrms - OPS	10	19OCT05	01NOV05	10	-22	Install Cer. Tile Restrms - OPS - 19OCT05 - 01NOV05																											
OP154-050	Toilet Fixtures/Plumb. Finishes - OPS	5	02NOV05	09NOV05	5	-21	Toilet Fixtures/Plumb. Finishes - OPS - 02NOV05 - 09NOV05																											
OP101-010	Toilet Accessories - OPS	5	10NOV05	16NOV05	5	-21	Toilet Accessories - OPS - 10NOV05 - 16NOV05																											
OPPUNCH01	Operations Restrooms Construction Complete	0		16NOV05	0	-21	Operations Restrooms Construction Complete - 16NOV05																											
OPPUNCH11	SB Prepunch & Corrections	10	17NOV05	02DEC05	10	-21	SB Prepunch & Corrections - 17NOV05 - 02DEC05																											
Level 2 - Fire																																		
Living Quarters																																		
LQ153-205	Overhead Fire Sprinkler Rough-in - 2nd Flr	5	27JUL05A	02SEP05A	0		Overhead Fire Sprinkler Rough-in - 2nd Flr - 27JUL05A - 02SEP05A																											
LQ157-205	Overhead Mechanical Rough-in - 2nd Flr	5	27JUL05A	02SEP05A	0		Overhead Mechanical Rough-in - 2nd Flr - 27JUL05A - 02SEP05A																											
LQ154-220	Overhead Plumbing Rough-in - 2nd Flr	5	05AUG05A	02SEP05A	0		Overhead Plumbing Rough-in - 2nd Flr - 05AUG05A - 02SEP05A																											
LQ160-250	Overhead Electrical Rough-in - 2nd Flr	5	05AUG05A	02SEP05A	0		Overhead Electrical Rough-in - 2nd Flr - 05AUG05A - 02SEP05A																											
LQ160-350	Overhead Communication Rough-in - 2nd Flr	5	05AUG05A	02SEP05A	0		Overhead Communication Rough-in - 2nd Flr - 05AUG05A - 02SEP05A																											
LQ157-205A	Delay: RFI 694 Mechanical Rough-in	1	12AUG05A	16SEP05A	0		Delay: RFI 694 Mechanical Rough-in - 12AUG05A - 16SEP05A																											
LQ160-260	Electrical Wall Rough-in - 2nd Flr	5	22AUG05A	09SEP05A	0		Electrical Wall Rough-in - 2nd Flr - 22AUG05A - 09SEP05A																											
LQ160-360	Communication Wall Rough-in - 2nd Flr	5	22AUG05A	09SEP05A	0		Communication Wall Rough-in - 2nd Flr - 22AUG05A - 09SEP05A																											
LQ154-230	Plumbing Wall Rough-in - 2nd Flr	5	22AUG05A	16SEP05A	0		Plumbing Wall Rough-in - 2nd Flr - 22AUG05A - 16SEP05A																											
LQ092-220	Drywall 1-Side - 2nd Flr	5	26AUG05A	08SEP05A	0		Drywall 1-Side - 2nd Flr - 26AUG05A - 08SEP05A																											
LQ092-225	Frame Ceilings - 2nd Flr	4	26AUG05A	04OCT05	1	-26	Frame Ceilings - 2nd Flr - 26AUG05A - 04OCT05																											
LQ071-010	Insulation - 2nd Flr	3	09SEP05A	26SEP05A	0		Insulation - 2nd Flr - 09SEP05A - 26SEP05A																											
LQINS-210	Ceiling Inspections - 2nd Flr	1	09SEP05A	05OCT05	1	-26	Ceiling Inspections - 2nd Flr - 09SEP05A - 05OCT05																											
LQ092-215	Drywall Ceilings - 2nd Flr	3	09SEP05A	10OCT05	3	-26	Drywall Ceilings - 2nd Flr - 09SEP05A - 10OCT05																											
LQ092-230	Drywall 2-Side - 2nd Flr	5	12SEP05A	03OCT05	1	-16	Drywall 2-Side - 2nd Flr - 12SEP05A - 03OCT05																											
LQ081-210	Door Frames - 2nd Flr	2	19SEP05A	04OCT05	2	-25	Door Frames - 2nd Flr - 19SEP05A - 04OCT05																											
LQ092-240	Tape & Sand Drywall - 2nd Flr	7	19SEP05A	10OCT05	6	-17	Tape & Sand Drywall - 2nd Flr - 19SEP05A - 10OCT05																											
LQ092-235	Tape & Finish Drywall Ceilings - 2nd flr	7	19SEP05A	18OCT05	6	-26	Tape & Finish Drywall Ceilings - 2nd flr - 19SEP05A - 18OCT05																											
LQ092-225A	Delay: Bulletin #89 Hoods up from 1st Flr	1	30SEP05A	03OCT05	1	-26	Delay: Bulletin #89 Hoods up from 1st Flr - 30SEP05A - 03OCT05																											
LQ081-215	Interior Glazing - 2nd Flr	5	11OCT05	17OCT05	5	-9	Interior Glazing - 2nd Flr - 11OCT05 - 17OCT05																											
LQ099-205	Paint Prime & 1st Coat Walls - 2nd Flr	5	11OCT05	17OCT05	5	-17	Paint Prime & 1st Coat Walls - 2nd Flr - 11OCT05 - 17OCT05																											

Activity ID	Activity Description	Orig Dur	Early Start	Early Finish	Rem Dur	Total Float	2005												2006									
							SEP				OCT				NOV				DEC				JAN			FEB		
							5	12	19	26	3	10	17	24	31	7	14	21	28	5	12	19	26	2	9	16	23	30
LQ064-205	Millwork @ Locker/Shwr & Toil RM - 2nd Flr	8	18OCT05	27OCT05	8	-17																						
LQ099-210	Paint Prime & 1st Coat Walls & Ceilings-2nd Flr	5	19OCT05	25OCT05	5	-26																						
LQ153-210	Fire Sprnktrs Drops/Finishes in Hard Lid -2nd Flr	5	26OCT05	01NOV05	5	-26																						
LQ157-220	Mechanical Fixtures in Hard Lid- 2nd Flr	5	26OCT05	01NOV05	5	-26																						
LQ160-280	Electrical Fixtures in Hard Lid - 2nd Flr	5	26OCT05	01NOV05	5	-26																						
LQ160-380	Communication Fixts in Hard Lid - 2nd Flr	5	26OCT05	01NOV05	5	-26																						
LQINS-205	Above Ceiling Inspections Grid - 2nd Flr	1	01NOV05	01NOV05	1	-26																						
LQ096-205	Install Resilient Flooring/Carpet - 2nd Flr	5	02NOV05	09NOV05	5	-26																						
LQ081-230	Metal Doors & Hardware - 2nd Flr	1	10NOV05	10NOV05	1	-26																						
LQ082-020	Wood Doors & Hardware/Material - 2nd Flr	5	11NOV05	17NOV05	5	-26																						
LQ099-220	Finish Paint Walls & Ceilings - 2nd Flr	5	11NOV05	17NOV05	5	-26																						
LQ125-005	Vertical Blinds - 2nd Flr	2	18NOV05	21NOV05	2	-24																						
LQ157-240	Mech Trim - 2nd Flr	3	18NOV05	22NOV05	3	-25																						
LQ160-290	Elec Trim/Lighting Contr. - 2nd Flr	4	18NOV05	23NOV05	4	-26																						
LQ160-390	Communication Trim - 2nd Flr	4	18NOV05	23NOV05	4	-26																						
LQPUNCH00	Living Quarters Construction Complete	0		23NOV05	0	-26																						
LQ160-FS1	Fire Life Safety Inspection	4	28NOV05	01DEC05	4	-20																						
LQPUNCH10	SB Prepunch & Corrections	10	28NOV05	09DEC05	10	-26																						
Living Quarters Lockers/Restrooms																												
LQ153-050B	Overhead Fire Sprinkler Rough-in - 2nd Flr	3	27JUL05A	02SEP05A	0																							
LQ157-005B	Overhead Mechanical Rough-in - 2nd Flr	3	27JUL05A	02SEP05A	0																							
LQ154-120B	Overhead Plumbing Rough-in - 2nd Flr	3	15AUG05A	02SEP05A	0																							
LQ160-205B	Overhead Electrical Rough-in - 2nd Flr	3	15AUG05A	02SEP05A	0																							
LQ160-305B	Overhead Communications Rough-in - 2nd Flr	3	15AUG05A	02SEP05A	0																							
LQ160-310B	Communications Wall Rough-in - 2nd Flr	2	15AUG05A	23SEP05A	0																							
LQ154-130B	Plumbing Wall Rough-in - 2nd Flr	3	15AUG05A	30SEP05A	0																							
LQ160-210B	Electrical Wall Rough-in - 2nd Flr	2	15AUG05A	30SEP05A	0																							
LQ092-020B	Drywall Walls/Ceiling - 2nd Flr	3	09SEP05A	03OCT05	1	-19																						
LQ092-040B	Tape & Sand Drywall Walls/Ceilings - 2nd Flr	4	30SEP05A	07OCT05	4	-19																						
LQ153-010B	Fire Sprinklers Heads in Hard Lids - 2nd Flr	2	30SEP05A	13OCT05	1	-18																						
LQ157-020B	Mechanical Fixtures in Hard Lids- 2nd Flr	2	30SEP05A	13OCT05	1	-18																						
LQ099-005B	Prime/Finish Paint Walls - 2nd Flr	3	10OCT05	12OCT05	3	-19																						
LQ160-230B	Electrical Fixtures in Hard Lids - 2nd Flr	2	13OCT05	14OCT05	2	-19																						
LQ160-330B	Communication Fixts - 2nd Flr	2	13OCT05	14OCT05	2	-19																						
LQ093-205	Install Cer. Tile Locker/Shower area - 2nd Flr	9	17OCT05	27OCT05	9	-19																						
LQ154-250	Toilet Fixtures/Plumb. Finishes - 2nd Flr	5	28OCT05	03NOV05	5	-19																						
MB105-005	Wood Lockers - 2nd Flr	5	28OCT05	03NOV05	5	-13																						
LQ101-210	Toilet Accessories - 2nd Flr	6	04NOV05	14NOV05	6	-19																						
LQPUNCH01	Living Quarters Locker/RR Const. Complete	0		14NOV05	0	-19																						
LQPUNCH11	SB Prepunch & Corrections	10	15NOV05	30NOV05	10	-19																						

Activity ID	Activity Description	Orig Dur	Early Start	Early Finish	Rem Dur	Total Float	2005												2006													
							SEP				OCT				NOV				DEC				JAN		FEB		M					
							5	12	19	26	3	10	17	24	7	14	21	28	5	12	19	26	2	9	16	23	30	6	13	20	27	
All Interior Areas																																
ALL102-10	Imp-Resist Wall Protection (all Interior areas)	5	11NOV05	17NOV05	5	-17																										
ALL104-10	Signage (all Interior areas)	5	11NOV05	17NOV05	5	-22																										
ALL144-10	Wheelchair Lift (all Interior areas)	5	11NOV05	17NOV05	5	-22																										
ALL101-10	Display Boards (all Interior areas)	7	11NOV05	21NOV05	7	-19																										
ALL111-10	Project Screens (all Interior areas)	10	11NOV05	28NOV05	10	-22																										
Sitework																																
Hardscape - Northwest																																
Area #2 - NW Grnd Parking Area																																
NW025-110	Edge Form - Topping Slab	2	18APR05A	11OCT05	1	9	Edge Form - Topping Slab - 18APR05A - 11OCT05																									
NW032-NW1	Reinforce - Topping Slab	4	18APR05A	12OCT05	1	9	Reinforce - Topping Slab - 18APR05A - 12OCT05																									
NW029-100	Underslab Irrigation - Topping Slab	2	12AUG05A	04OCT05	2	9	Underslab Irrigation - Topping Slab - 12AUG05A - 04OCT05																									
NW160-NW1	Underslab Electrical - Topping Slab	2	22AUG05A	03OCT05	1	10	Underslab Electrical - Topping Slab - 22AUG05A - 03OCT05																									
NW075-10	Waterproof Deck - Topping Slab	5	22AUG05A	10OCT05	4	9	Waterproof Deck - Topping Slab - 22AUG05A - 10OCT05																									
NW154-NW1	Set Drains - Topping Slab	2	12SEP05A	14OCT05	2	9	Set Drains - Topping Slab - 12SEP05A - 14OCT05																									
NWINSP-100	Inspection - Topping Slab	1	17OCT05	17OCT05	1	9	Inspection - Topping Slab - 17OCT05 - 17OCT05																									
NW025-130	Place Topping	1	18OCT05	18OCT05	1	9	Place Topping - 18OCT05 - 18OCT05																									
NW025-210A	Delay: Bulletin #98 Added Planter BB/B3 Line	1	15SEP05A	03OCT05	1	30	Delay: Bulletin #98 Added Planter BB/B3 Line - 15SEP05A - 03OCT05																									
NW032-220	Rebar @ Tree Wells/Arch conc	2	19OCT05	20OCT05	2	19	Rebar @ Tree Wells/Arch conc - 19OCT05 - 20OCT05																									
NW025-230	Tree Wells	4	21OCT05	26OCT05	4	19	Tree Wells - 21OCT05 - 26OCT05																									
NW055-100	Entry Gate	1	27OCT05	27OCT05	1	21	Entry Gate - 27OCT05 - 27OCT05																									
NW160-MW2	Electrical Finishes	3	27OCT05	31OCT05	3	19	Electrical Finishes - 27OCT05 - 31OCT05																									
Hardscape - Southeast																																
Area #1 - SE Parking Area																																
SE025-100	Survey/Layout - Topping Slab	1	12AUG05A	31AUG05A	0		Survey/Layout - Topping Slab - 12AUG05A - 31AUG05A																									
SE025-230	Planter Walls	10	15AUG05A	31AUG05A	0		Planter Walls - 15AUG05A - 31AUG05A																									
SE025-120	Sleeving & Penetrations - Topping Slab	2	15AUG05A	06SEP05A	0		Sleeving & Penetrations - Topping Slab - 15AUG05A - 06SEP05A																									
SE025-110	Edge Form - Topping Slab	3	22AUG05A	09SEP05A	0		Edge Form - Topping Slab - 22AUG05A - 09SEP05A																									
SE032-SE1	Reinforce - Topping Slab	6	22AUG05A	13OCT05	3	-9	Reinforce - Topping Slab - 22AUG05A - 13OCT05																									
SE154-SE1	Set Drains - Topping Slab	2	22AUG05A	14OCT05	1	-9	Set Drains - Topping Slab - 22AUG05A - 14OCT05																									
SE029-100	Underslab Irr - Topping Slab	2	29AUG05A	06SEP05A	0		Underslab Irr - Topping Slab - 29AUG05A - 06SEP05A																									
SE160-SE1	Underslab Elect - Topping Slab	2	29AUG05A	03OCT05	1	-9	Underslab Elect - Topping Slab - 29AUG05A - 03OCT05																									
SE075-10	Waterproof Deck - Topping Slab	6	09SEP05A	10OCT05	5	-9	Waterproof Deck - Topping Slab - 09SEP05A - 10OCT05																									
SEINSP-100	Inspection - Topping Slab	1	17OCT05	17OCT05	1	-9	Inspection - Topping Slab - 17OCT05 - 17OCT05																									
SE025-130	Place Topping	1	18OCT05	18OCT05	1	-9	Place Topping - 18OCT05 - 18OCT05																									
SE032-SE3	Reinforce Valley Gutter	2	15AUG05A	10NOV05	2	-9	Reinforce Valley Gutter - 15AUG05A - 10NOV05																									
SE025-210	Form Valley Gutter	3	22AUG05A	08NOV05	3	-9	Form Valley Gutter - 22AUG05A - 08NOV05																									
SE025-220	Pour Valley Gutter	2	22AUG05A	14NOV05	2	-9	Pour Valley Gutter - 22AUG05A - 14NOV05																									
SE032-SE2	Rebar Curb & Gutter	3	15AUG05A	31OCT05	3	-9	Rebar Curb & Gutter - 15AUG05A - 31OCT05																									
SE025-160	Form Curb & Gutter	3	26SEP05A	26OCT05	3	-9	Form Curb & Gutter - 26SEP05A - 26OCT05																									
SE025-170	Pour Curbs/Gutters	2	01NOV05	02NOV05	2	-9	Pour Curbs/Gutters - 01NOV05 - 02NOV05																									
SE025-180	Strip & Clean Curb & Gutter	1	03NOV05	03NOV05	1	-7	Strip & Clean Curb & Gutter - 03NOV05 - 03NOV05																									

Activity ID	Activity Description	Orig Dur	Early Start	Early Finish	Rem Dur	Total Float	2005												2006														
							SEP				OCT				NOV				DEC				JAN		FEB								
							5	12	19	26	3	10	17	24	7	14	21	28	5	12	19	26	2	9	16	23	30	6	13	20	27		
LP029-140	Rough-in Irrigation at Planters	3	04OCT05	06OCT05	3	2	Rough-in Irrigation at Planters - 04OCT05 - 06OCT05																										
LP160-120	Rough-in Electrical at Planters	3	04OCT05	06OCT05	3	2	Rough-in Electrical at Planters - 04OCT05 - 06OCT05																										
LP025-170	Form Stairs	4	10OCT05	13OCT05	4	2	Form Stairs - 10OCT05 - 13OCT05																										
LP160-190	Rough-in Electrical at Stairs (lights)	3	12OCT05	14OCT05	3	2	Rough-in Electrical at Stairs (lights) - 12OCT05 - 14OCT05																										
LP025-200	Pour Stairs	1	17OCT05	17OCT05	1	2	Pour Stairs - 17OCT05 - 17OCT05																										
LP025-210	Strip & Clean Stairs	1	18OCT05	18OCT05	1	2	Strip & Clean Stairs - 18OCT05 - 18OCT05																										
LP025-240	Pour Landings	7	19OCT05	27OCT05	7	2	Pour Landings - 19OCT05 - 27OCT05																										
LP075-250	Waterproof Planters	2	28OCT05	31OCT05	2	2	Waterproof Planters - 28OCT05 - 31OCT05																										
LP160-LP2	Electrical Finishes	3	28OCT05	01NOV05	3	18	Electrical Finishes - 28OCT05 - 01NOV05																										
LP055-100	Metal Railing	5	28OCT05	03NOV05	5	16	Metal Railing - 28OCT05 - 03NOV05																										
LP028-160A	RFI 649, 649.1 Water Feature	1	18JUL05A	03OCT05	1	-3	RFI 649, 649.1 Water Feature - 18JUL05A - 03OCT05																										
LP028-160B	Complete Design, Pricing, Approval Water Feature	20	04OCT05	31OCT05	20	-3	Complete Design, Pricing, Approval Water Feature - 04OCT05 - 31OCT05																										
LP028-160	RI Plumbing for Water Feature	8	01NOV05	11NOV05	8	3	RI Plumbing for Water Feature - 01NOV05 - 11NOV05																										
LP025-220	Form & Pour Water Feature	8	14NOV05	23NOV05	8	3	Form & Pour Water Feature - 14NOV05 - 23NOV05																										
LP028-230	Finishes for Water Feature	6	28NOV05	05DEC05	6	3	Finishes for Water Feature - 28NOV05 - 05DEC05																										
Hardscape - Offsite																																	
New Driveway(s)																																	
OSC-03301A	Bulletin #18/18R1/18R2/18R4	227	23AUG04A	03OCT05	1	40	Bulletin #18/18R1/18R2/18R4 - 23AUG04A - 03OCT05																										
OSC-03301B	PCO #91 Street Lts & Banner Poles	82	23MAR05A	03OCT05	1	40	PCO #91 Street Lts & Banner Poles - 23MAR05A - 03OCT05																										
OSC-03301C	Street Lights & Banner Poles	10	04OCT05	17OCT05	10	40	Street Lights & Banner Poles - 04OCT05 - 17OCT05																										
OSC-03300	New Driveways - 15th Street	5	19OCT05	25OCT05	5	29	New Driveways - 15th Street - 19OCT05 - 25OCT05																										
OCS02510	Offsite Paving	5	26OCT05	01NOV05	5	29	Offsite Paving - 26OCT05 - 01NOV05																										
OSC-03302	New Driveway - 13th Street	4	28OCT05	02NOV05	4	28	New Driveway - 13th Street - 28OCT05 - 02NOV05																										
OSC-03301	New Driveways - Valley Dr.	5	04NOV05	11NOV05	5	22	New Driveways - Valley Dr. - 04NOV05 - 11NOV05																										
Landscaping																																	
LS160-005	PowerUnderground Branch for Irrigation Cont.	4	12AUG05A	07OCT05	4	11	PowerUnderground Branch for Irrigation Cont. - 12AUG05A - 07OCT05																										
LS029-005	Irrigation Sleeves	5	12AUG05A	12OCT05	3	11	Irrigation Sleeves - 12AUG05A - 12OCT05																										
LS029-010	Mainline-POC-Va	5	26SEP05A	18OCT05	4	11	Mainline-POC-Va - 26SEP05A - 18OCT05																										
LS029-020	Irrigation Laterals & Heads	5	01NOV05	08NOV05	5	2	Irrigation Laterals & Heads - 01NOV05 - 08NOV05																										
LS029-030	Trees	5	01NOV05	08NOV05	5	2	Trees - 01NOV05 - 08NOV05																										
LS029-040	Fine Grading-So	5	09NOV05	15NOV05	5	2	Fine Grading-So - 09NOV05 - 15NOV05																										
LSPUNCH00	Sitework (Essential) Construction Complete	0		11NOV05	0	22	Sitework (Essential) Construction Complete - 11NOV05																										
LSPUNCH01	SB Prepunch & Corrections - Sitework (Essential)	10	14NOV05	29NOV05	10	22	SB Prepunch & Corrections - Sitework (Essential) - 14NOV05 - 29NOV05																										
LS029-050	Shrubs	5	16NOV05	22NOV05	5	2	Shrubs - 16NOV05 - 22NOV05																										
LS029-060	Ground Cover	5	16NOV05	22NOV05	5	2	Ground Cover - 16NOV05 - 22NOV05																										
LS029-080	SOD	2	23NOV05	28NOV05	2	2	SOD - 23NOV05 - 28NOV05																										
LSPUNCH10	Sitework (Non-Essential) Construction Complete	0		01DEC05	0	-1	Sitework (Non-Essential) Construction Complete - 01DEC05																										
LSPUNCH11	SB Prepunch & Correct - Sitework (Non-Essential)	10	02DEC05	15DEC05	10	-1	SB Prepunch & Correct - Sitework (Non-Essential) - 02DEC05 - 15DEC05																										
LSPUNCH20	Fountain Construction Complete	0		13DEC05	0	-3	Fountain Construction Complete - 13DEC05																										
LSPUNCH21	SB Prepunch & Corrections - Fountain	10	14DEC05	28DEC05	10	-3	SB Prepunch & Corrections - Fountain - 14DEC05 - 28DEC05																										

