

The Robert A. Roblee building Update

The Robert A. Roblee building purchase closing was in late December, 2019 at a purchase price of \$1.3 million.

Building renovations commenced in mid-May after approval of plans by the condominium management and securing permits from the township. We expect completion of the renovations by September and ready to move in. The Executive Committee in March approved renovation and relocation costs of up to \$1.5 million.

The attached "Job Site Meeting" minutes of June 6th 2019 summarize well the renovation work status.

ABCUSA-Office of the General Secretary
KING OF PRUSSIA, PENNSYLVANIA

9220F1

JOB SITE MEETING: June 6, 2019, Site Visit – 10:00am

MEETING ATTENDEES:

John Rosecrans	DDAP	Dimensional Dynamics Architects	architecture@dimdyn.com
Alan Musoke	ABC	ABCUSA-Office of General Secretary	alan.musoke@abc-usa.org
Doug Davidson	SCG	Superior Contracting Group	Dougscgroup@aol.com
Peter Lozinak	OEC	Owens Electrical Construction	
Mark Elliott	OEC	Owens Electrical Construction	
Tom Griffith	TCG	TCG Structure Communications	
Donna Molinaro	ABC	ABCUSA-Office of General Secretary	Donna.Molinaro@abc-usa.org
Lee Spitzer	ABC	ABCUSA-Office of General Secretary	Lee.Spitzer@abc-usa.org

GUESTS:

Various Members of the ABC IT Team

NEXT SCHEDULED MEETING: June 27, 2019 **MEETING LOCATION:** Job Site Trailer @ 10:00am (U.N.)

WORK DONE PAST TWO WEEKS: Interior Demolition mostly complete; Rough-in plumbing has been done, inspected and approved; HVAC Trunk Lines are being installed and should be completed by Friday; interior framing started, but will be completed once the trunk lines are finished; Electrical systems have been cleaned up and investigated to understand what is existing; field measurements for all glass and glazing has been done.

WORK TO BE DONE NEXT TWO WEEKS: Exterior Demolition to begin; Roof Top HVAC Units to be removed the week of the 17th; Roofing to be started the week of the 24th; Interior wall framing to be completed; Rough-in Electrical to begin; Rough-in Data lines to begin;

ITEM	DESCRIPTION	STATUS	BALL IN COURT
190606-1	<p>PROCEDURES AND POLICIES:</p> <p>CONTACT: All questions and correspondence are to go through John Rosecrans of DDAP. ABC's key contact will be Alan Musoke.</p> <p>PROCEDURE ON COMMUNICATIONS:</p> <p>RFI: All Requests for Information to be sent directly to DDAP by email (as an attachment) to architecture@dimdyn.com on separate, sequentially numbered standard forms.</p> <p>COP/CO: All Change Orders Proposals and Change Orders are to be sent directly to DDAP by email (as an attachment) on separate, sequentially numbered standard forms.</p> <p>AFP: A DRAFT Applications for Payment will be sent directly to DDAP by email for review. DDAP will then review the AFP with ABC and if approved, SCG will provide one (1) notarized copy to DDAP for processing, approval and payment from ABC. AFP will be made monthly for the work done in the previous 30 days. A Release of Liens and any applicable change orders will accompany each AFP.</p> <p>SHOP DWG: To be sent directly to DDAP via email.</p>	OPEN	ALL
190606-2	<p>PROJECT SCHEDULE:</p> <p>SCG stated that the project is scheduled to be completed in three months. SCG will provide an updated project schedule at the next meeting.</p>	OPEN	SCG
190606-3	<p>ROOFING INSULATION:</p> <p>SCG stated that the code has changed from what was shown on the drawings in respect to the roofing insulation thickness. Currently the code now requires two (2) layers of 2 ½" minimum rigid insulation with an R-value of 30. This is an increase from what was bid. SCG stated the increase will be \$3,750.00. No markup will be added. ABC/DDAP gave approval for this change. SCG will provide Change Order Document for approval.</p>	OPEN	SCG

