



Monthly Report

City of Lubbock - Citizens Tower

Report No. 23

June 2019

Owner

City of Lubbock

Architect

Perkins + Will

Consultants

Civil

Hugo Reed & Associates

Structural

Henderson Rogers

MEP

Schmidt & Stacy

Landscape

Prairie Workshop LLC

IT/AV/Acoustics

DataCom Design Group

General Contractor / Construction Manager at Risk

Lee Lewis
Construction, Inc.

June Project Focus

Safety / Building Envelope / MEP Rough In / Metal Framing



West facade metal panels in progress

Project Scope:

The City of Lubbock purchased the former Citizens Bank building located at the intersection of 14th Street and Avenue K in downtown Lubbock, Texas. It is a concrete structure with 11 stories above grade, a basement, an adjacent 2 level annex, a 5 level concrete parking garage, a second basement below the parking lot southeast across the intersection and two connecting tunnels. The project scope consists of demolition of the parking garage and provide new parking; renovation of the Citizens Bank building into the City of Lubbock's new Citizens Tower; and renovation/construction of a single story above the second basement. The tower and annex will house the majority of City Hall's departments and functions. The new single story and basement will house the Utility Customer Services Center.

This project marks the start of a revitalizing effort targeting future downtown re-development.

The renderings below show the proposed design for the project.

Citizens Tower



Citizens Tower



Utility Customer Services Center





Metal panel column covers on North Tower in progress, Insulation for terracotta panels being installed.

June Summary

Lee Lewis Construction, Inc. is continuing all major construction activities including; insulated light-weight concrete roof decks, mechanical/electrical/plumbing rough-in, fire suppression system, interior metal framing and building envelope.

Roofing – Tower (Area A) framing & sheathing of low roof parapet walls in preparation for roof plies. Annex (Area B) top sheet complete.

Elevators - Passenger elevator door face panels & jambs installed on all floors. Controls in progress.

Aluminum Composite Metal panel column covers 60% complete at North façade.

Aluminum channels & insulation at northwest bay of tower complete, terra cotta panels to follow.

Steel supports for exterior screen at East stair complete, touch-up of intumescent coating in progress.

Project Milestones

Property Purchase complete:	11/11/2014
Concept (Programming) complete:	12/07/2015
Schematic Design complete:	04/25/2016
Design Development complete:	05/16/2016
Contract Documents complete:	05/12/2017
Procurement (GMP) complete:	07/13/2017
Construction Notice to Proceed:	08/01/2017
Construction Substantial Completion	22 months
Original Target Date	06/01/2019
Time Extension Requests	126 Days
Revised Target Date	10/05/2019
Commissioning / FF&E / Technology	3 Months
Phased Move-In Start Date	11/01/2019
Full Occupancy Target Date	01/01/2020

Project Costs

Property Acquisition Funds	\$1,262,500
Initial Funds	\$63,000,000
PEG Funds	\$1,000,000
Total	\$65,262,500
Acquisitions & Soft Costs	\$9,409,094
Pre-Construction	\$2,770,861
Construction GMP	\$46,235,751
Post-Construction	\$655,000
FF&E / Move-In	\$4,416,916
Total Committed Expenditures	\$63,487,622



Chilled water pumps placed on low roof of Tower



Top view of metal panel column covers at existing concrete structure

Construction Activities

Continuous construction of safety guardrails, handrails and barricades around all areas of demolition & construction activities. All openings are fall protected with barricades and designated as 100% tie-off areas. Construction site traffic control barricades checked daily.

Passenger elevator cabs, door panels & jambs complete.

North & South high roof passive solar shades complete.

Gypsum drywall installation begins in basement & level 1 of Tower & Annex.

Temporary fire protective coating applied to glass & aluminum frames at East stairwell of Tower during adjacent welding activities.

Installation of HVAC ductwork, piping & units in progress on levels 9 & 10.

Plumbing rough-in for restrooms, janitors closets and drinking fountains begins on levels 6 - 8.

Insulation & aluminum composite metal panels 95% complete at West façade.

