

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

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

<u>Design Team:</u> <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>	<u>Design Status:</u> <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>																					
<u>Owner Directed Work</u> <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>	<u>Issues/Coordination Items</u> <ul style="list-style-type: none"> <li>● Bid re-design of Landscape Plan</li> <li>● Finalize FFE Design</li> <li>● Complete MEP coordination</li> <li>● Reconcile CM Time Extension</li> <li>● Reconcile Weather Delays.</li> </ul>																					
<u>Bidding Status</u> <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>	<u>Construction Status</u> <ul style="list-style-type: none"> <li>● Construction Started June 21, 2007</li> <li>● Completed Phase 1 Precast Concrete Erection</li> <li>● Steel erection substantially complete</li> <li>● Complete slab on grade installation.</li> <li>● Complete installation of underground site utilities</li> <li>● Complete waterproofing &amp; backfilling.</li> <li>● Complete masonry non-bearing walls</li> <li>● Continue roofing</li> <li>● Commence curtainwall layout</li> <li>● Commence wall framing</li> <li>● Continue Fire Protection</li> <li>● Continue Hanging Ductwork</li> <li>● Continue MEP Rough-In</li> </ul>																					
<u>Construction Team</u> <ul style="list-style-type: none"> <li>● Construction Manager: Gilbane</li> </ul>	<u>Project History</u> <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>																					
<u>Forecasted Project Milestones</u> <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>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;"><u>Project Costs</u></th> <th style="text-align: right;">Budget</th> <th style="text-align: right;">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;">\$233,512</td> </tr> <tr> <td>Change Orders</td> <td style="text-align: right;">\$0</td> <td style="text-align: right;">\$1,533,714</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>\$44,674,259</b></td> </tr> </tbody> </table>	<u>Project Costs</u>	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	\$233,512	Change Orders	\$0	\$1,533,714	<b>TOTAL</b>	<b>\$ 49,937,848</b>	<b>\$44,674,259</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 Breeching Revisions		\$745
CCA - 44 - Adding Footing At B Line for Masonry		\$3,052
CCA - 45 - Above Ceiling Densarmor Allowance		\$21,055
	Total Pending COs	\$24,852
<u>Change Orders (Approved)</u>		
Previously approved change orders		\$369,332
CO-10 - Add Alternates - Metal Grates/ Concrete Floor Sealer		\$114,953
CO-11 - Spray On Acoustical Insulation		\$34,700
CO-12 - Modify Scope for BP#08A - Curtainwall & 08C - Fiber Cement Pan		\$0.00
CO-13 - Structural Steel Acceleration Allowance		\$24,500
CO-14 - Concrete Acceleration Allowance		\$24,000
CO-15 - Temporary Heat Fuel		\$14,175
CO-16 - \$100,000 Key Bond		\$2,500
CO-17 - Add Alternate - Greenhouse Walkway		\$116,899
CO-18 - FDN Coring for Nicor & 4" Storm Line		\$6,453
CO-19 - Additional CM Services Time Extention		\$187,478
		\$894,990
	Total Contractor Change Orders (Pending & Approved)	\$919,842
	% of Construction Contract	10%