

# 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

April 11, 2017



**KERRY LEONARD, LLC**

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Appendix A – Bulley & Andrews DD Budget January 13, 2017

Appendix B – Detailed Budget Tracking April 11, 2017

The project is currently on budget.

In this written report and at the April 17, 2017 Board meeting, the budget tracking process for the project will be introduced and reviewed. This written summary will attempt to establish terminology and an overview to assist the Board in the transition from previous budget presentations to the oversight process of the Owner's Representative.

In this first budget report, the amounts are tracked through four budget phases:

1. Referendum Budget prepared by Pepper Construction (approved by the Board on August 8, 2016)
2. Schematic Design (SD) Budget prepared by Bulley & Andrews (November 14, 2016)
3. Design Development (DD) Budget prepared by Bulley & Andrews (January 13, 2017)
4. Current Budget after Bid Group 1 and Board Action (April 11, 2017)

In future reports, the current budget will be tracked to the January 13, 2017 DD Budget only.

For this and future budget tracking reports, the previously used categories have been revised. In Bulley & Andrews' budgets, costs are subtotaled for the following categories:

- Trade Costs
- Total Trade Costs and Contingencies
- Total Trade Costs and Contingencies and CM Fees

Owner's costs were then individually listed to add up to the Total Project Budget.

The following cost categories are used in the current tracking method and will be used for all future reports:

- 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

These new categories in total are equal to the Project Budget. Line items from previous budgets have been totaled to align with these new categories. The attached page summarizes these new categories through the four project budget dates. While there have been some minor changes in the amounts within each category, the numbers are essentially the same and all total to the approved referendum budget of \$53,329,194. A more detailed breakdown of this summary is included as Appendix B to this report. Bulley & Andrews DD Budget is included as Appendix A.

	<b>Referendum Budget 8/8/2016</b>	<b>SD Budget 11/14/2016</b>	<b>DD Budget 1/13/2017</b>	<b>Budget after Bid Group 1 Bids 4/11/2017</b>
Trade Contractors	\$38,946,658	\$40,030,682	\$41,140,207	\$39,946,234
Contingency and Escalation	\$5,063,066	\$4,176,496	\$3,044,375	\$4,092,097
Construction Management	\$3,073,047	\$2,640,217	\$2,614,884	\$2,532,535
<b>Construction Subtotal</b>	<b>\$47,082,771</b>	<b>\$46,847,394</b>	<b>\$46,799,465</b>	<b>\$46,570,866</b>
FFE and Technology	\$1,302,346	\$1,302,346	\$1,302,346	\$1,302,346
Environmental	\$85,000	\$85,000	\$85,000	\$85,000
Architect and Engineering	\$3,119,816	\$3,316,789	\$3,316,789	\$3,386,118
Other Consultants	\$468,632	\$509,329	\$544,329	\$498,600
Other Owner's Costs	\$328,974	\$333,974	\$333,974	\$538,974
<b>Owner's Costs Subtotal</b>	<b>\$5,304,768</b>	<b>\$5,547,438</b>	<b>\$5,582,438</b>	<b>\$5,811,038</b>
<b>Owner's Contingency</b>	<b>\$941,655</b>	<b>\$934,362</b>	<b>\$947,291</b>	<b>\$947,291</b>
<b>TOTAL</b>	<b>\$53,329,194</b>	<b>\$53,329,194</b>	<b>\$53,329,194</b>	<b>\$53,329,194</b>

Each of the budget categories is further defined below; line items referred to can be reviewed on the detailed breakdown in Appendix B.

**Trade Costs**

Included in the trade contracts are the bids that will be received by the District and assigned to Bulley & Andrews. Previous estimates from Pepper Construction and Bulley & Andrews further divided this amount into the industry standard CSI MasterFormat Divisions. For the DD budget Bulley & Andrews also resorted the budgets to provide a summary by the anticipated Bid Groups.

Trade contracts will eventually be subcontractors to Bulley & Andrews. The trade costs now being reported based on Bid Groups, Alternates and Budget Holds. Bid and budgeted numbers are included.