Glass installation at building perimeter of level 1 complete.

Passenger elevators nearing completion and expected to be adjusted, inspected and approved for construction use next month.

Meeting & Information Activities

Owner, Architect, Contractor (OAC) RFI & Submittal Log review held June 12, 2019 via conference call.

Owner, Architect, Contractor (OAC) progress meetings held June 4 & 26, 2019 on site.

Departmental plan review meetings held June 5, 12, 14, 17, 18, 19, 21 & 24, 2019.

Future Owner, Architect, Contractor (OAC) RFI & Submittal Log reviews scheduled July 10 & 24, 2019.

Future Owner, Architect, Contractor (OAC) progress meetings scheduled July 17 & 31, 2019.

Executive staff tour of construction progress scheduled July 19, 2019.

Future Facilities Committee meeting scheduled July 24, 2019.



Chilled water lines extend through high roof of 11th floor
Insulation in progress

Progress — Tower Area A



Fire pump set at 1st floor



Domestic water double check valve assembly



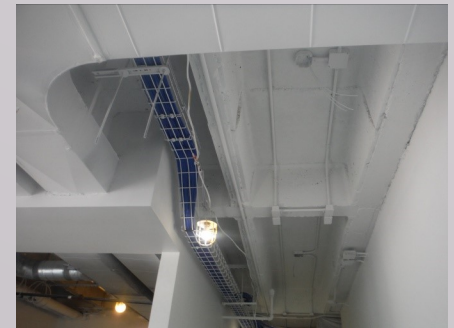
Demolition & removal of abandoned lines in progress



Basement elevator door panels & jambs installed



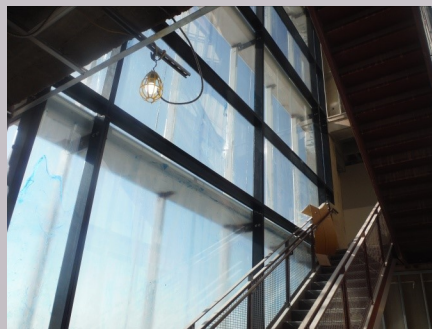
Insulation in basement walls continues



Painting commences on several floors



Gypsum drywall tape, bed, texture & paint begins on lower floors



Coating (Blue) on East curtain wall protects glass from welding slag



South façade passive solar shades installed on all floors



Exterior maintenance/window washing davits set into 11th floor balconies



Davits are connected to structural steel located below balconies



Elevator control panels at low roof mechanical room



Service elevator penthouse
at high roof



Passenger elevator penthouse
& machine room at low roof



Base plies of high roof complete

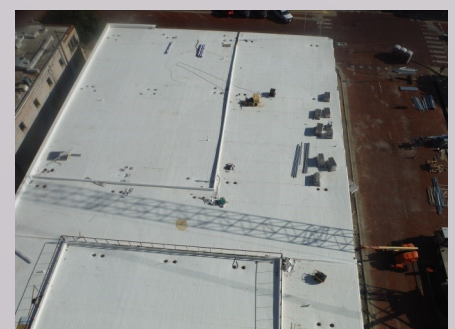
Progress — Annex Area B



Handrail supports installed at
outdoor roof terrace



Roofing in progress



Annex roof & outdoor terrace
View from Tower



Preparing for concrete placement of
sidewalk at North end



Steel fireproofing below sidewalk



Glass installed at North facade



View of the East façade
Looking West on 13th Street



Framing continues at first floor



Basement gypsum drywall in progress

Progress — UCSC Area C & Miscellaneous



Exterior fluid applied waterproofing complete



Basement elevator sump



View of basement courtyard



Fur out framing at perimeter basement walls



UCSC first floor progress



HVAC ductwork at first floor



HVAC, electrical & framing work in basement



Framing for soffit and fascia complete



Tunnel fire sprinkler protection in progress



Demo begins at the corner of adjacent building for generator/transformer yard



Demolition of exterior storefront



Demolition of existing interior plaster & lay-in ceilings in progress