



County of Los Angeles CHIEF EXECUTIVE OFFICE

Kenneth Hahn Hall of Administration
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WILLIAM T FUJIOKA
Chief Executive Officer

January 25, 2011

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**DEPARTMENT OF PUBLIC WORKS: TOPANGA LIBRARY PROJECT
APPROVE CONSTRUCTION CHANGE ORDER 15 AND
REVISED PROJECT BUDGET
SPECS. 6757; CAPITAL PROJECT 77484
CONTRACT PW-13190
(THIRD DISTRICT) (4 VOTES)**

SUBJECT

The recommended actions will authorize the Director of Public Works to execute a construction change order involving an aggregate of 44 issues with the contractor, FEI Enterprises, Inc., and will revise the total budget for the Topanga Library Project.

IT IS RECOMMENDED THAT YOUR BOARD:

1. Approve, and authorize the Director of Public Works to execute, Change Order 15 involving 44 specific issues relating to work performed by FEI Enterprises, Inc., in the amount of \$645,651.52.
2. Approve the revised total Project budget of \$19,553,371 for the Topanga Library Project.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommended actions will approve, and authorize the Director of Public Works (Public Works) to execute, Change Order 15 to resolve claims associated with the work of FEI Enterprises, Inc. (FEI), and will revise the total budget for the Topanga Library Project (Project).

"To Enrich Lives Through Effective And Caring Service"

**Please Conserve Paper – This Document and Copies are Two-Sided
Intra-County Correspondence Sent Electronically Only**

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

16 January 25, 2011

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

Board of Supervisors
GLORIA MOLINA
First District

MARK RIDLEY-THOMAS
Second District

ZEV YAROSLAVSKY
Third District

DON KNABE
Fourth District

MICHAEL D. ANTONOVICH
Fifth District

BACKGROUND

On August 21, 2008, the Director of Public Works, under delegated authority, executed a construction contract with FEI for \$6,843,100 for the construction of the Project. The Project includes construction of an approximately 11,293 square foot library with Leadership in Energy and Environmental Design (LEED) Silver Level Certification status. The library includes a large reading area for adults, community meeting room, homework center to provide after school homework assistance for students, group study room, teen center for middle and high school students, children's area with an outside reading patio, express service checkout machines, public access computers with Internet access, and a new opening day collection of 42,000 books and other library materials. In addition, the Project scope includes construction of an at grade parking under the building, landscaping and irrigation; road improvements on Topanga Canyon Boulevard; and the installation of water mains along Topanga Canyon Boulevard to provide the necessary fire and domestic flow for the library.

CONSTRUCTION CHANGE ORDER

Beginning in early 2010, FEI began to submit a series of requests for direct, indirect, and impact costs claiming that it had done additional work allegedly because of deficiencies in the plans and specifications, as well as site related issues, including excess grading quantities and the discovery of Native American artifacts. Our review of the preliminary information led us to believe that while there may have been some merit to some of these assertions, FEI's proposals requesting compensation for changed work lacked sufficient clarity, detail, and justification to support the requested costs. Also, Public Works believed that FEI's performance of the work was much slower than required by the approved schedule due to a lack of manpower and changes in FEI's management staff. In an effort to minimize delays to the Project, Public Works issued proceed orders, where appropriate, to allow FEI to perform changed work while these disputes were being resolved.

The parties have struggled to resolve the disputed costs and reach a fair apportionment of the causes for the additional work and the delays in construction. After much discussion and negotiation, and agreement on a number of less contentious change orders, it became clear that the best solution would be an "interim settlement" that would resolve all remaining disputed change requests, including all requests for indirect costs, delays, and cumulative impacts.

In early October 2010, FEI provided a full and up-to-date summary of their change order requests/claims since the Project's construction inception for the County's review. This summary, prepared by FEI, identifies a net of 138 change requests numbered 1 through 177 in sequential order, with 39 numbers mutually not used or voided. The aggregate value of the 138 change order requests totals \$1,925,137. From February 2009 to October 2010, Change Orders 1 through 8 were executed with an aggregate value of \$492,538.69 that resolved 18 change requests. These Change Orders were executed under Public Works delegated authority with the exception of Change Order 7, for soils export in the amount of \$213,956, which was approved by your Board on December 14, 2010.

As part of the continuing negotiation process, Public Works and FEI have reached agreement on 76 change requests that will be resolved through Change Orders 9 through 14, which will be fully executed concurrently with Change Order 15, under Public Works delegated authority, with an aggregate value of \$572,313.68.

The remaining 44 change requests that are the specific subject of Change Order 15 are primarily related to indirect costs, delays, and cumulative impact costs asserted by FEI. The parties have now reached a full and final negotiated value of \$645,651.52 in resolution of these remaining 44 cost items.

It is recommended that your Board approve, and authorize the Director of Public Works to execute, Change Order 15 (Attachment B) with FEI to resolve all claims associated with the remaining 44 disputed items for the amount of \$645,651.52. As part of the change order, FEI agrees to provide an unconditional waiver and release of their claim for any direct, indirect, delay, and impact costs associated with work performed on the Project through January 10, 2011.

As part of Change Order 15, the parties have agreed to contractually extend the substantial completion date until March 7, 2011. Accordingly, the Owner waives claims against the Contractor for liquidated damages to and through March 7, 2011. Any future construction change orders will be addressed separately per the contract terms.