**Escalation and Contingencies**

The budgeted escalation amount went to \$0 in the DD Budget when trade contracts were updated based on the drawings and the current year's market conditions. Contingency was 7.4% of trade costs at the DD Budget. For Project Budget Tracking, this number has been divided into several line items.

Once a GMP Contract is executed, it will include a 3% GMP Contingency. This number is now being tracked separately as 3% of all bid and unbid trade costs. Unallocated Contingency is the difference between the DD Contingency and the 3% GMP Contingency. Major changes to the Contingency are also tracked as individual line items. For example, the contingency increase due to the lower Bid Group 1 bids has been added as a separate line item.

**Bulley & Andrews**

Bully & Andrews' fee is based on a fixed hard cost for specific line items and a percentage fee calculated on the sum of the trade contracts and the 3% GMP Contingency. The amount now shown does not include a fee on any of the unallocated contingency. If scope and/or budget dollars are added to the trade costs, the associated fees will be added at that time.

**Furniture, Fixture, and Equipment (FFE) and Technology**

This category is almost entirely FFE; the FFE procurement process is scheduled to start start in the fall of 2017.

**Environmental**

The costs associated with managing and testing for asbestos are included in this category.

**Owner's Costs – Cordogan Clark Associates**

CCA's fees including Basic Services and the authorized additional services are included in this separate category. Reimbursable expenses and consultants under CCA would also be included in this category.

**Owner's Costs – Other Consultant's Costs**

Consultants, testing and inspections contracted directly to the Owner are included in this category.

**Owner's Costs – Other Owner Costs**

Miscellaneous other costs paid directly by the Owner are included in this category.

**Owner's Contingency**

The Owner's Contingency has not been used to fund any aspect of the project to date. Once all trade contracts are bid, if there is remaining Design and Construction Contingency, those dollars will be added to this line item.

**Village of Hinsdale Parking Deck**

The Parking Deck is being bid as part of this project and will be under the same Bulley & Andrews construction contract. Procedures to track this work separately during construction and to facilitate payment of the Village's portion will be worked out. The Village's cost for the Parking Deck are not currently included in the budget. The District's share of the work is included in Bid Group 4 under trade contractors.

**Contingency Tracking**

For the two Contingency categories, a ledger system is being used to track allocations and use of these amounts. Below is the current summary for each of these categories:

**Design and Construction Contingency Tracking**

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
<b>Current Design and Construction Contingency</b>		<b>\$2,893,710</b>	<b>4/1/2017</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

**Owner's Contingency Tracking**

Allocations Against Owner's Contingency				
Event	Transaction	Total	Date	Source
<b>Referendum Budget Owner's Contingency</b>		<b>\$941,655</b>	<b>8/8/2016</b>	<b>Pepper Construction Budget</b>
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>3/24/2017</b>	<b>Owner's Representative Calculation</b>

**Expenditure Tracking**

In addition to the Category and Line Item costs shown for each of the four budget columns, there are added columns to the right that track expenditures based on commitments made:

Bid and Awarded or Ready to Award – If there were no restrictions on funding, the work in this column would be placed under contract as soon as possible.

Authorized – Work where Board action has been taken or where a proposal has been signed or authorized by the administration.

Billed or Encumbered – Work that has been paid or where an invoice has been entered in the District's system for payment. Additional time needs to be spent reconciling District records in this column.

**Construction Tracking**

In addition to the Budget Tracking process, a system is in place to track the monthly contract payout process and any changes that may occur during the construction phase.

Bulley & Andrews is required to track the 3% GMP Contingency use; their tracking document will be reviewed monthly.

**Guaranteed Maximum Price (GMP)**

Bulley & Andrews, LLC has been engaged by School 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 each of the four Bid Groups. The GMP includes:

1. Actual cost of bid work and Construction Manager's estimate of the work remaining to bid
2. GMP Contingency of 3% on all work
3. Design and Construction Contingency of 4.4% of unbid work
3. Construction Manager's fixed costs and percentage fee

The 4.4% contingency on unbid work combined with the 3% GMP Contingency is equal to the 7.4% Contingency that was used in the DD Budget. The GMP dollar amount can be calculated based on the above amounts and percentages at any time. This number will change as more bids are received and actual costs are known.



The project is currently behind schedule.

