

# **Owner's Representative Budget Report**

to:

**Board of Education of Community Consolidated**

**School District 181**

115 West 55th St.

Clarendon Hills, IL 60514

for:

Hinsdale Middle School

**June 8, 2017**



**KERRY LEONARD, LLC**

The project is currently on budget.

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

- Trade Contractors (including accepted Alternates)
- Design and Construction Contingency
- Construction Management (Bulley & Andrews)
- Furniture, Fixture, and Equipment (FFE) and Technology
- Environmental
- Owner's Costs Architect and Engineering (Cordogan Clark & Associates)
- Owner's Costs – Other Consultants
- Owner's Costs – Other Owner Costs
- Owner's Contingency

This Budget Report tracks the Budget in three levels of detail and reporting methods.

### **Summary Report**

This is a one page chart that compares the current budget to the Design Development (DD) Budget for each of the nine cost categories.

### **Narrative Report**

Significant changes that occur between Budget Reports are described using a narrative description for each of the nine budget categories. This information will also be included in the Executive Summary of the Monthly Report.

In addition, the ledger for allocations against the Design and Construction Contingency and against the Owner's Contingency are included.

### **Detailed Report**

This spreadsheet includes line item expenditures for each of the nine categories. This document also includes columns indicating the approval and expenditure of budgeted funds:

**Bid and Awarded or Ready to Award** – This column includes known costs where bids or proposals have been received and the identified amount has been awarded or will be awarded soon.

**Authorized** – This column includes costs that have been awarded. As work is completed, the District will be billed the amount listed.

**Billed or Encumbered** – This column indicates amounts that have been billed and paid or have been billed and are in the approval process for payment.

Included at the end of the Report are Budget Risks. This list represents the possible areas where unanticipated costs could have a significant impact on the contingencies within the budget.

	<b>DD Budget 1/13/2017</b>	<b>Current Budget 6/8/2017</b>
Trade Contractors (including accepted Alternates)	\$41,140,207	\$42,112,653
Design and Construction Contingency	\$3,044,375	\$1,882,000
Construction Management (Bulley & Andrews)	\$2,614,884	\$2,576,180
<b>Construction Subtotal</b>	<b>\$46,799,465</b>	<b>\$46,570,833</b>
FFE and Technology	\$1,302,346	\$1,302,346
Environmental	\$85,000	\$85,000
Owner's Costs - Architect & Engineering (Cordogan Clark & Associates)	\$3,316,789	\$3,391,789
Owner's Costs - Other Consultants	\$544,329	\$484,300
Other Owner's Costs	\$333,974	\$547,635
<b>Owner's Costs Subtotal</b>	<b>\$5,582,438</b>	<b>\$5,811,070</b>
<b>Owner's Contingency</b>	<b>\$947,291</b>	<b>\$947,291</b>
<b>TOTAL</b>	<b>\$53,329,194</b>	<b>\$53,329,194</b>

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

**Trade Contractors**

In the May 17, 2017 Monthly Report, the budget for Bid Group 2 was increased to \$25,301,396. With the receipt of the bids on June 6, 2016 this number remains in the Trade Costs portion of the budget but has been divided into two line items:

- 1) \$24,28,074 which represents the low dollar amount for the Base Bids of the Group 2 Bids received.
- 2) \$773,322 which represents the difference between the May 17 budget and the Bids which have not been studied or qualified at the time of writing this report.

Once bids are qualified, Item (2) above will be moved from Trade Costs to Design & Construction Contingency.

Additional line items have been added in this category which break out costs in more detail:

- The Unassigned General Conditions line item includes the cost for utilities during construction.
- The Subcontractor's Default Insurance is now listed as a separate line item.

Both items had previously been included in the Bid Group 1 -4 budgets.

**Design and Construction Contingencies**

A \$2,376 amount was used from the Design and Construction Contingency due to several minor changes in Owner's Cost line items:

- Line item and cost added for the Temporary Parking Plan expenditures.
- Actual costs included for power pole relocation, modular move, and commissioning.
- Arborist budget eliminated. The Village of Hinsdale arborist looked at the trees at no cost.

Allocations Against Design and Construction Contingency				
Event	Transaction	Total	Date	Source
<b>SD Design and Construction Contingency</b>		<b>\$3,528,453</b>	<b>11/14/2016</b>	<b>Bulley &amp; Andrews SD Budget</b>
Allocation to Third Floor Change	(\$621,370)		12/19/2016	Board Approval
DD Estimate Reduction in Budget	\$137,292		1/13/2017	Bulley & Andrews
<b>DD Design and Construction Contingency</b>		<b>\$3,044,375</b>	<b>1/13/2017</b>	<b>Bulley &amp; Andrews DD Budget</b>
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
Adjustments for various Owner's Cost (Temporary Parking Plan, Commissioning fees, Arborist, Modular move, Com Ed pole move)	(\$2,376)		6/7/2017	Owner's Representative
<b>Current Design and Construction Contingency</b>		<b>\$618,620</b>	<b>6/7/2017</b>	<b>Owner's Representative Calculation</b>

Note: Escalation Budget is not included in this summary. Escalation line item of \$648,043 included in SD Budget was incorporated in trade contracts for DD Budget and no escalation is being carried forward from DD on.