FISCAL IMPACT/FINANCING

On December 14, 2010, your Board approved a revised Project budget of \$17,010,634, which increased the Project budget by \$503,000 funded by Utility Users Tax (Cy Pres) funds to mitigate the delays in the Project delivery. Upon your Board's approval, the Project budget will be increased by an additional \$2,542,737 funded by Public Library Measure U funds to a revised budget of \$19,553,371 to mitigate the delays in the Project delivery. This additional appropriation will be recommended in a future mid-year

budget adjustment. The total revised Project cost, including plans and specifications, plan check, construction, utility connection fees, consultant services, miscellaneous expenditures, and County service is \$19,553,371. Upon approval of the future mid-year budget adjustment, sufficient appropriation will be available in the Fiscal Year 2010-11 Capital Project/Refurbishment Budget for Topanga Library Project (Capital Project 77484) to fully fund the revised Project budget. The Project Schedule and Budget Summary are detailed in Attachment A.

The Project is funded with \$7,400,000 net County cost allocated for enhanced Unincorporated Area Services, \$2,851,000 Vehicle License Fee Gap Loan, \$4,658,000 Third District Capital Project net County cost, \$769,634 prior year net County cost, \$503,000 Utility User Tax (Cy Pres) funds, \$2,542,737 Measure U funds (including \$1,500,000 for Library Materials), \$110,500 Civic Art Special Fund contribution, \$506,000 Third District Road funds, and \$212,500 from Waterworks District No. 29 Accumulated Capital Outlay Funds.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Section 20137 of the Public Contract Code allows your Board, with a four-fifths vote, to authorize a change order to a construction contract that does not exceed 10 percent of the original contract amount without having to obtain bids for the work. It is recommended your Board approve Change Order 15 in the amount of \$645,651.52, which represents 9.44 percent of the original contract amount.

ENVIRONMENTAL DOCUMENTATION

On November 25, 2003, your Board adopted a mitigated Negative Declaration and Mitigated Monitoring and Reporting Program for this Project, and the work encompassed by the requested change order is within the scope of the Project considered in the Mitigated Negative Declaration.

CONTRACTING PROCESS

Under the County Code, the Director of Public Works has the delegated authority to approve individual construction change orders in specified amounts up to a maximum of \$150,000 per change order, with an aggregate amount of 25 percent of the original contract amount (\$1,710,775). Since execution of the construction contract, seven change orders have been approved by Public Works under delegated authority in the aggregate amount of \$369,893.89 or 5.41 percent of the original construction contract amount. The amount of the proposed Change Order 15 exceeds the maximum \$150,000 individual change order amount that the Director of Public Works may

The Honorable Board of Supervisors
January 25, 2011
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approve under delegated authority. In addition, Change Orders 9 through 14 have been negotiated and will be executed concurrently with Change Order 15, under delegated authority, with an aggregate value of \$572,313.68.

Each of these change orders is less than the \$150,000 individual change order cap amount.

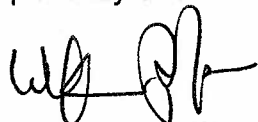
IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approving the recommended action will have no impact on current services or projects.

CONCLUSION

Please return one adopted copy of this letter to the Chief Executive Office, Capital Projects Division; Public Library; and the Department of Public Works, Project Management Division I.

Respectfully submitted,



WILLIAM T FUJIOKA
Chief Executive Officer

WTF:RLR
DJT:AC:mc

Attachments

c: Executive Office, Board of Supervisors
County Counsel
Public Library
Public Works

ATTACHMENT A

**DEPARTMENT OF PUBLIC WORKS: TOPANGA LIBRARY PROJECT
APPROVE CONSTRUCTION CHANGE ORDER 15 AND
REVISED PROJECT BUDGET
SPECS. 6757; CAPITAL PROJECT 77484
CONTRACT PW-13190**

I. PROJECT SCHEDULE

Project Activity	Scheduled Completion Date	Revised Completion Date
Award Design Contract	08/16/05*	08/16/05*
Execute Design Contract	09/07/05*	09/07/05*
Schematic Design	10/12/05*	10/12/05*
Design Development	01/02/06*	01/02/06*
Construction Documents	05/29/07*	05/29/07*
Jurisdictional Approvals	12/14/07*	12/14/07*
Construction Award	08/21/08*	08/21/08*
Construction Start	09/02/08*	09/02/08*
Substantial Completion	02/24/11	03/07/11
Library Opening	06/11/11	10/06/11
Final Acceptance	08/11/11	11/23/11

* Actual completion date.

II. PROJECT BUDGET SUMMARY

Budget Category	Board-Approved Project Budget	Impact of this Action	Revised Project Budget
Land Acquisition	\$ 340,500	\$ 0	\$ 340,500
Plans and Specifications/Programming	\$ 1,285,036	\$ 20,622	\$ 1,305,658
Plan Check and Jurisdictional Reviews	\$ 72,544	\$ 15,662	\$ 88,206
Construction			
Road Improvements	250,000	0	250,000
Water Main	212,500	0	212,500
Library Building			
Construction Contract*	8,535,975		8,535,975
Change Order Contingency	1,385,823	241,140	1,626,963
Utility Connection Fees/Telecom	575,000	0	575,000
Construction, (excluding demo)	\$10,959,298	241,140	\$11,200,438
Demolition (prior expenditures)	17,073	0	17,073
Total Construction	\$10,976,371	241,140	\$11,217,511
Furniture, Fixtures, and Equipment	\$ 845,045	\$ 0	\$ 845,045
Other Consultant Services	\$ 524,361	\$ 844,471	\$ 1,368,832
Civic Art	\$ 110,500	\$ 0	\$ 110,500
Library Materials	\$ 1,565,000	\$ - 65,000	\$ 1,500,000
Miscellaneous Expenditures	\$ 22,159	\$ 94,930	\$ 117,089
County Services	\$ 1,269,118	\$1,390,912	\$ 2,660,030
Total Project Budget	\$17,010,634	\$2,542,737	\$19,553,371

*Includes \$6,900 consultant agreement for baseline construction schedule.

**COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS**

**PROJECT MANAGEMENT DIVISION I
900 South Fremont Avenue
Alhambra, CA 91803**

FEI Enterprises, Inc.
5749 Venice Boulevard
Los Angeles, CA 90019

Topanga Library Project
Specs. 6757; C.P. 77848

DEPARTMENT OF PUBLIC WORKS CHANGE ORDER 15 TO CONTRACT PW-13190

You are directed to make the following changes. In consideration of the negotiations between the County of Los Angeles ("Owner" or "County") and FEI Enterprises, Inc. ("Contractor") (each a "Party" and collectively the "Parties"), in connection with the Topanga Library project ("Project"), located in Topanga, California, this Change Order will serve as a full and final resolution of the matters referenced below, including those matters referenced in Enclosure A "Contractor's Change Order Proposals", (Enclosure A is attached hereto and incorporated by reference herein), and referenced in Enclosure B "Contractor Revised project schedule," and subject to the specific terms and conditions set forth below:

ENCLOSURE A:

Enclosure A lists 138 separate disputed issues relative to which the Contractor has sought extra compensation from the Owner. The Parties acknowledge and agree that this Change Order and Enclosure A broadly encompass and include all of the Contractor's claims that relate in any way to the issues referenced herein and in Enclosure A insofar as they relate to work performed by FEI, its subcontractors, material men, vendors, and suppliers of any tier. All back-up documentation relating to said issues is encompassed and incorporated by reference into Enclosure A and into this Change Order, including without limitation, all Requests for Information (RFI's), Submittals, Architect's Supplemental Instructions, Proceed Orders, Requests for Compensation, and information contained in the County's Expedition Log or other documents pertaining to the items or issues referenced in Enclosure A.

For purposes of this Change Order, all claims, demands, and requests by Contractor for compensation relating in any way to the issues referenced in Enclosure A, and all claims by the Contractor for work performed on the Project or Contract performed prior to January 10, 2011, by FEI, its subcontractors, material men, vendors and suppliers of any tier, are hereinafter collectively referred to as "Enclosure A Requests."

The Parties have had disputes regarding the appropriate amount of compensation for Enclosure A Requests, which include an aggregate of 138 disputed issues claimed by the Contractor to be worth an aggregate amount of \$1,925,137.10, which the Owner disputes.

Of the 138 Enclosure A Requests, the Parties have either previously executed, and/or will be concurrently executing, separate and distinct change orders resolving 94 of these 138 issues, with 44 of the original 138 Enclosure A Requests remaining. It is acknowledged that the Owner and the Contractor have previously negotiated and executed Change Orders 1 through 8 in the aggregate amount of \$492,538.69, and that the Owner, through delegated authority, and the Contractor have negotiated and intend to execute concurrently with the execution of this Change Order, Change Orders 9 through 14, in the aggregate amount of \$572,313.68. The aggregate amount of Change Orders 1 through 14 is \$1,064,852.37. With regard to the remaining 44 issues that are the subject of this Change Order 15, the Parties have now agreed to resolve said remaining 44 issues, along with all other matters encompassed herein, for the total amount of \$645,651.52, subject to the terms and conditions set forth in this Change Order. In particular, said 44 issues encompass and include the Contractor's contentions that there have been cumulative impacts, including labor inefficiencies, that have occurred over the course of the entire project and that result from alleged errors and omissions in the plans and specifications and/or differing site conditions, but which cannot be attributed to any specific change requests.

It is now the desire of the Parties to fully and finally resolve all Enclosure A Requests, including, without limitation, those 44 issues that are not the subject of Change Orders 1 through 14. Accordingly, the Parties agree as follows:

TERMS AND CONDITIONS:

1. Enclosure A Requests

With respect to all Enclosure A Requests, which for purposes of this Change Order also include any and all work performed on the Project, directly or indirectly, by the Contractor, and its subcontractors, material men, vendors and suppliers of any tier prior to January 10, 2011, the Contractor and the County agree that the total agreed amount to be paid to the Contractor under this Change Order 15 is \$645,651.52. As noted above, the aggregate amount of Change Orders 1 through 8 is \$492,538.69, and the aggregate amount of Change Orders 9 through 14, which the Parties intend to fully execute concurrently with this Change Order 15, is \$572,313.68. The total amount of Change Orders 1 through 14 is \$1,064,852.37. The total amount of Change Orders 1 through 14 (\$1,064,852.37) plus the \$645,651.52 amount of this Change Order equals \$1,710,503.89.

2. Payment by County to Contractor

- a. Subject to the limitations in Paragraph 3.c. below, and upon the mutual execution of this Change Order and subsequent requisitions by the Contractor, Owner agrees to pay the Contractor the amount of \$645,651.52, subject to usual contractual retention.
- b. The foregoing payment obligation, however, is subject to the percentage completion of the individual changes to the scope of work in accordance with Specifications, Section 00700 entitled General Conditions and is subject to the usual contractual retention, and the County's duty to withhold all of the applicable portion of the amounts specified in the event of the filing of any stop notices or labor withhold demands, or as otherwise stipulated below.