Bulley & Andrews Base Bid schedule for the project indicated a March 20, 2017 date for award and assignment of contracts for Bid Group 1 with mobilization starting on April 3, 2017 and the Temporary Parking Lot construction starting April 18, 2017.

On April 10, 2017, the Board awarded and assigned three Contracts and authorized shop drawings to proceed for long lead items.

Bulley & Andrews established and is bidding Alternate Schedules 4a, 4b, and 4c to allow bidding to continue and to quantify actual costs associated with delayed start dates.

Schedule 4a is the current schedule due to the delayed start due to the litigation and resulting inability of the District to sell bonds to fund the project.

Schedule 4a has estimated acceleration costs of \$400,000. There would also be additional fees associated with an increase in construction costs.

Key milestone dates to maintain Schedule 4a are:

- Award and assignment of remaining Bid Group 1 Contracts – April 2017 to May 15, 2017
- Award of contracts for modular move and utility relocation – May 15, 2017

If trade contract awards are not made by May 15, 2017, the project schedule will need to be reassessed, but the current plan would be for the project to move to Schedule 4b. Schedule 4b has an estimated added cost due to delays of \$450,000; this would result in \$50,000 being moved from contingency to the Trade Costs. More significantly, Schedule 4b changes the scheduled completion date to December of 2018 and would require a mid-year move.

#### **Schedule**

The risk continues that more time will be lost and a delayed construction start will result in moving to Alternate Schedule 4b or 4c resulting in the occupancy date moving from the Fall of 2018 to the Winter of 2018.

#### **Modular Classroom Relocation**

Alternate Schedules 4a, 4b, and 4c do not allow the Modular Classrooms to be relocated in accordance with the original schedule. Coordination of parking with the Village of Hinsdale based on this delayed move is required.

#### **Parking Deck**

The Intergovernmental Agreement with the Village of Hinsdale needs to be finalized to clarify parking and other issues relative to the joint use of the Parking Deck.

A meeting was held on April 13, 2017 with the Village of Hinsdale to discuss open items that require coordination including the Modular Classroom Relocation and the Parking Deck.

**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

Detailed information for the above trade packages was included in the bid recommendation material for the April 10, 2017 Special Board meeting.

The following additional contracts are pending until a start date of construction is known:

1. Commonwealth Edison to relocate their power pole located in the parking lot in the area designated for the relocated modular classrooms. \$38,384.68 pre-payment required with executed agreement. \$5,773.00 was previously paid to Commonwealth Edison for their engineering department to engineer the pole relocation for a total contract amount of \$44,157.68.
2. Installation of conduit for Commonwealth Edison work, budgeted at \$25,000.
3. Nicor Gas Contract for relocation of gas service to the existing HMS during construction for a total contract amount \$10,578.20.
4. ModSpace for relocation of leased modular classrooms, proposal of \$82,425.00.
5. Builder's Risk Insurance – the District is required to purchase and maintain Builder's Risk Insurance; the budget for this item is \$50,000.
6. 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.
7. Code Required Inspections – Contract to 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 (2,350 SF @ \$195.12/SF)

Alternated Not Accepted

Alternate 2 for the Small Parking Deck was bid as part of Bid Group 1 and no longer needs to be included in the bidding process since the Village has determined that they will proceed with the Parking Deck included as part of Alternate 3.

Pending:

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

Alternate 1 – Elevated Running Track/Additional Storage (6,000 SF @ \$85.31/SF)

Alternate 4a – June 2017 Construction Start

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

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

Future Alternates

- Operable Windows  
This alternate work will be included in Bid Group 2. Since the April 10 Board meeting, this item has been reviewed and Cordogan Clark was directed to include two alternates for windows 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.
- Increase Bleacher Seating in Gym
- Possible finish material alternates in future bid packages

