



New Kodiak Public Library

Project Status Report: January 2013



Contractor erecting glu-lams to support the library roof. View from main corridor looking toward stacks.



Framing the dormer above the multi-purpose room.

Upcoming Activities

- Continue Roof Framing and Decking
- Complete Glu-Lam Beam Installation
- Begin Under Slab Mechanical Ductwork, Plumbing, and Electric
- Review Shop Drawings
- Continue Exterior Wall Framing and Sheeting
- Begin Wall Insulation and Building Wrap
- Issue Second Public Art RFP
- Review and Process Submittals and RFIs
- Continue Furniture, Fixtures and Equipment Review

Project Update



Contractor continues to install roof decking for the library.

Library operations will be supported by a circulation desk, staff work areas and the director's office. The new library will open to the public Fall 2013.

Design: Construction documents are complete. MRV Architects remains actively involved in the project reviewing project submittals and shop drawings, coordinating technical construction issues, and working with library staff to plan the library furniture and equipment. MRV makes periodic site visits to observe construction and coordinate with city staff. They will remain actively involved through construction and project closeout.

Construction: Cornerstone General Contractors has continued to move forward through the winter weather and has made significant progress. The structural envelope is starting to take shape with noticeable daily improvements to the roof and wall framing. The lower roof structural framing system is nearly complete and the wood decking is about 80% complete. The exterior waterproofing membrane on the building envelope is about 75% complete. The construction project is currently within budget and on schedule.

Public Art Procurement: On behalf of the community, the Public Art Advisory Committee (PAAC) is selecting artists/artworks to be installed in the new library. The City issued a Public Art RFP in late spring 2012. Four artists and their specific artwork were selected. The artists are beginning their work for installation in the completed building. The City will issue a second Public Art RFP by mid-February 2013 for additional artwork that will be integrated into the building structure. The PAAC anticipates a final ART RFP will be issued when library construction is complete. This will be for interior art that would not require incorporation into the building structure.

Schedule

Task	2011				2012				2013			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Design												
Construction												
FF&E												
Occupancy												
Grand Opening												



Budget

	BUDGET	COMMITTED (as of 1/28/13)	SPENT (as of 1/28/13)
Site Acquisition	\$690,000	\$650,000	\$650,000
Soft Costs	\$320,000	\$236,550	\$227,334
Management and Design	\$1,433,000	\$1,405,402	\$1,051,572
Construction	\$8,835,000	\$8,484,341	\$1,911,790
Enhancements	\$263,372	\$0	\$0
Project Contingency	\$907,000	\$0	\$0
Total Project Cost	\$12,448,372	\$10,776,293	\$3,840,696

Project Team

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Contractor installing watershield barrier on building exterior.