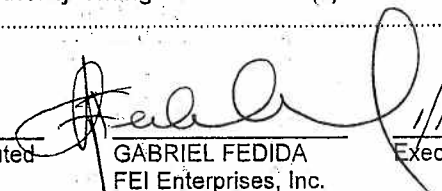
3. Waivers/Release of Owner by Contractor and Contractor's Indemnification of Owner

The Contractor, on behalf of itself and on behalf of its subcontractors, material men, vendors and suppliers of any tier, hereby irrevocably and forever releases, waives and relinquishes any and all actions, demands, claims, causes of action, rights, remedies, liabilities, and requests for compensation of any kind against Owner relating in any way to the Enclosure A Requests, specifically including the 44 issues that were not encompassed within Change Orders 1 through 14, including without limitation, any claims for cumulative impacts, including labor inefficiencies, that have occurred over the course of the entire project and that result from alleged errors or omissions in the plans and specifications and/or differing site conditions, but which allegedly cannot be attributed to any specific change requests; extra work; delay; acceleration; disruption; impact; ripple effects; loss of productivity; and home and field office overhead that relate to or arise out of such Enclosure A Requests (hereinafter all such claims are collectively referred to as "Claims" in this Change Order). In furtherance and without limitation of the foregoing, the parties agree that the foregoing waiver and release of Claims covers and extends to all issues, changes, or Claims that are, were, or will be encompassed within the scope of Change Orders 1 through 15, inclusive.

- a.
- b. Contractor hereby irrevocably and forever releases, waives and relinquishes any and all Claims as defined in paragraph 3.a above against Owner associated with any work performed, or materials provided, by FEI, its subcontractors, material men, vendors and suppliers of any tier, on the Project and Contract, up to and through January 10, 2011.
- c. With respect to any potential "pass-through" Claims that Contractor might otherwise have against Owner in connection with or relating to potential Claims against FEI by FEI's subcontractors, material men, vendors and suppliers of any tier, that fall

- (a) Original Board-approved contract amount.....\$6,843,100.00
- (b) Net amount of this Change Order.....\$645,651.52
- (c) **Percentage of this Change Order is of (a) above
(cannot exceed 10 percent)**..... 9.44%
- (d) Total of all Change Orders to date executed under delegated
authority.....\$850,896.34
- (e) **Percentage of all delegated authority Change Orders is of (a) above
(cannot exceed 25 percent)**.....12.43%

KAMEL YOUSSEF
Project Manager

Executed  Executed
GABRIEL FEDIDA
FEI Enterprises, Inc. 1/10/11

TOPANGA LIBRARY PROJECT
ANALYSIS OF INTERIM SETTLEMENT

COP #	Description	Contract Change	Executed under Change Order 1	Executed under Change Order 2	Executed under Change Order 3	Executed under Change Order 4	Executed under Change Order 5	Executed under Change Order 6	PENDING CHANGE ORDER 7	PENDING CHANGE ORDER 8	PENDING CHANGE ORDER 9	PENDING CHANGE ORDER 10	PENDING CHANGE ORDER 11	PENDING CHANGE ORDER 12	PENDING CHANGE ORDER 13	PENDING CHANGE ORDER 14	PENDING CHANGE ORDER 15
132	Adv #S.6 Chp per ASI-027	\$ 7,448.16											\$ 1,448.16				
133	Adv #S.7 Use MST 60 over GLB	\$ 911.68											\$ 911.68				
134	Adv #S.8 New wall @GL 7.3	\$ 1,289.99											\$ 1,289.99				
135	Adv #S.9 Flr Wall With Restrm	\$ 914.76											\$ 914.76				
136	Adv #S.10.1 Chg E wall frm2x6	\$ 8,296.88															\$ -
137	Adv #S.11.8 sup. pis @GL D	\$ 11,474.71															\$ -
138	Adv #S.12 ASK-2 nw detail A14	\$ 1,649.40											\$ 1,649.40				\$ -
139	Adv #S.13 ASK-5 nw detail A14	\$ 10,200.46															\$ -
140	Adv #S.15 Per RFI 271	\$ 2,016.15															\$ -
141	Adv #S.16 per ASI-013	\$ 4,086.37															\$ -
142	Adv #S.17 per RFI263,RFI264	\$ 6,870.92															\$ -
143	Adv #S.19 New soffit for F/S	\$ 7,920.30											\$ 7,920.30				\$ -
144	Adv #S.20 Blocking for Pendant	\$ 4,726.10															\$ -
145	Adv #S.21 Repl Damaged Ply	\$ 2,263.13															\$ -
146	Adv #S.22 New 2x10 for CI Set	\$ 2,227.51											\$ 2,227.51				\$ -
147	Adv #S.23 New Wrap Roof RFI285	\$ 2,940.45											\$ 2,940.45				\$ -
148	Adv #S.24 & #S.26 Drag Straps	\$ 5,827.91															\$ -
149	Adv #S.25 Plywood Added C2	\$ 1,649.40															\$ -
150	Adv #S.27 Add Plywood GLA	\$ 1,771.30															\$ -
151	Adv #S.28 Per 8/19 Job Walk	\$ 2,012.97															\$ -
152	Adv #S.29 per 8/19 Job Walk	\$ 6,870.92															\$ -
153	Adv #S.30 Per 8/19 Job Walk	\$ 1,416.21											\$ 1,416.21				\$ -
154	Adv #S.31 Per 8/19 Job Walk	\$ 4,146.78											\$ 4,146.78				\$ -
155	Adv #S.32 HVAC Duct Changes	\$ 5,361.66															\$ -
156	Adv #S.33 Per 8/31 Sierra Itt	\$ 2,165.61															\$ -
157	Adv #S.34 per RFI 259	\$ 5,314.88											\$ 5,314.88				\$ -