Activity ID	Activity Description	Orig Dur	Early Start	Early Finish	Rem Dur	Total Float	2005																												2006			
							SEP				OCT				NOV				DEC				JAN				FEB				M							
							5	12	19	26	3	10	17	24	7	14	21	28	5	12	19	26	2	9	16	23	6	13	20	27								
Existing Building																																						
EX1000	Bulletin #24 Fire Shutter Door	174	05NOV04A	03OCT05	1	10	Bulletin #24 Fire Shutter Door - 05NOV04A - 03OCT05																															
EX1100	PCO #138 City Hall Roofing	47	11MAY05A	03OCT05	1	10	PCO #138 City Hall Roofing - 11MAY05A - 03OCT05																															
EX1010	Fire Shutter Door	10	04OCT05	17OCT05	10	10	Fire Shutter Door - 04OCT05 - 17OCT05																															
EX1110	City Hall Roofing	10	04OCT05	17OCT05	10	10	City Hall Roofing - 04OCT05 - 17OCT05																															
Final Punchlist & Inspections																																						
Start-Up, Testing, Commissioning & Owner Training																																						
SU-160PRMP	Permanent Power	10	19OCT05	01NOV05	10	-26	Permanent Power - 19OCT05 - 01NOV05																															
SU-160TE00	Startup & Test Electrical Equipment	10	26OCT05	09NOV05	10	-26	Startup & Test Electrical Equipment - 26OCT05 - 09NOV05																															
SU-1040	Startup & Test Plumbing Equipment	10	10NOV05	23NOV05	10	-26	Startup & Test Plumbing Equipment - 10NOV05 - 23NOV05																															
SU-1050	Startup & Test Mechanical Equipment	10	10NOV05	23NOV05	10	-26	Startup & Test Mechanical Equipment - 10NOV05 - 23NOV05																															
SU-160TE10	Startup & Test Communication Equipment	10	10NOV05	23NOV05	10	-26	Startup & Test Communication Equipment - 10NOV05 - 23NOV05																															
SU-160TE30	Startup & Test Fire Alarm	10	10NOV05	23NOV05	10	-26	Startup & Test Fire Alarm - 10NOV05 - 23NOV05																															
SU-1060	Test & Balance	5	28NOV05	02DEC05	5	-21	Test & Balance - 28NOV05 - 02DEC05																															
SU-1070	Owner Training	60	13DEC05	10FEB06	60	-41	Owner Training - 13DEC05 - 10FEB06																															
Final Punchlist & Inspections																																						
FP-2020	Building Dept Inspections	10	29NOV05	12DEC05	10	-27	Building Dept Inspections - 29NOV05 - 12DEC05																															
FP-2030	Fire Dept Inspections	10	29NOV05	12DEC05	10	-27	Fire Dept Inspections - 29NOV05 - 12DEC05																															
FP-2000	Final Clean	5	06DEC05	12DEC05	5	-27	Final Clean - 06DEC05 - 12DEC05																															
FP-2030A	Substantial Completion - Bldg & Sitework	0		12DEC05	0	-27	Substantial Completion - Bldg & Sitework - 12DEC05																															
FP-2050	Architect Prepare Punchlist	5	13DEC05	17DEC05	5	-42	Architect Prepare Punchlist - 13DEC05 - 17DEC05																															
FP-2060	Punchlist Corrections	60	13DEC05	10FEB06	60	-42	Punchlist Corrections - 13DEC05 - 10FEB06																															
FP-2070	Architect Signoff	1	11FEB06	11FEB06	1	-42	Architect Signoff - 11FEB06 - 11FEB06																															
FP-2030B	Substantial Completion - Sitework (Non-Essential)	0		15DEC05	0	-1	Substantial Completion - Sitework (Non-Essential) - 15DEC05																															
FP-2050B	Arch Prepare Punchlist - Sitework	2	16DEC05	17DEC05	2	-1	Arch Prepare Punchlist - Sitework - 16DEC05 - 17DEC05																															
FP-2060B	Punchlist Corrections - Sitework	14	18DEC05	31DEC05	14	-1	Punchlist Corrections - Sitework - 18DEC05 - 31DEC05																															
FP-2070B	Architect Signoff - Sitework	1	01JAN06	01JAN06	1	-1	Architect Signoff - Sitework - 01JAN06 - 01JAN06																															
FP-2030C	Substantial Completion - Fountain	0		28DEC05	0	-3	Substantial Completion - Fountain - 28DEC05																															
FP-2050C	Arch Prepare Punchlist - Fountain	1	29DEC05	29DEC05	1	-6	Arch Prepare Punchlist - Fountain - 29DEC05 - 29DEC05																															
FP-2060C	Punchlist Corrections - Fountain	7	30DEC05	05JAN06	7	-6	Punchlist Corrections - Fountain - 30DEC05 - 05JAN06																															
FP-2070C	Architect Signoff - Fountain	1	06JAN06	06JAN06	1	-6	Architect Signoff - Fountain - 06JAN06 - 06JAN06																															
FP-2070A	Final Completion	0		11FEB06	0	-42	Final Completion - 11FEB06																															
Owner Change Orders																																						
OCO#10-10	Owner Change Order #10	1	01SEP05A	03OCT05	1	20	Owner Change Order #10 - 01SEP05A - 03OCT05																															
OCO#11-10	Owner Change Order #11	1	31JAN05A	03OCT05	1	20	Owner Change Order #11 - 31JAN05A - 03OCT05																															
OCO#12-10	Owner Change Order #12	1	31JAN05A	03OCT05	1	20	Owner Change Order #12 - 31JAN05A - 03OCT05																															
OCO#13-10	Bulletins #1 & #15	1	01JUL05A	31AUG05A	0		Bulletins #1 & #15 - 01JUL05A - 31AUG05A																															

Activity ID	Activity Description	Orig Dur	Early Start	Early Finish	Rem Dur	Total Float	2005																											
							SEP				OCT				NOV				DEC				2006											
							5	12	19	26	3	10	17	24	31	7	14	21	28	5	12	19	26	2	9	16	23	30	6	13	20	27		
OCO#15-10	PCO's #48 & 62	1	01JUL05A	03OCT05	1	20	PCO's #48 & 62 - 01JUL05A - 03OCT05																											
OCO#18-10	Owner Change Order #18	1	01AUG05A	03OCT05	1	20	Owner Change Order #18 - 01AUG05A - 03OCT05																											
OCO#19-10	Owner Change Order #19	1	01JUL05A	03OCT05	1	20	Owner Change Order #19 - 01JUL05A - 03OCT05																											
OCO#20-10	Owner Change Order #20	1	01AUG05A	03OCT05	1	20	Owner Change Order #20 - 01AUG05A - 03OCT05																											
OCO#21-10	Owner Change Order #21	1	30JUN05A	03OCT05	1	20	Owner Change Order #21 - 30JUN05A - 03OCT05																											
OCO#22-10	Owner Change Order #22	1	01JUL05A	30SEP05A	0		Owner Change Order #22 - 01JUL05A - 30SEP05A																											
OCO#23-10	Owner Change Order #23	1	30JUN05A	03OCT05	1	20	Owner Change Order #23 - 30JUN05A - 03OCT05																											
OCO#24-10	Owner Change Order #24	1	01SEP05A	03OCT05	1	20	Owner Change Order #24 - 01SEP05A - 03OCT05																											
OCO#25-10	Owner Change Order #25	1	01AUG05A	03OCT05	1	20	Owner Change Order #25 - 01AUG05A - 03OCT05																											
OCO#26-10	Owner Change Order #26	1	01AUG05A	03OCT05	1	20	Owner Change Order #26 - 01AUG05A - 03OCT05																											
OCO#27-10	Owner Change Order #27	1	01AUG05A	03OCT05	1	20	Owner Change Order #27 - 01AUG05A - 03OCT05																											
OCO#28-10	Owner Change Order #28	1	01AUG05A	03OCT05	1	20	Owner Change Order #28 - 01AUG05A - 03OCT05																											
OCO#29-10	Owner Change Order #29	1	01AUG05A	03OCT05	1	20	Owner Change Order #29 - 01AUG05A - 03OCT05																											
OCO#30-10	Owner Change Order #30	1	01AUG05A	03OCT05	1	20	Owner Change Order #30 - 01AUG05A - 03OCT05																											
OCO#31-10	Owner Change Order #31	1	01AUG05A	30SEP05A	0		Owner Change Order #31 - 01AUG05A - 30SEP05A																											
OCO#32-10	Owner Change Order #32	1	01SEP05A	03OCT05	1	20	Owner Change Order #32 - 01SEP05A - 03OCT05																											
OCO#33-10	Owner Change Order #33	1	01SEP05A	03OCT05	1	20	Owner Change Order #33 - 01SEP05A - 03OCT05																											
OCO#34-10	Owner Change Order #34	1	01SEP05A	03OCT05	1	20	Owner Change Order #34 - 01SEP05A - 03OCT05																											
OCO#35-10	Owner Change Order #35	1	01SEP05A	03OCT05	1	20	Owner Change Order #35 - 01SEP05A - 03OCT05																											
OCO#36-10	Owner Change Order #36	1	01SEP05A	03OCT05	1	20	Owner Change Order #36 - 01SEP05A - 03OCT05																											

Submittals / Procurement

Submittals

Division 2 - Site Construction

PR02521.10	Prepare Submittal Arch Conc. Paving (sub)	5	21JUL04A			0	
PR02821.50	Procure/Deliver Chain Link Fnc/Gates	10	20JUL05A	03OCT05	1	2	
PR02840.50	Procure/Deliver Parking Appurt.	10	20JUL05A	03OCT05	1	0	
PR02900.10	Prepare Submittal Landscape Planting (sub)	5	02MAY05A	03OCT05	1	8	
PR02900.15	Rev Submittal Landscape Planting (SB)	5	04OCT05	05OCT05	2	8	
PR02900.20	Review/Approve Landscape Planting (Owner)	5	06OCT05	12OCT05	5	8	
PR02900.30	Re-Submit Landscape Planting	5	13OCT05	13OCT05	1	8	
PR02900.40	Re-Review Landscape Planting	5	14OCT05	14OCT05	1	8	
PR02900.50	Procure/Deliver Landscape Planting	20	17OCT05	21OCT05	5	8	
PR029FN.50	Procure/Deliver Fountain Feature	20	23MAR05A	28OCT05	20	16	

Division 3 - Concrete

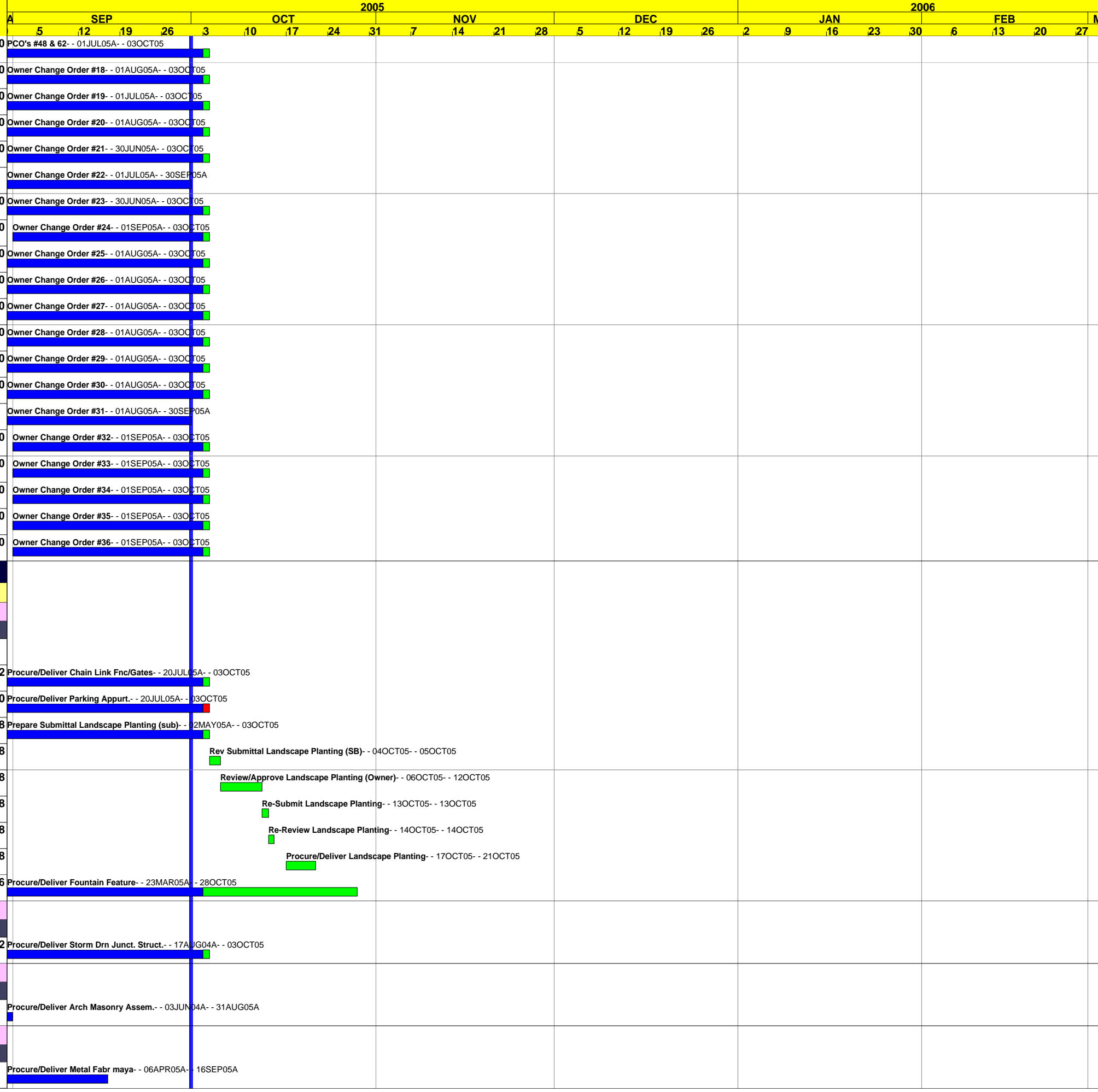
PR03301.50	Procure/Deliver Storm Drn Junct. Struct.	10	17AUG04A	03OCT05	1	2	
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Division 4 - Masonry

PR04810.50	Procure/Deliver Arch Masonry Assem.	30	03JUN04A	31AUG05A	0		
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Division 5 - Metals

