



February 9, 2019

PROJECT SNAPSHOT™	
SALINAS POLICE SERVICE HEADQUARTERS	
Payment Request Number	7
Draw Period	January 31, 2019
Approved as Submitted	YES
Construction Scheduled Completion Date	JANUARY 2020
Falkin Estimated Completion Date	JANUARY 2020
Total Draw Amount Requested	\$1,645,762.51
Total Observable Hard Costs Requested	\$1,645,762.51
Total Observable Hard Costs Recommended	\$1,645,762.51
Percent Complete	19%

John Finke, President
Public Facilities Group
1414 Fourth Avenue
Seattle, WA 98101
(206) 618-8864
johnfinke@publicfacilitiesgroup.org
ebirkenkopf@publicfacilitiesgroup.org

SITE VISIT REPORT (SVR)
Salinas Police Services Headquarters
312 E. Alisal Street
Salinas, California

Dear John and Erin,

A project site visit was completed to the Salinas Police Services HQ development site to observe the progress of construction and for general conformance with the contract documents. This project site visit was performed in conjunction with a review of the enclosed Application for Payment. A description of our observations, payment request recommendation, project photos and reviewed Application for Payment follow.

I. Project Information

Project Type: 2-Story Police HQ and Support Building
Total Gross SF: 44,352 SF HQ, 24,878 SF Support Bldg
Project Address: 312 East Alisal Street, Salinas, California
Site Visit Number: 6
Date Draw Draft Received: February 7, 2019
Date of Site Visit: February 7, 2019

II. Project Description

Salinas Police Service HQ and Support Building is designed to provide a two-story police facility that includes office space, sally port, holding cells and other police operation areas. A 1 story support building is to be provided on the same property. The project includes the off-site construction of an access road and bioretention basins.

FALKIN ASSOCIATES

7900 E. Green Lake Drive North, Suite 208, Seattle WA 98103 T (206) 527-3417 F (206) 512-8150

www.falkinassociates.com Go@falkinassociates.com

III. Site Observations

Construction Activity

Site Work

No new site work was completed this month. The storm water control system remains functional without issues.

Building Construction

Support Building- Wall panels have cured and were erected this month. Temporary braces secure them into position. Following the use of a heavy crane, there were no floor slab damages as a result of lifting the wall panels into place. Steel ledgers are mounted in the wall panels for support of the roof trusses.

Police HQ Building- Tilt up wall panels were erected this month, welded together using steel plates, and braced temporarily by steel supports. Structural steel ledger beams are anchored to the wall panels forming the supports for roof joists and for the second floor steel joists. No slab damage occurred as a result of lifting the wall panels.

Offsite Work

No offsite work is currently underway.

Plan Conformance & Workmanship

Construction continues to comply with the approved project plans and specifications. PLEASE NOTE: There are several locations on the wall panel exteriors where the feature horizontal reveals need normal patching and clean up. But on the SW side of the support building, facing the railroad tracks and an industrial building, two wall panels have reveal strips that do not align with the remainder of the wall panel strips. The PM for Swinerton Builders stated that these reveals will be filled and replaced into the proper position as designed.

All other construction, materials and practices to date appear to satisfy project requirements and no other problems with workmanship or construction were observed. The project complies with current industry standards of practice.