Activity ID		Activity Description		Orig Dur	% Comp	Early Start	Early Finish	Total Float	2010		2011	
									1	3	15	22
									13	20	27	3
									10	17	24	31
									7	14	21	28
									4	11	18	25
									7	14	21	28
									4	11	18	25
									7	14	21	28
									4	11	18	25

Topanga Library Project

General

Activity ID	Activity Description	Orig Dur	% Comp	Early Start	Early Finish	Total Float
4131	Test Fire Sprinkler System	3	0	20JAN11	24JAN11	-131
4132	Test Septic Tank Sys	3	0	26JAN11	28JAN11	-135
3220	Owner to Provide Artwork	1	0	31JAN11	31JAN11	-146
4119	Energize Power	1	0	01FEB11	01FEB11	-142
4120	Test Fire Alarm Sys	5	0	02FEB11	08FEB11	-142
4123	Check Operation on Roll-Up Grilles	2	0	02FEB11	03FEB11	-139
4121	Test Data/Comm Sys	1	0	08FEB11	08FEB11	-142
4122	Test HVAC Equip 2F/Roof	2	0	08FEB11	09FEB11	-141
4133	Test Irrigation Sys	0	0	11FEB11	10FEB11	56
4113	Stensil "No Dump to Ocean" @ Catch Basins	2	0	21FEB11	22FEB11	-152
4500	LEED Commissioning	10	0	25FEB11	06MAR11	-222
4125	Air Balance HVAC 2F	5	0	25FEB11	03MAR11	-152
4128	Test Split System 1F	3	0	25FEB11	01MAR11	-150
4502	Plant Establishment Period 60cd	60	0	03MAR11	01MAY11	0
4505	Substantial Completion 426cd 11/1/09	0	0	06MAR11	06MAR11	-222
T-001	Time Extension Given for Rain2009 45 cd 12/15/09	0	0	06MAR11	06MAR11	-222
T-002	Time Ext Add Exc Quan 36cd 1/19/2010	0	0	06MAR11	06MAR11	-222
T-003	Time Ext Shoring Delay 3cd 1/21/10	0	0	06MAR11	06MAR11	-222
T-004	Time Ext Septic Tank 1cd 1/22/10	0	0	06MAR11	06MAR11	-222
T-005	Time Ext ASI 2.1 90cd 4/21/2010	0	0	06MAR11	06MAR11	-222
T-006	Time Ext LEED Requirement 90cd 7/19/10	0	0	06MAR11	06MAR11	-222
T-007	Time Ext COP#11 3cd 7/27/10	0	0	06MAR11	06MAR11	-222
4510	Owner/Arch to Issue Punchlist	1	0	07MAR11	07MAR11	29
4530	Subm Closeout Docs/O&M	5	0	07MAR11	11MAR11	35
4520	Complete Punchlist	10	0	08MAR11	21MAR11	29
5000	Complete Project	0	0	01MAY11	01MAY11	0

Submittal

Activity ID	Activity Description	Orig Dur	% Comp	Early Start	Early Finish	Total Float
1671	Subm Bldg Signs	20	80	22OCT08A	06DEC10	-129
1661	Subm Station Plaque	5	0	22OCT08A	06DEC10	-120
1674	Revw/Appr Bldg Signs	30	80	04NOV08A	14DEC10	-129

Start Date: 02SEP08
 Finish Date: 01MAY11
 Data Date: 01DEC10
 Run Date: 06DEC10 15:12

Legend:
 Early Bar
 Progress Bar
 Critical Activity

FEI Enterprises, Inc.
 Topanga Library Project
 November 2010 Update
 Remaining Construction Work

© Primavera Systems, Inc.

Sheet 1 of 10

Activity ID	Activity Description	Orig Dur	% Comp	Early Start	Early Finish	Total Float	2011											
							NOV	DEC	JAN	FEB	MAR	APR	MAY					
1664	Revw/Appr Station Plaque	30	0	04NOV08A	14DEC10	-120												
1373	Procure septic tank system	30	90	02JAN09A	21DEC10	-145												
1827	Procure HVAC Diffusers and Registers	40	50	29JAN09A	05JAN11	-148												
1977	Procure Fire Alarm Sys	20	50	10MAR09A	14DEC10	-128												
1687	Procure Metal Fencing	30	100	30JUL09A	29NOV10A	-148												
1363	Procure elevator	60	0	21JUN10A	28JAN11	-148												
1624	Revw/Appr Vynil Floor Tile	30	100	29SEP10A	16NOV10A	-133												
1634	Revw/Appr Carpet	30	100	29SEP10A	16NOV10A	-133												
1697	Procure Roll Up Grilles	28	0	30SEP10A	14JAN11	-133												
1700	County Review Shop Dwg.	30	100	30SEP10A	23NOV10A	-133												
1724	Revw/Appr Landscaping	30	100	06OCT10A	23NOV10A	-133												
1637	Procure Carpet	25	0	22NOV10A	03FEB11	-151												
1557	Procure Casework	32	0	29NOV10A	21JAN11	-153												
1627	Procure Vynil Floor Tile	10	0	29NOV10A	03FEB11	-151												
1711	Subm Irrigation (Rmv from Contract)	0	0	01DEC10	30NOV10	-120												
1714	Revw/Appr Irrigation (Rmv from Contract)	0	0	01DEC10	30NOV10	-120												
1590	Procure Wood Doors	45	0	01DEC10	03FEB11	61												
1677	Procure Bldg Signs	18	0	15DEC10	13JAN11	-129												
1667	Procure Station Plaque	15	0	15DEC10	13JAN11	-120												
Cement Masonry Units																		
2445	Conc Cap on CMU Wall @ Stair 6-8/C1.8-E1	3	0	01DEC10	03DEC10	-97												
Framing																		
Steel																		
A-068	Incemecent Paint	4	0	27DEC10*	30DEC10	-118												
2760	Set HSS Trellis S End	3	0	03JAN11	05JAN11	-118												
Sheathing																		
2592	Install High Bay Windows E Side 2F	4	100	24NOV10A	30NOV10A	-118												
Exterior Finish																		
Equip Bay @ Roof																		
2652	Scratch Coat Eq Bay Roof	5	0	03DEC10*	09DEC10	-140												
2655	Brown Coat Eq Bay Roof	4	0	10DEC10	15DEC10	90												
2658	Finish Coat Eq Bay Roof	5	0	16DEC10	22DEC10	90												