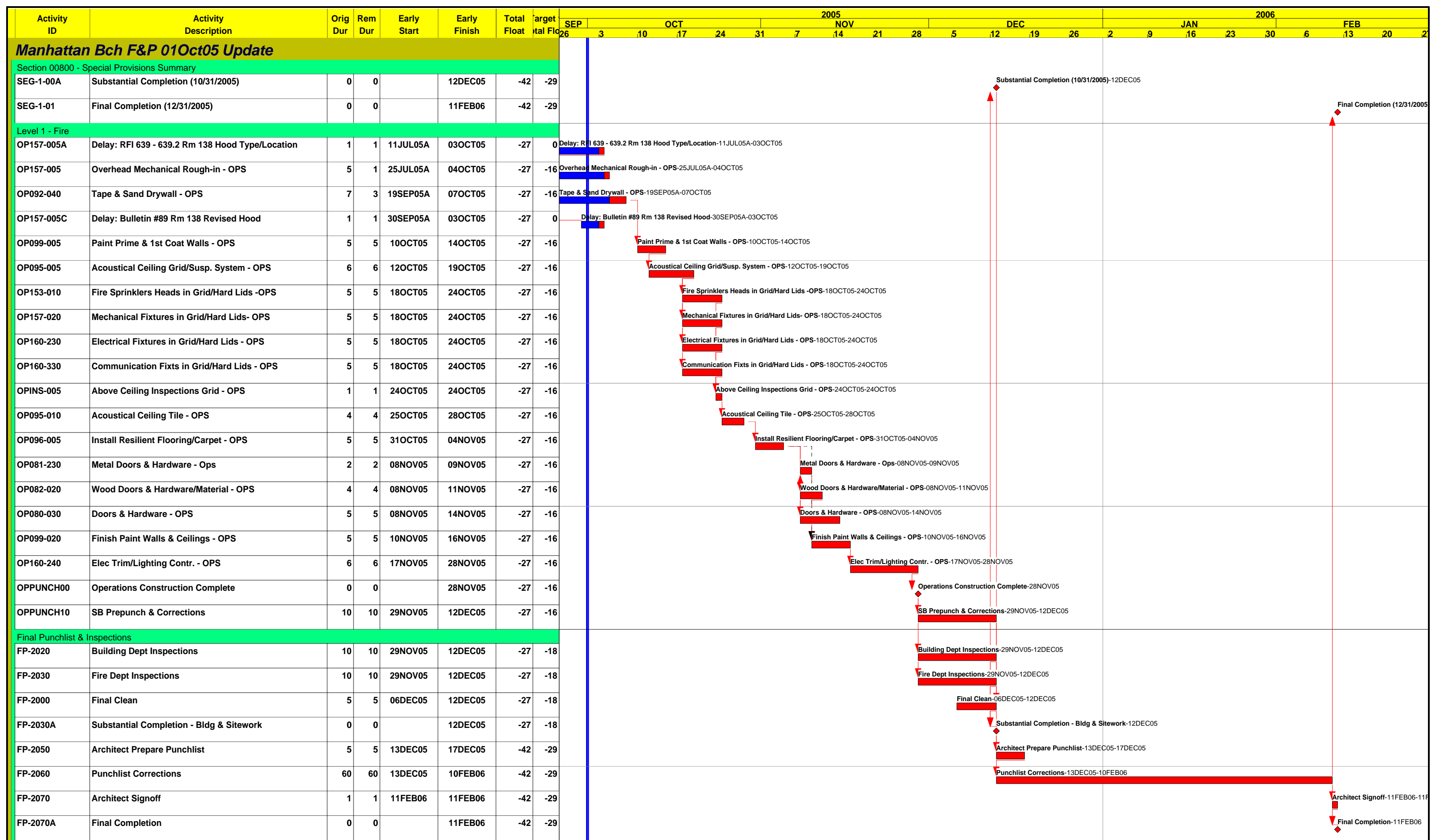
PR05500.50	Procure/Deliver Metal Fabr maya	20	06APR05A	16SEP05A	0		
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Activity ID	Activity Description	Orig Dur	Early Start	Early Finish	Rem Dur	Total Float	2005																												2006																											
							SEP							OCT							NOV							DEC							JAN							FEB							M													
							5	12	19	26	3	10	17	24	31	7	14	21	28	5	12	19	26	2	9	16	23	30	6	13	20	27																														
PR05500.61	Procure/Deliver Metal Fabr atlas	20	27APR05A	16SEP05A	0		Procure/Deliver Metal Fabr atlas - 27APR05A - 16SEP05A																																																							
PR05521.50	Procure/Deliver Pipe & Tube Railings	30	28DEC04A	14OCT05	10	25	Procure/Deliver Pipe & Tube Railings - 28DEC04A - 14OCT05																																																							
PR05530.50	Procure/Deliver Grating	15	27APR05A	14OCT05	10	25	Procure/Deliver Grating - 27APR05A - 14OCT05																																																							
PR05580.50	Procure/Deliver Frmd-Mtl Fabr Canopy/Sunscreen	20	01DEC04A	12SEP05A	0		Procure/Deliver Frmd-Mtl Fabr Canopy/Sunscreen - 01DEC04A - 12SEP05A																																																							
PR05710.50	Procure/Deliver Arch Gates	30	15JUN05A	14OCT05	10	26	Procure/Deliver Arch Gates - 15JUN05A - 14OCT05																																																							
PR05721.50	Procure/Deliver Orn Railings	30	15JUL04A	14OCT05	10	25	Procure/Deliver Orn Railings - 15JUL04A - 14OCT05																																																							
Division 6 - Wood and Plastics																																																														
PR06402.46	Architectural Woodwork Submittal Approval Delay	14	28JUN05A	03OCT05	1	-22	Architectural Woodwork Submittal Approval Delay - 28JUN05A - 03OCT05																																																							
PR06402.45	Re-Review Arch Woodwork	5	19JUL05A	03OCT05	1	-22	Re-Review Arch Woodwork - 19JUL05A - 03OCT05																																																							
PR06402.50	Procure/Deliver Arch Woodwork	25	29AUG05A	17OCT05	10	-22	Procure/Deliver Arch Woodwork - 29AUG05A - 17OCT05																																																							
Division 7 - Thermal and Moisture Protection																																																														
PR07141.50	Procure/Deliver Cold Fluid-appl Wtrprfg	5	28JUL04A	01SEP05A	0		Procure/Deliver Cold Fluid-appl Wtrprfg - 28JUL04A - 01SEP05A																																																							
PR07720.50	Procure/Deliver Roof Access	15	18AUG04A	03OCT05	1	12	Procure/Deliver Roof Access - 18AUG04A - 03OCT05																																																							
PR07920.10	Prepare Submittal Joint Sealants (sub) sherrin	5	02MAY05A	04OCT05	2	6	Prepare Submittal Joint Sealants (sub) sherrin - 02MAY05A - 04OCT05																																																							
PR07920.50	Procure/Deliver Joint Sealants sherrin	2	04OCT05	05OCT05	2	6	Procure/Deliver Joint Sealants sherrin - 04OCT05 - 05OCT05																																																							
PR07920.15	Rev Submittal Joint Sealants (SB) sherrin	1	05OCT05	05OCT05	1	6	Rev Submittal Joint Sealants (SB) sherrin - 05OCT05 - 05OCT05																																																							
PR07920.20	Review/Approve (Owner) Joint Sealants sherrin	5	06OCT05	12OCT05	5	6	Review/Approve (Owner) Joint Sealants sherrin - 06OCT05 - 12OCT05																																																							
PR07920.30	Re-Submit Joint Sealants sherrin	5	13OCT05	19OCT05	5	6	Re-Submit Joint Sealants sherrin - 13OCT05 - 19OCT05																																																							
PR07920.40	Re-Review Joint Sealants sherrin	5	20OCT05	26OCT05	5	6	Re-Review Joint Sealants sherrin - 20OCT05 - 26OCT05																																																							
PR07920.11	Prepare Submittal Joint Sealants (sub) western	5	02MAY05A	04OCT05	2	6	Prepare Submittal Joint Sealants (sub) western - 02MAY05A - 04OCT05																																																							
PR07920.61	Procure/Deliver Joint Sealants western	2	04OCT05	05OCT05	2	6	Procure/Deliver Joint Sealants western - 04OCT05 - 05OCT05																																																							
PR07920.21	Rev Submittal Joint Sealants (SB) western	1	05OCT05	05OCT05	1	6	Rev Submittal Joint Sealants (SB) western - 05OCT05 - 05OCT05																																																							
PR07920.31	Review/Approve (Owner) Joint Sealants western	5	06OCT05	12OCT05	5	6	Review/Approve (Owner) Joint Sealants western - 06OCT05 - 12OCT05																																																							
PR07920.41	Re-Submit Joint Sealants western	5	13OCT05	19OCT05	5	6	Re-Submit Joint Sealants western - 13OCT05 - 19OCT05																																																							
PR07920.51	Re-Review Joint Sealants western	5	20OCT05	26OCT05	5	6	Re-Review Joint Sealants western - 20OCT05 - 26OCT05																																																							
Division 8 - Doors and Windows																																																														
PR08211.50	Procure/Deliver Flush Wood Drs	30	18MAY05A	03OCT05	1	-4	Procure/Deliver Flush Wood Drs - 18MAY05A - 03OCT05																																																							
PR08311.10	Prepare Submittal Access Drs & Frms (sub)	5	02MAY05A	31AUG05A	0		Prepare Submittal Access Drs & Frms (sub) - 02MAY05A - 31AUG05A																																																							
PR08311.50	Procure/Deliver Access Drs & Frms	20	31AUG05A	01SEP05A	0		Procure/Deliver Access Drs & Frms - 31AUG05A - 01SEP05A																																																							
PR08311.15	Rev Submittal Access Drs & Frms (SB)	2	31AUG05A	03OCT05	1	-1	Rev Submittal Access Drs & Frms (SB) - 31AUG05A - 03OCT05																																																							
PR08311.20	Review/Approve (Owner) Access Drs & Frms	5	04OCT05	04OCT05	1	-1	Review/Approve (Owner) Access Drs & Frms - 04OCT05 - 04OCT05																																																							
PR08311.30	Re-Submit Access Drs & Frms	5	05OCT05	05OCT05	1	-1	Re-Submit Access Drs & Frms - 05OCT05 - 05OCT05																																																							
PR08311.40	Re-Review Access Drs & Frms	5	06OCT05	06OCT05	1	-1	Re-Review Access Drs & Frms - 06OCT05 - 06OCT05																																																							
PR08331.41	Re-Submit Overhd Coiling Drs	5	25MAY05A	03OCT05	1	-20	Re-Submit Overhd Coiling Drs - 25MAY05A - 03OCT05																																																							
PR08331.42	Re-Review Overhd Coiling Drs	5	04OCT05	04OCT05	1	-20	Re-Review Overhd Coiling Drs - 04OCT05 - 04OCT05																																																							
PR08331.50	Procure/Deliver Overhd Coiling Drs	20	05OCT05	25OCT05	15	-20	Procure/Deliver Overhd Coiling Drs - 05OCT05 - 25OCT05																																																							
PR08334.41	Re-Submit Overhd Coiling Grls	5	25MAY05A	03OCT05	1	-20	Re-Submit Overhd Coiling Grls - 25MAY05A - 03OCT05																																																							
PR08334.42	Re-Review Overhd Coiling Grls	5	04OCT05	04OCT05	1	-20	Re-Review Overhd Coiling Grls - 04OCT05 - 04OCT05																																																							
PR08334.50	Procure/Deliver Overhd Coiling Grls	20	05OCT05	25OCT05	15	-20	Procure/Deliver Overhd Coiling Grls - 05OCT05 - 25OCT05																																																							

Activity ID	Activity Description	Orig Dur	Early Start	Early Finish	Rem Dur	Total Float	2005																											
							SEP					OCT					NOV				DEC				2006									
							5	12	19	26	3	10	17	24	31	7	14	21	28	5	12	19	26	2	9	16	23	30	6	13	20	27		
PR08350.50	Procure/Deliver Hydr 4 Fold Sally Drs	30	20SEP04A	03OCT05	1	-11	Procure/Deliver Hydr 4 Fold Sally Drs - 20SEP04A - 03OCT05																											
PR08361.50	Procure/Deliver Sect Ovrhd Drs	20	15SEP04A	14OCT05	10	-4	Procure/Deliver Sect Ovrhd Drs - 15SEP04A - 14OCT05																											
PR08411.50	Procure/Deliver Alum-frmd Ent & Storefrnt	30	01AUG05A	12SEP05A	0		Procure/Deliver Alum-frmd Ent & Storefrnt - 01AUG05A - 12SEP05A																											
PR08411.72	Re-Review Alum-frmd Ent & Storefront	5	09AUG05A	03OCT05	1	-1	Re-Review Alum-frmd Ent & Storefront - 09AUG05A - 03OCT05																											
PR08620.50	Procure/Deliver Unit Skylights	25	18AUG04A	03OCT05	1	12	Procure/Deliver Unit Skylights - 18AUG04A - 03OCT05																											
PR08710.50	Procure/Deliver Door Hardware	45	08SEP04A	03OCT05	1	-4	Procure/Deliver Door Hardware - 08SEP04A - 03OCT05																											
PR08710.51	Bulletin #54 Hardware Revisions	47	12MAY05A	12SEP05A	0		Bulletin #54 Hardware Revisions - 12MAY05A - 12SEP05A																											
PR08781.50	Procure/Deliver Det Hardware	45	19APR04A	03OCT05	1	3	Procure/Deliver Det Hardware - 19APR04A - 03OCT05																											
PR08800.50	Procure/Deliver Glazing	40	07JUL04A	03OCT05	1	-8	Procure/Deliver Glazing - 07JUL04A - 03OCT05																											
PR08801.50	Procure/Deliver Security Glazing	40	15SEP04A	14OCT05	10	-6	Procure/Deliver Security Glazing - 15SEP04A - 14OCT05																											
PR08814.50	Procure/Deliver Mirrored Glass	20	13JUL04A	14OCT05	10	-4	Procure/Deliver Mirrored Glass - 13JUL04A - 14OCT05																											
Division 9 - Finishes																																		
PR09310.50	Procure/Deliver Ceramic Tile	30	16FEB05A	03OCT05	1	-9	Procure/Deliver Ceramic Tile - 16FEB05A - 03OCT05																											
PR09511.50	Procure/Deliver Acoustical Pnl Clgs	20	02MAR05A	03OCT05	1	-17	Procure/Deliver Acoustical Pnl Clgs - 02MAR05A - 03OCT05																											
PR09515.50	Procure/Deliver Acoustical Lam Pnls	20	02MAR05A	03OCT05	1	-2	Procure/Deliver Acoustical Lam Pnls - 02MAR05A - 03OCT05																											
PR09549.50	Procure/Deliver Security Clg Sys	30	10JUN04A	03OCT05	1	-2	Procure/Deliver Security Clg Sys - 10JUN04A - 03OCT05																											
PR09638.50	Procure/Deliver Stone Pavg & Flrg	70	28FEB05A	03OCT05	1	-11	Procure/Deliver Stone Pavg & Flrg - 28FEB05A - 03OCT05																											
PR09651.50	Procure/Deliver Resilient FloorTile	20	06APR05A	03OCT05	1	-12	Procure/Deliver Resilient FloorTile - 06APR05A - 03OCT05																											
PR09671.50	Procure/Deliver Resinous Floorng	10	26MAY05A	03OCT05	1	4	Procure/Deliver Resinous Floorng - 26MAY05A - 03OCT05																											
PR09681.50	Procure/Deliver Carpet Tile	25	13APR05A	03OCT05	1	-12	Procure/Deliver Carpet Tile - 13APR05A - 03OCT05																											
PR09751.22	Review/Approve (Owner) Int Stone Facng	5	19JUL05A	03OCT05	1	-22	Review/Approve (Owner) Int Stone Facng - 19JUL05A - 03OCT05																											
PR09751.50	Procure/Deliver Int Stone Facng (Granite Tops)	30	01AUG05A	17OCT05	10	-22	Procure/Deliver Int Stone Facng (Granite Tops) - 01AUG05A - 17OCT05																											
PR09770.50	Procure/Deliver Surface Pnlg	10	19JUL05A	03OCT05	1	-2	Procure/Deliver Surface Pnlg - 19JUL05A - 03OCT05																											
PR09841.50	Procure/Deliver Acoust Wall Pnls	25	02MAR05A	03OCT05	1	-2	Procure/Deliver Acoust Wall Pnls - 02MAR05A - 03OCT05																											
Division 10 - Specialties																																		
PR10100.50	Procure/Deliver Visual Disply Brds	15	11AUG05A	21OCT05	15	-6	Procure/Deliver Visual Disply Brds - 11AUG05A - 21OCT05																											
PR10155.50	Procure/Deliver Toilet Comp	20	11MAY05A	14OCT05	10	-4	Procure/Deliver Toilet Comp - 11MAY05A - 14OCT05																											
PR10200.50	Procure/Deliver Louvers & Vents	15	07SEP04A	03OCT05	1	9	Procure/Deliver Louvers & Vents - 07SEP04A - 03OCT05																											
PR10265.50	Procure/Deliver Imp-Resist Wall Prot	15	15SEP04A	14OCT05	10	1	Procure/Deliver Imp-Resist Wall Prot - 15SEP04A - 14OCT05																											
PR10340.50	Procure/Deliver Clock	15	26FEB05A	03OCT05	1	9	Procure/Deliver Clock - 26FEB05A - 03OCT05																											
PR10350.50	Procure/Deliver Flagpoles	15	20APR05A	07OCT05	5	32	Procure/Deliver Flagpoles - 20APR05A - 07OCT05																											
PR10431.50	Procure/Deliver Signs	15	11MAY05A	21OCT05	15	-9	Procure/Deliver Signs - 11MAY05A - 21OCT05																											
PR10505.50	Procure/Deliver Mtl Lockers	15	28FEB05A	21OCT05	15	-9	Procure/Deliver Mtl Lockers - 28FEB05A - 21OCT05																											
PR10506.50	Procure/Deliver Wood Lockers	15	06JAN05A	21OCT05	15	-9	Procure/Deliver Wood Lockers - 06JAN05A - 21OCT05																											
PR10520.50	Procure/Deliver Fire Prot Spec	2	08DEC04A	03OCT05	1	8	Procure/Deliver Fire Prot Spec - 08DEC04A - 03OCT05																											
PR10605.50	Procure/Deliver Wire Mesh Part	15	15SEP04A	21OCT05	15	-14	Procure/Deliver Wire Mesh Part - 15SEP04A - 21OCT05																											
PR10651.50	Procure/Deliver Operable Partitions	20	27OCT04A	14OCT05	10	-21	Procure/Deliver Operable Partitions - 27OCT04A - 14OCT05																											
PR10700.50	Procure/Deliver Sun Cntrl Dev	20	21SEP04A	03OCT05	1	3	Procure/Deliver Sun Cntrl Dev - 21SEP04A - 03OCT05																											
PR10801.50	Procure/Deliver Toilet & Bath Access.	20	30MAR05A	14OCT05	10	-4	Procure/Deliver Toilet & Bath Access. - 30MAR05A - 14OCT05																											
PR10812.50	Procure/Deliver Det Toilet Access.	30	10JUN04A	21OCT05	15	-9	Procure/Deliver Det Toilet Access. - 10JUN04A - 21OCT05																											

