

**College of DuPage**  
**Facilities Planning and Construction**  
**Monthly Progress Report - July 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> <li>● Air/Vapor Barrier Testing: CECA</li> <li>● Health Physicist: Don Miller</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 - 142 issued</li> <li>● Bridge permit received: 5/20/08</li> <li>● Wetland permit received: 4/29/08</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> <li>● Lead shielding testing</li> <li>● Air/Water barrier testing: 6/08</li> </ul>	<p><u>Issues/Coordination Items</u></p> <ul style="list-style-type: none"> <li>● Connection to COD voice/data, BAS, Fire Alarm and Security networks</li> <li>● Complete FF&amp;E design</li> <li>● Finalize AHU screenwall design and begin construction</li> <li>● Mitigate potential delays from insulation CO</li> <li>● Bring project back to contract stipulated turnover date</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 Jan 2009 completion - working to bring back to late December</li> <li>● Proposed receipt of Cert of Occupancy in late Nov. 2008</li> </ul>																					
<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"> <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>● Ext glass installation complete except skylight - 7/08</li> <li>● Prime coat paint complete - 7/08</li> <li>● Ext. glass and glazing complete - 8/08</li> <li>● Drywall complete - 7/08</li> <li>● AHU start-up - 7/08</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;">\$2,718,546</td> </tr> <tr> <td>Owner's Cost</td> <td style="text-align: right;">\$3,159,477</td> <td style="text-align: right;">\$334,203</td> </tr> <tr> <td>Change Orders</td> <td style="text-align: right;">\$0</td> <td style="text-align: right;">\$5,211,919</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>\$53,972,102</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	\$2,718,546	Owner's Cost	\$3,159,477	\$334,203	Change Orders	\$0	\$5,211,919	<b>TOTAL</b>	<b>\$60,284,488</b>	<b>\$53,972,102</b>
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**A/E Change Orders**

<b>Change Orders (Pending)</b>		<b>Change Order Cost</b>
Final coordination of alternates		\$30,000
	Total Pending Change Orders	\$30,000
<b>Change Orders (Approved)</b>		
Previously Approved Change Orders		\$444,430
Additional reimbursables - change in CM delivery method		\$20,000
	Total Approved COs	464,430
	Total A/E Change Orders (Pending & Approved)	494,430
	% of Contract	19.8%

**Contractor Change Orders**

<b>Change Orders (Pending)</b>		<b>Change Order Cost</b>
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 cord 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-63 - Duct and ceiling height conflicts		\$6,552
CCA-64 - Steel tube for curtainwall cut		\$930
CCA-65 - Dental Hygiene Scope Addition		\$93,547
CCA-67 - Revised door frame		\$328
CCA-69 - Power and lighting revisions		\$16,708
CCA-70 - Additional heating units rental		\$3,078
CCA-71 - Bridge addition		\$2,274,887
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

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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-86 - Addition of tel/data conduit		\$8,976
CCA-87 - Addition of electrical work for revised security doors		\$4,416
CCA-89 - Interior fire protection changes		\$23,572
CCA-91 - Additional concrete curbs		\$7,293
CCA-94 - Podium wall issues		\$17,451
CCA-95 - Engineering screen wall support		\$7,696
CCA-97 - Additional base cabinet		\$497
CCA-98 - Admin area changes		\$22,687
CCA-100 - Dental hygiene half height wall		\$11,263
CCA-101 - Alternate for Greenhouse		\$109,821
CCA-102 - Additional slab edge angle		\$3,762
CCA-104 - Overflow storm drain routing		\$16,611
CCA-105 - Alternate for Irrigation		\$31,319
CCA-107 - Connection of transformer		\$5,756
CCA-108 - Escutcheon trim at doors		\$142
CCA-109 - Revised door hinge		\$483
CCA-111 - Revised door frame size		\$373
CCA-113 - Half height wall stud modification		\$1,393
CCA-114 - Additional soffit work in Commons		\$3,341
CCA-116 - Second floor transition to bridge		\$20,521
CCA-117 - Premium time for expediting drywall		\$10,261
CCA-118 - Relocation of fin tube piping		\$15,630
CCA-121 - Buss bars for meter socket		\$1,348
CCA-124 - Utility reroute for bridge footings		\$65,756
CCA-125 - Greenhouse revisions		\$24,499
CCA-126 - Fume hood elbows		\$15,842
	Total Pending COs	\$3,643,452
<b>Change Orders (Approved)</b>		
Previously Approved Change Orders		\$873,527
CO-24 - Additional Tiered lecture hall scope		\$24,938
CO-26 - Bulletin #4/CCA-59		\$36,607
CO-32 - Area A Temporary Enclosure		\$39,486
CO-34 - Automatic Door Operators		\$26,022
CO-35 - Stair revisions/Bulletin 14		\$1,030
CO-36 - Acid neutralization tank		\$72,427
	Total Approved COs	\$1,074,037
	Total Contractor Change Orders (Pending & Approved)	\$4,717,489
	% of Construction Contract Only	10%