

College of DuPage
Facilities Planning and Construction
Monthly Progress Report - March 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 - 124 issued ● Bridge review response comments were submitted. ● Wetland permit was submitted for review. 																					
<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"> ● Complete move management RFP. ● Finalize café scope ● Connection to COD voice/data, BAS, Fire Alarm and Security networks ● Potential delays from weather, fire protection approval ● Contractual responsibility questions between HOK and Gilbane' ● Complete FF&E design ● Finalize roof scope 																					
<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> 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"> ● North curtainwall framing installation complete - 3/08 ● South curtainwall framing installation complete - 3/08 ● Above ceiling drywall begins on 3C - 3/08 ● Interior studs begin on 2A and B - 3/08 	<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;">\$50,195,507</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;">\$3,159,477</td> <td style="text-align: right;">\$230,712</td> </tr> <tr> <td>Change Orders</td> <td style="text-align: right;">\$0</td> <td style="text-align: right;">\$4,414,658</td> </tr> <tr> <td>TOTAL</td> <td style="text-align: right;">\$60,284,488</td> <td style="text-align: right;">\$53,054,443</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	\$230,712	Change Orders	\$0	\$4,414,658	TOTAL	\$60,284,488	\$53,054,443
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A/E Change Orders

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

Change Orders (Pending)		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
	Total Pending COs	\$3,274,783
Change Orders (Approved)		
Previously Approved Change Orders		\$620,644
CO-18: Additional general conditions - 3 week delay		\$51,692
CO-22: Credit - structural dimension clarifications		(\$2,175)
CO-23: Credit - 10 LF of steam, cond and chilled water pipe		(\$4,716)
	Total Approved COs	\$665,445
	Total Contractor Change Orders (Pending & Approved)	\$3,940,228
	% of Construction Contract Only	9%