Package/Trade	Leveled Bid	DD Leveled Budget	DD Budget		Comments
			SD Budget	Delta from SD to DD Budget	
012100 Overtime Allowance	\$50,000	\$50,000	\$50,000	\$0	
013529 Safety	\$274,100	\$274,100	\$274,128	\$28	
013533 Temporary Construction	\$502,425	\$502,425	\$688,760	\$186,335	
015100 Temporary Utilities	\$162,000	\$162,000	\$0	(\$162,000)	Not within SD, cost to project
015423 Temporary Protection	\$179,100	\$179,100	\$179,100	\$0	
015716 Temp Fence	\$75,125	\$75,125	\$67,680	(\$7,445)	
022100 Surveying	\$61,155	\$61,155	\$75,000	\$13,845	
024100 Demolition	\$860,000	\$860,000	\$760,000	(\$100,000)	Abatement included
025800 Winter Protection	\$129,000	\$129,000	\$129,000	\$0	
028200 Trade Bond Insurance	\$449,162	\$449,162	\$412,500	(\$36,662)	
030000 Concrete	\$2,063,000	\$2,063,000	\$2,236,440	\$173,440	
034000 Precast Concrete	\$1,597,652	\$1,597,652	\$1,447,760	(\$149,892)	Added thickness at Cafetorium
040000 Masonry	\$3,369,000	\$3,369,000	\$2,069,033	(\$1,299,967)	Based on market pricing, two b
051000 Structural Steel	\$2,364,750	\$2,364,750	\$3,117,967	\$753,217	Misc Support steel now within
061000 Rough Carpentry	\$435,374	\$435,374	\$435,374	\$0	
062200 Millwork	\$1,142,335	\$1,142,335	\$1,132,335	(\$10,000)	
071000 Dampproofing and Waterproofing	\$222,900	\$222,900	\$169,019	(\$53,881)	Premium material for AVB
074000 Skylights	\$125,000	\$125,000	\$125,000	\$0	
074213 Metal Panels	\$200,000	\$200,000	\$59,500	(\$140,500)	Roof Screens for Roof Top equi
075000 Membrane Roofing	\$1,305,000	\$1,305,000	\$1,305,000	\$0	
079200 Joint Sealants	\$25,000	\$25,000	\$20,100	(\$4,900)	
081000 Doors & Frames	\$375,000	\$375,000	\$488,336	\$113,336	
083000 Specialty Doors	\$167,750	\$167,750	\$215,000	\$47,250	
088000 Glazing	\$2,015,714	\$2,015,714	\$1,940,714	(\$75,000)	
092116 Gypsum Board Assemblies	\$3,714,867	\$3,714,867	\$3,814,867	\$100,000	
093000 Ceramic Tile	\$84,400	\$84,400	\$84,400	\$0	
095100 Acoustical Ceilings	\$478,000	\$478,000	\$521,411	\$43,411	
096000 Flooring	\$777,090	\$777,090	\$730,175	(\$46,915)	
096400 Wood Flooring	\$151,000	\$151,000	\$152,145	\$1,145	
096700 Fluid Applied Flooring	\$115,866	\$115,866	\$112,597	(\$3,269)	
099100 Painting	\$340,625	\$340,625	\$396,900	\$56,275	
100000 Flag Poles	\$12,000	\$12,000	\$20,000	\$8,000	
101400 Signage	\$82,954	\$82,954	\$92,000	\$9,046	
102226 Toilet Partitions	\$43,900	\$43,900	\$72,000	\$28,100	
102800 102800 Visual Display Boards	\$103,500	\$103,500	\$105,354	\$1,854	
102813 Toilet Accessories	\$34,065	\$34,065	\$68,000	\$33,935	
105000 Lockers	\$215,500	\$215,500	\$215,500	\$0	
114000 Foodservice Equipment Appliances	\$450,771	\$450,771	\$409,232	(\$41,539)	
115200 AudioVisual Equipment	\$483,560	\$483,560	\$115,000	(\$368,560)	Short Throw Proj at Classrooms
115300 Laboratory Equipment	\$405,000	\$405,000	\$405,000	\$0	Sound System at Gym
116623 Gymnasium Equipment	\$154,810	\$154,810	\$170,280	\$15,470	Main AV at Cafetorium
116800 Performance Equipment	\$125,000	\$125,000	\$125,000	\$0	Sound System at Music
122000 Window Treatments	\$118,700	\$118,700	\$100,500	(\$18,200)	
133416 Grandstands and Bleachers	\$145,000	\$145,000	\$145,000	\$0	
142000 Elevators	\$150,700	\$150,700	\$150,000	(\$700)	
210000 Fire Suppression	\$465,000	\$465,000	\$484,027	\$19,027	
220000 Plumbing	\$1,449,900	\$1,449,900	\$1,630,447	\$180,547	
230000 MechanicalHVAC	\$4,564,000	\$4,564,000	\$4,506,150	(\$57,850)	
260000 Electrical	\$4,384,105	\$4,384,105	\$4,359,804	(\$24,301)	
310000 Earthwork&Site Utility	\$2,923,430	\$2,923,430	\$2,347,550	(\$575,880)	SW Dent and Increase Parking
