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May 23, 2012

Tim Casey, City Laguna Niguel, City Manager
Laguna Niguel City Hall
30111 Crown Valley Pkwy.
Laguna Niguel, CA 92677

RE: Laguna Niguel Library Expansion Project
 119-012-119-P533-4200
 Project Update

As of today the status of the Laguna Niguel Library Branch Expansion project is as follows:

- ✓ Installation of new window glass completed
- ✓ Installation of new automated storefront door completed
- ✓ Installation of new tile roofing completed
- ✓ Installation of standing seam roofing completed
- ✓ Installation of drywall 95% complete
- ✓ Installation of new curb for ADA parking area at front of library complete
- ✓ Installation of asphalt for ADA parking area complete
- ✓ Installation of ceramic tile in Men's & Women's public restrooms complete
- ✓ Installation of community room patio complete
- ✓ Installation of new flag pole base complete
- ✓ Installation of the area drains to Crown Valley Parkway complete
- ✓ Receipt of 3rd shipment of library furniture due on 5-24-2012

As of the last project update both the interior and exterior improvement work continues at a brisk pace. Since the last letter the metal coping cap has been partially installed with the completion anticipated soon. Site work is now beginning to develop starting with the community room patio and adjacent sitting walls and decorative gates.

Previous accomplishments:

- Acceptance of repairs to Crown Valley Parkway at locations where street was opened and utilities installed
- Mechanical, Electrical, Carpentry inspections accepted
- Insulation installed and inspected throughout the building
- Installation of drywall 85% complete
- Drywall joint tapping commenced
- Window cladding around the exterior windows complete
- Completion of exterior stucco scratch coating
- Completion of exterior stucco brown coating
- New glass panes installed in the 3 existing skylights
- 90% completed installation of stack stone at exterior of building
- Installation of new curb for ADA parking are at the front of the library 90% complete
- Anticipate installation of new window glass week of 4/23
- Anticipate installation of new automated storefront door week of 4/23
- Anticipate installation of new tile roofing week of 4/23

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- Anticipate installation of standing seam roofing week of 4/23
- Moulton Niguel Water District has agreed to accept the originally designed landscape irrigation system with minor modifications to the plan as of 4/16

Milestones that still remain ahead to be accomplished include the placement of the flat work at the entrance of the library, installation of the parking lot lighting and driveway entrance to the library, the installation of the public access route and ADA ramp to the library. Issues that were a delay since the last letter the project include a subcontractor that was forced to leave the project and rain. Therefore the official project schedule issued by the Tutor-Perini Corporation indicate that the substantial completion of the project on or before late July, 2012.

Should you have any questions or comments regarding this project update, please contact me at randy.quillman@occr.ocgov.com my cell (714) 514-2417.

Sincerely,

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