Activity ID	Activity Description	Orig Dur	Early Start	Early Finish	Rem Dur	Total Float	2005																											
							SEP				OCT				NOV				DEC				JAN				FEB							
							5	12	19	26	3	10	17	24	7	14	21	28	5	12	19	26	2	9	16	23	6	13	20	27				
Division 11 - Equipment																																		
PR11132.50	Procure/Deliver Proj Screens	10	16DEC04A	14OCT05	10	-4	Procure/Deliver Proj Screens - 16DEC04A - 14OCT05																											
PR11146.50	Procure/Deliver Veh Exhst Remvl Sys	35	28JUL04A	03OCT05	1	10	Procure/Deliver Veh Exhst Remvl Sys - 28JUL04A - 03OCT05																											
PR11190.50	Procure/Deliver Det Work	30	03JUN04A	21OCT05	15	-14	Procure/Deliver Det Work - 03JUN04A - 21OCT05																											
PR11192.50	Procure/Deliver Det Encl	30	15JUN04A	21OCT05	15	-14	Procure/Deliver Det Encl - 15JUN04A - 21OCT05																											
PR11193.50	Procure/Deliver Det Furn	30	10JUN04A	21OCT05	15	-14	Procure/Deliver Det Furn - 10JUN04A - 21OCT05																											
PR11198.50	Procure/Deliver Det Hardware (on hand)	30	19APR04A	14OCT05	10	-6	Procure/Deliver Det Hardware (on hand) - 19APR04A - 14OCT05																											
PR11451.50	Procure/Deliver Kitchen Appliances	10	09AUG05A	14OCT05	10	-2	Procure/Deliver Kitchen Appliances - 09AUG05A - 14OCT05																											
PR11790.41	Revise & Resubmit Audio-Visual Sys	5	02AUG05A	03OCT05	1	-10	Revise & Resubmit Audio-Visual Sys - 02AUG05A - 03OCT05																											
PR11790.42	Re-Review Audio-Visual Sys	5	04OCT05	10OCT05	5	-10	Re-Review Audio-Visual Sys - 04OCT05 - 10OCT05																											
PR11790.50	Procure/Deliver Audio-Visual Sys Eqpt	20	11OCT05	24OCT05	10	-10	Procure/Deliver Audio-Visual Sys Eqpt - 11OCT05 - 24OCT05																											
Division 12 - Furniture																																		
PR12356.50	Procure/Deliver Casework	15	11MAY05A	21OCT05	15	-23	Procure/Deliver Casework - 11MAY05A - 21OCT05																											
PR12485.50	Procure/Deliver Foot Grilles	10	15SEP04A	14OCT05	10	-2	Procure/Deliver Foot Grilles - 15SEP04A - 14OCT05																											
PR12491.50	Procure/Deliver Horiz Lvr Blinds	15	11AUG05A	21OCT05	15	-6	Procure/Deliver Horiz Lvr Blinds - 11AUG05A - 21OCT05																											
PR12494.30	Re-Submit Roller Shades	5	11AUG05A	03OCT05	1	-12	Re-Submit Roller Shades - 11AUG05A - 03OCT05																											
PR12494.40	Re-Review Roller Shades	5	04OCT05	10OCT05	5	-12	Re-Review Roller Shades - 04OCT05 - 10OCT05																											
PR12494.50	Procure/Deliver Roller Shades	15	11OCT05	31OCT05	15	-12	Procure/Deliver Roller Shades - 11OCT05 - 31OCT05																											
Division 14 - Conveying Systems																																		
PR14440.50	Procure/Deliver Wheelchair Lift	40	14JUL04A	14OCT05	10	-4	Procure/Deliver Wheelchair Lift - 14JUL04A - 14OCT05																											
Division 15 - Mechanical																																		
PR15430.50	Procure/Deliver Plumbing Specialties	20	31MAR05A	03OCT05	1	3	Procure/Deliver Plumbing Specialties - 31MAR05A - 03OCT05																											
PR15440.50	Procure/Deliver Plumb. Fixtures	20	10SEP04A	03OCT05	1	3	Procure/Deliver Plumb. Fixtures - 10SEP04A - 03OCT05																											
PR15460.50	Procure/Deliver Wtr Heaters	15	23SEP04A	13SEP05A	0		Procure/Deliver Wtr Heaters - 23SEP04A - 13SEP05A																											
PR15482.50	Procure/Deliver Fuel Stor & Handling Equip	25	04MAY05A	03OCT05	1	-6	Procure/Deliver Fuel Stor & Handling Equip - 04MAY05A - 03OCT05																											
PR15556.50	Procure/Deliver Cast Iron Boilers	20	14JUN04A	13SEP05A	0		Procure/Deliver Cast Iron Boilers - 14JUN04A - 13SEP05A																											
PR15570.50	Procure/Deliver Boilers Access	20	23SEP04A	13SEP05A	0		Procure/Deliver Boilers Access - 23SEP04A - 13SEP05A																											
PR15575.50	Procure/Deliver Boiler Stacks	20	23SEP04A	13SEP05A	0		Procure/Deliver Boiler Stacks - 23SEP04A - 13SEP05A																											
PR15625.50	Procure/Deliver Centrif Wtr Chillers	20	12NOV04A	13SEP05A	0		Procure/Deliver Centrif Wtr Chillers - 12NOV04A - 13SEP05A																											
PR15701.50	Procure/Deliver Htg Hot Wtr, Chld Wtr, Cond Sys	20	15JUN04A	13SEP05A	0		Procure/Deliver Htg Hot Wtr, Chld Wtr, Cond Sys - 15JUN04A - 13SEP05A																											
PR15950.50	Procure/Deliver Direct Digital Contrl	25	16MAR05A	03OCT05	1	5	Procure/Deliver Direct Digital Contrl - 16MAR05A - 03OCT05																											
Division 16 - Electrical																																		
PR16195.50	Procure/Deliver Elect ID, Nmplt & Wrn Signs	20	03MAY04A	07OCT05	5	-1	Procure/Deliver Elect ID, Nmplt & Wrn Signs - 03MAY04A - 07OCT05																											
PR16622.50	Procure/Deliver Standby Eng Genr Set	100	20SEP04A	03OCT05	1	-20	Procure/Deliver Standby Eng Genr Set - 20SEP04A - 03OCT05																											
PR16721.50	Procure/Deliver Fire Det & Alarm Sys	20	03MAY05A	03OCT05	1	-16	Procure/Deliver Fire Det & Alarm Sys - 03MAY05A - 03OCT05																											
PR16727.50	Procure/Deliver Sec, Accss Cntrl & Drss AI	20	25MAY05A	03OCT05	1	-16	Procure/Deliver Sec, Accss Cntrl & Drss AI - 25MAY05A - 03OCT05																											
PR16760.50	Procure/Deliver Intercom Sys	20	13JAN05A	03OCT05	1	-17	Procure/Deliver Intercom Sys - 13JAN05A - 03OCT05																											
PR16780.50	Procure/Deliver Radio Signal Enh B1	20	15DEC04A	03OCT05	1	-17	Procure/Deliver Radio Signal Enh B1 - 15DEC04A - 03OCT05																											
PR16782.50	Procure/Deliver Closed Circuit Tele.	25	13JAN05A	03OCT05	1	-17	Procure/Deliver Closed Circuit Tele. - 13JAN05A - 03OCT05																											



**Police & Fire Facility
Council Sub-Committee Meeting
MINUTES**

**Monday, September 19, 2005
1:30 p.m. – 2:30 p.m.
City Manager's Conference Room**

Attendees: Mayor Pro Tem Ward, Councilmember Montgomery, Geoff Dolan, Sherilyn Lombos, Neil Miller, Moshir Kellada, Brian Nelson, Dave Cavechhe, Bob Hodges, Armin Mumper

1. Discussion of construction progress with Swinerton/Vanir team

The Swinerton team held a discussion of construction progress with the City/Vanir team. Issues ranged from tasks that are delayed, critical path items, and project management. Swinerton will be attending the meeting of September 20 to discuss these items with the full City Council.

2. Project budget discussion

Sherilyn distributed the budget vs. actual spreadsheet and discussed that the budget is on track..

3. Change Order #31 – Fire line at 13th Street & 15th Street:

The sub-committee discussed the reasons for this change order and approved the change order for \$42,117.

ARCHITECTURAL DESIGN AGREEMENT

by and between

the City of Manhattan Beach

and

Hellmuth, Obata and Kassabaum, Inc.

Table of Contents

ARTICLE 1 – ARCHITECT’S RESPONSIBILITIES.....	4
ARTICLE 2 – SCOPE OF ARCHITECT’S BASIC SERVICES.....	6
ARTICLE 3 – ADDITIONAL SERVICES.....	15
ARTICLE 4 – OWNER'S RESPONSIBILITIES.....	18
ARTICLE 5 – CONSTRUCTION COST.....	19
ARTICLE 6 – USE OF ARCHITECT’S DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS.....	22
ARTICLE 7 – DISPUTE RESOLUTION.....	23
ARTICLE 8 – TERMINATION, SUSPENSION OR ABANDONMENT.....	24
ARTICLE 9 – MISCELLANEOUS PROVISIONS.....	26
ARTICLE 10 – PAYMENTS TO THE ARCHITECT.....	30
ARTICLE 11 – BASIS OF COMPENSATION.....	32

AGREEMENT BETWEEN OWNER AND ARCHITECT

made as of the 20th day of November in the year two thousand and one BETWEEN the Owner:

City of Manhattan Beach
1400 Highland Avenue
Manhattan Beach, CA 90266

and the Architect:

Hellmuth, Obata and Kassabaum, Inc.
9530 Jefferson Boulevard
Culver City, CA 90232

For the following Project:

Full architectural services including design, construction documents, and specifications for competitive bidding for a new police and fire facility located in the City of Manhattan Beach, County of Los Angeles, State of California, consisting of: a police services wing of approximately 42,178 square feet including a firing range, animal control facilities, and a Type 1 jail; a fire services wing of approximately 15,845 square feet; approximately 203 below grade parking spaces; appropriate landscaping and surface parking; all to be located on the Owner's existing Civic Center site in conformance with the site plan previously prepared by Architect.

The Owner and Architect agree as set forth below.

ARTICLE 1 – ARCHITECT’S RESPONSIBILITIES

1.1 ARCHITECT’S SERVICES

- 1.1.1 The Architect's services consist of those services performed by the Architect, Architect's employees and Architect's Engineers as enumerated in Articles 2 and 3 of this Agreement.
- 1.1.2 The Architect's services shall be performed as expeditiously as is consistent with professional skill and care and the orderly progress of the Work. The Architect shall submit for the Owner's approval a Schedule for the Performance of the Architect's Services which may be adjusted as the Project proceeds, and shall include allowances for periods of time required for the Owner's review and for approval of submissions by authorities having jurisdiction over the Project. Time limits established by this schedule approved by the Owner shall not, except for reasonable cause, be exceeded by the Architect or Owner. The Schedule for the Performance of Architect's Services shall include the following: notice to proceed date; Schematic Design Phase start/finish dates; Design Development start/finish dates; Construction Documents start/finish dates; Owner review start/finish dates; plan check corrections start/finish dates, bidding start/finish dates; review of bids/awards start/finish dates; anticipated construction start/finish dates. Architect acknowledges that timely performance under the schedule of services is critical to timely completion of the Project.
- 1.1.3 The services covered by this Agreement are subject to the time limitations contained in Subparagraph 11.5.1.
- 1.1.4 Architect has been advised that Owner intends to retain a project management company ("Project Manager") to serve as the “owner’s representative” in the performance of both Project Management and Construction Management services in connection with the Project. Architect's services shall be provided in conjunction with, and in reliance upon, the services of said Project Manager as described in the agreement between Owner and Project Manager. Owner shall provide a copy of said agreement to Architect, deleting financial and other information that Owner may deem unrelated to the scope of Project Manager's services on the Project.
- 1.1.5 Architect has been advised that Owner may retain the services of specialty consultants (collectively "Consultants") under separate agreements as Owner deems necessary and proper in the interests of the Project. Architect shall coordinate its work with and rely upon the work of said Consultants as necessary.

- 1.1.6 The Architect shall maintain a close working relationship and regular communications with the Owner, Project Manager, Engineers, and Consultants in order to further Owner's interests in the design and construction of the Project.
- 1.1.7 Architect shall prepare for, attend and participate in such meetings as Owner may reasonably require in connection with the Project and relating to Architect's performance of services under the Agreement.
- 1.1.8 Architect shall perform its services in accordance with the standard of care customary in the profession in providing professional services for the Project.
- 1.1.9 Architect shall cooperate with and meet with Owner's Project Manager and Consultant(s) and any other persons or entities as Owner shall reasonably designate from time to time in connection with the services to be performed by Architect under this Agreement in order to maintain a continuous review process so as to expedite determinations and approvals to be made in the various phases set out in this Agreement. Architect shall provide Owner, Project Manager, Consultants, and any other person or entities as may be reasonably designated by Owner with reasonable access to the Schematic Design Documents, Design Development Documents, Construction Documents and Specifications as they are being prepared in order to provide the foregoing with information with respect to the progress of Architect's- work under this Agreement.

ARTICLE 2 – SCOPE OF ARCHITECT’S BASIC SERVICES

2.1 DEFINITION

- 2.1.1 The Architect's Basic Services consist of those described in Paragraphs 2.2 through 2.6 and include normal structural, mechanical and electrical engineering services. Architect's Basic Services shall also include normal landscape architectural services, civil engineering services and furniture, fixture and equipment (FF&E) consulting, coordination and design services.
- 2.1.2 Architect may cause any portion of the Basic Services hereunder to be performed by engineers or consultants (collectively the "Engineers") retained by Architect and approved by Owner. Accordingly, prior to entering into any formal agreement for the performance of portions of Basic Services by Engineers, Architect shall submit to Owner, in writing, the name of each proposed engineer, a description of the scope of the services to be performed by said engineer and such other pertinent information as Owner may reasonably request. Upon Owner's written approval of the Engineers proposed by Architect, Architect, at its sole cost and expense, shall formally retain the services of such Engineers, it being expressly agreed by the parties hereto that at all times, such Engineers shall be deemed engaged by Architect and not by Owner. Architect shall not have the right to terminate the services of such Engineers or change the scope of their responsibilities without obtaining the prior written approval of Owner, and such approval shall not be unreasonably withheld.
- 2.1.3 Architect shall provide the services of a Principal, identified as Bill Prindle. The Project Manager shall be Charles R. Smith, Jr. These individuals shall not be replaced without the express written consent of Owner and the approval by Owner of their designated replacement(s), and such consent shall not be unreasonably withheld.
- 2.1.4 The Architect's Basic Services shall also include services in connection with the replacement of curbs, gutters and sidewalks that immediately surround the Project site.

2.2 SCHEMATIC DESIGN PHASE

- 2.2.1 The general scope of the Project has been developed by Architect and Owner, and accepted by Owner. Architect acknowledges and understands that the design of the Project should: (a) allow adequate light, air, sanitation and fire protection; (b) take into account the need to construct the Project within the Project budget; (c) provide for a maximization of floor area; and (d) comply with the requirements of governmental authorities. Notwithstanding the foregoing, to the extent governmental

authorities impose conflicting requirements on the Project or provide inconsistent interpretations of codes, laws or regulations, Architect shall not be liable for damages to Owner resulting therefrom so long as Architect promptly brings to Owner's attention such conflicting requirement or inconsistent interpretation.

- 2.2.2 The Architect shall review the existing program identified in Paragraph 2.2.1 with the Owner and arrive at a mutual understanding of such requirements with the Owner.
- 2.2.3 The Architect shall review with the Owner alternative approaches to design and construction of the Project.
- 2.2.4 Based on the mutually agreed-upon program, schedule and construction budget requirements, the Architect shall prepare, for approval by the Owner, Schematic Design Documents consisting of drawings, outline specifications describing the Project components and systems and other documents illustrating the scale and relationship of Project components.
- 2.2.5 Based on the approved Schematic Design Documents, and in consultation with Owner, Project Manager and Consultants, Architect shall prepare a Preliminary Statement of Probable Construction Cost based on current area, volume or other unit costs.
- 2.2.6 The Architect shall furnish the services of geotechnical engineers when such services are requested by the Owner. Such services may include test borings, test pits, determinations of soil bearing values, ground corrosion and resistivity tests, including necessary operations for anticipating subsoil conditions, with reports and appropriate professional recommendations. If, during the performance of geotechnical services, suspected hazardous materials are encountered the architect shall promptly notify the owner of the encountered suspected materials.

2.3 DESIGN DEVELOPMENT PHASE

- 2.3.1 Based on the approved Schematic Design Documents and any adjustments authorized by the Owner in the program, schedule or construction budget, the Architect shall prepare, for approval by the Owner, Design Development Documents consisting of drawings, preliminary specifications (in standard CSI format) describing the Project components and systems and other documents to fix and describe the size and character of the Project as to architectural, structural, mechanical and electrical systems, materials and such other elements as may be appropriate.

- 2.3.2 Based upon the approved Design Development Documents, and in consultation with Owner, Project Manager and Consultants, Architect shall prepare the Final Statement of Probable Construction Cost (see Paragraph 5.2.2).
 - 2.3.3 Architect shall prepare wire frame computer generated color perspective renderings of the Project suitable for photo-reproduction with at least three (3) exterior and one (1) interior views; and typical plans, in black and white, suitable for small-scale reproduction and publication.
- 2.4 CONSTRUCTION DOCUMENTS PHASE
- 2.4.1 Based on the approved Design Development Documents and any further adjustments in the scope or quality of the Project or in the construction budget authorized by the Owner, the Architect shall prepare, for approval by the Owner, Construction Documents consisting of Drawings and Specifications setting forth in detail the requirements for the construction of the Project.
 - 2.4.2 The Construction Documents shall be prepared with construction details sufficiently shown, with figured dimensions given and specifications adequately stated, so as to enable prospective bidders to make accurate and reliable estimates of the quality, quantity and character of the several kinds of labor, materials and equipment required to construct and equip the Project in accordance with the design intent expressed in the Construction Documents in a workmanlike manner. Owner shall include in the instructions to bidders a specific provision providing that by submitting a bid, bidders certify that the Construction Documents are sufficient to enable the bidder to submit an accurate and reliable estimate of the quality, quantity and character of the several kinds of labor, materials and equipment required to construct and equip the Project. Owner shall also require bidders who find any errors, omissions, discrepancies or inadequacies in the Construction Documents to bring such to the immediate attention of the Architect prior to submitting bids.
 - 2.4.3 The Architect shall assist the Owner in the preparation of the necessary bidding information, bidding forms, the Conditions of the Contract, and the form of Agreement between the Owner and Contractor.
 - 2.4.4 Based on completed Construction Documents, Architect shall, in consultation with Owner, Project Manager and Consultants, prepare a Revised Final Statement of Probable Construction Cost (see Paragraphs 5.2.2 and 5.2.3.).
 - 2.4.5 The Architect shall assist the Owner, Project Manager and Owner's attorneys in connection with the preparation of and filing of documents

required for the approval of governmental authorities having jurisdiction over the Project. Such assistance shall include identification of certificates/permits known to the Architect or that should reasonably be known to the Architect, that are required for the Owner's construction and use of the Project, making presentations to governmental authorities, preparation and filing of documents with governmental authorities, answering questions of governmental authorities regarding the Project and liaison between the Owner and governmental authorities. Owner, Project Manager, Consultants and Owner's attorneys shall cooperate and consult with Architect, to the extent reasonably necessary, to obtain approvals of governmental authorities. Owner acknowledges Architect does not guarantee or warranty that governmental authorities having jurisdiction over the Project will issue the necessary certificates/permits. Owner and Architect covenant that they will each use their best efforts in order to obtain such certificates/permits.

- 2.4.6 Prior to submitting the Construction Documents to Owner for plan check approval, Architect shall undertake a review of the Construction Documents in order to determine if said documents conform with applicable laws, including statutes, zoning ordinances, building codes and other applicable regulations in effect at time of plan check submission. Notwithstanding the foregoing, Architect shall not be responsible for damages resulting from changes in the said laws occurring after plan check approval; any conflicting requirements of the laws; or inconsistent interpretations of the said laws. Architect shall promptly bring to Owner's attention such changes, conflicting requirements or inconsistent interpretations. Owner's approval of the Construction Documents shall not relieve Architect of its responsibilities under this Agreement or for any negligent act or omission or for any willful misconduct in the performance of its professional services under this Agreement.

2.5 BIDDING OR NEGOTIATION PHASE

- 2.5.1. Following Owner's approval of the Construction Documents and acceptance of the Revised Final Statement of Probable Construction Cost, Architect shall assist the Owner and Project Manager in obtaining bids and assist in awarding and preparing contracts for construction. Such assistance will include attending and participating in pre-bid conferences with prospective bidders for the purpose of familiarizing bidders and potential bidders with the general scope of the Project, the bidding documents, the Construction Documents, and with any special systems, materials or methods to be incorporated into the Project. As part of Basic Services, Architect shall attend up to two (2) pre-bid conferences. Architect's attendance at additional meetings shall be compensated for as an Additional Service. At any time, prior to the last day on which bids may be submitted, Architect shall respond to all questions asked in good

faith by potential bidders, maintaining a written log of these questions and review the same with Owner and Project Manager on the day the questions are asked. The responses to questions shall be in the form of addenda, prepared by Architect and approved by Owner, which shall be issued to all potential bidders.

- 2.5.2. Owner acknowledges that it is Owner's intention to award only one (1) Contract for Construction of the Project, except that Owner may award a separate Contract for Construction for fixtures, furniture and equipment (FF&E) Work.

