

College of DuPage

Facilities Planning and Construction

Monthly Progress Report - January 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> <table style="width: 100%; border-collapse: collapse;"> <tr><td>● A/E Award:</td><td style="text-align: right;">3/05</td></tr> <tr><td>● A/E Contract Executed:</td><td style="text-align: right;">5/05</td></tr> <tr><td>● Program Verification:</td><td style="text-align: right;">6/05</td></tr> <tr><td>● Schematic Design Completed:</td><td style="text-align: right;">5/06</td></tr> <tr><td>● Soil borings complete, report issued</td><td style="text-align: right;">4/12/06</td></tr> <tr><td>● Design Development completed</td><td style="text-align: right;">11/10/06</td></tr> <tr><td>● Bid Package #1 Complete</td><td style="text-align: right;">2/28/2007</td></tr> <tr><td>● Bid Package #2A Complete</td><td style="text-align: right;">6/22/2007</td></tr> <tr><td>● Bid Package #2B & C</td><td style="text-align: right;">7/9/2007</td></tr> <tr><td>● Issued for Construction Set</td><td style="text-align: right;">TBD</td></tr> </table>	● 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	TBD																	
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<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"> ● Reconciliation of Project Budget Continues ● Re-route conflicting sewer line from bldg M. ● Final Permit to be issued. ● Final acceptance of alternates. ● Re-design Landscape Plan ● Complete FFE Design ● Utility Coordination - Nicor Gas ● Winter conditons ● ● 																																					
<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 ● Started steel erection 55% complete ● Finalizing installation of footings/ foundations ● Continue installation of site utilities ● Continue waterproofing & backfilling. 																																					
<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> <table style="width: 100%; border-collapse: collapse;"> <tr><td>● Construction Start</td><td style="text-align: right;">6/21/07</td></tr> <tr><td>● Start footings/ foundations</td><td style="text-align: right;">9/10/07</td></tr> <tr><td>● Start Structural Steel Installation</td><td style="text-align: right;">11/12/07</td></tr> <tr><td>● Start Precast Installation</td><td style="text-align: right;">11/20/07</td></tr> <tr><td>● Start Concrete Slab on Deck</td><td style="text-align: right;">12/11/07</td></tr> <tr><td>● Start Slab on Grade</td><td style="text-align: right;">1/24/08</td></tr> <tr><td>● Start Interior Fit Out</td><td style="text-align: right;">2/25/08</td></tr> <tr><td>● Start Building Enclosure</td><td style="text-align: right;">04/09/08</td></tr> </table>	● 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 style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 60%;"></th> <th style="text-align: right; width: 20%;">Budget</th> <th style="text-align: right; width: 20%;">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;">\$227,615</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;">\$38,148,490</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	\$227,615	Change Orders	\$0	\$1,451,843	TOTAL	\$ 48,697,710	\$38,148,490
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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		\$581,067
	Total Approved COs	\$581,067
	Total A/E Change Orders (Pending & Approved)	\$581,067
	% of Contract	31.0%

Contractor Change Orders

<u>Change Orders (Pending)</u>		Change Order Cost
CCA-002 - Temporary Toilets		\$503
CCA-005 - Excess soil stockpile credit/ Berm Install/ Fence Reconfig		(\$21,918)
CCA-007 - Additional 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 Protection		\$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
<u>Change Orders (Approved)</u>		
Previously approved change orders		\$367,893
		\$367,893
	Total Contractor Change Orders (Pending & Approved)	\$870,776
	% of Construction Contract Only	1%