

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

**Monthly Progress Report - July 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>● Bid re-design of Landscape Plan</li> <li>● Finalize FFE Design</li> <li>● Reconcile Weather Delays.</li> <li>● Reconcile CM Time Extension</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, 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 slab on grade prep for auto lat</li> <li>● Continue fireproofing/ acoustical spray applicator</li> <li>● Roofing 95% complete with coverage; detailing remains</li> <li>● Continue courtyard &amp; precast glazing</li> <li>● Continue curtainwall layout &amp; framing</li> <li>● Continue drywall at first floor</li> <li>● Continue temporary enclosure for long lead glass</li> <li>● Continue masonry in welding &amp; automotive labs</li> <li>● Painting on edge of structure</li> <li>● Continue of fire protection</li> <li>● Continue MEP Rough-In</li> <li>● Commence west side site preparation for greenhouse</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> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">● Finish Structural Steel</td> <td style="text-align: right;">5/13/2008</td> </tr> <tr> <td>● Finish Slab On Deck</td> <td style="text-align: right;">5/16/2008</td> </tr> <tr> <td>● Finish MEP Rough-In</td> <td style="text-align: right;">8/7/2008</td> </tr> <tr> <td>● Finish Slab On Grade</td> <td style="text-align: right;">8/13/2008</td> </tr> <tr> <td>● Finish Building Enclosure</td> <td style="text-align: right;">11/18/2008</td> </tr> <tr> <td>● Finish Sitework</td> <td style="text-align: right;">12/19/2008</td> </tr> <tr> <td>● Finish Interior Fit Out</td> <td style="text-align: right;">2/10/2009</td> </tr> </table>	● Finish Structural Steel	5/13/2008	● Finish Slab On Deck	5/16/2008	● Finish MEP Rough-In	8/7/2008	● Finish Slab On Grade	8/13/2008	● Finish Building Enclosure	11/18/2008	● Finish Sitework	12/19/2008	● Finish Interior Fit Out	2/10/2009	<p><b>Project Costs</b></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;">\$41,450,138</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;">\$256,990</td> </tr> <tr> <td>Change Orders</td> <td style="text-align: right;">\$0</td> <td style="text-align: right;">\$1,686,469</td> </tr> <tr> <td><b>TOTAL</b></td> <td style="text-align: right;"><b>\$ 49,937,848</b></td> <td style="text-align: right;"><b>\$44,850,492</b></td> </tr> </tbody> </table>		Budget	Encumbered to Date	Construction Costs	\$41,450,138	\$40,858,370	Contingency & Escalation	\$2,097,710	\$0	Soft Costs	\$4,020,000	\$2,048,663	Owner's Cost	\$2,370,000	\$256,990	Change Orders	\$0	\$1,686,469	<b>TOTAL</b>	<b>\$ 49,937,848</b>	<b>\$44,850,492</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 - 43 - Boiler Breaching Revisions		\$ 745.00
CCA - 44 - Adding Footing At B Line for Masonry		\$ 3,052.00
CCA - 45 - Above Ceiling Densarmor Allowance		\$ 21,055.00
CCA - 46 - Louver revisions		\$ 2,636.00
CCA - 47 - Revisions to toilet/ bath accessories, plumbing & elec.		\$ 6,394.00
CCA - 48 - adding ductwork fire dampers		\$ 6,873.00
CCA - 49 - Adding floor drain to mechanical room		\$ 2,417.00
CCA - 50 - Custom Architectural drafting tables		\$ 62,764.00
CCA - 51 - Furnish and install masonry in greenhouse		\$ 15,027.00
CCA - 52 - Increase value of key bond		\$ 2,564.00
CCA - 53 - Masonry revisons due to revised chase locations		\$ 1,918.00
CCA - 54 - Revisions to circulating pump		\$ 3,462.00
CCA - 55 - Adding RPZ backflow preventors at computer room units		\$ 1,692.00
CCA - 56 - Added vertical reinforcing in masonry walls		\$ 3,883.00
CCA - 57 - Increase height of masonry walls at storage room		\$ 7,356.00
CCA - 58 - Install sleeves for irrigation system		\$ 22,514.00
CCA - 59 - Revise overhead coiling door		\$ 23,255.00
	Total Pending COs	\$ 187,607.00
<u>Change Orders (Approved)</u>		
Previously approved change orders		\$697,512
CO-19 -		\$187,478
		\$884,990
	Total Contractor Change Orders (Pending & Approved)	\$1,072,597
	% of Construction Contract	10%