2.6 CONSTRUCTION PHASE ADMINISTRATION OF THE CONSTRUCTION CONTRACT

- 2.6.1 The Architect's responsibility to provide Basic Services for the Construction Phase under this Agreement commences with the Contractor's Notice to Proceed and terminates at the earlier of 60 days after the owner's issuance of a Certification of Completion or within one hundred and thirty-eight (138) weeks of the Notice to Proceed. Notwithstanding the above, the architect will consult with the owner as reasonably necessary and assist in negotiations with the contractor and subcontractors with reference to remedying defects of construction or unsatisfactory operation of the complete project or any parts, for a period of one year after the filing of Owner's Certification of Completion.
- 2.6.2 The Architect shall provide administration of the Contract for Construction as set forth below.
- 2.6.3 Duties, responsibilities and limitations of authority of the Architect shall not be restricted, modified or extended without written agreement of the Owner and Architect. The Owner shall be solely responsible for insuring that any agreement between the Owner and the Contractor or any other party is in conformance with the terms and conditions contained in this Agreement. If the Agreement between the Owner and the Contractor or any other agreement requires services of the Architect beyond the Basic Services described in this Agreement, the Owner agrees that the Architect shall be compensated for such services, if provided, as Additional Services.
- 2.6.4 The Architect shall visit the site at intervals appropriate to the stage of construction or as otherwise agreed by the Owner and Architect in writing to become generally familiar with the progress and quality of the Work completed and to determine in general if the Work is being performed in a manner indicating that the Work when completed will be in accordance with the Contract Documents. However, the Architect shall not be required to make exhaustive or continuous on-site inspections to check the

quality or quantity of the Work. On the basis of on-site observations as an architect, the Architect shall keep the Owner informed of the progress and quality of the Work, and shall use its best efforts to guard the Owner against defects and deficiencies in the Work. (More extensive site representation may be agreed to as an Additional Service, as described in Paragraph 3.2 except for additional site representation as may be required to mitigate Architect's own errors or omissions as a result of the contract documents or contract administration).

- 2.6.4.1 In cooperation with Owner and Project Manager, Architect shall review Contractor's Progress Schedules as they are submitted, evaluate, from time to time, the progress of Contractor's work and make recommendations to Owner concerning Contractor's continued compliance with the Project Schedule and the requirements of the Construction Documents.
- 2.6.4.2 Architect shall attend all regular weekly or bi-weekly field meetings with representatives of the Project Manager, Contractor and the various trades engaged in the construction of the Project. Architect shall have its Engineers attend such meetings as appropriate to discharge Architect's Construction Phase Administration services obligations under this Agreement.
- 2.6.5 The Architect shall not have control over or charge of and shall not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the Work, since these are solely the Contractor's responsibility under the Contract for Construction. The Architect shall not be responsible for the Contractor's schedules or failure to carry out the work in accordance with the Contract Documents. The Architect shall not have control over or charge of acts or omissions of the Contractor, Subcontractors, or their agents or employees, or of any other persons performing portions of the Work.
- 2.6.6 The Architect shall at all times have access to the Work wherever it is in preparation or progress.
- 2.6.7 Communications by and with the Architect's Engineers shall be through the Architect except in cases of emergency when architect is not available and the best interest of the project is in jeopardy.
- 2.6.8 Based on the Architect's observations and evaluations of the Contractor's Applications for Payment, the Architect shall review and certify the amounts due the Contractor.

- 2.6.9 The Architect's certification for payment shall constitute a representation to the Owner, based on the Architect's observations at the site as provided in Subparagraph 2.6.5 and on the data comprising the Contractor's Application for Payment, that the Work has progressed to the point indicated and that, to the best of the Architect's knowledge, information and belief, quality of the Work is in accordance with the Contract Documents. The foregoing representations are subject to an evaluation of the Work for conformance with the Contract Documents upon Substantial Completion, to results of subsequent tests and inspections, to minor deviations from the Contract Documents correctable prior to completion and to specific qualifications expressed by the Architect. The issuance of a Certificate for Payment shall further constitute a representation that the Contractor is entitled to payment in the amount certified. However, the issuance of a Certificate for Payment shall not be a representation that the Architect has (1) made exhaustive or continuous on-site inspections to check the quality or quantity of the Work, (2) reviewed construction means, methods, techniques, sequences or procedures, (3) reviewed copies of requisitions received from Subcontractors and material suppliers and other data requested by the Owner to substantiate the Contractor's right to payment or (4) ascertained how or for what purpose the Contractor has used money previously paid on account of the Contract Sum. The Architect's certification for payment shall be timely and not unreasonably withheld.
- 2.6.10 The Architect shall have authority to reject Work which does not conform to the Contract Documents. Whenever the Architect considers it necessary or advisable for implementation of the intent of the Contract Documents, the Architect will have authority to require additional inspection or testing of the Work in accordance with the provisions of the Contract Documents, whether or not such Work is fabricated, - installed or completed. However, neither this authority of the Architect nor a decision made in good faith either to exercise or not to exercise such authority shall give rise to a duty or responsibility of the Architect to the Contractor, Subcontractors, material and equipment suppliers, their agents or employees or other persons performing portions of the Work. The Architect shall not have the authority to stop the construction work for any reason.
- 2.6.11 The Architect shall review and approve or take other appropriate action upon Contractor's submittals such as Shop Drawings, Product Data and Samples, but only for the limited purpose of checking for conformance with information given and the design concept expressed in the Contract Documents. The Architect's action shall be taken with such reasonable promptness as to cause no delay in the Work or in the construction of the Owner or of separate contractors, while allowing sufficient time in the Architect's professional judgment to permit adequate review. Review of such submittals is not conducted for the purpose of determining the

accuracy and completeness of other details such as dimensions and quantities or for substantiating instructions for installation or performance of equipment or systems designed by the Contractor, all of which remain the responsibility of the Contractor to the extent required by the Contract Documents. The Architect's review shall not constitute approval of safety precautions or, unless otherwise specifically stated by the Architect, of construction means, methods, techniques, sequences or procedures. The Architect's approval of a specific item shall not indicate approval of an assembly of which the item is a component. When professional certification of performance characteristics of materials, systems or equipment is required by the Contract Documents, the Architect shall be entitled to rely upon such certification to establish that the materials, systems or equipment will meet the performance criteria required by the Contract Document.

- 2.6.12 The Architect shall promptly prepare Construction Change Directives, with supporting documentation and data if deemed necessary by the Architect as provided in Subparagraphs 3.1.1 and 3.3.3, for the Owner's approval and execution in accordance with the Contract Documents.
- 2.6.13 The Architect shall conduct inspections to determine the date or dates of Substantial Completion and the date of final completion, shall receive and review for compliance with the contract documents all required warranties and operation and maintenance manuals and related documents and forward to the Owner for the Owner's review and acceptance. Upon final acceptance by the owner the architect shall issue a final certificate for payment.
- 2.6.14.1 Architect shall, in cooperation with Project Manager, prepare punchlists of incomplete or defective items of work, Architect shall undertake construction observations in order to determine if punchlist items have been completed in accordance with the Construction Documents.
- 2.6.15 The Architect shall interpret and advise the Owner about matters concerning performance of the Contractor under the requirements of the Contract Documents on written request of the Owner. The Architect's response to such requests shall be made with reasonable promptness and within any time limits agreed upon.
- 2.6.16 Interpretations of the Architect shall be consistent with the intent of and reasonably inferable from the Contract Documents and shall be in writing or in the form of drawings. After making such interpretations and when authorized by the Owner, the Architect shall notify the Contractor of the Owner's decision.

- 2.6.17 The Architect shall render written recommendations within a reasonable time on all claims, disputes or other matters in question between the Owner and Contractor relating to the execution or progress of the Work as provided in the Contract Documents.
- 2.6.18 To the extent reasonably requested by Contractor, Architect shall assist Contractor in connection with Contractor's responsibility to provide Owner with As-Built Drawings indicating the location and size of all underground or embedded construction not covered in the original Construction Documents, change orders, supplemental drawings, or shop drawings. The Contractor shall be required to record such construction on reproducible drawings furnished to the Contractor by the Architect. The Owner shall pay the cost of providing these reproducible documents. The Contractor shall be required to submit complete As-Built Drawings to the Architect for review. Such a review by the Architect shall not relieve the Contractor of his or her responsibilities for the accuracy or completeness of the information recorded.
- 2.6.19 Architect and its Consultants shall have no responsibility for the presence, discovery, removal, abatement, or disposal of hazardous materials, toxic wastes or pollutants at the project site, including but not limited to asbestos, polychlorinated biphenyl (PCB), dioxin, acid or alkali chemicals, lead paint, air pollutants, water pollutants, underground storage tanks, or other deleterious materials, nor for the detection or preservation of on-site archeological finds. Owner agrees that Architect shall not be responsible for any claims of loss, damage, expense, delay, injury or death arising from the presence thereof or exposure thereto and Owner shall indemnify and hold harmless Architect and its Consultants from any claims made in connection therewith.
- 2.6.20 The Architect shall furnish surveys describing physical characteristics, legal limitations and utility locations for the site of the Project, and a written legal description of the site. The surveys and legal information shall include, as applicable, grades and lines of streets, alleys, pavements and adjoining property and structures; adjacent drainage; rights-of-way, restrictions, casements, encroachments, zoning, deed restrictions, boundaries and contours of the site; locations, dimensions and necessary data pertaining to existing buildings, other improvements and trees; and information concerning available utility services and lines, both public and private, above and below grade, including inverts and depths. All the information on the survey shall be referenced to a project benchmark.

ARTICLE 3 – ADDITIONAL SERVICES

3.1 GENERAL

3.1.1 The services described in this Article 3 are not included in Basic Services and they shall be paid for by the Owner as provided in this Agreement, in addition to the compensation for Basic Services. The services described under Paragraphs 3.2 and 3.4 shall only be provided if authorized or confirmed in writing by the Owner and the Architect. If services described under Contingent Additional Services in Paragraph 3.3 are required due to circumstances beyond the Architect's control, the Architect shall notify the Owner prior to commencing such services. If the Owner deems that such services described under Paragraph 3.3 are not required, the Owner shall give prompt written notice to the Architect. If the Owner indicates in writing that all or part of such Contingent Additional Services are not required, the Architect shall have no obligation to provide those services.

3.2 PROJECT REPRESENTATION BEYOND BASIC SERVICES

3.2.1 If more extensive representation at the site than is described in Subparagraph 2.6.5 and Clauses 2.6.5.1 and 2.6.5.2 is required, the Architect shall provide one or more Project Representatives to assist in carrying out such additional on-site responsibilities.

3.2.2 Project Representatives shall be selected, employed and directed by the Architect, and the Architect shall be compensated therefor as agreed by the Owner and Architect. The Project Representatives selection, however, shall be submitted for approval by the Owner. The duties, responsibilities and limitations of authority of Project Representatives shall be as described in the edition of AIA Document B352 current as of the date of this Agreement, unless otherwise agreed.

3.2.3 Through the observations by such Project Representatives, the Architect shall use its reasonable efforts to endeavor to provide further protection for the Owner against defects and deficiencies in the Work, but the furnishing of such project representation shall not modify the rights, responsibilities or obligations of the Architect as described elsewhere in this Agreement.

3.3 CONTINGENT ADDITIONAL SERVICES

3.3.1 Except to the extent caused by the Architect's negligence, making revisions in Drawings, Specifications or other documents when such revisions are: (1) inconsistent with approvals or instructions previously given by the Owner, including revisions made necessary by adjustments in

the Owner's program or Project budget; (2) required by the enactment, interpretation or revision of codes, laws or regulations subsequent to completion of such documents; or (3) due to changes required as a result of the Owner's failure to render decisions in a timely manner.

- 3.3.2 Providing services required because of significant changes in the Project including, but not limited to, size, quality, complexity, the Owner's schedule, or the method of bidding or negotiating and contracting for construction, except for services required under Sub-paragraph 5.2.4.
 - 3.3.3 Preparing Drawings, Specifications and other documentation and supporting data, evaluating **excessive or unusual** Contractor's proposals, and providing other services in connection with Change Orders and Construction Change Directives.
 - 3.3.4 Providing services in connection with evaluating **excessive or unusual** substitutions proposed by the Contractor and making subsequent revisions to Drawings, Specifications and other documentation resulting therefrom.
 - 3.3.5 Providing consultation concerning replacement of Work damaged by fire or other cause during construction, and furnishing services required in connection with the replacement of such Work.
 - 3.3.6 Providing services made necessary by the default of the Contractor, by major defects or deficiencies in the Work of the Contractor or by failure of performance of either the Owner or Contractor under the Contract for Construction unless Architect's own failure of performance is involved.
 - 3.3.7 Providing services in evaluating an extensive number of claims submitted by the Contractor or others in connection with the Work.
 - 3.3.8 Providing services in connection with an arbitration proceeding or legal proceeding except where the Architect is party thereto.
 - 3.3.9 Preparing documents for alternate, separate or sequential bids or providing services in connection with bidding, negotiation or construction prior to the completion of the Construction Documents Phase.
- 3.4 OPTIONAL ADDITIONAL SERVICES
- 3.4.1 Providing financial feasibility or other special studies.
 - 3.4.2 Providing planning surveys, site evaluations or comparative studies of prospective sites.

- 3.4.3 Providing special surveys, environmental studies and submissions required for approvals of governmental authorities or others having jurisdiction over the Project with the exception of application requirements to the South Coast Air Quality Management District and the California Coastal Commission (if any).
- 3.4.4 Providing services relative to future facilities, systems and equipment.
- 3.4.5 Providing services to investigate existing conditions or facilities or to make measured drawings thereof.
- 3.4.6 Providing services to verify the accuracy of drawings or other information furnished by the Owner.
- 3.4.7 Providing coordination of construction performed by separate contractors or by the Owner's own forces and coordination of services required in connection with construction performed and equipment supplied by the Owner.
- 3.4.8 Providing estimates of Construction Cost beyond those Basic Services set forth in Article 5.
- 3.4.9 Providing detailed quantity surveys or inventories of material, equipment and labor.
- 3.4.10 Providing analyses of owning and operating costs.
- 3.4.11 Providing services for planning tenant or rental spaces.
- 3.4.12 Making investigations, inventories of materials or equipment, or valuations and detailed appraisals of existing facilities.
- 3.4.13 Providing assistance in the utilization of equipment or systems such as testing, adjusting and balancing, preparation of operation and maintenance manuals, training personnel for operation and maintenance, and consultation during operation.
- 3.4.14 Providing services of consultants for other than architectural, structural, mechanical, electrical and other engineering services provided as a part of Basic Services.
- 3.4.15 Providing any other services not otherwise included in this Agreement or not customarily furnished in accordance with generally accepted architectural practice.

ARTICLE 4 – OWNER'S RESPONSIBILITIES

- 4.1 The Owner has provided information regarding requirements for the Project as set forth in Subparagraph 2.2.1. This information includes a program which sets forth the Owner's objectives, schedule, constraints and criteria, including space requirements and relationships, flexibility, expandability, special equipment, systems and site requirements.
- 4.2 The Owner shall establish and update an overall budget for the Project, including the Construction Cost, the Owner's other costs and reasonable contingencies related to all of these costs.
- 4.3 The Owner designates Vanir Construction Management, Inc. as its representative authorized to act on the Owner's behalf with respect to the Project. The Owner or such authorized representative shall render decisions in a timely manner pertaining to documents submitted by the Architect in order to avoid unreasonable delay in the orderly and sequential progress of the Architect's services.
- 4.4 The Owner shall furnish structural, mechanical, chemical, air and water pollution tests, tests for hazardous materials, and other laboratory and environmental tests, inspections and reports required by law or the Contract Documents.
- 4.5 The Owner shall furnish all legal, accounting and insurance counseling services as may be necessary at any time for the Project, including auditing services the Owner may require to verify the Contractor's Applications for Payment or to ascertain how or for what purposes the Contractor has used the money paid by or on behalf of the Owner.
- 4.6 The services, information, surveys and reports required by Paragraphs 4.7 and 4.8 shall be furnished at the Owner's expense, and the Architect shall be entitled to rely upon the accuracy and completeness thereof.
- 4.7 Prompt written notice shall be given by the Owners to the Architect if the Owner becomes aware of any fault or defect in the Project or nonconformance with the Contract Documents.
- 4.8 The proposed language of certificates or certifications requested of the Architect or Architect's Engineers shall be submitted to the Architect for review and approval at least 14 days prior to execution. The Owner shall not request certifications that would require knowledge or services beyond the scope of this Agreement.

ARTICLE 5 – CONSTRUCTION COST

5.1 DEFINITION

- 5.1.1 The Construction Cost shall be the total cost or estimated cost to the Owner of all elements of the Project designed or specified by the Architect.
- 5.1.2 The Construction Cost shall include the cost at current market rates of labor and materials furnished by the Owner and equipment designed, specified, selected or specially provided for by the Architect, plus a reasonable allowance for the Contractor's overhead and profit. In addition, a reasonable allowance for contingencies shall be included for market conditions at the time of bidding and for changes in the Work during construction.
- 5.1.3 Construction Cost does not include the compensation of the Architect and Architect's Engineers, the costs of the land, rights-of-way, financing or other costs which are the responsibility of the Owner as provided in Article 4.
- 5.1.4 Definitions of Construction Cost Terms: (1) The Maximum Allowable Construction Cost (“MACC”) shall be the amount established by the Owner as the maximum construction cost it will pay and shall be the hard cost sum of \$17,925,652 excluding F,F & E unless subsequently revised by Owner; the Preliminary Statement of Probable Construction Cost shall be the Architect's Estimate of Probable Construction Cost based on the Owner-approved Design Development Phase. The Final Statement of Probable Construction Cost shall be the Architect's Estimate of Probable Construction Cost based on the completed Construction Documents.

5.2 RESPONSIBILITY FOR CONSTRUCTION COSTS

- 5.2.1 The Architect acknowledges that the total Construction Cost shall not exceed the MACC. The Architect intends to implement such economies of design and construction as are consistent with the overall goals of the Project and the interests of Owner. The Architect accepts its responsibility for assisting the Owner in determining the scope and quality of the Project which can be constructed within the MACC. Evaluation of the Owner's Construction Cost (identified in Paragraph 4.2), and statements of Probable Construction Cost prepared by the Architect represent the Architect's best judgment as a design professional familiar with the construction industry. It is recognized that, however, that neither the Architect nor the Owner has control over the cost of labor, materials or equipment, over the Contractor's method of determining bid prices or over competitive bidding, market or negotiating conditions. Accordingly, the

Architect cannot and does not warrant or represent that bids will not vary from the Project Budget proposed, established or approved by the Owner as the Owner-approved Construction Cost, or from any statement of Probable Construction Cost or other cost estimate or evaluation prepared or agreed to by the Architect.

5.2.2 If the Initial, Preliminary or Final Statement of Probable Construction Cost exceeds the then current Owner-approved Construction Cost, the Architect shall immediately notify the Owner and the Project Manager. Thereafter, the Owner, the Project Manager and the Architect shall review the Project to determine the revisions or steps that would reasonably be expected to bring the current statement of Probable Construction Cost to within the Owner-approved Construction Cost. The Architect shall thereafter adjust the documents as directed at no additional cost to the Owner.

5.2.3 At any time after Owner approval of the Design Development Phase Documents, and prior to the issuance of the Construction Documents for bidding, should the Owner elect to make additions to the quality or scope of the Project, the Architect shall prepare a Revised Final Statement of Probable Construction Cost to reflect the cost of the additions. Should such Revised Final Statement of Probable Construction Cost exceed the Owner-approved Construction Cost, the Owner, the Project Manager and the Architect shall review the Project to determine the revisions or steps that would reasonably be expected to bring the estimated cost within the Owner-approved Construction Cost. The Architect, shall thereafter prepare a Revised Final Statement of Probable Construction Cost, incorporating the mutually agreed revisions. When approved by Owner, such Revised Final Statement of Probable Construction Cost shall become the new Owner-approved Construction Cost. The Architect shall be compensated for any such necessary revisions to the Construction Documents as an Additional Service as provided herein.

5.3 ARCHITECT'S OBLIGATION TO MODIFY DOCUMENTS

5.3.1 Architect shall, with mutual agreement of Owner, be permitted to include contingencies for design, bidding and price escalation, to determine what materials, equipment or component systems and types of construction are to be included in the Construction Documents, to make reasonable adjustments in the scope of the Project and to include in the Construction Documents alternate bids to adjust the Construction Cost to the Owner-approved Construction Cost.

5.3.2 If the bidding has not commenced within three months after the Architect submits the Construction documents to the Owner, the Owner-approved Construction Cost shall be adjusted to reflect any change in the general

level of pricing according to the Los Angeles Region Engineering News Record Building Cost Index between the date of submission of the Construction Documents to the Owner and the date on which the proposals are sought.

