

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

<p>Design Team:</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>Design Status:</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 - 137 issued • Bridge permit approval received - 4/29/08 • Wetland permit received: 4/29/08 																					
<p>Owner Directed Work</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 • Lead shielding testing • Air/Water barrier testing 	<p>Issues/Coordination Items</p> <ul style="list-style-type: none"> • Resolve AHU podium steel claim • Connection to COD voice/data, BAS, Fire Alarm and Security networks • Potential delays from weather • Contractual responsibility questions between HOK and Gilbane • Complete FF&E design • Finalize AHU screenwall design and begin construction • Begin bridge construction - steel shipping 7/08 • Mitigate potential delays from insulation CO • Bring project back to contract stipulated turnover date 																					
<p>Bidding Status: 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>Construction Status</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 Jan 2009 completion - working to bring back to late December • Proposed receipt of Cert of Occupancy in late Nov. 2008 																					
<p>Construction Team</p> <p>Gilbane - Construction Manager: 7/06</p>	<p>Project History</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>Forecasted Project Milestones</p> <ul style="list-style-type: none"> • Ext glass installation complete except skylight - 5/08 • Air/water barrier complete - 5/08 • AHU set - 5/08 • Drywall taping/mudding starts - 5/08 • Roofing complete - 6/08 	<p>Project Costs</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;">\$2,702,879</td> </tr> <tr> <td>Owner's Cost</td> <td style="text-align: right;">\$3,159,477</td> <td style="text-align: right;">\$282,833</td> </tr> <tr> <td>Change Orders</td> <td style="text-align: right;">\$0</td> <td style="text-align: right;">\$4,648,547</td> </tr> <tr> <td>TOTAL</td> <td style="text-align: right;">\$60,284,488</td> <td style="text-align: right;">\$53,341,693</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	\$2,702,879	Owner's Cost	\$3,159,477	\$282,833	Change Orders	\$0	\$4,648,547	TOTAL	\$60,284,488	\$53,341,693
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A/E Change Orders

Change Orders (Pending)		Change Order Cost
Final coordination of alternates		\$30,000
Additional reimbursables - change in CM delivery method		\$20,000
	Total Pending Change Orders	\$50,000
Change Orders (Approved)		
Previously Approved Change Orders		\$444,430
	Total Approved COs	444,430
	Total A/E Change Orders (Pending & Approved)	494,430
	% of Contract	20%

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 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-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 Hygiene 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
CCA-72 - Additional heating units rental		\$5,131

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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
CCA-90 - Stairwell wall move		\$1,067
CCA-95 - Engineering screen wall support		\$7,696
CCA-96 - Auto door operators		\$26,022
CCA-98 - Admin area changes		\$22,687
CCA-102 - Additional slab edge angle		\$3,762
	Total Pending COs	\$3,446,960
Change Orders (Approved)		
Previously Approved Change Orders		\$665,445
CO #33 Insulation scope for added STC Ratings		\$41,712
	Total Approved COs	\$707,157
	Total Contractor Change Orders (Pending & Approved)	\$4,154,117
	% of Construction Contract Only	9%