

College of DuPage
Facilities Planning and Construction

Monthly Progress Report - March 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 issued. • Finalization of re-design of Landscape Plan • Complete FFE Design • MEP coordination • Exterior wall panel coordination. • Potential weather delays. 																					
<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 - 75% complete • Prep for slab on deck installation. • Continue installation of underground site utilities • Continue waterproofing & backfilling. • Complete masonry bearing walls • Continue underground mechanical, electrical & plumbing rough-in • Start Phase 2 pof precast panel installation 																					
<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;">\$41,370,138</td> <td style="text-align: right;">\$40,858,370</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;">\$1,790,543</td> </tr> <tr> <td>TOTAL</td> <td style="text-align: right;">\$ 49,857,848</td> <td style="text-align: right;">\$44,930,552</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	TOTAL	\$ 49,857,848	\$44,930,552
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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
CO#4 - Additional services for landscape design services		\$25,845
CO#5 - Connect bldg automation, CCTV, & Fire alarm sys, & access cntrl		\$6,960
	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		\$367,893
CO#5 - Excess clay & soil stockpiles, install berm, reconfig site fence		-\$28,418
CO#6 - Credit for revised curtainwall finish from 3 to 2 coats		(\$17,786)
CO#7 - Additional CM Services req'd due to add'l bid release		\$5,593
CO#8 - Cost for winter protection for masonry work		\$22,050
CO#9 - Allowance for snow removal for TEC site		\$10,000
		\$359,332
	Total Contractor Change Orders (Pending & Approved)	\$1,176,671
	% of Construction Contract	10%