- 5.3.3 If the aggregate of the lowest bona fide base bids for the Project received by the Owner exceeds one hundred ten percent (110%) of the Final Estimate of Basic Work or is less than ninety percent (90%) of the Final Estimate of Basic Work, the Owner shall cooperate in revising the Project scope and quality as required to reduce or increase the Construction Cost, including the acceptance of alternate bids. If the Owner so requests, Architect shall modify the plans and specifications, without additional cost to the Owner, to incorporate the Owner-approved scope and quality revisions so as to bring the cost of the Project to within five percent (5%) of the Final Estimate of Basic Work. The providing of such service shall be the limit of Architect's responsibility arising from the obligation to modify the Construction Documents. In the event that the variation between the lowest bona fide bid and the final estimate can be shown to be caused by sudden and unpredictable fluctuations in economic conditions in the construction marketplace as evidenced by analysis of the Engineering News Record National Building Cost Index and the Los Angeles Region Building Cost Index, the Architect's obligation hereunder shall be adjusted as follows: in the event that the published index for the period applicable to the date of receipt of bids varies by more than one percent (1%) from the projected index, as mutually agreed by the Architect and Owner, then the Architect's Final Estimate of Basic Work shall be proportionately adjusted for use in the computation in this paragraph.

ARTICLE 6 – USE OF ARCHITECT’S DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS

- 6.1 The Owner acknowledges that the Architect's Drawings, Specifications, records and other documents are instruments of professional service. Nevertheless, the Drawings, Specifications, records and other documents prepared under this Agreement shall become the property of the Owner upon completion of this Project or termination of this Agreement and upon payment of all amounts due the Architect. The Architect, however, shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright. Should the Owner or any other persons, firms or legal entities use, reuse or modify the Architect's Drawings, Specifications, records or other documents prepared under this Agreement, for other than the Owner's use and occupancy of the completed Project, the Owner agrees to indemnify, defend and hold the Architect harmless from and against any and all claims, liabilities, suits, demands, losses, costs and expenses, including reasonable attorneys' fees and all legal expenses and fees incurred on appeal, and all interest thereon, accruing or resulting to any and all persons, firms, or any other legal entities, on account of any damages or losses to property or persons, including death, arising out of such unauthorized use, reuse or modification of the Architect's Drawings, Specifications, records and other documents. This indemnification shall not apply in the event the Architect is found to be solely liable as between the parties hereto as well as between any other persons, firms or legal entities for such damages or losses by a court or forum of competent jurisdiction.
- 6.2 Submission or distribution of documents to meet official regulatory requirements or for similar purposes in connection with the Project is not to be construed as publication in derogation of the Architect's reserved rights.
- 6.3 All project documents shall be held in the Architect’s office for audit purposes until 4 years after final payment.

ARTICLE 7 – DISPUTE RESOLUTION

- 7.1 In an effort to resolve disputes without resorting to litigation, the parties agree to submit all disputes or claims arising out of this Agreement or the performance of either party under this Agreement to non-binding mediation. Both parties shall approve the mediator, who shall be an individual with no direct interest or involvement in the Project and shall serve as an objective party to promote a resolution of the dispute. The cost of mediation shall be borne equally by the parties.

ARTICLE 8 – TERMINATION, SUSPENSION OR ABANDONMENT

8.1 The parties hereto agree that should the City of Manhattan Beach general obligation bond measure on the ballot for the November 6, 2001 election fail to pass by the required two thirds majority Owner shall, at its sole discretion, have the option of terminating this agreement on or before November 30, 2001. If Owner fails to exercise this option by said date Owner's right to terminate under this provision shall expire. Should Owner timely exercise its right to terminate hereunder it shall be obligated only to pay Architect for the services rendered up to the date notice of termination is delivered to Architect.

8.2 This Agreement may be terminated by either party upon not less than thirty (30) days' written notice should the other party fail substantially to perform in accordance with the terms of this Agreement through no fault of the party initiating the termination.

8.2.1 The following may be considered substantial nonperformance and cause for termination: (1) Architect's failure to diligently, timely and expeditiously perform any of its respective obligations (as specified in this Agreement) and such failure shall have continued with no effort to cure for ten (10) days after Owner delivered written notice thereof to Architect; (2) Architect's general assignment for the benefit of its creditors; (3) The appointment of a receiver or trustee on account of Architect's insolvency; (4) Architect shall be or become insolvent; and (5) An order for relief shall have been entered against Architect under Chapter 7 or Chapter 11 of Title 32 of the United States Code.

Upon termination of this Agreement pursuant to this Paragraph 8.1.1, Architect shall be entitled only to payment for that portion of the fee, Reimbursable Expenses and Additional Services which have actually and properly been performed by Architect.

8.2.2 If the Project is suspended by the Owner for more than 30 consecutive days, the Architect shall be compensated for services performed prior to notice of such suspension. When the Project is resumed, the Architect's compensation shall be equitably adjusted to provide for expenses incurred in the interruption and resumption of the Architect's services.

8.3 This Agreement may be terminated by the Owner without cause upon not less than seven days' written notice to the Architect. If the Project is abandoned by the Owner for more than 90 consecutive days, the Architect may terminate this Agreement by giving written notice.

- 8.4 Failure of the Owner to make payments to the Architect in accordance with this Agreement shall be considered substantial nonperformance and cause for termination.
- 8.5 In the event of any good faith dispute as to whether a particular payment or a portion of a particular payment is owed the Architect under this Agreement, the Owner shall have the right to either (a) make all of such payment to the Architect without prejudice to the Owner's right to contest the amount so paid or (b) withhold all or a portion of such payment in accordance with the following provisions until such dispute is resolved.
- 8.5.1 If the Owner chooses to withhold payment under Paragraph 8.5, Clause (b) and if it is subsequently determined that the Owner owes an additional payment to the Architect, the Owner shall pay such additional amount to the Architect plus accrued interest computed at the Interest Rate from the date such payment was due until paid. If the Owner chooses to proceed under Paragraph 8.5, Clause (a), and it is subsequently determined that the Owner overpaid the Architect, the Architect shall refund to the Owner the amount of such overpayment, plus accrued interest computed at the Interest Rate from the date of such overpayment until refunded. As used in this Agreement, the term "Interest Rate" shall mean the maximum rate permissible by law.
- 8.6 In the event of termination not the fault of the Architect, the Architect shall be compensated for services performed prior to termination, together with Reimbursable Expenses then due and all Termination Expenses as defined in Paragraph 8.7.
- 8.7 Termination Expenses are those reasonable and actual out-of-pocket costs and expenses incurred by Architect and directly attributable to the termination of this Agreement.

ARTICLE 9 – MISCELLANEOUS PROVISIONS

- 9.1 Unless otherwise provided, this Agreement shall be governed by the laws of the State of California.
- 9.2 The Owner and Architect, respectively, bind themselves, their partners, successors, assigns and legal representatives to the other party to this Agreement and to the partners, successors, assigns and legal representatives of such other party with respect to all covenants of this Agreement. Neither Owner nor Architect shall assign this Agreement without the written consent of the other.
- 9.3 This Agreement represents the entire and integrated agreement between the Owner and Architect and supersedes all prior negotiations, representations or agreements, either written or oral. This Agreement may be amended only by written instrument signed by both Owner and Architect.
- 9.4 Nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party against either the Owner or Architect.
- 9.5 The Architect shall have the right to include representations of the design of the Project, including photographs of the exterior and interior, among the Architect's promotional and professional materials. The Architect's materials shall not include the Owner's confidential or proprietary information if the Owner has previously advised the Architect in writing of the specific information considered by the Owner to be confidential or proprietary. The Owner shall provide professional credit for the Architect on the construction sign and in the promotional materials for the Project.
- 9.6 Architect represents that, except as set forth in this Agreement, Architect has no interest, direct or indirect, in the Project, including any supplies, materials or equipment to be incorporated into or used in construction of the Project or any contract or proposed contract therefor or any contract for services to be rendered in connection with the Project.
- 9.7 No failure on the part of either party to this Agreement to exercise its rights hereunder shall be or operate as a waiver, release or relinquishment of any rights or powers conferred under this Agreement.
- 9.8 Should any legal proceeding be commenced between the parties to this Agreement seeking to enforce any of its provisions, including, but not limited to, fee provisions, the prevailing party in such a proceeding shall be entitled, in addition to such other relief as may be granted, to a reasonable sum for attorneys' fees which shall be determined by the court

or forum in such a proceeding or in a separate action brought for that purpose. For purposes of this provision, "prevailing party" shall include a party which dismisses an action for recovery hereunder in exchange for payment of the sum allegedly due, performance of covenants allegedly breached, or consideration substantially equal to the relief sought in the action or proceeding.

- 9.9 Any notice, approval, consent, acceptance, request, bill, demand or statement hereunder from either party to the other shall be in writing and shall be deemed given when (a) deposited with the United States Postal Service in a posted, prepaid envelope, certified or registered mail, return receipt requested or (b) delivered by hand to the other party with an appropriate receipt obtained, addressed as follows:

OWNER:

City of Manhattan Beach
1400 Highland Avenue, Manhattan Beach, CA 90266
Attention: City Manager

ARCHITECT:

Hellmuth, Obata + Kassabaum, Inc.
9530 Jefferson Boulevard
Culver City, CA 90232
Attention: Charles R. Smith, Jr., AIA

- 9.10 Indemnity. Architect shall be liable to, and shall indemnify Owner, Owner's trustees, Consultants, and employees for, and shall hold each of the foregoing harmless from and against, any and all claims, losses, damages, expenses, penalties, costs or other liabilities, including, without limitation, attorneys' fees and disbursements arising out of or resulting from negligent acts or omissions, or willful misconduct, of Architect, Architect's Engineers or their respective employees. Architect agrees that it shall defend any suit or action brought against Owner, Owner's trustees, Consultants or employees which is based on any such claim, loss, or liability indemnified herein.
- 9.11 Architect, at its sole cost and expense, shall maintain at all times during the term of this Agreement: (1) Workers' compensation and California State disability benefits insurance covering all persons employed by Architect in connection with the Project; (2) Professional liability insurance written on a "Claims Made Basis," with limits of liability in an amount not less than Two Million Dollars (\$2,000,000); (3) Comprehensive general liability insurance written on an "Occurrence Basis," naming as insureds Architect and Owner, with coverage of not less than Two Million Dollars (\$2,000,000); (4) Valuable papers insurance written on a "Risk Basis," insuring, for the benefit of Architect and

Owner, all plans, designs, Drawings, Specifications and documents produced or used under this Agreement by Architect or any of its Engineers in a total amount of not less than Two Hundred Fifty Thousand Dollars (\$250,000).

9.11.1 Architect shall cause each of its Engineers to carry insurance required of Architect under this Paragraph 9.15 at limits of liability that are subject to Owner's approval, which shall not be unreasonably withheld. Such Engineers' policies shall name Owner and Architect as additional insureds, except for worker's compensation and professional liability coverages.

Notwithstanding any other provision of this Agreement, Owner agrees that it will not unreasonably withhold approval of self insurance policies by Engineers which have been established to be substantially equal to protection provided under commercially available insurance policies.

9.11.2 All required insurance shall be maintained with responsible insurance carriers ("Insurer") licensed to do business in the State of California, having a Best's rating of not less than A-X, except professional liability which shall be not less than B-IX. Upon execution of this Agreement and before commencing performance of any of the services hereunder, Architect shall submit certificates of insurance bearing notations or accompanied by other evidence that is satisfactory to the Owner of the payment of all premium payments thereunder. Thereafter, evidence satisfactory to the Owner of all premium payments shall be deposited with the Owner not less than thirty (30) days after the renewal date of the respective policies.

9.11.3 Professional liability insurance shall be kept in force for two (2) years after final completion of the Project.

9.11.4 Each policy required hereunder (except professional liability and workers' compensation) shall name Owner as additional insured.

9.11.5 The policy shall not be canceled until thirty (30) days after written notice thereof. Upon receipt of such notice, Architect shall immediately inform Owner in writing.

9.11.6 Notice of claims shall be given by Architect to the insurer as required under the terms of the policy, or notice of claim shall be given by Owner to the insurer as required under the terms of the policy. Notice to the company of any of the foregoing shall be deemed sufficient notice under the policy.

9.12 Owner acknowledges that Change Orders resulting from unforeseen conditions, contractor errors, misinterpretation of Contract Documents and errors and omissions in Contract Documents can be reasonably anticipated. Owner, therefore, agrees to establish a Change Order Contingency Fund of five percent (5%) of the aggregate of all accepted bids. The establishment of this Change Order Contingency Fund shall not alter the Architect's standard of care or reduce the contractor's obligations to construct the Project in accordance with the Contract Documents.

ARTICLE 10 – PAYMENTS TO THE ARCHITECT

10.1 DIRECT PERSONNEL EXPENSE

10.1.1 Direct Personnel Expense is defined as the direct salaries of the Architect's personnel engaged on the Project and the portion of the cost of their mandatory and customary contributions and benefits related thereto, such as employment taxes and other statutory employee benefits, insurance, sick leave, holidays, vacations, pensions and similar contributions and benefits.

10.2 REIMBURSABLE EXPENSES

10.2.1 Reimbursable Expenses are in addition to compensation for Basic and Additional Services and include actual expenses incurred by the Architect and Architect's employees and Engineers in the interest of the Project, as identified in Clauses 10.2.1.1 through 10.2.1.5. The Architect acknowledges that this Project is a public works project for construction of a government facility and that as such the conduct of the Architect, including the billings by the Architect, is subject to extraordinary public review because it involves the public trust. The Architect agrees that all Reimbursable Expenses billed to the Owner hereunder shall be directly related to the provision of services required by this Agreement and shall be in amounts which, for this Project or type of project, are reasonable and customary.

10.2.1.1 Expense of transportation in connection with the Project; expenses in connection with authorized out-of-town travel; long-distance communications; and fees paid for securing approval of authorities having jurisdiction over the Project.

10.2.1.2 Expense of reproductions, postage and handling of Drawings, Specifications and other documents.

10.2.1.3 If authorized in advance by the Owner, expense of overtime work requiring higher than regular rates.

10.2.1.4 Expense of renderings, study models requested by the Owner, except as set out in Subparagraph 2.4.1.2.

10.3 PAYMENT'S ON ACCOUNT OF BASIC SERVICES

10.3.1 An initial payment as set forth in Paragraph 11.1 is the minimum payment under this Agreement.

10.3.2 Subsequent payments for Basic Services shall be made monthly and, where applicable, shall be in proportion to services performed within each phase of service, on the basis set forth in Subparagraph 11.2.2.

10.3.3 If and to the extent that the time initially established in Subparagraph 11.5.1 of this Agreement is exceeded or extended through no fault of the Architect, compensation for any services rendered during the additional period of time shall be computed in the manner set forth in Subparagraph 11.3-2.

10.4 PAYMENT'S ON ACCOUNT OF ADDITIONAL SERVICES

10.4.1 Payments on account of the Architect's Additional Services and for Reimbursable Expenses shall be made monthly upon presentation of the Architect's statement of services rendered or expenses incurred.

10.5 PAYMENT'S WITHHELD

10.5.1 No deductions shall be made from the Architect's compensation on account of penalty, liquidated damages or other sums withheld from payments to contractors, or on account of the cost of changes in the Work other than those for which the Architect has been found to be liable.

10.6 ARCHITECTS ACCOUNTING RECORDS

10.6.1 Records of Reimbursable Expenses and expenses pertaining to Additional Services and services performed on the basis of a multiple of Direct Personnel Expense shall be available to the Owner or the Owner's authorized representative at mutually convenient times.

ARTICLE 11 – BASIS OF COMPENSATION

The Owner shall compensate the Architect as follows:

11.1 AN INITIAL PAYMENT of No Dollars (\$0.00) shall be made upon execution of this Agreement and credited to the Owner's account at final payment.

11.2 BASIC COMPENSATION

11.2.1 FOR BASIC SERVICES, as described in Article 2, Basic Compensation shall be the stipulated sum of two million two hundred forty thousand eight hundred ninety Dollars (\$2,240,890) for the non-phased construction option or two million four hundred seventy five thousand two hundred thirty four Dollars (\$2,475,234) for the phased construction option.

11.2.2 Where compensation is based on a stipulated sum or percentage of Construction Cost, progress payments for Basic Services in each phase shall total the following percentages of the total Basic Compensation payable:

Schematic Design Phase:	fifteen percent	(15%)
Design Development Phase:	twenty percent	(20%)
Construction Documents Phase:	forty percent	(40%)
Bidding or Negotiation Phase:	five percent	(5%)
Construction Phase:	twenty percent	(20%)
Total Basic Compensation:	one hundred percent	(100%)

11.3 COMPENSATION FOR ADDITIONAL SERVICES

11.3.1 FOR PROJECT REPRESENTATION BEYOND BASIC SERVICES, as described in Paragraph 3.2, compensation shall be computed as a multiple of one and one-half (1.5) times direct personnel expense.

11.3.2 ADDITIONAL SERVICES OF THE ARCHITECT, as described in Article 3 other than Additional Project Representation, as described in Paragraph 3.2, but excluding services of Engineers, compensation shall be computed as a multiple of two and one-half (2.5) times direct personnel expense.

11.3.3 FOR ADDITIONAL SERVICES OF ENGINEERS, including additional structural, mechanical and electrical engineering services and those provided under Subparagraph 3.4.19, a multiple of one and one-tenth (1.1) times the amounts billed to the Architect for such services.

11.4 REIMBURSABLE EXPENSES

11.4.1 FOR REIMBURSABLE EXPENSES, as described in Paragraph 10.2, a multiple of one and one-tenth (1.1) times the expenses incurred by the Architect, the Architect's employees and Engineers in the interest of the Project.

11.4.2 Reimbursable Expenses shall not exceed seventy five thousand Dollars (\$75,000) without the express written consent of Owner. This expense is included in the compensation described in Paragraph 11.2.1 and excludes the expense of providing reproducibles to the Contractor for As-Built Drawings.

11.5 ADDITIONAL PROVISIONS

11.5.1 IF THE BASIC SERVICES covered by this Agreement have not been completed within forty-two (42) months of the date hereof, through no fault of the Architect, extension of the Architect's services beyond that time shall be compensated as provided in Subparagraphs 10-3.3 and 11.3.2.

11.5.2 Payments are due and payable thirty (30) days from the date of the Architect's invoice. Amounts unpaid thirty (30) days after the invoice date shall bear interest at the rate entered below, or in the absence thereof at - the legal rate prevailing from time to time at the principal place of business of the Architect.

11.5.3 The rates and multiples set forth for Additional Services shall be annually adjusted in accordance with normal salary review practices of the Architect.

This Agreement entered into as of the day and year first written above.

ARCHITECT
HELLMUTH, OBATA + KASSABAUM, INC.

By

OWNER
CITY OF MANHATTAN BEACH

By

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

CONSTRUCTION MANAGEMENT AGREEMENT

by and between

the City of Manhattan Beach

and

Vanir Construction Management, Inc.

Table of Contents

ARTICLE 1: RELATIONSHIP OF THE PARTIES	4
ARTICLE 2: PROJECT DEFINITION	5
ARTICLE 3: CONSTRUCTION MANAGER’S BASIC SERVICES	6
ARTICLE 4: DURATION OF THE CONSTRUCTION MANAGER’S SERVICES	15
ARTICLE 5: CHANGES IN THE CONSTRUCTION MANAGER’S BASIC SERVICES AND ADDITIONAL COMPENSATION	16
ARTICLE 6: OWNER’S RESPONSIBILITIES	17
ARTICLE 7: COMPENSATION AND PAYMENT	18
ARTICLE 8: INSURANCE AND INDEMNITY	19
ARTICLE 9: TERMINATION	22
ARTICLE 10: ADDITIONAL PROVISIONS	23

AGREEMENT made this 6th day of November, of the year 2001.