321000 Asphalt Paving	\$413,810	\$413,810	\$470,667	\$56,857	
321400 Unit Pavers	\$30,900	\$30,900	\$50,600	\$19,700	
321600 Site Concrete	\$267,832	\$267,832	\$322,980	\$55,148	
323100 Fences & Gates	\$15,000	\$15,000	\$72,500	\$57,500	
329000 Landscaping	\$288,379	\$288,379	\$382,850	\$94,471	
<b>TRADE COST SUBTOTAL</b>	<b>\$41,140,206</b>	<b>\$41,140,206</b>	<b>\$40,030,682</b>	<b>(\$1,109,524)</b>	
Design & Construction Contingency - 7.40%		\$3,044,375	\$3,528,453	\$484,078	
Escalation - 0%		\$0	\$648,043	\$648,043	Budget numbers based on project schedule
<b>TOTAL TRADE COST SUBTOTAL + CONTINGENCIES SUBTOTAL</b>		<b>\$44,184,582</b>	<b>\$44,207,178</b>	<b>\$22,596</b>	
Builders Risk Insurance	By Owner				
General Conditions Staffing - 2.33%		\$1,029,501	\$1,030,027	(\$526)	
Fixed General Conditions		\$280,901	\$280,901	\$0	
Estimated Reimbursable Expenses		\$100,452	\$100,452	\$0	
Fee - 1.25%		\$552,307	\$557,095	(\$4,788)	
General Liability Insurance - 1%		\$441,846	\$461,757	(\$19,911)	
CM P&P Bond - 0.475%		\$209,877	\$209,984	(\$107)	
<b>TOTAL TRADE COST + CONTINGENCIES SUBTOTAL + CM FEES</b>		<b>\$46,799,465</b>	<b>\$46,847,394</b>	<b>\$47,929</b>	
A/E Design Fees	\$2,889,816	\$2,889,816	\$2,889,816	\$0	
Design Fees (Pre-referendum services)	\$146,973	\$146,973	\$146,973	\$0	
Design Fees (SE Wing Revision)	\$50,000	\$50,000	\$50,000	\$0	
Zoning and Public Approvals Professional Services	\$50,000	\$50,000	\$50,000	\$0	
Additional Onsite Services	\$105,000	\$105,000	\$105,000	\$0	
Design Fees Specialty Consultants	\$75,000	\$40,000	\$40,000	(\$35,000)	Acoustical Consultant
Furniture, Fixtures & Equipment Design	\$0	\$0	\$0	\$0	
Estimated Design Reimbursable Expenses	\$75,000	\$75,000	\$75,000	\$0	
Furniture Budget	\$1,282,346	\$1,282,346	\$1,282,346	\$0	
IT - New Racks and Additional Switch/Equip. For New Classrooms	\$20,000	\$20,000	\$20,000	\$0	
Classroom Technologies (A/V) - within electrical	\$0	\$0	\$0	\$0	
Environmental (asbestos) Design For Bid Documents	\$10,000	\$10,000	\$10,000	\$0	
Environmental (asbestos) On-Site Project Management	\$10,000	\$10,000	\$10,000	\$0	
Environmental (asbestos) Contractor Removal	\$50,000	\$50,000	\$50,000	\$0	
Environmental Pre-Design Testing	\$15,000	\$15,000	\$15,000	\$0	
Soil Borings	\$20,000	\$20,000	\$20,000	\$0	
Survey/Title Commitment	\$15,000	\$15,000	\$15,000	\$0	
Arborist Survey and Report	\$5,000	\$5,000	\$5,000	\$0	
Wetland Survey and Reporting for MWRD	\$0	\$0	\$0	\$0	
Wetland Mitigation Cash Offset	\$0	\$0	\$0	\$0	
Traffic Study Update	\$15,000	\$15,000	\$15,000	\$0	
Third Party Drawing Review Fees (ISBE required)	\$10,000	\$10,000	\$10,000	\$0	
Third Party On-site Inspections (ISBE required per IBC)	\$50,000	\$50,000	\$50,000	\$0	
Flagg Creek Water Reclamation District Fees	\$25,000	\$25,000	\$25,000	\$0	
Material Testing during Construction	\$100,000	\$100,000	\$100,000	\$0	
Utility Company Excess Facility Charges (transformer, water meter)	\$75,000	\$75,000	\$75,000	\$0	
Modular Classroom Lease Costs	\$0	\$0	\$0	\$0	
Permit Fees	\$5,000	\$5,000	\$5,000	\$0	
Building Commissioning	\$44,329	\$44,329	\$44,329	\$0	
Owners Representative	\$160,000	\$160,000	\$160,000	\$0	
Final Building Cleaning	\$103,974	\$103,974	\$103,974	\$0	
Moving Costs	\$125,000	\$125,000	\$125,000	\$0	
Legal Costs	\$50,000	\$50,000	\$50,000	\$0	
Owner Contingency	\$947,291	\$934,362	\$934,362	(\$12,929)	
<b>TOTAL PROJECT BUDGET</b>		<b>\$53,329,194</b>	<b>\$53,329,194</b>	<b>(\$0)</b>	
Anticipated Value of Bid Packages					
Bid Package 1	\$10,832,479				
Bid Package 2	\$23,163,547				
Bid Package 3	\$5,441,753				
Bid Package 4 - Surface Lot Only	\$1,702,428				

