

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

<p><u>Design Team:</u></p> <ul style="list-style-type: none"> • Architect: Hellmuth, Obata & Kassabaum (HOK) • Landscape Architect: Hitchcock Design Group • Structural Engineer: TTG • MEP Consultant/Engineer: AEI • Interior Design: Hellmuth, Obata & Kassabaum (HOK) • Civil Engineer: Manhard • Construction Testing: Testing Services Corp. • Commissioning: SSRCx 	<p><u>Design Status:</u></p> <ul style="list-style-type: none"> • A/E Award: 7/05 • Schematic Design Start: 12/05 • Schematic Design Complete 4/27/06 • Schematic Design Presented to BOT: 3/06 • Project Cost Estimate Presented to BOT: 4/06 • Design Development Anticipated Start: 5/06 • Design Development Complete: 9/06 • Design Development Complete: 9/22/06 • Design Development Cost Estimate Complete: 10/20/06 • Bid Package #1 Complete: 11/27/06 • Bid Package #2 Complete: 1/29/07 • Issued For Construction set: 4/30/07 • Bulletins 1 - 101 issued • Bridge drawings issued for review to COD staff and for permit to VGE. 																					
<p><u>Owner Directed Work</u></p> <ul style="list-style-type: none"> • Site Survey: 3/05 • Geotechnical Services: 3/06 • Commissioning RFQ: 4/06 • CM RFQ: 6/06 • Geotechnical Services: 9/06 • Construction Testing: 3/07 • Utility Connection to BIC: 3/07 	<p><u>Issues/Coordination Items</u></p> <ul style="list-style-type: none"> • Continue move management process - tie in with TEC and BIC/SRC renov. • Trespa shop drwg approval and delivery • Connection to COD voice/data, BAS, Fire Alarm and Security networks • Finalize dry standpipe issue • Finalize café scope • Glass coating lead times due to plant malfunction 																					
<p><u>Bidding Status:</u> COMPLETE</p> <ul style="list-style-type: none"> • Bid Package 1A: Awarded • Bid Package 2A: Awarded • Bid Package 2B, C: Awarded • Bid Package 2D: Awarded • Bid Package 2E: Awarded • Bid Package 2F: Awarded 	<p><u>Construction Status</u></p> <ul style="list-style-type: none"> • Began Construction March 25, 2007 • Subgrade grading completed for footings • Concrete footings and foundations are complete • Steel erection is complete • Proposed late Dec 2008 completion • Proposed receipt of Cert of Occupancy on Nov. 13, 2008 																					
<p><u>Construction Team</u></p> <p>Gilbane - Construction Manager: 7/06</p>	<p><u>Project History</u></p> <ul style="list-style-type: none"> • Program Verification Complete: 11/05 • SD Presentation to Board of Trustees: 3/06 and 4/06 • Building redesign approved: 8/06 • DD Approval : 11/06 • CD Approval: 5/07 																					
<p><u>Forecasted Project Milestones</u></p> <ul style="list-style-type: none"> • Curtainwall framing delivery and installation begins - 1/08 • Exterior stud walls complete - 2/07 • Plumbing/ductwork rough-in for 3 east begins - 2/08 	<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;">\$50,072,507</td> <td style="text-align: right;">\$45,707,434</td> </tr> <tr> <td>Contingency & 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;">\$3,424,477</td> <td style="text-align: right;">\$205,797</td> </tr> <tr> <td>Change Orders</td> <td style="text-align: right;">\$0</td> <td style="text-align: right;">\$1,710,999</td> </tr> <tr> <td>TOTAL</td> <td style="text-align: right;">\$60,426,488</td> <td style="text-align: right;">\$50,325,869</td> </tr> </tbody> </table>		Budget	Encumbered to Date	Construction Costs	\$50,072,507	\$45,707,434	Contingency & Escalation	\$2,661,202	\$0	Soft Costs	\$4,268,302	\$2,701,639	Owner's Cost	\$3,424,477	\$205,797	Change Orders	\$0	\$1,710,999	TOTAL	\$60,426,488	\$50,325,869
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A/E Change Orders

<u>Change Orders (Pending)</u>		Change Order Cost
Final coordination of alternates		\$30,000
	Total Pending Change Orders	\$30,000
<u>Change Orders (Approved)</u>		
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

<u>Change Orders (Pending)</u>		Change Order Cost
CO-6: LEED Certification Costs - Gilbane		TBD
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-25 - Bulletin 2 changes (drwg coord from permit comments/LEED)		\$20,668
CCA-31 - Expose watermains prior to construction		\$2,052
CCA-32 - Addition of rebar for utility piping		\$1,151
CCA-33 - Reinstalling formwork due to Struc Eng direction		\$353
CCA-36 - Increased footing size due to Struc Eng direction		\$2,904
CCA-37 - Temp stair towers		\$16,416
CCA-38 - Security Conduit (Board approved)		\$230,974
CCA-39 - Steel edge angle -		\$5,131
CCA-44 - Temp power pole		\$2,459
CCA-45 - Mechanical podium steel revisions		\$31,398
CCA-46 - Floor boxes for lecterns		\$10,221
CCA-47 - Computer lab floor boxes		\$29,483
CCA-48 - Café build-out - electrical work		\$6,395
CCA-49 - Structural steel revisions		\$6,110
CCA-50 - C wall drop to arch location		\$18,469
CCA-51 - Fill around piping		\$862
CCA-52 - Plumbing pipe relocation		\$7,291
CCA-53 - Floor boxes for shelled classroom		\$12,937
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 - Overexcavation for conduit		\$1,026
CCA-60 - Isolating flange for steam and chilled water		\$2,548
CCA-61 - TPO roofing		\$44,429

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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-67 - Revised door frame		\$328
	Total Pending COs	\$617,195
Change Orders (Approved)		
Previously Approved Change Orders		\$539,948
CO-11: Increase footing size, reinstall formwork, temp power pole		\$5,480
CO-13: Revise electric poke-thrus to floor boxes in computer lab		\$44,551
CO-14: Add electrical for board appv'd café		\$6,395
CO-15: Revised detail for ext. perimeter studwork - allowance		\$23,000
	Total Approved COs	\$619,374
	Total Contractor Change Orders (Pending & Approved)	\$1,236,569
	% of Construction Contract Only	3%