Between the Owner:

City of Manhattan Beach
1400 Highland Avenue
Manhattan Beach CA 90266
Telephone (310) 802-5053

and the Construction Management (CM) firm of:

Vanir Construction Management, Inc.
980 Ninth Street, Suite 900
Sacramento CA 95814-2719
Telephone (916) 444-3700

For services in connection with the Project known as the Public Safety Facility Project.

The City of Manhattan Beach (referred to as the "Owner") and Vanir CM (referred to as the "CM"), agree as set forth herein.

ARTICLE 1: RELATIONSHIP OF THE PARTIES

1.1 Owner and Project Manager

The Construction Manager, hereinafter referred to as CM, shall be the Owner's agent in providing both Project Management and Construction Management Services described in Article 3 of this Agreement. The CM and the Owner shall perform as stated in this Agreement.

1.1.1 Standard of Care

The CM covenants with the Owner to furnish its skill and judgment with due care and in accordance with applicable federal, state and local laws and regulations which are in effect on the date of this Agreement first written above, in carrying out their responsibilities defined in Article 3 of this contract.

1.2 Owner and Design Professional

The Owner shall enter into a separate agreement with one or more Design Professionals to provide architectural and engineering design for the Project. The Project is defined in Article 2 of this Agreement.

1.3 Owner and Contractors

The Owner shall enter into separate contracts with one or more Contractors for the construction of the Project.

1.4 Relationship of the CM to Other Project Participants

In providing the Construction Manager's Services described in this Agreement, the CM shall maintain a working relationship with the Contractors and Design Professional on behalf of the Owner. However, nothing in this Agreement shall be construed to mean that the CM assumes any of the responsibilities or duties of the Contractors or the Design Professional. The Contractors are solely responsible for construction means, methods, sequence and procedures used in the construction of the Project and for the safety of its personnel and its operations and for performing in accordance with the Contractor's contract with the Owner. The Design Professional is solely responsible for the Project design and shall perform in accordance with the agreement between the Design Professional and the Owner. There are no third party beneficiaries of this Owner-CM agreement and no one except the parties to this Agreement may seek to enforce its terms.

ARTICLE 2: PROJECT DEFINITION

The Project for which the Owner has contracted the services of the Construction Manager is described below:

Project management services for all phases from pre-design to move-in for a new Police and Fire Public Safety Facility located in the City of Manhattan Beach, County of Los Angeles, State of California. The project description involves the complete demolition and reconstruction of the existing Police and Fire Department facilities. The plan is to replace the existing facilities with a \$35,000,000, two-level (one level below grade), approximately 57,000 square foot combined Police and Fire Public Safety Facility incorporating all administrative and operational functions of these departments. The below grade level contains secure parking for Police and Fire requirements and public and staff parking for the existing City Hall, Library and Public Safety Facility. The rest of the below grade level is used for Police and Fire functional space (jail, firing range, fitness area). The net increase in developed floor area over the existing conditions will be approximately 26,432 square feet. The proposed structure is intended to accommodate the spatial and modernization needs of both departments into the future.

Project management services for the publicly funded portions of the public/private development known as the Metlox development located in the City of Manhattan Beach, County of Los Angeles, State of California. The project consists of a mixed-use commercial development (developer financed) with approximately 240 subterranean parking spaces (City financed) and a 40,000 square foot plaza area that is anticipated to include decorative hardscape, landscaping, fountains, a play area, public art, and street furniture (City financed). The City's portion of the project is estimated to cost \$8.0 million and will be built by the developer. Project Management Services fees for the Metlox development will be at "no charge" contingent upon the developer providing a Guaranteed Maximum Price (GMP) to the City of Manhattan Beach for the city's portion of the Metlox Development.

ARTICLE 3: CONSTRUCTION MANAGER'S BASIC SERVICES

3.1 CM Basic Services

The CM shall perform the Basic Services described in this Article. It is not required that the Basic Services be performed in the sequence in which they are described.

3.2 Pre-Design Phase

3.2.1 Design Professional Contract Review and Negotiation: The CM shall assist the Owner in review of the Agreement between the Owner and Design Professional. The CM will not provide legal advice regarding the design professional contract and any legal counsel retained to review the design professional contract shall be retained by the Owner, paid by the Owner and responsible to the Owner. The CM shall assist the Owner in negotiating the contract between the Owner and Design Professional.

3.2.2 Developer Agreement Contract Review: The CM shall assist the Owner in review of the Disposition and Development Agreement (D.D.A.) between the Owner and the developer of the Metlox property. The CM will not provide legal advice regarding the D.D.A. and any legal counsel retained to review the D.D.A. shall be retained by the Owner, paid by the Owner and responsible to the Owner.

3.2.3 Project Management Plan: The CM shall prepare a Project Management Plan for the Project. The Plan will be prepared with the full participation of the Owner, Design Professional and other relevant team members. The Plan shall consider the Owner's schedule, cost and design requirements for the Project. The CM may develop various alternatives for the sequencing and management of the Project, make recommendations to the Owner and secure approval of a project strategy prior to finalizing the Management Plan. The Project Management Plan shall be presented to the Owner for review and acceptance.

3.2.4 Project Team Communication Plan/Management Information System (MIS): the CM shall prepare procedures for reporting, communications and administration during the Project. The CM shall develop a MIS to assist in establishing communications between the Owner, CM, Design Professional, Contractor and other parties on the Project.

3.3 Schematic Design Phase

3.3.1 Program Verification: The CM shall review the Program developed by the Design Professional and advise the Owner.

3.3.2 Master Schedule: The CM shall prepare a Master Schedule for each component of the Project working with the Design Professional and the schedule they have initially prepared. The Master Schedule shall specify the proposed start

and finish dates for design, bid and award activities, each construction contract and the dates by which certain project activities must be complete. The CM shall submit the Master Schedule to the Owner for review and acceptance.

- 3.3.3 Project Phasing Plan: The CM shall review the Phasing Plan proposed by the Design Professional and advise the Owner on feasibility, potential impacts to the Master Schedule and feasible alternatives, if any.
 - 3.3.4 Project and Construction Budget: The CM shall prepare a Project and Construction Budget based on information provided by the Owner and the Design Professional on the work required for the Project, and information developed by the CM as required by this contract. The CM shall review the budget with the Owner and Design Professional and the CM shall submit the Project and Construction Budget to the Owner for review and acceptance. The Project and Construction Budget shall be revised as directed by the Owner.
 - 3.3.5 Kick-off Meeting: At the start of the Schematic Design Phase, the CM shall conduct a Project Conference attended by the Design Professional, Owner and others. During the meeting, the CM shall review the Scope of the Project, the Program, the Project Management Plan, the Master Schedule, the Project and Construction Budget and the Communication Plan.
 - 3.3.6 Project Meetings: The CM shall conduct periodic Project meetings attended by the Owner, Design Professional and others. Such meetings shall serve as a forum for the exchange of information concerning the Project and review of schematic design progress. The CM shall prepare and distribute minutes of these meetings to the Owner, Design Professional and others, as agreed to by the Owner.
 - 3.3.7 Revisions to the Project Management Plan: During the Schematic Design Phase the CM shall make recommendations to the Owner regarding revisions to the Project Management Plan. Revisions approved by the Owner shall be incorporated into the Plan by the CM and the Plan shall be re-submitted to the Owner for review and acceptance.
 - 3.3.8 Review of Schematic Design Plans: The CM shall review the Plans at 50% and 100% of Schematic Design as they relate to the Program and make recommendations to the Owner. By performing the reviews described herein, the CM is not acting in a manner so as to assume responsibility or liability, in whole or in part, for all or any part of the Project Schematic Design. The CM's actions in reviewing the Schematic Design and in making recommendations as provided herein are advisory only to the Owner.
- 3.4 Design Development Phase
- 3.4.1 Value Engineering Workshop: The CM shall conduct a workshop to include architectural, structural/civil, mechanical and electrical professionals, along with the Owner and the Design Professional. The purpose of this workshop is to determine

potential cost savings that can be achieved without impact to the design of the Project. The CM shall provide a final report to the Owner with the proposed alternatives.

- 3.4.2 Project Meetings: The CM shall conduct periodic Project meetings attended by the Owner, Design Professional and others. Such meetings shall serve as a forum for the exchange of information concerning the Project and review of design progress. The CM shall prepare and distribute minutes of these meetings to the Owner, Design Professional and others, as agreed to by the Owner.
- 3.4.3 Review of Design Plans: The CM shall review the Plans at 50% and 100% of Design Development as they relate to the Program and make recommendations to the Owner. By performing the reviews described herein, the CM is not acting in a manner so as to assume responsibility or liability, in whole or in part, for all or any part of the Project Design. The CM's actions in reviewing the Design and in making recommendations as provided herein are advisory only to the Owner.
- 3.4.4 Project and Construction Budget Revision: The CM shall make recommendations to the Owner on the impact of design changes that may result in revisions to the Project and Construction Budget and Project Schedule.
- 3.4.5 Project Cost Reports: The CM shall prepare and distribute Project Cost Reports that shall indicate estimated costs compared to the Project and Construction Budget.
- 3.4.6 Revisions to the Project Management Plan: During the Design Phase the CM shall make recommendations to the Owner regarding revisions to the Project Management Plan. Revisions approved by the Owner shall be incorporated into the Plan by the CM and the Plan shall be re-submitted to the Owner for review and acceptance.
- 3.4.7 Review A/E Specifications: CM shall review progress specifications in relationship to the completeness of the design development submittal and advise the owner. By performing the review described herein, the CM is not acting in a manner so as to assume responsibility or liability, in whole or in part, for all or any part of the Project Design. The CM's actions in reviewing the Design and in making recommendations as provided herein are advisory only to the Owner.
- 3.4.8 Assist City in Specifications Division 1: CM shall assist the city in its review of Division 1 specifications and make recommendations for project specific requirements.
- 3.4.9 Master Schedule: The CM shall monitor compliance and shall make recommendations to the Owner if progress is not in compliance with the schedule.

3.4.10 Schedule Reports: The CM shall prepare and distribute Schedule Update Report that shall compare actual progress with scheduled progress for the Design Development Phase and the overall Project.

3.5 Construction Document Phase

3.5.1 Value Engineering Workshop: The CM shall conduct a workshop to include architectural, structural/civil, mechanical and electrical professionals, along with the Owner and the Design Professional. The purpose of this workshop is to determine potential cost savings that can be achieved without impact to the design of the Project. The CM shall provide a final report to the Owner with the proposed alternatives.

3.5.2 Project Meetings: The CM shall conduct periodic Project meetings attended by the Owner, Design Professional and others. Such meetings shall serve as a forum for the exchange of information concerning the Project and review of design progress. The CM shall prepare and distribute minutes of these meetings to the Owner, Design Professional and others, as agreed to by the Owner.

3.5.3 Review of Design Documents & Design Recommendations: The CM shall review the design documents for clarity, consistency, constructability and coordination. The results of the review shall be provided in writing and as notations on the documents to the Owner. The CM shall also make recommendations to the Owner with respect to constructability, construction cost, and construction duration. The CM is not responsible for providing, nor does the CM control, the Project design or the contents of the design documents. By performing the reviews described herein, the CM is not acting in a manner so as to assume responsibility or liability, in whole or in part, for all or any part of the Project design and design documents. The CM's actions in reviewing the Project design and design documents and in making recommendations as provided herein are advisory only to the Owner.

3.5.4 Approvals by Regulatory Agencies: The CM shall monitor architect's transmittal of documents to regulatory agencies for review and shall advise the Owner of potential problems in completion of such reviews.

3.5.5 General Conditions: The CM shall assist the Owner in the preparation of the General Conditions and other front end documents for the Construction Contracts.

3.5.6 Cost Control and Estimating: The CM shall prepare an estimate of the construction cost for each phase submittal of design drawings and specifications from the Design Professional. The estimate for each submittal shall be accompanied by a report to the Owner and Design Professional identifying variances from the Project and Construction Budget. The CM shall coordinate and assist in expediting the activities of the Owner and Design Professional when changes to the design are required to remain within the Project and Construction Budget.

- 3.5.7 Revisions to the Project Management Plan: The CM shall make recommendations to the Owner regarding revisions to the Project Management Plan. Revisions approved by the Owner shall be incorporated into the Plan by the CM and the Plan shall be re-submitted to the Owner for review and acceptance.
- 3.5.8 Master Schedule: The CM shall monitor compliance and shall make recommendations to the Owner if progress is not in compliance with the schedule.
- 3.5.9 Schedule Reports: The CM shall prepare and distribute Schedule Update Reports that shall compare actual progress with scheduled progress for the Project.
- 3.6 Bidding Phase
- 3.6.1 Contractor Pre-Qualification: The CM shall assist the Owner in developing lists of possible bidders, and in prequalifying bidders. This shall include preparation and distribution of prequalification questionnaires; receiving and analyzing completed questionnaires; interviewing possible bidders, bonding agents and financial institutions; and preparing recommendations for the Owner. The CM shall prepare a bidders list for each bid package for approval by Owner.
- 3.6.2 Pre-bid Conference: In conjunction with the Owner and Design Professional, the CM shall conduct a Pre-bid Conference. This conference shall be a forum for the Owner, CM and Design Professional to explain the Project requirements to the bidders, including information concerning schedule requirements, time and cost control requirements, access requirements, the Owner's administrative requirements, technical and other information.
- 3.6.3 Information to Bidders: The CM shall develop and coordinate procedures to provide answers to bidder's questions.
- 3.6.4 Addenda: The CM shall receive from the Design Professional a copy of all Addenda. The CM shall review Addenda for clarity, consistency and coordination among the bidders. The CM shall distribute a copy of all Addenda to each bidder receiving documents. By performing the reviews and distributions described herein, the CM is not acting in a manner so as to assume responsibility or liability, in whole or in part, for all or any part of the Project design contents or the design documents.
- 3.6.5 Master Schedule: The CM shall monitor compliance and shall make recommendations to the Owner if progress is not in compliance with the schedule.
- 3.7 Construction Phase
- 3.7.1 Bid Evaluation and Recommendations: The CM shall evaluate the bids for responsiveness and price. The CM shall make recommendations to the Owner concerning the acceptance or rejection of bids.

- 3.7.2 Construction Contracts: The CM shall assist the Owner in the assembly, delivery and execution of the Contract Documents. The CM shall issue to the Contractors the Notice of Award and the Notice to Proceed provided by the Owner.
- 3.7.3 Pre-Construction Conference: In consultation with the Owner and Design Professional, the CM shall conduct a Pre-Construction Conference during which the CM shall review the Project organization, communication protocols, security, responsibilities and other general project procedures.
- 3.7.4 Permits, Insurance and Labor Affidavits: The CM shall assist the Owner in verifying that the Contractor has secured the building permits, bonds, insurance, labor affidavits and waivers as required by the Contract Documents. Such action by the CM is for assistance in verification only and shall not relieve the Contractor or the Owner of their responsibilities to comply with the provisions of the Contract Documents. The CM will have no liability with respects to the CM maintaining or securing such evidence of coverage.
- 3.7.5 Review Schedule of Values: CM will review schedule of values to ascertain appropriate cost loading of the construction bid value and report same to owner.
- 3.7.6 On-Site Management and Construction Phase Communication Procedures: The CM shall provide and maintain a management team on the Project site to provide contract administration as an agent of the Owner and to establish and implement coordination and communication procedures among the CM, Owner, Design Professional and Contractors.
- 3.7.7 Construction Administration Procedures: The CM shall establish and implement procedures for expediting and processing requests for information, shop drawings, material and equipment sample submittals, contract schedule adjustments, change orders, substitutions and payment requests and the maintenance of Logs for tracking all relevant information related to the above. As the Owner's representative at the construction site, the CM shall be the party to whom requests for information, submittals, Contractor schedule adjustments, substitutions, change order requests and payment applications shall be submitted. The CM is not responsible for, nor does the CM control, the actual review of and response to all relevant information noted above by the design professional. The CM is performing a coordination function and is not acting in any manner so as to assume responsibility or liability, in whole or in part for the design professional responses or for any aspect of the Project Design.
- 3.7.8 Public Information and Relations: The CM shall establish and implement procedures and methods for communicating project status information to the public at-large in Manhattan Beach, including those most affected by the project, i.e., the downtown business community and the downtown residents. These methods may include a newsletter, hotline, website, or other mechanisms for keeping the public informed.

- 3.7.9 Project Site Meetings: The CM shall conduct weekly coordination meetings at the Project site with each Contractor, the Owner and the Design Professional. The CM shall record, transcribe and distribute minutes to all attendees, the Owner and Design Professional.
- 3.7.10 Coordination of Other Independent Consultants: Technical inspection and testing (ie: geotechnical and material testing labs) shall be coordinated by the CM. The CM shall be provided a copy of all inspection and testing reports on the day of the inspection or test or within a reasonable time period. The CM is not responsible for providing, nor does the CM control, the actual performance of technical inspection and testing. The CM is performing a coordination function and is not acting in a manner so as to assume responsibility or liability, in whole or in part, for any part of such inspection and testing.
- 3.7.11 Record Drawings, Operation and Maintenance Materials: As required by the Contract Documents, the CM shall receive from the Contractor As-Built record drawings, operation and maintenance manuals, warranties and guarantees for materials and equipment installed on the Project, and review such documents for completeness and submit documents to the Owner.
- 3.7.12 Substantial Completion: In consultation with the Design Professional and Owner's inspectors, the CM shall review the contractor's request for substantial completion and final completion and recommend to the Owner when the Project and the Contractor's Work has achieved substantial and final completion. The CM shall, prior to issuing a Certificate of Substantial Completion, compile a list of incomplete work which does not conform to the Contract Documents based on input from the Design Professional and Owner's inspectors. This list shall be attached to the Certificate of Substantial Completion. The CM shall issue the Certificate of Substantial Completion and Certification of Final Completion to the Contractor.
- 3.7.13 Master Schedule: The CM shall adjust and update the Master Schedule and distribute copies to the Owner and Design professional. Recommendations for such adjustments to the Master Schedule shall be made to the Owner, and upon Owner's approval shall be incorporated by the CM.
- 3.7.14 Construction Schedule Reports: The CM shall, on a monthly basis, review the progress of construction of the Contractor, shall evaluate the percentage complete of each construction activity as indicated in the Contractor's Construction Schedule and shall review such percentages with the Contractor. This evaluation shall serve as data for input to the periodic Construction Schedule Report that shall be prepared and distributed to the Owner. The Report shall indicate the actual progress compared to scheduled progress and shall serve as the basis for the progress payments to the Contractor. The CM shall advise and make recommendations to the Owner concerning the alternative courses of action that the Owner may take in its efforts to achieve contract compliance by the Contractor.