Start Date: 02SEP08
 Finish Date: 01MAY11
 Data Date: 01DEC10
 Run Date: 06DEC10 15:12

Legend:
 ▲ Early Bar
 ▬ Progress Bar
 ▬ Critical Activity

TB0A

FEI Enterprises, Inc.
 Topanga Library Project
 November 2010 Update
 Remaining Construction Work

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Date	Revision	Checked	Approved

Activity ID	Activity Description	Orig %	Dur	Comp	Early Start	Early Finish	Total Float
East Side							
2727	Scratch Coat E Side of Bldg	5	0	03DEC10	09DEC10	-140	▲ Scratch Coat E Side of Bldg
2730	Brown Coat E Side of Bldg	5	0	10DEC10	16DEC10	-118	▲ Brown Coat E Side of Bldg
2733	Finish Coat E Side of Bldg	5	0	17DEC10	23DEC10	-118	▲ Finish Coat E Side of Bldg
2736	Remove Scaffold E Side of Bldg	3	0	27DEC10	29DEC10	-114	▲ Remove Scaffold E Side of Bldg
South Side							
2685	Scratch Coat S Side of Bldg	5	0	03DEC10	09DEC10	-140	▲ Scratch Coat S Side of Bldg
2688	Brown Coat S Side of Bldg	5	0	10DEC10	16DEC10	-135	▲ Brown Coat S Side of Bldg
2691	Finish Coat S Side of Bldg	5	0	17DEC10	23DEC10	-135	▲ Finish Coat S Side of Bldg
2694	Remove Scaffold S Side of Bldg	3	0	27DEC10	29DEC10	-135	▲ Remove Scaffold S Side of Bldg
West Side							
2706	Scratch Coat W Side of Bldg	5	0	03DEC10	09DEC10	-140	▲ Scratch Coat W Side of Bldg
2709	Brown Coat W Side of Bldg	5	0	10DEC10	16DEC10	-140	▲ Brown Coat W Side of Bldg
2712	Finish Coat W Side of Bldg	5	0	17DEC10	23DEC10	-140	▲ Finish Coat W Side of Bldg
2715	Remove Scaffold W Side of Bldg	3	0	27DEC10	29DEC10	-140	▲ Remove Scaffold W Side of Bldg
North Side							
2765	Vapor Barrier Front of Bldg	1	100	22NOV10A	22NOV10A		▲ Vapor Barrier Front of Bldg
2607	Mullion for Window Wall Front of Bldg	10	100	24NOV10A	30NOV10A		▲ Mullion for Window Wall Front of Bldg
2616	Mullion for Railing @ Balcony Front of Bldg	8	100	24NOV10A	30NOV10A		▲ Mullion for Railing @ Balcony Front of Bldg
2610	Set Glazing for Window Wall Front of Bldg	10	0	01DEC10	14DEC10	-104	▲ Set Glazing for Window Wall Front of Bldg
2619	Glazing for Railing @ Balcony Front of Bldg	6	0	07DEC10	14DEC10	-104	▲ Glazing for Railing @ Balcony Front of Bldg
2766	Install Cement Plaster Shingle Siding Front of B	5	0	27DEC10	03JAN11	-127	▲ Install Cement Plaster Shingle Siding Front of B
2844	Stone Veneer Line 5 betw C & B	5	0	04JAN11	10JAN11	-129	▲ Stone Veneer Line 5 betw C & B
3219	Set Pay Phone 1F nea Ln C2 Front of Bldg	2	0	11JAN11	12JAN11	-124	▲ Set Pay Phone 1F nea Ln C2 Front of Bldg
2769	Install Topanga Library Sign Letters	2	0	14JAN11	17JAN11	-119	▲ Install Topanga Library Sign Letters
3222	Dedication Plaque Ln C2 Front of Bldg	2	0	14JAN11	17JAN11	-119	▲ Dedication Plaque Ln C2 Front of Bldg
2859	Roll-Up Grilles @ Garage Entr/Exit	6	0	17JAN11	24JAN11	-133	▲ Roll-Up Grilles @ Garage Entr/Exit
3228	Flower Sculptures @ Trellis Balcony 2F Front of B	4	0	01FEB11	04FEB11	-140	▲ Flower Sculptures @ Trellis Balcony 2F Front of B
Stair No 1							
2847	Stone Veneer around Stair #1	5	0	04JAN11	10JAN11	-125	▲ Stone Veneer around Stair #1
2850	Hand Railing Stair #1	3	0	11JAN11	13JAN11	-125	▲ Hand Railing Stair #1
2853	Safety Striping @ Steps Stair #1	1	0	14JAN11	14JAN11	-125	▲ Safety Striping @ Steps Stair #1

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FEI Enterprises, Inc.
Topanga Library Project
November 2010 Update
Remaining Construction Work

