

NHA/AZ 12-65,74& 82 MODERNIZATION

Project Report No. 10	Construction Services Division
Period: April, 2016	Development Coordinator: Robert E. Sandoval
Date of Report: April 18, 2016	Architect: Dyron Murphy Architects, P.C.
Project Location: Dilcon, Nazlini & Chinle, AZ	General Contractor: Arviso Construction
NHA Quality Inspector: Pending	Contract Total: \$17,972,135.00



Picture above taken on April 12, 2016 at the Dilcon, AZ job site displays the gravel/rock spread around all the public rental unit which is to combat the erosion these particular areas have encountered since the original construction.

Project Description: Period: April, 2016
 Modernization of 85 Public Rental Units at Dilcon (15 PR units), Nazlini (20 PR units) and Chinle, AZ (50 PR units). The Scope of Work includes Asbestos Abatement at Nazlini only. All 3 sites will receive demolition and replacement of roofing, wood framing doors, windows, drywall, plumbing, interior/exterior painting, VCT flooring, bathroom accessories, wood stoves, kitchen appliances, plumbing fixtures & equipment, HVAC equipment and ductwork, electrical equipment wiring and light fixtures. Some selective demolition of building interiors/exteriors will also be part of the overall project.

Project Summary:

Executed Contract: June 22, 2015
 Notice to Proceed: July 13, 2015
 Contract Completion Date: July 12, 2016
 Time Extension: None
 Percentage Complete: 66%

Schedule Summary:

Dilcon, AZ: Interior drywall work; Interior painting; Electrical Street Lighting; Gravel around units ongoing; Retaining wall mostly completed. Driveways and door stoops completed; Exterior detailing including sealant still in progress. General Comment of DMA: Construction appears to be proceeding ahead of the other two sites.

Nazlini, AZ: HVAC work in progress; Electrical rough-in data services panel in progress; Site Work: Curb/gutter; Street lighting; Gravel around units ongoing. General Comment of DMA: Construction appears to be moving well.

Chinle, AZ: Siding installation; roof shingles; MEP work; Site Concrete; General Comment of DMA: Construction is proceeding well.

Unresolved Project Issues: Change Orders submitted but currently lacking funding continues to be a “thorn” in the side of this Senior Development Coordinator. No contingency funds set aside for unforeseen(s) but would be recommended for future projects.

Update Status:

- Contractor and Architect continue to work closely since there are a lot of changes related to additional work which was not encountered during the previous or initial inspection of the work to follow. Monthly site visits scheduled/conducted on Tuesday, April 19, 2016 which provides the Architect to approve/disapprove the monthly pay draw of the Contractor.
- Monthly Construction meeting to be held on Thursday, April 21 2016 at the DCSD conference room. Continues to be very beneficial to the project.

Planned for remainder of April/May:

1. All three sites at certain stages of development and the projects will continued to be monitored.
2. Monthly Construction meeting set for April 21, 2016.

(NOTE: Pay Estimate #8 payment pending as of April 18, 2016)

CONCERN: Additional Funding or the lack of it.