Leake Building | 1450 Leake Drive | P.O. Box 400726 Charlottesville, VA 22904-4726 P (434) 982-4621 | F (434) 982-4628 www.fm.virginia.edu

Date: June 3, 2021 Report No. 09

CONSTRUCTION PROJECT STATUS REPORT

Main Library Renovation
160 McCormick Road
Construction Trailer address is 110 Newcomb Road

CURRENT STATUS:

Construction Package #1 ratified
 Main Library closed for 2.5+ years
 Full construction activities start
 January 23, 2020
 March 18, 2020
 June 8, 2020

Library opens
 Spring Semester 2023

Construction completed to dateActive Construction Alertsnone

CURRENT ACTIVITIES:

- Shoring: install H piles and lagging at footprint of new addition.
- Excavate for new addition which will be 20' deeper than historic building.
- Underpinning for historic building, have encountered rock, rock grinder brought in for assist.
- Installation of shear studs and drag struts. Start fireproofing of drag struts.
- South exterior renewal- window refurbishment, select brick and mortar replacement, new sealant, repairs to wood, cast stone, and stucco trim, cleaning, and painting.
- Install scaffold on west side to begin west exterior renewal.
- Wall framing and MEP rough-in L5 and L4 of historic building.
- Install catwalk for mechanical systems above Memorial Hall.
- Water table and gutter replacement.
- Roof infill at former mechanical and skylight holes.

FUTURE ACTIVITIES:

- Exterior: Underpinning, mass excavation, rock removal and exterior renewal will proceed in sequence through fall.
- Interior: MEP rough-in, framing and steel installation for seismic upgrades will proceed top to bottom through fall.
- Infill of old elevator and stair shaft.

PROJECT BUDGET:

		Current Budget	Current Commitments	Projected Commitments	Over / (Under)
Construction		111,700,000	111,700,000		
Design		14,501,000	14,227,628	273,372	
Technical Support		1,399,000	531,179	867,821	
Assessments		2,300,000	388,756	1,911,244	
UVA Trade Support		150,000	67,513	82,487	
FM Management		4,000,000	998,882	3,001,118	
Swing Space and FF&E		453,000	85,919	367,081	
Contingency		7,400,000	697,077	1,100,000	5,603,923
	Total	141,903,000	85,891,154	49,951,154	5,603,923

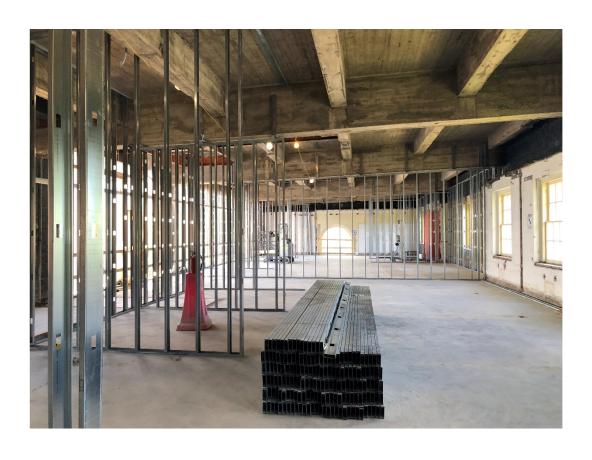
PHOTOS:

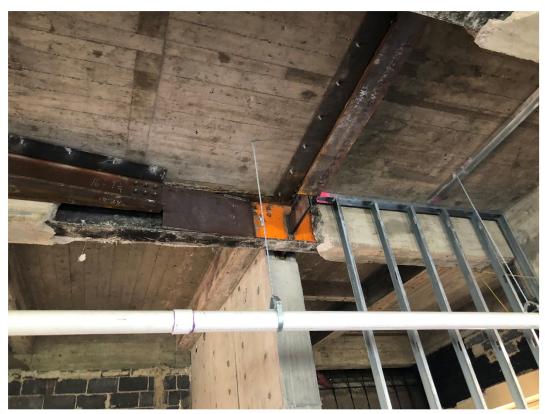


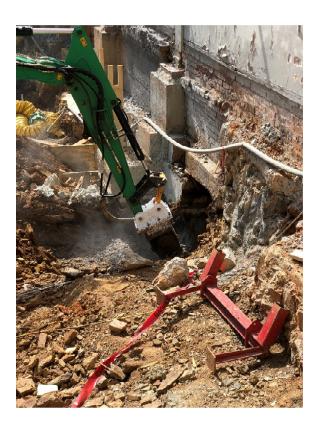














REPORT PREPARED BY:

Kit Meyer, Senior Project Manager, 434-531-7094, ksm2g@virginia.edu
Charles Durrer, Senior Construction Manager, 434-962-4084, ced5q@virginia.edu
Henry Hull, Historic Preservation Project Coordinator, 434-270-1574, hmh5xj@virginia.edu
Construction Manager: Skanska USA Building Inc, Durham

HBRA Architects, Chicago: Architect

A construction web cam that updates still photos and provides timeline videos can be found here:



https://app.oxblue.com/open/skanska/UVAAldermanLibrary



Consider clicking on the icons to follow the project on Twitter or Instagram for up-to-date construction photos.