ITEM	DESCRIPTION	STATUS	BALL IN COURT
190606-4	NEW WINDOWS CONFLICTS: SCG stated that there are some existing conditions that will affect the location of the windows shown on the drawings to be added to the scope of work as a change order. They are as follows: 1) Window in Office rooms 149/148 will need to shift towards the south in order to accommodate an existing steel column found buried in the wall. SCG will coordinate location with DDAP before cutting opening.	OPEN	SCG/DDAP
190606-4	NEW WINDOWS CONFLICTS – (Continued) 2) Window in Conference Room 152 (west side) is shown in the same location as the main domestic water line. DDAP will provide Work Sketch showing relocated Window.	OPEN	SCG/DDAP
190606-5	EXISTING WINDOW CONDITION: SCG stated that as they inspected the existing windows to remain, they found that their overall condition and quality were not significant enough to salvage and are in poor condition. DDAP has requested pricing to remove and replace the three remaining exterior windows with a TYPE-C Window. This will also result in the replacement of the TYPE-F window with a TYPE-C window as well. SCG will provide pricing for these changes in the existing and TYPE-F window for Review and Approval.	OPEN	SCG
190606-6	CONDO ASSOCIATION: DDAP stated they have sent to the Condo Association the Construction drawings for their review and approval. There has been no response to date.	OPEN	DDAP/ABC
190606-7	ELECTRIC SERVICE UPGRADE: SCG stated that as they discussed the existing electric service with PECO, they were told that PECO is requiring the Service to be upgraded into one service, one meter. Currently there are three meters for the various tenant areas. The new service will require the removal of the existing meters and the installation of a new CT Cabinet and meter in the electric room. The new service will be 600amps, 3phase, 120-208v which will be an increase from the existing 400amp fed by a 200amp service. SCG provided an adjusted cost breakdown for this increase at \$9,200. DDAP/ABC will Review and Approval.	OPEN	DDAP/ABC
190606-8	ELECTRIC BASEBOARD: SCG will provide a layout for the location of the new electric baseboards to be coordinated with DDAP, as per Addendum 1, and as shown on E1 Construction Set. The windows being replaced per item 190606-5 will need to have electric baseboards added. SCG will provide pricing for this addition work to DDAP/ABC for Review and Approval.	OPEN	SCG
190606-9	EXISTING WALL FRAMING: SCG stated that as they coordinated the change from floor mounted toilets to the required wall hung toilets in the original restrooms, they found the shared partition wall between the two restrooms insufficient in width to accept the toilet support system. Additional demolition of a portion of this wall was required – leading to additional wall framing requirements. SCG will provide pricing for this additional work to DDAP/ABC for Review and Approval.	OPEN	SCG
190606-10	SECURITY VENDOR: DDAP stated that the Security vendor ABC is using will need to be brought into the coordination process so that any of his wiring needs might be done while the walls and ceiling are open. ABC will contact their Security Vendor ASAP.	OPEN	ABC
190606-11	FIRE SUPPRESSION SYSTEM: DDAP stated that the three areas, (Network Room, File Room, Secure Fire Room.) requested by ABC to have a fire suppression system needs to be coordinated with their vendor soon so that their work can be installed while the walls and ceilings are open. ABC has requested DDAP to contact Kistler O'Brian Company to coordinate.	OPEN	DDAP/ABC
190606-12	ARTWORK – VERTICAL ELEMENT: DDAP stated the coordination of the removal, refinish, revise and relocation of the existing ABCUSA Vertical Element needs to be done. In addition, the existing shrubs hiding the artwork needs to be removed so that the artist can have access to the piece. ABC stated they will have the shrubs removed ASAP and requested DDAP coordinate with the Artist the work needed to relocate this artwork to the new site.	OPEN	DDAP/ABC
190606-13	ARTWORK – PEACE POLE: DDAP stated the coordination of the removal and relocation of the existing ABCUSA Peace Pole needs to be done. ABC requested DDAP to coordinate this artwork's relocation to the new site.	OPEN	DDAP/ABC
190606-14	AV SYSTEM: DDAP stated the coordination of the new AV System in the gathering room and conference room needs to be done. ABC requested DDAP to coordinate this Vendors work, starting with a meeting with the Tall Grass Productions, along with members of the ABCUSA Team (Bridget, Tine, Donna, Lee and Josh.) SCG has requested a cut sheet on the specified Projection Screen.	OPEN	DDAP/ABC

ITEM	DESCRIPTION	STATUS	BALL IN COURT
190606-15	DATA SYSTEMS: ABC/DDAP/SCG discussed the proposed data systems and coordination needs for the internet and phone systems for the new facility. Some discussion items are as follows: 1) All new CAT6 wiring will be installed throughout the facility. 2) Any additional cabling required for the AV or Security Systems will be installed by TCG Structure Communications. 3) ABC will contact Comcast and phone provider Windstream to coordinate the installation of their systems. Both have stated they need 90 days' notice to get them on the schedule. 4) ABC will also need to contact Verizon to coordinate pulling over their numbers to Comcast.	OPEN	ALL
190606-16	COLOR SELECTION: DDAP presented to ABC the various color selections showing two options for the color schemes. It was decided to merge both options into one, allowing an integral solution for the interior design. DDAP is to provide an interior design plan showing the location of the various colors and materials.	OPEN	DDAP
190606-17	CONFERENCE TABLE: DDAP/ABC discussed the options for the Conference Room Table. It was decided that the table should be comprised of various smaller, mobile tables to provide a flexibility in the layout and use of the room. DDAP will investigate furniture options to meet this desire and coordinate with the AV Vendor the location of any in-slab connections.	OPEN	DDAP
190606-18	ROLLING FILES: DDAP discussed the need to coordinate the removal and relocation of 4, 12' long rolling files from ABC's existing facility. SCG stated that when cutting the slab, they found the thickness to be approximately 6" thick, thus allowing us to place the files on top of the existing slab. SCG stated they will investigate finding a qualified laborer to removed, relocate, and reassembly the files as coordinated with DDAP/ABC.	OPEN	SCG/DDAP
190606-19	OFFICE ROOM 110: DDAP/ABC discussed the need to enclose Admin Room 110 to make Office Room 110. This will include a credit for the removal of the proposed millwork and half wall and the charge for the walls to be extended to the roof deck, insulated, and provide GWB on each side along with a new door and sidelight. DDAP will provide a work sketch for SCG to prepare pricing for DDAP/ABC to Review and Approve.	OPEN	DDAP/SCG

END OF MEETING MINUTES