

Laguna Niguel Branch Library Expansion Status Report

April 11, 2012

- Project Status
- The bonding company's contractor, Tutor-Perini Corporation, has obtained rough inspections for the mechanical, electrical and plumbing trades.
- New fire suppression system has been completed and inspected
- New site fire hydrants have been completed & inspected by OC Fire Authority
- Area drainage has been installed
- New site utilities have been brought to the site and the old ones disconnected from the vacant courthouse building.
- New "built-up" roofing for the building has been installed.
- Base sheet and barrel tile have been stacked and ready for installation upon completion of the exterior color coating
- On Friday April thirteenth the building will be cleared to apply the final color coating of the exterior of the building
- Exterior decorative stacked stone installation has commenced.
- Building insulation has been installed.
- Drywall installation is at 85% completion.
- Drywall taping has commenced as of 4/11/2012.
- Glass panes have been installed in the three skylights
- Priming and painting are scheduled to commence as of April 23
- "T"-bar ceiling system is scheduled to commence on April 26
- Installation of glass for the building is to commence on April 23
- Installation of automated store front door system to commence on April 23
- HVAC unit on the roof has been installed

The project has made significant progress to date. Issues that have created delays include subcontractor replacement due to the subcontractors quitting, refusal to comply with the construction documents and some weather related delays.

Library project should be at a significant completion milestone during the month of June, 2012. At that time library systems can begin the process of early operations testing, and placement of the branch collection on new shelving may commence. At this time based on the project Gantt chart provided to the OC PM the estimate date of completion is July 27, 2012. However, if favorable conditions continue it is hoped that the completion date will be improved.