

Owner's Representatives Monthly Report

to:

Board of Education of Community Consolidated

School District 181

115 West 55th St.

Clarendon Hills, IL 60514

for:

Hinsdale Middle School

May 17, 2017



KERRY LEONARD, LLC

Table of Contents

Hinsdale Middle School

May 17, 2017

Budget	Pages 1 to 4
Guaranteed Maximum Price (GMP)	Page 5
Schedule	Page 6
Permits	Page 7
Contract Status	Pages 8 to 9
Significant Open Items	Page 10

The project is currently on budget.

The following cost categories are being used to track project costs:

- Trade Costs
- Escalation and Contingencies
- Bulley & Andrews
- Furniture, Fixture, and Equipment (FFE) and Technology
- Environmental
- Owner’s Costs – Cordogan Clark & Associates
- Owner’s Costs – Other Consultants’ Costs
- Owner’s Costs – Other Owner Costs
- Owner’s Contingency

Significant changes or modifications to budget categories since last Board Report:

Trade Costs

Bulley & Andrews completed its review of the most recent Bidding Documents developed by CCA, based on their review they have revised the budget amounts for Bid Groups 2 and 3. Some work originally planned for Bid Group 3 is now being bid as part of Bid Group 2 since the information necessary to bid those trade contracts was included in CCA’s most recent set of Bidding Documents. Some Trade Contracts have increased from the original DD Budgets. These increases are covered by amounts included in the Design & Construction Contingency. Contingency amounts were intended to be moved to Trade Contracts if necessary as the documents were developed.

Additional line items have also been broken out of the bid group budgets for allowances which will not be bid but will become part of the trade contracts in the future. In addition, the 1.1% subcontractor default insurance is now carried as a separate line item.

Trade Contracts Line Item Breakdown	DD Budget 1/13/2017	Budget before Bid Group 2 Bids 5/8/2017
Bid Group 1 Bids (3/13, 3/21, and 3/27)	\$10,832,479	\$8,268,225
Bid Group 2 Bids (5/8/2017 B & A Budget)	\$23,163,547	\$25,301,396
Bid Group 3 Bids (5/8/2017 B & A Budget)	\$5,441,753	\$4,810,845
Bid Group 4 Bids (DD Budget)	\$1,702,428	\$1,702,428
Budget Hold for Storm Water Management in Parking Deck Area		\$400,000
Unassigned Trade Contractor General Conditions		\$212,000
Subcontractor Default Insurance		\$445,312
TOTAL TRADE CONTRACTS	\$41,140,207	\$41,140,206

Escalation and Contingencies

Adjustments have been made in the Design & Construction Contingency to account for Alternates and Trade Contract budgets. The GMP Contingency is 3% of all Trade Contracts and is now \$1, 263,315. The total Contingency excluding the Owner’s Contingency is \$1,884,311. The following ledger details the allocations against the Design and Construction Contingency:

Allocations Against Design and Construction Contingency				
Event	Transaction	Total	Date	Source
SD Design and Construction Contingency		\$3,528,453	11/14/2016	Bulley & Andrews SD Budget
Allocation to Third Floor Change	(\$621,370)		12/19/2016	Board Approval
DD Estimate Reduction in Budget	\$137,292		1/13/2017	Bulley & Andrews
DD Design and Construction Contingency		\$3,044,375	1/13/2017	Bulley & Andrews DD Budget
Bid Group 1 Reduction in Budget	\$436,479		3/8/2017	Bulley & Andrews pre-bid estimate
Allocation to 3% GMP Contingency	(\$1,198,387)		3/23/2017	Owner’s Representative
Allocation to Owner’s Costs (Builder’s Risk)	(\$50,000)		3/24/2017	Owner’s Representative
Allocation to Owner’s Costs (Owner’s Rep)	(\$23,600)		3/24/2017	Owner’s Representative
Allocation to Owner’s Costs (Utility Relocate)	(\$75,000)		3/24/2017	Owner’s Representative
Allocation to Owner’s Costs (Modular Move)	(\$80,000)		3/24/2017	Owner’s Representative
Bid Group 1 Bid Results	\$839,843		3/24/2017	Owner’s Representative
Awarded Alternates with GMP and Fee	(\$1,049,959)		4/10/2017	Board Approval
Bid Group 2 & 3 Trade Contract Budgets	(\$1,222,755)		5/17/2017	Bulley & Andrews revised budgets
Current Design and Construction Contingency		\$620,996	5/17/2017	Owner’s Representative Calculation

The total hard cost budget including Trade Contracts and Contingency remains unchanged.