02SEF08
01MAY11
01DEC10
06DEC10 15:12

Early Bar
Progress Bar
Critical Activity

Start Date
Finish Date
Data Date
Run Date

Date Revision Checked Approved

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1	3	15	22	29	6	13	20	27	3	10	17	24	31	7	14	21	28	4	11	18	25	2	9	16	23
---	---	----	----	----	---	----	----	----	---	----	----	----	----	---	----	----	----	---	----	----	----	---	---	----	----

2865	Hand Rails Stair #2	3	0	11	JAN11	13	JAN11	-125																	
2868	Safety Striping @ Step Stair #2 E Side Front of	1	0	14	JAN11	14	JAN11	-125																	

Stair No 3

2874	Stone Veneer Stair #3 Back of Bldg	5	0	27	DEC10	03	JAN11	-129																		
2877	Hand Rails Stair #3	3	0	04	JAN11	06	JAN11	-120																		
2880	Safety Striping @Step Stair #3 Back of Bldg	1	0	07	JAN11	07	JAN11	-120																		

Rough-In/Finish

1st Floor Garage Area																											
2820	Plaster Ceiling nea Stair Back of Bldg	6	0	03	DEC10	10	DEC10	-113																			
2823	Plaster Ceiling 1F Tk Rims+Outside Front of Bldg	6	0	03	DEC10	10	DEC10	-113																			
2808	Sprinkler Trim/Fnsh 1F Garage	4	0	13	DEC10	16	DEC10	-109																			
2946	Bike Rack @ Ln C betw 6 & 6.5	2	0	13	DEC10	14	DEC10	-104																			
2949	Set Book Return Box @ B betw 6 & 6.5	1	0	13	DEC10	13	DEC10	-103																			
3201	Elec Trim/Finish 1F	5	0	20	DEC10	27	DEC10	-118																			

1st Floor Rooms

3213	Install Switchgear/Invertor	10	0	06	DEC10*	17	DEC10	-124																		
2910	Install Fan Coil Units 1F Rooms	6	0	13	DEC10*	23	DEC10	-132																		
3189	Condensate Piping 1F Rooms	4	0	13	DEC10	16	DEC10	-132																		
3192	Elec Wire Pull 1F	4	0	14	DEC10	17	DEC10	-124																		
3210	HVAC Trim/Fnsh 1F Rooms	3	0	17	DEC10	21	DEC10	-132																		
2886	HM Doors/Dr Hardwares 1F Rooms	10	0	27	DEC10	30	DEC10	-122																		
3195	FA Wire Pull 1F Rooms	3	0	03	JAN11	07	JAN11	-132																		
3204	Smok/Heat Dectectors 1F Rooms	3	0	10	JAN11	14	JAN11	-132																		
2889	Metal Gates Trash Rm 1F	5	0	17	JAN11	21	JAN11	-132																		
2931	VCT Fir Tiles MCR & Elevator Eq Rm	3	0	04	FEB11	08	FEB11	-144																		
2934	Conc Sealer 1F Rms	2	0	09	FEB11	10	FEB11	-144																		

2nd Floor S Side Open Area

3252	Elec Wire Pull Open Area S Side	6	100	08	NOV10A	16	NOV10A																			
3255	Data/Comm Wire Pull Open Area S Side	6	100	16	NOV10A	24	NOV10A																			
3237	Painting N Side Open/HwCtr/Info/Ref Area	5	0	13	DEC10	17	DEC10	-152																		
3258	FA Wire Pull Open Area S Side	4	0	15	DEC10	20	DEC10	-117																		

Start Date: 02SEP08 Finish Date: 01MAY11 Data Date: 01DEC10 Run Date: 06DEC10 15:12

Legend: Early Bar, Progress Bar, Critical Activity

FEI Enterprises, Inc. Topanga Library Project November 2010 Update Remaining Construction Work