Hinsdale Middle School  
 Budget Tracking  
 April 11, 2017

Cost Category	Referendum Budget 8/8/2016	SD Budget 11/14/2016	DD Budget 1/13/2017	Budget after Bid Group 1 Bids 4/11/2017	Bid and Awarded or Ready to Award	Authorized	Billed or Encumbered				
Trade Contractors											
<b>Bid Groups</b>											
Bid Group 1 Bids (3/13, 3/21, and 3/27)			\$10,832,479	\$8,268,225	\$8,268,225						
Shop Drawings						\$250,000					
Bid Group 2 Bids			\$23,163,547	\$23,163,547							
Bid Group 3 Bids			\$5,441,753	\$5,441,753							
Bid Group 4 Bids			\$1,702,428	\$1,702,428							
Budget Hold for Storm Water Management in Parking Deck Area				\$400,000							
<b>Alternate Bids</b>											
Running Track/Add. Storage Alternate 1											
Small Parking Alternate 2											
Parking Deck Alternate 3											
Schedule Alternate 4a				\$400,000	\$91,300						
Schedule Alternate 4b											
Schedule Alternate 4c											
Precast Alternate Bid 5				\$151,016	\$151,016						
Larger Basement/ Storage Alternate 6				\$419,265	\$325,265						
Window Alternate One Window per room											
Window Alternate Two Windows per room											
Bleacher Alternate											
Finish Alternates											
<b>TOTAL TRADE COST</b>	\$38,946,658	\$40,030,682	\$41,140,207	77.1%	\$39,946,234	74.9%	\$8,835,806	22.1%	\$250,000	0.6%	\$0
Design & Construction Contingency	\$3,894,666	\$3,528,453	\$3,044,375								
<b>GMP Contingency</b>											
3% of Total Trade Cost					\$1,198,387						
4.4% of Unbid Trade Costs											
<b>Design Contingency</b>											
Design Contingency Unallocated					\$1,845,988						
Reduction in Bid Group 1 Budget Pre-Bid					\$436,479						
Moved to Owner Costs					(\$228,600)						
Additional Design Contingency after Bid Group 1					\$839,843						
<b>Escalation</b>	\$1,168,400	\$648,043	\$0		N/A						
<b>TOTAL ESCALATION AND CONTINGENCIES</b>	\$5,063,066	\$4,176,496	\$3,044,375	5.7%	\$4,092,097	7.7%	\$0		\$0		\$0
<b>Subtotal Trade and Contingencies</b>	\$44,009,724	\$44,207,178	\$44,184,582								

