

**College of DuPage**  
**Facilities Planning and Construction**

**Monthly Progress Report - April 2008**  
**Technology Education Center (TEC) - Project #728**

<p><b>Design Team:</b></p> <ul style="list-style-type: none"> <li>• Architect: DeStefano + Partners</li> <li>• Structural Engineer: KJWW</li> <li>• Landscape Architect: Peter Lindsay Schaudt</li> <li>• MEP Consultant/Engineer: KJWW</li> <li>• Civil Engineer: V3</li> <li>• Commissioning: Primera Engineers</li> </ul>	<p><b>Design Status:</b></p> <ul style="list-style-type: none"> <li>• A/E Award: 3/05</li> <li>• A/E Contract Executed: 5/05</li> <li>• Program Verification: 6/05</li> <li>• Schematic Design Completed: 5/06</li> <li>• Soil borings complete, report issued: 4/12/06</li> <li>• Design Development completed: 11/10/06</li> <li>• Bid Package #1 Complete: 2/28/2007</li> <li>• Bid Package #2A Complete: 6/22/2007</li> <li>• Bid Package #2B &amp; C: 7/9/2007</li> <li>• Issued for Construction Set: 02/2008</li> </ul>																					
<p><b>Owner Directed Work</b></p> <ul style="list-style-type: none"> <li>• Site Survey: 04/05 - Completed</li> <li>• Soil Borings: 03/06 - Completed</li> <li>• Construction Testing: TSC Selected</li> <li>• Relocation: TBD</li> </ul>	<p><b>Issues/Coordination Items</b></p> <ul style="list-style-type: none"> <li>• Complete Re-route conflicting sewer line from bldg M.</li> <li>• Finalization of re-design of Landscape Plan</li> <li>• Complete FFE Design</li> <li>• MEP coordination</li> <li>• Exterior wall panel coordination.</li> <li>• Weather delays.</li> </ul>																					
<p><b>Bidding Status</b></p> <ul style="list-style-type: none"> <li>• BP#1 - Awarded</li> <li>• BP #2A - Awarded (except waterproofing)</li> <li>• BP #2B - Awarded General Trades on 11/12</li> <li>• BP #2C - Awarded Security &amp; Comm. on 11/12</li> <li>• BP #2D - Award Greenhouse, Metal Panels,</li> <li>• Cement Panels &amp; Site Conc. On 11/12.</li> <li>• Landscaping - TBD</li> </ul>	<p><b>Construction Status</b></p> <ul style="list-style-type: none"> <li>• Construction Started June 21, 2007</li> <li>• Completed Phase 1 Precast Concrete Erection</li> <li>• Continue steel erection - 90% complete</li> <li>• Commence slab on deck installation.</li> <li>• Continue installation of underground site utilities</li> <li>• Complete waterproofing &amp; backfilling.</li> <li>• Complete masonry bearing walls</li> <li>• Continue underground mechanical, electrical &amp; plumbing rough-in</li> <li>• Completed Phase 2 pof precast panel installation</li> </ul>																					
<p><b>Construction Team</b></p> <ul style="list-style-type: none"> <li>• Construction Manager: Gilbane</li> </ul>	<p><b>Project History</b></p> <ul style="list-style-type: none"> <li>• Construction Documents: Bid Package 1 (Site) 100% CD's 03/01/07</li> <li>• Construction Documents: Bid Package 2 (Building) 50% CD's Due 04/03</li> <li>• Construction Documents: Bid Package 2 (Building) 100% CD's Due 06/05</li> <li>• Punch List: 02/20/2009</li> <li>• Final Completion: 03/19/2008</li> <li>• IT Installation: TBD</li> <li>• Occupancy: TBD</li> <li>• Final Completion: TBD</li> </ul>																					
<p><b>Forecasted Project Milestones</b></p> <ul style="list-style-type: none"> <li>• Construction Start 6/21/07</li> <li>• Start footings/ foundations 9/10/07</li> <li>• Start Structural Steel Installation 11/12/07</li> <li>• Start Precast Installation 11/20/07</li> <li>• Start Concrete Slab on Deck 12/11/07</li> <li>• Start Slab on Grade 1/24/08</li> <li>• Start Interior Fit Out 2/25/08</li> <li>• Start Building Enclosure 04/09/08</li> </ul>	<p><b>Project Costs</b></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;">\$41,370,138</td> <td style="text-align: right;">\$40,858,370</td> </tr> <tr> <td>Contingency &amp; Escalation</td> <td style="text-align: right;">\$2,097,710</td> <td style="text-align: right;">\$0</td> </tr> <tr> <td>Soft Costs</td> <td style="text-align: right;">\$4,020,000</td> <td style="text-align: right;">\$2,048,663</td> </tr> <tr> <td>Owner's Cost</td> <td style="text-align: right;">\$2,370,000</td> <td style="text-align: right;">\$232,976</td> </tr> <tr> <td>Change Orders</td> <td style="text-align: right;">\$0</td> <td style="text-align: right;">\$1,790,543</td> </tr> <tr> <td><b>TOTAL</b></td> <td style="text-align: right;"><b>\$ 49,857,848</b></td> <td style="text-align: right;"><b>\$44,930,552</b></td> </tr> </tbody> </table>		Budget	Encumbered to Date	Construction Costs	\$41,370,138	\$40,858,370	Contingency & Escalation	\$2,097,710	\$0	Soft Costs	\$4,020,000	\$2,048,663	Owner's Cost	\$2,370,000	\$232,976	Change Orders	\$0	\$1,790,543	<b>TOTAL</b>	<b>\$ 49,857,848</b>	<b>\$44,930,552</b>
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**A/E Change Orders**