Bulley & Andrews

B & A’s fee is comprised of some fixed costs and a percentage fee on the trade contracts; their fee is calculated per their contract.

Furniture, Fixture, and Equipment (FFE) and Technology

Unchanged

Environmental

Unchanged

Owner’s Costs – Cordogan Clark Associates

Unchanged

Owner’s Costs – Other Consultant’s Costs

Unchanged

Budget

Hinsdale Middle School

May 17, 2017

Owner's Costs – Other Owner Costs

Unchanged

Owner's Contingency

Unchanged

Village of Hinsdale Parking Deck

The costs of the parking deck are outside the referendum budget. As design work continues on the parking deck, B & A will provide an updated budget.

Budget Summary

Hinsdale Middle School

May 17, 2017

The referendum budget of \$53,329,194 is unchanged. Bid Group 2 bids are due May 31, 2017. The numbers below will be further informed by those bids, as they represent a significant part of the unbid work.

	DD Budget 1/13/2017	Budget before Bid Group 2 Bids 5/17/2017
Trade Contractors (including approved Alternates)	\$41,140,207	\$42,110,487
Contingency and Escalation	\$3,044,375	\$1,884,311
Construction Management	\$2,614,884	\$2,576,067
Construction Subtotal	\$46,799,465	\$46,570,865
FFE and Technology	\$1,302,346	\$1,302,346
Environmental	\$85,000	\$85,000
Architect and Engineering	\$3,316,789	\$3,386,118
Other Consultants	\$544,329	\$498,600
Other Owner's Costs	\$333,974	\$538,974
Owner's Costs Subtotal	\$5,582,438	\$5,811,038
Owner's Contingency	\$947,291	\$947,291
TOTAL	\$53,329,194	\$53,329,194

Bulley & Andrews, LLC has been engaged by District 181 as Construction Manager, where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price.

The Cost of the Work will be determined based on the sum of the Bid Packages in Bid Group 1 through Bid Group 4. The Bidders for each Bid Package submit their Bids to the District, the School District makes a bid award based on the bids received, and the District assigns Contracts to Bulley & Andrews. The District does not have a contractual arrangement with any of the successful Bidders who become Subcontractors to Bulley & Andrews; the District has a single GMP Contract with Bulley & Andrews.

Bulley & Andrews Contract § 2.2 Guaranteed Maximum Price Proposal and Contract Time indicates that the GMP will be established at a time mutually agreed to by the District and Bulley & Andrews. The Contract includes general terms and conditions for the GMP proposal and the calculation method for the GMP. The following are the cost components of the GMP:

1. Construction Manager's Estimate of the Cost of the Work
2. Design/Construction Contingency of 3%
3. Construction Manager's fee
4. The Construction Manager shall provide in the GMP for the further development of the Drawings and Specifications by the Architect.

As with any construction contract, the Contract includes a dollar amount and a scheduled completion date. The GMP Amendment will need to include a start of construction date and the Date of Substantial Completion.

The current plan is to start conversations about establishing a GMP after the Bid Group 2 Bids are received and there is clarity regarding the start date for construction.

Construction start is approximately six weeks behind schedule. The original schedule for Hinsdale Middle School called for construction to start on April 8, 2017.

The project is being bid in four Bid Groups. Bid Group 1 bids have been received; Bid Group 2 bids are due at the end of May.

Due to the unknown start date, Bulley & Andrews prepared three alternate schedules for bidding. Bidders are being asked to include the added costs for overtime, acceleration costs, and wage increases based on a delayed start to the project for each schedule. When a construction start date is known, bids can be awarded using the appropriate alternate schedule.