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Cost Category	Referendum Budget 8/8/2016	SD Budget 11/14/2016	DD Budget 1/13/2017	Budget after Bid Group 1 Bids 4/11/2017	Bid and Awarded or Ready to Award	Authorized	Billed or Encumbered
Bulley & Andrews						\$240,000	
Percentage Fee				\$2,151,182	\$2,151,182		
General Conditions Staffing Fee		\$1,030,027	\$1,029,501				
General Liability Insurance		\$557,096	\$552,307				
CM P&P Bond		\$461,757	\$441,846				
		\$209,984	\$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>	\$3,073,047	\$2,640,217	\$2,614,884	4.9%	\$2,532,535	4.7%	\$2,532,535
						\$240,000	\$0
<b>SUBTOTAL CONSTRUCTION COSTS</b>	\$47,082,771	\$46,847,395	\$46,799,465	87.8%	\$46,570,866	87.3%	\$11,368,341
						\$490,000	\$0
<b>Furniture, Fixture, and Equipment (FFE) and Technology</b>							
Furniture, Fixture, and Equipment Budget	\$1,282,346	\$1,282,346	\$1,282,346	\$1,282,346	\$1,282,346		
IT - Racks Switch/Equip. For	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000		
Classroom Technologies (A/V) IN electrical	\$0	In Electrical	In Electrical	In Electrical	In Electrical		
<b>TOTAL FFE and TECHNOLOGY</b>	\$1,302,346	\$1,302,346	\$1,302,346	\$1,302,346	2.4%	\$1,302,346	2.4%
						\$0	\$0
						\$0	\$0
<b>Environmental</b>							
Environmental (asbestos) Design For Bid Documents	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000		
Environmental (asbestos) On-Site Project Management	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000		
Environmental (asbestos) Contractor Removal	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000		
Environmental Pre-Design Testing	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000		
<b>TOTAL ENVIRONMENTAL</b>	\$85,000	\$85,000	\$85,000	\$85,000	0.2%	\$85,000	0.2%
						\$0	\$0
						\$0	\$0

