



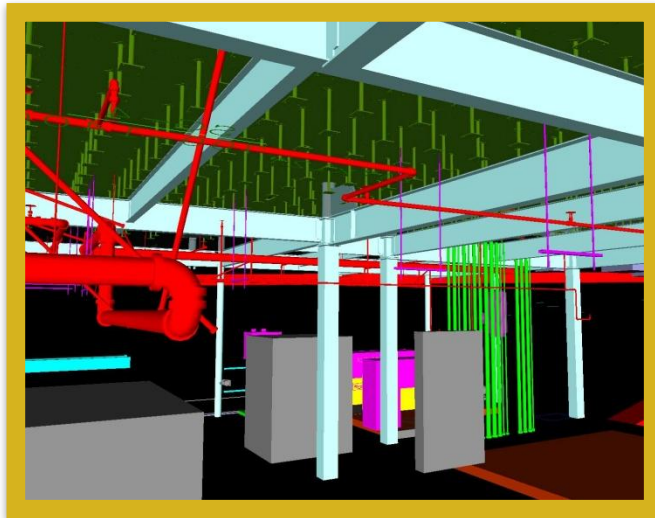
Project Newsletter

June 2011

What's happening now?

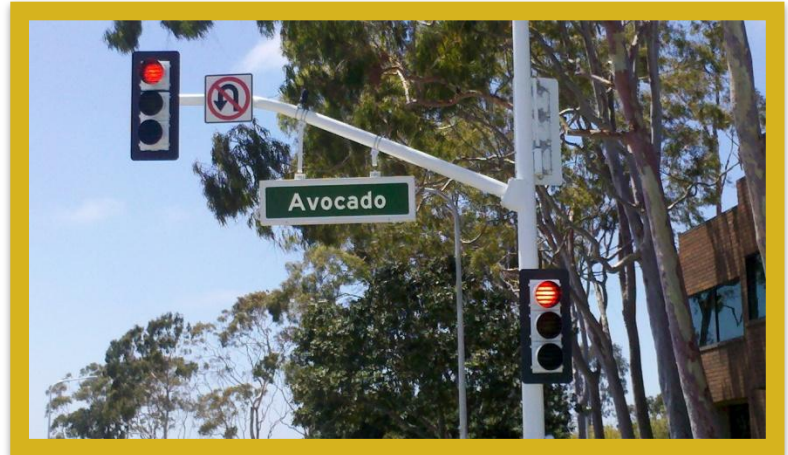
The project continues to proceed on schedule and within the approved budget. Bomel Construction has been busy building the parking structure with the continued installation of the footings and has recently started the installation of the support columns. By the end of this month, the shape of the parking structure will be readily apparent as the work is moving along quickly.

The construction of the library addition is progressing with the installation of new waterproofing material on the existing foundation and construction of the footings for the addition. If you plan on stopping by the library, be sure to take a peek out the second story back windows for an amazing view of all the construction activities.



Construction modeling in 3D

Building Information Modeling (BIM) is the latest technique used to review construction plans in a three dimensional, virtual world. The construction team, led by C.W. Driver meets on a weekly basis to review project progress. The BIM process allows the team to detect potential conflicts between water, sewer, electrical, telecommunication, footings, and structural elements. Our subcontractors work collaboratively to resolve any conflicts, refine the design for potential savings, and preserve future access for maintenance purposes. Detecting issues before the work begins can help to save the City from costly change orders related to relocating or revising the newly constructed work.



Problem solved!

While we try to think of everything, sometimes we discover unforeseen problems by listening to our neighbors. The adjacent Harbor View Community reported a strange red glow coming from the construction site. It turned out to be the new LED traffic signal lights for the Civic Center entrance at Farallon were shining across to the neighborhood. Our City Traffic Engineering staff, Brad Sommers, George Bernard, and Bryan Loo, quickly found some custom louvers to solve the problem.

Construction costs as of May 31, 2011:

- Expended: \$13,107,838.
- Construction contingency items:
 - minor landslide repairs during excavation of north parcel park, \$34,842.
 - grading refinements due to revised design adjacent to wetlands, \$82,822.
 - storm damage, \$61,773 (submitted to FEMA for reimbursement).
 - utility and boiler relocations, \$249,667
- Owner's contingency change orders: \$0.



City of Newport Beach

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Library street side book drop temporarily closed

The book drop, street parking, and bus stop will be impacted while a bio swale and other utility improvements are constructed along the Avocado Avenue side of the Central Library. A bio swale is an environmentally friendly way to collect and treat storm and surface flows as it runs off from the Civic Center campus. Work in this area is expected to continue for several months. To facilitate the construction, OCTA has suspended its bus stop at this location until it is safe to re-establish service. There is an

outside book drop located in front of the Central Library for customers to use while these improvements are being completed.

Who can I contact?

The City's construction management team is available to respond to your questions and concerns:

- Project Manager William Hahn
949-261-5100 | whahn@cwdriver.com
- Public Works Director Stephen Badum
949-644-3311 | sbadum@newportbeachca.gov

Behind the Fence



Overlooking site toward the ocean



View from library second floor windows



Parking structure support columns



Waterproofing existing library foundation