Each schedule is based on possible dates over the next four months for an authorization to expend funds for construction:

- Alternate Bid 4a is based on issuing the Notice to Proceed during the first week of June.
- Alternate Bid 4b is based on issuing the Notice to Proceed during the last week of July.
- Alternate Bid 4c is based on issuing the Notice to Proceed during the last week of September.

There are increased costs to the District for each of the alternative schedules; the longer the delay, the greater the increased costs.

Schedule 4a would allow HMS to be completed by the original August 2018 completion date, in time for the start of the 2018-19 school year. Schedules 4b and 4c require a delayed move-in date of December 2018, a winter break move-in date. Planning is proceeding for implementing Schedule 4a until such time that that schedule is no longer possible.

The original schedule planned for the temporary parking lot to have been completed prior to the modular classrooms being moved; the modular move was planned for the beginning of June immediately after the end of the 2016-17 school year. Due to the delay in construction of the Temporary Parking Lot, the HMS schedule is further constrained by possible changes being required to the previously agreed to Intergovernmental Agreement with the Village of Hinsdale.

If temporary plans require Village of Hinsdale Board approval, their Board meeting schedule may not coincide with the need for an accelerated approval for summer work, when students are not in the existing modular classrooms.

It would be possible to move the modular classrooms during the school year; this would require students being moved to another location while the link is removed, modular moved, link rebuilt and a certificate of occupancy obtained. If the work were scheduled for the winter break, there would still be some attendance days when the students would have to be relocated. The possibility of a mid-year move of the modulars is being investigated. A plan would need to be developed with HMS staff to accommodate a move during the school year to minimize any disruption to students and staff currently housed in the modular classrooms.

With asphalt plants typically shutting down for the winter around Thanksgiving, an authorization to expend funds for the temporary lot will be required no later than September to have the temporary lot completed before the plants reopen in the spring of 2018.

The following is a brief summary of permitting for the start of the project.

Building Permit

A building permit is issued by the DuPage County Regional Office of Education for each of the Bid Groups. The Bid Group 1 permit was issued by the ROE on March 14, 2017.

Village of Hinsdale Planning and Zoning

All planning and zoning approvals necessary from the Village of Hinsdale for the Hinsdale Middle School building have been obtained. Approvals for the Parking Deck are proceeding.

Erosion Control Permit (SWPPP)

IEPA SWPPP (Storm Water Pollution Prevention Plan)

- NPDES Permit No. 04042017 was issued by the IEPA on March 31, 2017.

This permit may require amending once the Parking Deck portion of the work is designed.

As part of SWPPP Permit notification of other State Agencies:

- The Illinois Historic Preservation Agency provided a letter dated March 16, 2017 indicating compliance with the Illinois State Agency Historic Resources Preservation Act.
- Illinois Department of Natural Resources approval has been received.

Stormwater Management Permit

The Village of Hinsdale is a full waiver community. They review stormwater management permit applications using the DuPage County Storm Water Ordinance. The current application does not include the Parking Deck area; therefore, a second application and approval process will be necessary once that area is designed. The application was submitted to the Village of Hinsdale on February 27, 2017 by SmithGroupJJR, civil engineers. They are currently responding to review comments received from Villages' engineering consultant

If the entire permit is not ready for approval prior to the start of construction of the Temporary Parking Lot, discussions will be required with the Village to determine if a phased permitting process is required. CCA's civil engineer and Village staff are aware of this potential need.

Sanitary Sewer Permit

A Sanitary Sewer Permit is issued by the Flagg Creek Water Reclamation District and Illinois Environmental Protection Agency (IEPA).

- The application is awaiting a complete review by the Village of Hinsdale.
- The Village is required to sign off on the application.

It has not been determined whether the Parking Deck will also require a Sanitary Sewer Permit or a modification to the permit that would be requested initially.

Modular Classroom Relocation

Two contracts directly with the School District will need to be authorized along with the Bid Group 1 bids for modular relocation to start:

1. Commonwealth Edison will not maintain the scheduled move of the pole without payment of \$38,384.68 prior to June 1, 2017. In addition, an expenditure budgeted at \$20,000 would also be required to provide conduit for Commonwealth Edison.
2. ModSpace owns the modular classrooms and leases them to the District. ModSpace's proposal to relocate the modular is \$82,425.00.

Contracts Awarded

The following trade packages were awarded by the Board on April 10, 2017 and assigned to Bulley & Andrews, LLC.:

- Bid 1D – Structural Steel
- Bid 1E – Precast Concrete
- Bid 1F – Elevator

In addition, Bulley & Andrews will contract directly with the re-bar supplier for shop drawings for Bid 1B - Concrete

Contracts with Award Pending

The following trade packages have been bid and are ready for award and assignment pending project funding:

- Bid 1A – Earthwork
- Bid 1B – Concrete (Low Apparent Bidder changes based on Alternate 4a or 4b being accepted)
- Bid 1C – Site Utilities
- Bid 1G – Temporary Power
- Bid 1H – Asphalt
- Bid 1I – General Trades
- Bid 1J – Waterproofing
- Bid 1K – Temporary Fence
- Bid 1L – Earth Retention

June 11, 2017 is 90 days after the original Bid Group 1 bid opening. Bidders for Bid Group 1 were required to keep their bids valid for a period of 90 days.

The following Owner direct contracts will need to be authorized along with the bids for construction once a start date for construction is known:

1. The Nicor Gas contract for relocation of gas service to the existing HMS during construction has a total contract amount of \$10,578.20.

2. Builder's Risk Insurance – The District is required to purchase and maintain Builder's Risk Insurance; the budget for this item is \$50,000.
3. Construction Testing – During construction, a construction testing agency will provide inspection and testing services and report their results; the budget for this item is \$100,000.
4. Code Required Inspections – It is necessary to contract a State qualified inspector to conduct code required inspections during construction; the budget for this item is \$50,000.

Alternate Bids

Accepted Alternates:

On April 10, 2017, the Board approved the Alternate Bids listed below. Alternates 5 and 6 will be incorporated as Base Bid work for future bids. Alternate 3 will continue as an Alternate to track the costs of the Parking Deck:

Alternate 3 – Parking Deck

Alternate 5 – Integral Cast Stone Shape in Precast Panels

Alternate 6 – Basement Corridor/Maintenance Area to Lower Level Parking Area

Pending Alternates:

Future bids will continue to include these alternates for later Board consideration:

Alternate 1 – Elevated Running Track/Additional Storage

Alternate 4a – June 2017 Construction Start

Alternate 4b – August 2017 Construction Start / December 2018 Occupancy

Alternate 4c – October 2017 Construction Start / December 2018 Occupancy

Bid Group 2 Alternates:

- Operable Windows – two window alternates are included in Bid Group 2. One will provide a single operable window in all occupied spaces and the second alternate will increase that number to two operable windows in the larger rooms.
- HVAC System – CCA Engineers have included an alternate for ducted fan coil units for more desirable air distribution within classrooms that have an exterior wall.

Future Alternates:

- Increase bleacher seating in gym
- Possible finish material alternates

1. June 11, 2017 is 90 days after the original Bid Group 1 bid opening. Bidders for Bid Group 1 were required to keep their bids valid for a period of 90 days. A Special Board meeting will need to be scheduled for the Board to act on these Bids in early June.
2. If the Temporary Parking Lot is not completed prior to the Modular Classroom relocation, the IGA with the Village of Hinsdale will require modification. For Schedule 4a, a suitable temporary parking plan has not been finalized for moving the modular classrooms prior to the Temporary Parking Lot completions. It appears that the relocation and parking can be completed sequentially as originally intended for Schedule 4b and 4c.
3. If authorization to approve funds for the project cannot be given by the first week of June, the start date for Schedule 4a will be missed.
4. Schedule 4b and 4c delay the opening of the new HMS until December 2018, requiring the modular classrooms to be moved during the school year. Planning has started for how to implement this work and minimize disruption to students and staff.