

College of DuPage
Facilities Planning and Construction

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

| <p>Design Team:</p> <ul style="list-style-type: none"> ● Architect: DeStefano + Partners ● Structural Engineer: KJWW ● Landscape Architect: Peter Lindsay Schaudt ● MEP Consultant/Engineer: KJWW ● Civil Engineer: V3 ● Commissioning: Primera Engineers | <p>Design Status:</p> <ul style="list-style-type: none"> ● A/E Award: 3/05 ● A/E Contract Executed: 5/05 ● Program Verification: 6/05 ● Schematic Design Completed: 5/06 ● Soil borings complete, report issued 4/12/06 ● Design Development completed 11/10/06 ● Bid Package #1 Complete 2/28/2007 ● Bid Package #2A Complete 6/22/2007 ● Bid Package #2B & C 7/9/2007 ● Issued for Construction Set 02/2008 | | | | | | | | | | | | | | | | | | | | | |
|--|--|---------------------|---------------------|--------------------|--------------------|--------------|----------------|--------------------------|-------------------------|-----|--|-------------|-------------|--------------|-------------|-----------|---------------|-----|-------------|--------------|----------------------|---------------------|
| <p>Owner Directed Work</p> <ul style="list-style-type: none"> ● Site Survey: 04/05 - Completed ● Soil Borings: 03/06 - Completed ● Construction Testing: TSC Selected ● Relocation: TBD | <p>Issues/Coordination Items</p> <ul style="list-style-type: none"> ● Re-route conflicting sewer line from bldg M. ● Final Permit to be issued. ● Re-design Landscape Plan ● Complete FFE Design ● Utility Coordination - Nicor Gas ● MEP coordination ● Exterior wall panel coordination. | | | | | | | | | | | | | | | | | | | | | |
| <p>Bidding Status</p> <ul style="list-style-type: none"> ● BP#1 - Awarded ● BP #2A - Awarded (except waterproofing) ● BP #2B - Awarded General Trades on 11/12 ● BP #2C - Awarded Security & Comm. on 11/12 ● BP #2D - Award Greenhouse, Metal Panels, Cement Panels & Site Conc. On 11/12. ● Landscaping - TBD | <p>Construction Status</p> <ul style="list-style-type: none"> ● Construction Started June 21, 2007 ● Completed Phase 1 Precast Concrete Erection ● Continue steel erection - 60% complete ● Prep for slab on deck installation. ● Continue installation of underground site utilities ● Continue waterproofing & backfilling. ● Start masonry bearing walls ● Start underground mechanical, electrical & plumbing rough-ir | | | | | | | | | | | | | | | | | | | | | |
| <p>Construction Team</p> <ul style="list-style-type: none"> ● Construction Manager: Gilbane | <p>Project History</p> <ul style="list-style-type: none"> ● Construction Documents: Bid Package 1 (Site) 100% CD's 03/01/07 ● Construction Documents: Bid Package 2 (Building) 50% CD's Due 04/03 ● Construction Documents: Bid Package 2 (Building) 100% CD's Due 06/05 ● Punch List: 02/20/2009 ● Final Completion: 03/19/2008 ● IT Installation: TBD ● Occupancy: TBD ● Final Completion: TBD | | | | | | | | | | | | | | | | | | | | | |
| <p>Forecasted Project Milestones</p> <ul style="list-style-type: none"> ● Construction Start 6/21/07 ● Start footings/ foundations 9/10/07 ● Start Structural Steel Installation 11/12/07 ● Start Precast Installation 11/20/07 ● Start Concrete Slab on Deck 12/11/07 ● Start Slab on Grade 1/24/08 ● Start Interior Fit Out 2/25/08 ● Start Building Enclosure 04/09/08 | <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;">\$40,210,000</td> <td style="text-align: right;">\$34,420,369</td> </tr> <tr> <td>Contingency & 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;">\$1,451,843</td> </tr> <tr> <td>TOTAL</td> <td style="text-align: right;">\$ 48,697,710</td> <td style="text-align: right;">\$38,153,851</td> </tr> </tbody> </table> | | Budget | Encumbered to Date | Construction Costs | \$40,210,000 | \$34,420,369 | 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 | \$1,451,843 | TOTAL | \$ 48,697,710 | \$38,153,851 |
| | Budget | Encumbered to Date | | | | | | | | | | | | | | | | | | | | |
| Construction Costs | \$40,210,000 | \$34,420,369 | | | | | | | | | | | | | | | | | | | | |
| 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 | \$1,451,843 | | | | | | | | | | | | | | | | | | | | |
| TOTAL | \$ 48,697,710 | \$38,153,851 | | | | | | | | | | | | | | | | | | | | |
| <p>Safety</p> <table style="width: 100%;"> <tr> <td>Total Accidents</td> <td style="text-align: right;">0</td> </tr> <tr> <td>Lost Time Accidents</td> <td style="text-align: right;">0</td> </tr> <tr> <td>Days Lost</td> <td style="text-align: right;">0</td> </tr> <tr> <td>Total Man Days</td> <td style="text-align: right;">276</td> </tr> <tr> <td>Average Daily Crew Size</td> <td style="text-align: right;">30</td> </tr> </table> | Total Accidents | 0 | Lost Time Accidents | 0 | Days Lost | 0 | Total Man Days | 276 | Average Daily Crew Size | 30 | <p>Rolling Completion Items</p> | | | | | | | | | | | |
| Total Accidents | 0 | | | | | | | | | | | | | | | | | | | | | |
| Lost Time Accidents | 0 | | | | | | | | | | | | | | | | | | | | | |
| Days Lost | 0 | | | | | | | | | | | | | | | | | | | | | |
| Total Man Days | 276 | | | | | | | | | | | | | | | | | | | | | |
| Average Daily Crew Size | 30 | | | | | | | | | | | | | | | | | | | | | |

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A/E Change Orders

| Change Orders (Pending) | | Change Order Cost |
|-----------------------------------|---|-------------------|
| | | |
| | Total Pending COs | \$0 |
| Change Orders (Approved) | | |
| Previously approved change orders | | \$581,067 |
| | | |
| | | |
| | Total Approved COs | \$581,067 |
| | | |
| | Total A/E Change Orders (Pending & Approved) | \$581,067 |
| | % of Contract | 31.0% |

Contractor Change Orders

| Change Orders (Pending) | | Change Order Cost |
|--|--|-------------------|
| | | |
| CCA-002 - Temporary Toilets | | \$503 |
| CCA-005 - Excess soil stockpile credit/ Berm Install/ Fence Reconfig | | (\$21,918) |
| CCA-007 - Additonal CM services due to 10 week schedule delay | | \$202,645 |
| CCA-008 - General Liability Increase | | \$45,927 |
| CCA-009 - CM Services due to adding added bid releases | | \$5,593 |
| 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 Prot | | \$112,656 |
| CCA-015 - Bulletin #3 - Steel & Excavation Changes | | \$68,704 |
| CCA-016 - Rebar Shop Drawing R-8 Changes | | \$1,970 |
| | | |
| | Total Pending COs | \$502,883 |
| Change Orders (Approved) | | |
| Previously approved change orders | | \$367,893 |
| | | |
| | | |
| | | |
| | | \$367,893 |
| | Total Contractor Change Orders (Pending & Approved) | \$870,776 |
| | % of Construction Contract Only | 1% |