<u>Change Orders (Pending)</u>		Change Order Cost
	Total Pending COs	\$0
<u>Change Orders (Approved)</u>		
Previously approved change orders		\$613,872
	Total Approved COs	\$613,872
	Total A/E Change Orders (Pending & Approved)	\$613,872
	% of Contract	32.8%

**Contractor Change Orders**

<u>Change Orders (Pending)</u>		Change Order Cost
CCA-002 - Temporary Toilets		\$503
CCA-007 - Additional CM services due to 10 week schedule delay		\$202,645
CCA-008 - General Liability Increase		\$45,927
CCA-010 - Temporary Re-route of live sewer		\$1,538
CCA-011 - Re-bar shop drawing revisions		\$995
CCA-012 - Bulletin #1 Changes - Precast & Steel		\$84,270
CCA-014 - BP#2A - Addendum #1 - Plumbing, Mechanical & Fire Protection		\$112,656
CCA-015 - Bulletin #3 - Steel & Excavation Changes		\$68,704
CCA-016 - Rebar Shop Drawing R-8 Changes		\$1,970
CCA-018 - Revise chiller from refrigerant type 123 to 134A		\$39,877
CCA-019 - Work required when eliminating acoustical baffles		\$34,700
CCA-020 - Revisions to Wash Fountain in TE0009 - 1/2" to 1"		\$1,538
CCA-021 - Replace Modified Bit Roof with TPO Roof		(\$7,000.00)
CCA-022 - Additional roofdrain component required at courtyard		\$2,457
CCA-023 - Allowance for temporary heat		\$92,301
CCA-024 - Revised Illinois State Boiler Requirements		\$3,346
CCA-025 - Accepted Alternate - Three Way Switching @ Classrooms		\$33,702
CCA-026 - Bulletin #8 - Added High Eff Filters/ Revised Duct		\$89,518
CCA-027 - Coring and piping required to accommodate Nicor		\$2,564
CCA-028 - Structural Revisions @ North End		\$5,128
	Total Pending COs	\$817,339
<u>Change Orders (Approved)</u>		
Previously approved change orders		\$359,332
		\$359,332
	Total Contractor Change Orders (Pending & Approved)	\$1,176,671
	% of Construction Contract	10%