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Cost Category	Referendum Budget 8/8/2016	SD Budget 11/14/2016	DD Budget 1/13/2017	Budget after Bid Group 1 Bids 4/11/2017	Bid and Awarded or Ready to Award	Authorized	Billed or Encumbered		
<b>Owner's Costs</b>									
<b>Cordogan Clark Associates</b>						\$2,635,089			
CCA Design Fees	\$2,889,816	\$2,889,816	\$2,889,816	\$2,889,816	\$2,889,816.00		\$1,788,789		
CCA Pre-Referendum Services	(\$146,973)	\$146,973	\$146,973	\$146,973	\$146,973		\$146,973		
<b>Additional Services</b>									
Kitchen Design					\$20,000		\$5,500		
Storm Shelter					\$11,000		\$0		
Traffic Study					\$15,000		\$15,000		
CCA Fees (South Wing Revision)	\$0	\$50,000	\$50,000	\$50,000	\$50,000		\$50,000		
CCA Zoning and Public Approvals	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000		\$46,180		
SmithGroup JJR LLC									
Acoustical/Sound System				\$25,000	\$25,000		\$5,400		
Commissioning (AEI - \$43,200)				\$44,329	\$44,329				
CCA FFE Design	\$0	included	included	included					
Additional Onsite Services	\$105,000	\$105,000	\$105,000	\$105,000			\$0		
CCA Reimbursable Expenses	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000		\$17,071		
<b>CORDOGAN CLARK ASSOCIATES SUBTOTAL</b>	<b>\$2,972,843</b>	<b>\$3,316,789</b>	<b>\$3,316,789</b>	<b>6.2%</b>	<b>\$3,386,118</b>	<b>6.3%</b>	<b>\$3,327,118</b>	<b>\$2,635,089</b>	<b>\$2,074,913</b>
<b>Other Consultant Costs</b>									
Survey/Title Commitment (SmithGroupJJR)	\$15,000	\$15,000	\$15,000	\$15,000					
Soil Borings (SMC)	\$20,000	\$20,000	\$20,000	\$20,000					
Soils Percolation Report (True North)									
Traffic Planning (KLOA proposal \$14,400)	\$15,000	\$15,000	\$15,000	\$15,000		Through CCA			
Arborist Survey and Report	\$5,000	\$5,000	\$5,000	\$5,000					
Wetland Survey and Reporting for MWRD	\$0	\$0	\$0	\$0					
Design Fees Specialty Consultants	\$125,000	\$75,000	\$40,000	\$50,000					
Acoustical Consultant (\$25,000 in CCA Fee)		(\$35,000)	\$35,000						
Building Commissioning	\$138,632	\$44,329	\$44,329	in CCA					
Third Party Drawing Review Fees (ISBE required)	\$0	\$10,000	\$10,000	\$10,000					
Third Party On-site Inspections (ISBE required per IBC)	\$0	\$50,000	\$50,000	\$50,000					
Material Testing during Construction	\$100,000	\$100,000	\$100,000	\$100,000					
Owners Representative	\$0	\$160,000	\$160,000	\$183,600	\$183,600	\$30,000	\$17,375		
Legal Costs	\$50,000	\$50,000	\$50,000	\$50,000					
Legal Costs Referendum Challenge	\$0	\$0	\$0	TBD					
<b>OTHER DESIGN CONSULTANTS SUBTOTAL</b>	<b>\$468,632</b>	<b>\$509,329</b>	<b>\$544,329</b>	<b>1.0%</b>	<b>\$498,600</b>	<b>0.9%</b>	<b>\$183,600</b>	<b>\$30,000</b>	<b>\$17,375</b>



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Cost Category	Referendum Budget 8/8/2016	SD Budget 11/14/2016	DD Budget 1/13/2017	Budget after Bid Group 1 Bids 4/11/2017	Bid and Awarded or Ready to Award	Authorized	Billed or Encumbered
Other Owner Costs							
Builders Risk Insurance By Owner	No Line Item	No Budget	No Budget	\$50,000			
Wetland Mitigation Cash Offset	\$0	\$0	\$0	\$0			
Flagg Creek Water Reclamation District Fees	\$25,000	\$25,000	\$25,000	\$25,000			
Utility Company Excess Facility Charges (transformer, water meter)	\$75,000	\$75,000	\$75,000	\$75,000			
Utility Relocation Charges	\$0			\$75,000			
Com Ed					\$44,158		
Conduit for Com Ed							
Nicor					\$10,578		
Modular Classroom Lease Costs	\$0						
Modular Classroom Move				\$80,000	\$82,425		
Permit Fees	\$0	\$5,000	\$5,000	\$5,000			
Final Building Cleaning	\$103,974	\$103,974	\$103,974	\$103,974			
Moving Costs	\$125,000	\$125,000	\$125,000	\$125,000			
<b>OTHER OWNER'S COSTS SUBTOTAL</b>	<b>\$328,974</b>	<b>\$333,974</b>	<b>\$333,974</b>	<b>\$538,974</b>	<b>\$137,161</b>	<b>\$0</b>	<b>\$0</b>
<b>TOTAL OWNER'S COSTS</b>	<b>\$5,157,795</b>	<b>\$5,547,438</b>	<b>N/A</b>	<b>\$5,811,038</b>	<b>\$3,647,879</b>	<b>\$2,665,089</b>	<b>\$2,092,288</b>
<b>TOTAL OWNER'S CONTINGENCY</b>	<b>\$941,655</b>	<b>\$934,362</b>	<b>\$947,291</b>	<b>\$947,291</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
CCA Pre-Referendum Services	\$146,973						
<b>PROJECT BUDGET</b>	<b>\$53,329,194</b>	<b>\$53,329,194</b>	<b>\$53,329,194</b>	<b>\$53,329,194</b>	<b>\$15,016,220</b>	<b>\$3,155,089</b>	<b>\$2,092,288</b>
					28.2%	5.9%	3.9%