**Construction Management (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 – Architect and Engineering (Cordogan Clark & Associates)**

Minor changes based on actual costs.

**Owner's Costs – Other Consultants**

Arborist line item (\$5,000) reallocated.

**Owner's Costs – Other Owner Costs**

Actual costs have now been included for several items in the Other Owner's Costs Category, and a line item has been added for the Temporary Parking Plan costs.

**Owner's Contingency**

Unchanged

Allocations Against Owner's Contingency				
Event	Transaction	Total	Date	Source
<b>Referendum Budget Owner's Contingency</b>		<b>\$941,655</b>	8/8/2016	Pepper Construction Budget
SD Estimate Reduction	(\$7,293)		11/14/2016	Bulley & Andrews
<b>SD Budget Owner's Contingency</b>		<b>\$934,362</b>	<b>11/14/2016</b>	<b>Bulley &amp; Andrews SD Budget</b>
DD Estimate Addition	\$12,929		1/13/2017	Bulley & Andrews
<b>DD Budget Owner's Contingency</b>		<b>\$947,291</b>	<b>1/13/2017</b>	<b>Bulley &amp; Andrews DD Budget</b>
<b>Current Owner's Contingency</b>		<b>\$947,291</b>	<b>6/7/2017</b>	<b>Owner's Representative Calculation</b>

**Village of Hinsdale Parking Deck**

The costs of the parking deck are outside the referendum budget. As design work continues for the parking deck, Bulley & Andrews will provide an updated budget.

**Hinsdale Middle School**  
**Budget Tracking - Detailed Report**  
**June 8, 2017**

Cost Category	DD Budget		Budget Including Preliminary		Bid and Awarded or Ready to Award	Authorized		Billed or Encumbered	
	1/13/2017		Bid Group 2 Bids (June 8, 2017)						
Trade Contractors									
<b>Bid Groups</b>									
Bid Group 1 Bids (3/13, 3/21, and 3/27)	\$10,832,479	26.3%	\$8,268,225	19.6%	\$8,268,225	\$6,198,595			
Shop Drawings									
Bid Group 2 Bids (6/6/2017 Preliminary Bid Day Results)	\$23,163,547	56.3%	\$24,528,074	58.2%					
Bid Group 2 Estimate less Bid Day Results			\$773,322						
Bid Group 3 Bids (5/8/2017 B & A Budget)	\$5,441,753	13.2%	\$4,810,845	11.4%					
Bid Group 4 Bids (DD Budget)	\$1,702,428	4.1%	\$1,702,428						
Budget Hold for Storm Water Management in Parking Deck Area			\$400,000						
Unassigned General Conditions			\$212,000						
Subcontractor Default Insurance			\$447,478		\$96,600	\$72,162.54			
<b>Alternate Bids</b>									
Running Track/Add. Storage Alternate 1			Not Included						
Small Parking Alternate 2			Not Proceeding						
Parking Deck Alternate 3			V of H Costs						
Schedule Alternate 4a			\$400,000		\$91,300	\$3,300			
Schedule Alternate 4b			Not Included						
Schedule Alternate 4c			Not Included						
Precast Alternate Bid 5			\$151,016		\$151,016	\$151,016			
Larger Basement/ Storage Alternate 6			\$419,265		\$271,320	\$207,320			
Window Alternate-1 Window per room			Not Included						
Window Alternate-2 Windows per room			Not Included						
Classroom Fan Coil Unit Alternate			Not Included						
Bleacher Alternate			Not Included						
Finish Alternates			Not Included						
<b>TOTAL TRADE CONTRACTORS (Including accepted Alternates)</b>	\$41,140,207	77.1%	\$42,112,653	79.0%	\$8,878,461	\$6,632,394	15.7%	\$0	

Hinsdale Middle School  
 Budget Tracking - Detailed Report  
 June 8, 2017

Cost Category	DD Budget 1/13/2017			Budget Including Preliminary Bid Group 2 Bids (June 8, 2017)			Bid and Awarded or Ready to Award	Authorized	Billed or Encumbered
Design & Construction	\$3,044,375								
Contingency									
<b>GMP Contingency</b>									
3% of All Trade Cost (including accepted Alternates)				\$1,263,380			\$266,354	\$198,972	
<b>Design Contingency</b>									
Design Contingency Unallocated				\$618,620			\$0	\$0	
<b>Escalation</b>	\$0			N/A					
<b>TOTAL ESCALATION AND CONTINGENCIES</b>		\$3,044,375	5.7%		\$1,882,000	3.5%	\$266,354	\$198,972	\$0
<b>Subtotal Trade and Contingencies</b>		\$44,184,582			\$43,994,653				
<b>Construction Management (Bulley &amp; Andrews)</b>								\$240,000	
<b>Percentage Fee</b>				\$2,194,827			\$462,728	\$345,667	
General Conditions Staffing	\$1,029,501								
Fee	\$552,307								
General Liability Insurance	\$441,846								
CM P&P Bond	\$209,877								
<b>Bulley &amp; Andrews Fixed Costs</b>									
Fixed General Conditions	\$280,901			\$280,901			\$280,901	\$280,901	
Estimated Reimbursable Expenses	\$100,452			\$100,452			\$100,452	\$100,452	
<b>TOTAL CM FEES</b>		\$2,614,884	4.9%		\$2,576,180	4.8%	\$844,081	\$967,020	\$0
<b>SUBTOTAL CONSTRUCTION COSTS</b>		\$46,799,465	87.8%		\$46,570,833	87.3%	\$9,988,896	\$7,798,385	\$0



**Hinsdale Middle School  
Budget Tracking - Detailed Report  
June 8, 2017**

Cost Category	DD Budget 1/13/2017			Budget Including Preliminary Bid Group 2 Bids (June 8, 2017)			Bid and Awarded or Ready to Award	Authorized	Billed or Encumbered
Furniture, Fixture, and Equipment (FFE) and Technology									
Furniture, Fixture, and Equipment Budget	\$1,282,346			\$1,282,346					
IT - Racks Switch/Equip. For	\$20,000			\$20,000					
Classroom Technologies (A/V) IN electrical	In Electrical			In Electrical					
<b>TOTAL FFE and TECHNOLOGY</b>		\$1,302,346	2.4%		\$1,302,346	2.4%	\$0	\$0	\$0
<b>Environmental</b>									
Environmental (asbestos) Design For Bid Documents	\$10,000			\$10,000					
Environmental (asbestos) On-Site Project Management	\$10,000			\$10,000					
Environmental (asbestos) Contractor Removal	\$50,000			\$50,000					
Environmental Pre-Design Testing	\$15,000			\$15,000					
Underground Storage Tank Investigation							\$1,900	\$1,900	
Lead Paint Investigation									
Florescent Lights and PCB Ballasts Investigation									
Cooling Refrigerants Investigation									
<b>TOTAL ENVIRONMENTAL</b>		\$85,000	0.2%		\$85,000	0.2%	\$1,900	\$1,900	\$0
<b>Owner's Costs - Architect and Engineering</b>									
<b>Cordogan Clark Associates</b>								\$2,635,089	
CCA Design Fees	\$2,889,816			\$2,889,816			\$2,889,816		\$1,788,789
CCA Pre-Referendum Services	\$146,973			\$146,973			\$146,973		\$146,973
Additional Services									
Kitchen Design							\$20,000		\$5,500
Storm Shelter							\$11,000		
Traffic Study	below						\$15,000		\$15,000
CCA Fees (South Wing Revision)	\$50,000			\$50,000			\$50,000		\$50,000
CCA Zoning and Public Approvals	\$50,000			\$50,000			\$50,000		\$46,180
SmithGroup JJR LLC									

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Cost Category	DD Budget 1/13/2017			Budget Including Preliminary Bid Group 2 Bids (June 8, 2017)			Bid and Awarded or Ready to Award	Authorized	Billed or Encumbered
Acoustical/Sound System Gymnasium A/ System	below			\$25,000			\$25,000		\$5,400
Commissioning (AEI-\$43,200, CCA-\$6,800)	below			\$50,000			\$50,000		
CCA FFE Design	included			included					
Additional Onsite Services	\$105,000			\$105,000					
CCA Reimbursable Expenses Total	\$75,000			\$75,000			\$75,000		
CCA Pre-Referendum Reimbursables									\$6,960
CCA Reimbursables									\$17,071
<b>CORDOGAN CLARK ASSOCIATES SUBTOTAL</b>		\$3,316,789	6.2%		\$3,391,789	6.4%	\$3,332,789	\$2,635,089	\$2,081,873
<b>Other Consultant</b>									
Survey/Title Commitment (SmithGroupJJR)	\$15,000			\$16,500			\$16,500	\$16,500	\$16,500
Soil Borings (SMC)	\$20,000			\$16,000			\$16,000	\$16,000	\$16,000
Soils Percolation Report (True North)									
Traffic Planning (KLOA proposal \$14,400)	\$15,000			\$15,000				CCA Fee	CCA Fee
Arborist Survey and Report (V of H)	\$5,000			\$0			\$0	\$0	\$0
Wetland Survey and Reporting for MWRD	\$0			\$0					
Design Fees Specialty Consultants	\$75,000			\$43,200					
Acoustical Consultant (\$25,000 in CCA Fee)									
CCA Commissioning Fee (\$6,800)									
Building Commissioning	\$44,329			in CCA					
Third Party Drawing Review Fees (ISBE required)	\$10,000			\$10,000					
Third Party On-site Inspections (ISBE required per IBC)	\$50,000			\$50,000					
Material Testing during Construction	\$100,000			\$100,000					
Owners Representative	\$160,000			\$183,600			\$183,600	\$183,600	\$26,525
Legal Costs	\$50,000			\$50,000			\$25,452	\$25,452	\$25,452
Legal Costs Referendum Challenge	\$0			TBD			\$40,495	\$40,495	\$40,495
<b>OTHER CONSULTANTS SUBTOTAL</b>		\$544,329	1.0%		\$484,300	0.9%	\$282,047	\$282,047	\$124,972

**Hinsdale Middle School  
Budget Tracking - Detailed Report  
June 8, 2017**

Cost Category	DD Budget 1/13/2017		Budget Including Preliminary Bid Group 2 Bids (June 8, 2017)			Bid and Awarded or Ready to Award	Authorized		Billed or Encumbered		
Other Owner Costs											
Builders Risk Insurance By Owner	No Budget		\$52,000			\$52,000					
Wetland Mitigation Cash Offset	\$0		\$0								
Permit Fees	\$5,000		\$5,000			\$1,650	\$1,650		\$1,650		
Flagg Creek Water Reclamation District Fees	\$25,000		\$25,000								
Village of Hinsdale Review Fee											
DuPage Stormwater Application Fee						\$130	\$130				
Utility Company Excess Facility Charges (transformer, water meter)	\$75,000		\$75,000								
Village of Hinsdale	No Budget										
Pavement Degradation Fee			TBD								
Temporary Parking Plan			\$6,000								
Temporary Utilities	From Trade Costs										
Temporary Power Service											
Temporary Electrical Power Use Charges											
Temporary Water Use Charges											
Temporary Heating Charges											
Utility Relocation Charges	No Budget										
Com Ed			\$44,158			\$44,158	\$44,158		\$44,158		
Conduit for Com Ed			\$18,500								
Nicor			\$10,578			\$10,578	\$10,578				
Modular Classroom Lease Costs	\$0		Not Included								
Modular Classroom Move	No Budget		\$82,425			\$82,425	\$82,425				
Final Building Cleaning	\$103,974		\$103,974								
Moving Costs	\$125,000		\$125,000								
<b>OTHER OWNER'S COSTS SUBTOTAL</b>		\$333,974	0.6%	\$547,635	1.0%	\$190,941	\$138,941		\$45,808		
<b>TOTAL OWNER'S COSTS</b>	N/A	\$5,582,438		N/A	\$5,811,070	\$3,807,677	\$3,057,977		\$2,252,653		
<b>TOTAL OWNER'S CONTINGENCY</b>		\$947,291	1.8%	\$947,291	1.8%	\$0	\$0		\$0		
CCA Pre-Referendum Services											
<b>PROJECT BUDGET</b>		<b>\$53,329,194</b>		<b>\$53,329,194</b>		\$13,796,573	25.9%	\$10,856,362	20.4%	\$2,252,653	4.2%

Contingencies and Allowances in the Budget are tools to manage and mitigate risks. Areas that could affect the contingency budget are:

1. The actual construction start date is several weeks beyond the June 5, 2017 start date included in Alternate Schedule 4a. There may be additional costs beyond the \$400,000 budgeted for Alternate Schedule 4a due to the delay in construction start.
2. The Parking Deck was last estimated in October 2016. A parking consultant has been engaged, structural review has started, and there have been changes in the design. The Parking Deck is being budgeted based on the current design information. The Intergovernmental Agreement has not been completed, it should include the cost or a calculation method for each party's share of the parking deck construction costs. The District's share of the parking deck cost has not been formally agreed to.
3. Qualification of Bid Group 2 bids will confirm the apparent low bidders from bid day and allow funds to be moved from Trade Contracts to Contingency.
4. After qualification of Bid Group 2 Bidders, the risk to the budget from work left to bid has been significantly reduced, over 75% of the work has now been bid.
5. What may be found underground once excavation starts can affect cost and the schedule. Allowances in the excavation budget are included in that trade contract to help manage this risk.
6. Weather is always a risk to construction; unusually wet weather or excessive winter conditions beyond what are planned for can add cost and affect the schedule.