Revision: _____ Checked: _____ Approved: _____

Date: _____

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


Activity ID	Activity Description	Orig Dur	% Comp	Early Start	Early Finish	Total Float	2010											
							NOV	DEC	JAN	FEB	MAR	APR	MAY					
3240	Acoustic Ceiling Grid Hw Ctr Area	5	0	20DEC10	27DEC10	-152												
3288	Hang Typ Light Fixtures Open Area S Side	5	0	20DEC10	27DEC10	-152												
3243	Acoustic Ceiling Grid Info/Ref Area	5	0	28DEC10	04JAN11	-152												
3261	Light Fixtures Hw Ctr/Info/Ref Area	5	0	28DEC10	04JAN11	-152												
3291	Glue-On Ceiling Tiles Open Area S Side 2F	5	0	28DEC10	04JAN11	-137												
3267	Sprinkler Heads/Trim/Fnsh Open Area S Side	5	0	05JAN11	11JAN11	-152												
3321	Elec Trim/Fnsh Open Area S Side 2F	5	0	05JAN11	11JAN11	-152												
3324	Data/Comm Trim/Fnsh Open Area S Side 2F	5	0	05JAN11	11JAN11	-123												
3264	Registers & Diffusers Open Area S Side	5	0	12JAN11	18JAN11	-152												
3327	FA Dev/Trim/Fnsh Open Area S Side 2F	4	0	12JAN11	17JAN11	-131												
3330	HVAC Trim/Fnsh Open Area S Side 2F	5	0	19JAN11	25JAN11	-152												
3297	Mosaic Tile @ Entry	3	0	26JAN11	28JAN11	-152												
3300	Stone Flooring Info/Cust/Entry Area	5	0	31JAN11	04FEB11	-152												
3282	Mural Artwork line 4 betw B & C	10	0	01FEB11	14FEB11	-146												
3315	Carpet Hw Ctr & Open Area N Side	6	0	07FEB11	14FEB11	-152												
3306	Boy & Dog Sculpture Platform Open Area S Side	3	0	07FEB11	09FEB11	-143												
3309	Horse Sculpture Platform Open Area S Side	3	0	07FEB11	09FEB11	-143												
3318	Capacity Signage Open Area S Side	2	0	07FEB11	08FEB11	-142												
3333	Move-In Furnishing Open Area S Side 2F	6	0	15FEB11	22FEB11	-145												
2nd Floor-E Wing																		
3010	Rough-In Branch Ductwork E Wing 2F	8	100	23SEP10A	12NOV10A													
3036	Ceiling/2nd Side Drywall E Wing 2F	8	100	15NOV10A	24NOV10A													
3339	Painting E Wing 2F	5	0	13DEC10	17DEC10	-154												
3342	Acoustic Ceilings E Wing 2F	5	0	20DEC10	27DEC10	-154												
3405	EMS Console E Wing 2F	3	0	20DEC10	22DEC10	-110												
3375	Elec Wire Pull E Wing 2F	8	0	28DEC10	07JAN11	-154												
3348	AV Cabinet Comm Mtg Rm E Wing 2F	2	0	28DEC10	29DEC10	-120												
3345	Ceiling Mount Projector Comm Rm E Wing 2F	2	0	28DEC10	29DEC10	-114												
3387	Light Fixtures E Wing 2F	10	0	10JAN11	21JAN11	-154												
3378	Data/Comm Wire Pull E Wing 2F	6	0	10JAN11	17JAN11	-150												
3381	FA Wire Pull E Wing 2F	6	0	18JAN11	25JAN11	-150												
3390	Registers & Diffusers E Wing 2F	6	0	24JAN11	31JAN11	-154												
3393	Elec Trim/Fnsh E Wing 2F	6	0	24JAN11	31JAN11	-154												
3351	Cswk Kitchen E Wing 2F	6	0	24JAN11	31JAN11	-149												
3399	FA Dev/Trim/Fnsh E Wing 2F	5	0	26JAN11	01FEB11	-150												
3396	Data/Comm Trim/Fnsh E Wing 2F	5	0	01FEB11	07FEB11	-154												

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FEI Enterprises, Inc.
Topanga Library Project
November 2010 Update
Remaining Construction Work

TBOA

Start Date: 02SEP08
Finish Date: 01MAY11
Data Date: 01DEC10
Run Date: 06DEC10 15:12

Legend:
 Early Bar
 Progress Bar
 Critical Activity

Revision/Date/Checked/Approved table:

Revision	Date	Checked	Approved

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Activity ID	Activity Description	Orig Dur	% Comp	Early Start	Early Finish	Total Float	2011																						
							JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC											
4029	Rebar Driveway Front of Bldg	5	0	11FEB11	17FEB11	-152																							
4104	Irrigation Trim/Fnsh (Remv From Contract)	0	0	11FEB11	10FEB11	56																							
3990	Pour Sidewalk E Side Front of Bldg	1	0	15FEB11	15FEB11	-152																							
4035	Pour Driveway & Slow Lane Front of Bldg	1	0	18FEB11	18FEB11	-152																							
4047	Truncated Domes @ Ramps	2	0	21FEB11	22FEB11	-152																							
3993	Set Book Return Box E Side Front of Bldg	1	0	21FEB11	21FEB11	-151																							
4041	Parking Stall Striping	2	0	21FEB11	22FEB11	-147																							
4089	Landscaping E Side Front of Bldg	8	0	21FEB11	02MAR11	0																							
4101	Landscaping W Side Front of Bldg	8	0	21FEB11	02MAR11	0																							
4044	Set Wheel Stops	2	0	23FEB11	24FEB11	-147																							
Topanga Canyon Road																													
4053	Sawcut Exist Pavement along Topanga C Blvd	2	0	10JAN11	11JAN11	-140																							
4059	Remove Exist Pave for Slow Lane Topanga C Blvd	4	0	12JAN11	17JAN11	-140																							
4065	4" Lean Conc Base Slow Lane Topanga C Blvd	2	0	18JAN11	19JAN11	-140																							
4068	Form/Rebar/Pour Curb/Gutter Slow LnTopanga C Blv	4	0	20JAN11	25JAN11	-140																							
4074	Asphalt Slow Lane/Ramps Topanga C Blvd	3	0	26JAN11	28JAN11	-137																							
4077	4" White Striping for Slow Lane Topanga C Blvd	2	0	31JAN11	01FEB11	-137																							

Activity ID	Activity Description	Orig Dur	% Comp	Early Start	Early Finish	Total Float	2011															
							JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC				
4053	Sawcut Exist Pavement along Topanga C Blvd	2	0	10JAN11	11JAN11	-140																
4059	Remove Exist Pave for Slow Lane Topanga C Blvd	4	0	12JAN11	17JAN11	-140																
4065	4" Lean Conc Base Slow Lane Topanga C Blvd	2	0	18JAN11	19JAN11	-140																
4068	Form/Rebar/Pour Curb/Gutter Slow LnTopanga C Blv	4	0	20JAN11	25JAN11	-140																
4074	Asphalt Slow Lane/Ramps Topanga C Blvd	3	0	26JAN11	28JAN11	-137																
4077	4" White Striping for Slow Lane Topanga C Blvd	2	0	31JAN11	01FEB11	-137																

Start Date	02SEP08
Finish Date	01MAY11
Data Date	01DEC10
Run Date	06DEC10 15:12

FEI Enterprises, Inc.

Topanga Library Project
November 2010 Update
Remaining Construction Work

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Date	Revision	Checked	Approved