- 3.7.15 Review of Time Extension Requests: Prior to the issuance of change orders, the CM shall advise the Owner as to the effect on the Master Schedule of time extensions requested by the Contractor.
- 3.7.16 Change Order Control: The CM shall establish and implement a change order control system. The CM shall discuss the proposed change order with the Contractor and endeavor to determine the Contractor's basis of the cost and time impacts of performing the work. The CM shall make recommendations to the Owner of whether the CM believes the change in work is in the best interest of the project, prior to the Owner's execution of change orders.
- 3.7.17 Progress Payments: The CM shall review the payment applications submitted by Contractor and determine whether the amount requested reflects the progress of the Contractor's work. The CM shall make appropriate adjustments to each payment application and shall prepare and forward to the Owner a Progress Payment Report. The Report shall state the total contract price, payments to date, current payment requested, retainage and actual amounts owed for the current period.
- 3.7.18 Schedule Update Reports: The CM shall prepare and distribute Schedule Update Reports during the Construction Phase. The Reports shall compare the actual construction dates to scheduled construction dates of each separate contract, and to the Master Schedule for the Project.
- 3.7.19 Project Cost Reports: The CM shall prepare and distribute Project Cost Reports during the Construction Phase. The Reports shall specify actual Project and construction costs compared to the Owner-approved Project and Construction budget. The CM shall make recommendations to the Owner on the impact of construction changes that may result in revisions to the Project and Construction Budget.
- 3.7.20 Change Order Reports: The CM shall periodically prepare and distribute Change Order Reports during the Construction Phase. The Report shall list all Owner-approved change orders by number, a brief description of the change order work, the cost established in the change order, time impact if any, and percent of completion of the change order work.
- 3.7.21 Coordinate Moves Into New Facility: The CM shall prepare an Occupancy Plan that shall include a schedule for relocation for furniture, equipment and the Owner's personnel. This schedule shall be provided to the Owner. The CM shall prepare and distribute reports associated with the Occupancy Plan.
- 3.8 Post Construction
- 3.8.1 Record Documents: The CM shall coordinate and expedite submittals of information from the Contractors for as-built record drawings and specification preparation and shall coordinate and expedite the transmittal of Record Documents to the Owner prior to final payment on the project being requested.

- 3.8.2 Organize and Index Operation Maintenance Materials: Prior to the Final Completion of the Project, the CM shall compile manufacturers' operations and maintenance manuals, warranties and guarantees as received from the Contractors, and submit such documents to the Owner.
- 3.8.3 Close-out Reports: At the conclusion of the Project, the CM shall prepare final Project Cost and close-out reports including all information gathered during the course of Construction.

ARTICLE 4: DURATION OF THE CONSTRUCTION MANAGER'S SERVICES

- 4.1 The duration of the CM's Basic Services under this Agreement shall be from the date of execution of this contract through completion of the new Police and Fire Facility, including post construction activities in accordance with the approved Master Schedule (subject to approved revisions), unless earlier terminated as provided herein.
- 4.2 Extensions to the duration of the CM's basic services shall be dealt with as outlined in Article 5.

ARTICLE 5: CHANGES IN THE CONSTRUCTION MANAGER’S BASIC SERVICES AND ADDITIONAL COMPENSATION

5.1 Owner Changes

5.1.1 The Owner, without invalidating this Agreement, may make changes in the CM’s Basic Services specified in Article 3 of this Agreement. The CM shall promptly notify the Owner of changes that increase or decrease the CM’s compensation or the duration of the CM’s Basic Services or both.

5.2 Changes in the CM’s Basic Services

Changes in the CM’s Basic Services or duration of the Agreement, and entitlement to additional compensation, shall be made by a written Amendment to this Agreement executed by the Owner and the CM. The Amendment shall be executed by the Owner and CM prior to the CM performing the services required by the Amendment. The CM shall proceed to perform the Services required by the Amendment only after approval of the amendment by the city council and receipt of a written notice directing the CM to proceed.

5.3 Additional Compensation and Changes in Duration

The CM shall be entitled to receive additional compensation when the scope of Basic Services is increased or extended as defined in Article 5.2. A written request for additional compensation shall be given by the CM to the Owner within thirty (30) days of the occurrence of the event giving rise to such request.

5.4 Payment of Additional Compensation

The CM shall submit invoices for additional compensation with its invoice for Basic Services and payment shall be made pursuant to the provisions of Article 7 of this Agreement.

ARTICLE 6: OWNER'S RESPONSIBILITIES

- 6.1 The Owner shall provide to the CM complete information regarding the Owner's requirements for the Project.
- 6.2 The Owner shall examine information submitted by the CM and shall render decisions pertaining thereto promptly.
- 6.3 The Owner shall furnish legal, accounting, contract review and insurance counseling services as may be necessary for the Project.
- 6.4 If the Owner observes or otherwise becomes aware of any fault or defect in the Project or the CM's services, or any nonconformity with the Contract Documents, the Owner shall give prompt written notice thereof to the CM.
- 6.5 The Owner shall cause the agreement between the Owner and the Contractor and each of the agreements between the Contractor and its subcontractors to: (1) name the CM as an additional insured with respect to all required policies of insurance, (2) waive all rights to subrogation and (3) expressly recognize the CM as the Owner's agent.
- 6.5 At the request of the CM, sufficient copies of the Contract Documents shall be furnished to the CM to permit the timely performance of services, by the Owner at the Owner's expense.
- 6.6 The Owner shall designate an officer, employee or other authorized representatives to act in the Owner's behalf with respect to the Project. The Owner's representative for the Project is the City Manager or his designee. This representative shall have the authority to approve changes in the scope of the Project, except as defined under Article 10.24 and shall be available during working hours and as often as may be required to render decisions and to furnish information in a timely manner.

ARTICLE 7: COMPENSATION AND PAYMENT

7.1 Compensation for Basic Services

The Owner shall compensate the CM for performing the Basic Services as described in Article 3 within timeframes established in Article 4 as follows:

7.1.1 A fee not to exceed one million, six hundred, eighty-eight thousand, seventy-two dollars and no cents (\$1,688,072.00). The not to exceed fee is expressly based upon the staffing plan in Attachment "A". This breakdown outlines the various positions, billing rates for each position and the hours and timeframes for each position during contract duration.

7.1.2 In addition to the aforementioned fee, the CM shall be reimbursed for costs advanced by the CM on behalf of the Owner, including delivery and messenger services, printing, transportation, and postage in an amount not to exceed ten thousand dollars (\$10,000.00). The CM shall keep accurate records of all expenses. Records must be submitted to the Owner along with any invoice which requests payment for the foregoing expenses. Attachment B includes expenses for which the Owner shall reimburse the CM.

7.2 Payment

Payment to be made by the Owner to the CM for the cost of providing services will be based on monthly invoices which will set forth the hours actually worked during the billing period. The billing rates indicated in Attachment "A" will be applied against the actual hours for each position to arrive at the total fee for each month. Reimbursable expenses incurred during the billing period and during previous billing periods and not yet invoiced will be marked up per subparagraph 7.1.2 to arrive at the total reimbursable expenses.

7.2.1 The CM will submit an invoice monthly to the Owner for the fee and reimbursable expenses incurred for the billing period. The Owner shall make payment to the CM of one hundred percent of the undisputed invoiced amount within thirty (30) days of the Owner's receipt of the invoice.

7.3 Accounting Records

Record of the CM's personnel expense, consultant fees and direct expenses pertaining to the Project shall be maintained on the basis of generally accepted accounting practices and shall be available for inspection by the Owner during the CM's regular business hours for a period from the date of this Agreement through four years after completion of the Construction Phase Basic Services.

ARTICLE 8: INSURANCE AND INDEMNITY

8.1 Commencement of Work

CM shall not commence work under this Agreement until it has obtained Owner approved insurance. Before beginning work hereunder, during the entire period of this Agreement, or any extensions hereto, and for periods after the end of this Agreement as indicated below, CM must have and maintain in place, all of the insurance coverages required in this Article 8. CMs insurance shall comply with all items specified by this Agreement. Any subcontractors shall be subject to all of the requirements of this Article 8 and CM shall be responsible to obtain evidence of insurance from each subcontractor and provide it to the Owner before the subcontractor commences work.

All insurance policies used to satisfy the requirements imposed hereunder shall be issued by insurers authorized to do business in the State of California. Insurers shall have a current A.M. Best's rating of not less than A-VII unless otherwise approved by CITY.

8.2 Coverages, Limits and Policy Requirements

CM shall maintain the types of coverages and limits indicated below:

(1) COMMERCIAL GENERAL LIABILITY INSURANCE - a policy for occurrence coverage, including all coverages provided by and to the extent afforded by Insurance Services Office Form CG 0001 ed. 11/88 or 11/85, or the equivalent thereof with no special limitations affecting CITY. The limit for all coverages under this policy shall be no less than one million dollars (\$1,000,000.00) per occurrence. Owner, its employees, officials and agents, shall be added as additional insureds by endorsement to the policy. The insurer shall agree to provide the City with thirty (30) days prior written notice of any cancellation, non-renewal or material change in coverage. The policy shall contain no provision that would make this policy excess over, contributory with, or invalidated by the existence of any insurance, self-insurance or other risk financing program maintained by Owner. In the event the policy contains such an "other insurance" clause, the policy shall be modified by endorsement to show that it is primary for any claim arising out of the work performed under this Agreement. The City of Manhattan Beach Insurance Endorsement Form No. 1 (General Liability) must be executed by the applicable insurance underwriters.

(2) COMMERCIAL AUTO LIABILITY INSURANCE - a policy including all coverages provided by and to the extent afforded by Insurance Services Office form CA 0001, ed. 12/93 or the equivalent thereof including Symbol 1 (any auto) with no special limitations affecting the Owner. The limit for bodily injury and property damage liability shall be no less than one million dollars (\$1,000,000) per accident. Owner, its employees, officials and agents, shall be added as additional insureds by endorsement to the policy. The insurer shall agree to provide the City with thirty (30) days prior written notice of any cancellation, non-renewal or material change in coverage. The policy shall contain no provision that would make this policy excess over, contributory with, or invalidated by the existence of any insurance, self-insurance or other risk financing program maintained by the Owner. In the

event the policy contains such an “other insurance” clause, the policy shall be modified by endorsement to show that it is primary for any claim arising out of the work performed under this Agreement. The City of Manhattan Beach Insurance Endorsement Form No. 2 (Auto) must be executed by the applicable insurance underwriters.

(3) WORKERS’ COMPENSATION INSURANCE - a policy which meets all statutory benefit requirements of the Labor Code, or other applicable law, of the State of California. The minimum coverage limits for said insurance shall be no less than one million dollars (\$1,000,000) per claim.

(4) PROFESSIONAL ERRORS & OMISSIONS - a policy with minimum limits of one million dollars (\$1,000,000) per claim and aggregate. This policy shall be issued by an insurance company which is qualified to do business in the State of California and contain a clause that the policy may not be canceled until thirty (30) days written notice of cancellation is mailed to the Owner.

8.3 Additional Requirements

The procuring of such required policies of insurance shall not be construed to limit CM’s liability hereunder, nor to fulfill the indemnification provisions and requirements of this Agreement. There shall be no recourse against the Owner for payment of premiums or other amounts with respect thereto. The Owner shall notify the CM in writing of changes in the insurance requirements. If the CM does not deposit copies of acceptable insurance policies with the Owner incorporating such changes within sixty (60) days of receipt of such notice, the CM shall be deemed in default hereunder.

Any deductibles or self-insured retentions must be declared to and approved by the Owner. Any deductible exceeding \$100,000 shall be subject to the following changes:

- (1) either the insurer shall eliminate, or reduce, such deductibles or self-insured retentions with respect to the Owner and its officials, employees and agents (with additional premium, if any, to be paid by CM) ; or
- (2) the CM shall provide satisfactory financial guarantee for payment of losses and related investigations, claim administration, and defense expenses.

8.4 Verification of Compliance

CM shall furnish the Owner with original endorsements effecting coverage required by this Agreement. The endorsements are to be signed by a person authorized by the insurer to bind coverage on its behalf. All endorsements are to be received and approved by the Owner before work commences. Not less than fifteen (15) days prior to the expiration date of any policy of insurance required by this Agreement, CM shall deliver to the Owner a binder or certificate of insurance with respect to each renewal policy, bearing a notation evidencing payment of the premium therefore, or accompanied by other proof of payment satisfactory to the Owner.

8.5 Indemnification

- 8.5.1 CM agrees to indemnify, defend, and hold harmless the Owner and its elective or appointive boards, officers, attorneys and employees from any and all claims, liabilities, expenses, or damages of any nature, including attorneys' fees arising out of, or in any way connected with performance of, the Agreement by the CM, CM's agents, officers, employees, subcontractors, or independent contractor(s) hired by the CM. This indemnity shall apply to all claims and liability regardless of whether any insurance policies are applicable. The policy limits do not act as a limitation upon the amount of indemnification to be provided by the CM.
- 8.5.2 The Owner shall cause the Contractor to indemnify and hold harmless the CM from and against any and all claims, demands, suits, damages, including consequential damages and damages resulting from personal injury or property damage, costs, expenses and fees that are asserted against the CM and that arise out of or result from wrongful acts or omissions by the Contractor in performing the Work.

ARTICLE 9: TERMINATION

9.1 Termination

The Owner shall have the right to terminate this Agreement, without cause, by giving thirty (30) days written notice. Upon receipt of a termination notice, the CM shall:

- (1) promptly discontinue all services affected (unless the notice directs otherwise); and
- (2) promptly deliver all data, reports, estimates, summaries, and such other information and materials as may have been accumulated by the CM in performing the Agreement to the Owner, whether completed or in progress. The CM shall be entitled to reasonable compensation for the services it performs up to the date of termination.

9.2 General Obligation Bond

The parties hereto agree that should the City of Manhattan Beach general obligation bond measure on the ballot for the November 6, 2001 election fail to pass by the required two-thirds majority Owner shall, at its sole discretion, have the option of terminating this agreement on or before November 30, 2001. If Owner fails to exercise this option by said date Owner's right to terminate under this provision shall expire. Should Owner exercise its right to terminate hereunder it shall be obligated only to pay the CM for services rendered up to the date notice of termination is delivered.

ARTICLE 10: ADDITIONAL PROVISIONS

10.1 Confidentiality

The CM shall not disclose or permit the disclosure of any confidential information, except to its agents, employees and other consultants who need such confidential information in order to properly perform their duties relative to this Agreement.

10.2 Professional Standards

CM shall maintain or exceed the level of competency presently maintained by other similar practitioners in the State of California, for professional and technical soundness, accuracy and adequacy of all work, advice, and materials furnished under this Agreement.

10.3 Time of Performance

CM shall complete all services required hereunder as and when directed by the Owner. However, CITY in its sole discretion, may extend the time for performance of any service. If in the event of an extension by the City for performance of CM services (through no fault of the CM) beyond the approved Master Schedule, a fee adjustment to the CM will be negotiated.

10.4 Employees and Subcontractors

CM may, at CM's sole cost and expense, employ such other person(s) as may, in the opinion of the CM, be needed to comply with the terms of this Agreement, if such person(s) possess(es) the necessary qualifications to perform such services. If such person(s) is/are employed to perform a portion of the scope of work, the engagement of such person(s) shall be subject to the prior approval of the Owner.

10.5 Non-Liability of Officials and Employees of the Owner or CM

No official or employee of the Owner or CM shall be personally liable for any default or liability under this Agreement.

10.6 Non-Discrimination

CM covenants there shall be no discrimination based upon race, color, creed, religion, sex, marital status, age, handicap, national origin, or ancestry, in any activity pursuant to this Agreement.

10.7 Independent Contractor

It is agreed that the CM shall act and be an independent contractor and not an employee of the Owner, and shall obtain no rights to any benefits which accrue to the Owner's employees.

10.8 Compliance with Law

The CM shall comply with all applicable laws, ordinances, codes, and regulations of the federal, state, and local government.

10.9 Ownership of Work Product

All documents or other information created, developed or received by the CM shall, for purposes of copyright law, be deemed works made for hire for the Owner by the CM as the Owner's employee(s) for hire and shall be the sole property of the Owner. CM shall provide the Owner with copies of these items upon demand and in any event, upon termination or expiration of the term of this Agreement.

10.10 Conflict of Interest and Reporting

CM shall at all times avoid conflict of interest, or appearance of conflict of interest, in performance of this Agreement.

10.11 Notices

All notices shall be personally delivered or mailed to the below listed addresses. These addresses shall be used for delivery of service of process.

- a. Address of CM is as follows:

Mansour M. Aliabadi, President
Vanir Construction Management, Inc.
980 9th Street, Suite 900
Sacramento, CA 95814 - 2719

(with copy to):

David R. Anderson. A.I.A.
Project Director
Vanir Construction Management, Inc.
290 North 'D' Street, Suite 900
San Bernardino, CA 92401-1703

- b. Address of the Owner is as follows:

City Manager's Office
City of Manhattan Beach
1400 Highland Ave
Manhattan Beach, CA 90266

(with a copy to):

City Attorney
City of Manhattan Beach
1400 Highland Ave
Manhattan Beach, CA 90266

10.12 Licenses, Permits, and Fees

CM shall obtain a Manhattan Beach Business License, all permits, and licenses as may be required by this Agreement.

10.13 Familiarity with Work

By executing this Agreement, CM warrants that:

- (1) it has investigated the work to be performed;
- (2) it has investigated the site of the work and is aware of all conditions thereof as can be reasonably ascertained by visual observation; and
- (3) it understands the difficulties and restrictions of the work under this Agreement. Should CM discover any conditions materially differing from those inherent in the work or as represented by Owner, it shall immediately inform Owner and shall not proceed, except at CM's risk, until written instructions are received from Owner.

10.14 Time of Essence

Time is of the essence in the performance of this Agreement.

10.15 Authority to Execute

The persons executing this Agreement on behalf of the parties warrant that they are duly authorized to execute this Agreement.

10.17 Dispute Resolution

In an effort to resolve disputes without resorting to litigation, the parties agree to submit all disputes or claims arising out of this Agreement or the performance of either party under this Agreement to non-binding mediation. Both parties shall approve the mediator, who shall be an individual with no direct interest or involvement in the Project and shall serve as an objective party to promote a resolution of the dispute. The cost of mediation shall be borne equally by the parties.

10.18 Interpretation

This Agreement shall be interpreted as though prepared by both parties. This agreement is entered into for the exclusive benefit of the Owner and the CM and there shall be no third party beneficiaries with respect to this Agreement. In performing Services under this Agreement, it is expressly contemplated and agreed that the CM shall be solely obligated to the City and that the CM shall have no contractual or legal duties to any third parties.

10.19 Preservation of Agreement

Should any provision of this Agreement be found invalid or unenforceable, the decision shall affect only the provision interpreted, and all remaining provisions shall remain enforceable.

10.20 Entire Agreement

This Agreement supersedes any and all other agreements, either oral or in writing, between the parties with respect to the subject matter herein. Each party to this Agreement acknowledges that representations by any party not embodied herein, and any other agreements, statements, or promises concerning the subject matter of this Agreement, not contained in this Agreement, shall not be valid and binding. Any modification of this Agreement will be effective only if it is in writing signed by the parties. Any issue with respect to the interpretation or construction of this Agreement are to be resolved without resorting to the presumption that ambiguities should be construed against the drafter.

10.21 Attorneys' Fees

In the event that legal action is necessary to enforce the provisions of the Agreement, or to declare the rights of the parties hereunder, the parties agree that the prevailing party in the legal action shall be entitled to recover attorneys' fees and court costs from the opposing party.

10.22 Place of Performance

The parties hereto agree that the place of performance of this agreement shall be Manhattan Beach, California.

10.23 Substitution of Key Personnel

CM has represented to Owner that certain key personnel will perform and coordinate the Services under this Agreement. Should one or more of such personnel become unavailable, CM may substitute other personnel of at least equal competence upon written approval of Owner. In the event that Owner and CM cannot agree as to the substitution of key personnel, Owner shall be entitled to terminate this Agreement for cause. Any personnel who fail or refuse to perform the Basic Services in a manner acceptable to the Owner, or who are determined by the Owner to be uncooperative, incompetent, a threat to the adequate

or timely completion of the Project or a threat to the safety of persons or property, shall be promptly removed from the Project by the CM at the request of the City. The key personnel for performance of this Agreement is as follows: David R. Anderson as project manager during the design and construction phases and Gary Allen as construction manager during the bidding and construction phases.

10.24 City Council Approval

The Owner reserves the right on change orders, changes in project scope, and changes in the CM's basic services to take the change to the City Council for their approval.

IN WITNESS THEREOF, the parties hereto have executed this Agreement on the day and year first shown above.

VANIR CONSTRUCTION MANAGEMENT, INC.

By

CITY OF MANHATTAN BEACH

By

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney