

**College of DuPage**  
**Facilities Planning and Construction**  
**Monthly Progress Report - April 2008**  
**Health Careers and Natural Sciences Building (HCNS) #729**

<p><u>Design Team:</u></p> <ul style="list-style-type: none"> <li>• Architect: Hellmuth, Obata &amp; Kassabaum (HOK)</li> <li>• Landscape Architect: Hitchcock Design Group</li> <li>• Structural Engineer: TTG</li> <li>• MEP Consultant/Engineer: AEI</li> <li>• Interior Design: Hellmuth, Obata &amp; Kassabaum (HOK)</li> <li>• Civil Engineer: Manhard</li> <li>• Construction Testing: Testing Services Corp.</li> <li>• Commissioning: SSRcx</li> </ul>	<p><u>Design Status:</u></p> <ul style="list-style-type: none"> <li>• A/E Award: 7/05</li> <li>• Schematic Design Start: 12/05</li> <li>• Schematic Design Complete 4/27/06</li> <li>• Schematic Design Presented to BOT: 3/06</li> <li>• Project Cost Estimate Presented to BOT: 4/06</li> <li>• Design Development Anticipated Start: 5/06</li> <li>• Design Development Complete: 9/06</li> <li>• Design Development Complete: 9/22/06</li> <li>• Design Development Cost Estimate Complete: 10/20/06</li> <li>• Bid Package #1 Complete: 11/27/06</li> <li>• Bid Package #2 Complete: 1/29/07</li> <li>• Issued For Construction set: 4/30/07</li> <li>• Bulletins 1 - 124 issued</li> <li>• Bridge review response comments were submitted.</li> <li>• Wetland permit comments were received and will be resubmitted.</li> </ul>																					
<p><u>Owner Directed Work</u></p> <ul style="list-style-type: none"> <li>• Site Survey: 3/05</li> <li>• Geotechnical Services: 3/06</li> <li>• Commissioning RFQ: 4/06</li> <li>• CM RFQ: 6/06</li> <li>• Geotechnical Services: 9/06</li> <li>• Construction Testing: 3/07</li> <li>• Utility Connection to BIC: 3/07</li> </ul>	<p><u>Issues/Coordination Items</u></p> <ul style="list-style-type: none"> <li>• Get café permitted.</li> <li>• Connection to COD voice/data, BAS, Fire Alarm and Security networks</li> <li>• Potential delays from weather</li> <li>• Contractual responsibility questions between HOK and Gilbane</li> <li>• Complete FF&amp;E design</li> <li>• Finalize AHU screenwall design and begin construction</li> <li>• Begin bridge construction - receive date for steel shipment</li> </ul>																					
<p><u>Bidding Status:</u> COMPLETE</p> <ul style="list-style-type: none"> <li>• Bid Package 1A: Awarded</li> <li>• Bid Package 2A: Awarded</li> <li>• Bid Package 2B, C: Awarded</li> <li>• Bid Package 2D: Awarded</li> <li>• Bid Package 2E: Awarded</li> <li>• Bid Package 2F: Awarded</li> </ul>	<p><u>Construction Status</u></p> <ul style="list-style-type: none"> <li>• Began Construction March 25, 2007</li> <li>• Subgrade grading completed for footings</li> <li>• Concrete footings and foundations are complete</li> <li>• Steel erection is complete</li> <li>• Proposed late Dec 2008 completion</li> <li>• Proposed receipt of Cert of Occupancy on Nov. 13, 2008</li> </ul>																					
<p><u>Construction Team</u>  Gilbane - Construction Manager: 7/06</p>	<p><u>Project History</u></p> <ul style="list-style-type: none"> <li>• Program Verification Complete: 11/05</li> <li>• SD Presentation to Board of Trustees: 3/06 and 4/06</li> <li>• Building redesign approved: 8/06</li> <li>• DD Approval : 11/06</li> <li>• CD Approval: 5/07</li> </ul>																					
<p><u>Forecasted Project Milestones</u></p> <ul style="list-style-type: none"> <li>• South curtainwall framing installation complete - 4/08</li> <li>• Interior studs complete - 4/08</li> <li>• Below ceiling drywall starts - 4/08</li> <li>• Punched opening glass installation complete - 4/08</li> <li>• Permanent roofing watertight over entire building - 4/08</li> <li>•</li> </ul>	<p><u>Project Costs</u></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 60%;"></th> <th style="width: 20%; text-align: right;">Budget</th> <th style="width: 20%; text-align: right;">Encumbered to Date</th> </tr> </thead> <tbody> <tr> <td>Construction Costs</td> <td style="text-align: right;">\$50,195,507</td> <td style="text-align: right;">\$45,707,434</td> </tr> <tr> <td>Contingency &amp; Escalation</td> <td style="text-align: right;">\$2,661,202</td> <td style="text-align: right;">\$0</td> </tr> <tr> <td>Soft Costs</td> <td style="text-align: right;">\$4,268,302</td> <td style="text-align: right;">\$2,701,639</td> </tr> <tr> <td>Owner's Cost</td> <td style="text-align: right;">\$3,159,477</td> <td style="text-align: right;">\$262,329</td> </tr> <tr> <td>Change Orders</td> <td style="text-align: right;">\$0</td> <td style="text-align: right;">\$4,525,601</td> </tr> <tr> <td><b>TOTAL</b></td> <td style="text-align: right;"><b>\$60,284,488</b></td> <td style="text-align: right;"><b>\$53,197,003</b></td> </tr> </tbody> </table>		Budget	Encumbered to Date	Construction Costs	\$50,195,507	\$45,707,434	Contingency & Escalation	\$2,661,202	\$0	Soft Costs	\$4,268,302	\$2,701,639	Owner's Cost	\$3,159,477	\$262,329	Change Orders	\$0	\$4,525,601	<b>TOTAL</b>	<b>\$60,284,488</b>	<b>\$53,197,003</b>
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**A/E Change Orders**

<b>Change Orders (Pending)</b>		Change Order Cost
Final coordination of alternates		\$30,000
	Total Pending Change Orders	\$30,000
<b>Change Orders (Approved)</b>		
Previously Approved Change Orders		\$444,430
	Total Approved COs	444,430
	Total A/E Change Orders (Pending & Approved)	474,430
	% of Contract	19%

**Contractor Change Orders**

<b>Change Orders (Pending)</b>		Change Order Cost
CCA-2, R1 - Bulletin 1 changes (fast track coordination)		\$39,789
CCA-4 - Bulletin 3 changes, column move for bridge coordination		\$2,550
CCA-11 - Additional san sewer stub		\$6,060
CCA-19, R1 - QC surveying		\$20,521
CCA-20 - Drawing coordination - san sewer line size increase		\$1,310
CCA-23R Acid Neutralization tank		\$73,663
CCA-25 - Bulletin 2 changes (drwg coord from permit comments/LEED)		\$20,668
CCA-29 - Silt fence repair		\$508
CCA-31 - Expose watermains prior to construction		\$2,052
CCA-38 - Security Conduit (Board approved)		\$230,974
CCA-39 - Steel edge angle -		\$5,131
CCA-45 - Mechanical podium steel revisions		\$31,398
CCA-49 - Structural steel revisions		\$6,110
CCA-50 - C wall drop to arch location		\$18,469
CCA-52 - Plumbing pipe relocation		\$7,291
CCA-54 - Gas piping work		\$20,841
CCA-55 - Concrete accelerator		\$21,548
CCA-56 - Convenience outlet - MH#3		\$907
CCA-57 - Edge of slab revisions - west end		\$2,565
CCA-58 - Over excavation for conduit		\$1,026
CCA-60 - Isolating flange for steam and chilled water		\$2,548
CCA-61 - TPO roofing		\$44,429
CCA-62 - Temp enclosure for A		\$40,017
CCA-63 - Duct and ceiling height conflicts		\$6,552
CCA-64 - Steel tube for curtainwall cut		\$930
CCA-65 - Dental Hygeine Scope Addition		\$93,547
CCA-67 - Revised door frame		\$328
CCA-68 - Tiered lecture hall concrete and rails		\$10,987
CCA-69 - Power and lighting revisions		\$16,708
CCA-70 - Additional heating units rental		\$3,078
CCA-71 - Bridge addition		\$2,274,887

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CCA-72 - Additional heating units rental		\$5,131
CCA-73 - Temporary roof		\$35,912
CCA-74 - Penthouse edge of deck changes		\$20,521
CCA-75 - DensArmour replace drywall for weather purposes		\$19,803
CCA-76 - Commons Area Trespa (board approved)		\$128,329
CCA-77 - Moved air/vac lines		\$7,612
CCA-78 - Stainless steel lining - AHU 3 and 4		\$37,708
CCA-80 - Frame material change at Commons windows		\$12,375
CCA-82 - Security changes		\$31,975
CCA-83 - Overtime for roofing		\$20,521
CCA-84 - Bridge survey work		\$5,000
CCA-85 - South curtainwall tube steel work		\$5,131
CCA-89 - Interior fire protection changes		\$23,572
CCA-91 - Additional concrete curbs		\$7,293
CCA-94 - Podium wall issues		\$17,451
	Total Pending COs	\$3,385,726
<u>Change Orders (Approved)</u>		
Previously Approved Change Orders		\$665,445
	Total Approved COs	\$665,445
	Total Contractor Change Orders (Pending & Approved)	\$4,051,171
	% of Construction Contract Only	9%