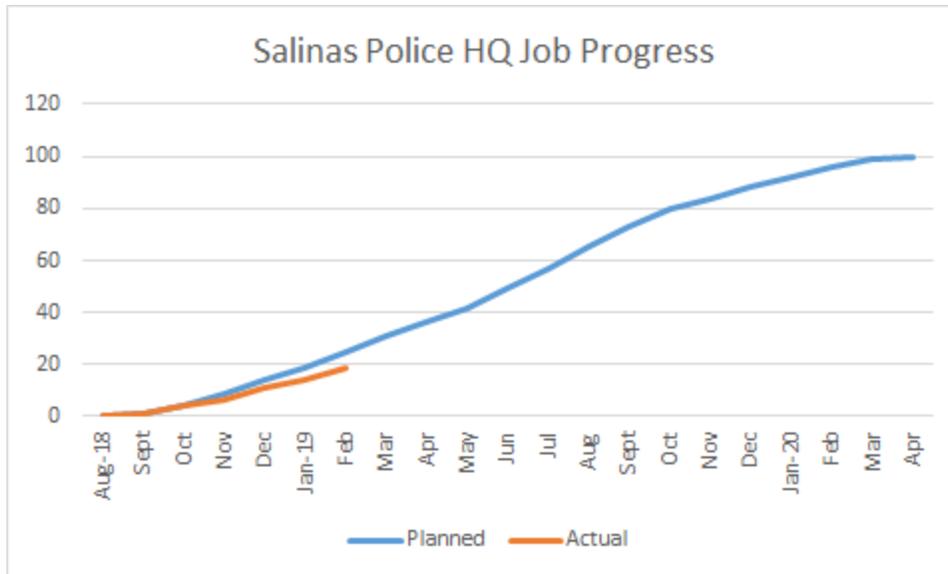
Job Progress & Schedule Compliance

The work continues to be making progress on schedule. There were no signs of delay or lack of materials and the work is progressing at a steady work rate. The labor force is good size and appropriate for the current on site work activities. As indicated in the chart below, the pace of work is maintaining a steady work pace.

Original Contract Completion Date: January 28, 2020

Current Schedule Completion Date: January 28, 2020

Inspector's Anticipated Substantial Completion Date: January 28, 2020



Work pace was steady this month

Stored Materials

Materials currently stored on site include steel beam seats and electrical conduit. The site has a chain link security fence in place around the perimeter to help prevent vandalism or theft.

IV. Current Issues

1. The City of Salinas is responsible for extending the fiber optic cable to the property. This service is needed by July 15, 2019. Service provider and city coordination is occurring to begin the extension process.
2. A signed agreement with the neighboring property owner to the east is required to allow construction of the new access road into the Police HQ site. This agreement is pending legal documentation with the neighbor.
3. Tilt up wall panel reveals on the SW side of the Support Building to be filled and relocated.

V. Change Orders

Current Change Orders: No new official change orders were processed this month.

Pending Change Orders: A pending change order log will be established. Pending Cos will be summarized here. We anticipate that change orders will be issued for the added cost of overexcavation, contaminated soil removal and disposal.

CIC No.	Description	Amount (ROM)

VI. Requests for Information (RFI) and Submittal Status

Current RFIs and submittals are tracking well with the contractor's timing requirements. There are currently no issues with regard to the RFIs and Submittal processing system. No project delays are apparent.

VII. Completion & Payment Request Review

We estimate the project is approximately 20% complete including preconstruction services, submittal preparation, contract buy out and general conditions costs. The current draw request line items and substantiating invoices were reviewed and found to be accurate for each work category where funds have been drawn to date. The current pay request brings the project total to 19% of the hard cost funds. The Contractor Application for Payment is approved as submitted for the status of construction.

Regards,



Harlan Falkin, CCM, LEED ap
Principal
FALKIN ASSOCIATES

If you have comments or questions about this report, please contact Falkin Associates via email at go@falkinassociates.com or by phone at (206) 527-3417.

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Support Building Walls tilted into place



Crane used to lift wall panels



Setting pads for walls over footings



Temporary braces support wall panels



"Closure slab" area between walls and floor slab



Steel ledgers installed for roof truss support



Most wall panel accent reveals are properly aligned



Two panels have misaligned reveals, will need repair



Steel connector plates for wall connections



Electrical room conduit in place



Erected walls for Police HQ



Low voltage service conduit installed to HQ



Two story walls temporarily braced



Removing slab concrete for elevator pit



Temporary connection of floor ledger between wall panels



Final welded panel connection with steel plate



Roof truss beam seat welded onto wall panels

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