



Glen Ellyn SD 41
Four Elementary School Additions
Project Status Report
6/04/2014

WORK RECAP

On-site construction activities began in earnest during May. The following recaps the activities occurring to date at each location:

Franklin Elementary: Mobilization, including fencing, SWPPP, staging and construction trailer were located on site. Underground site utility relocation work took place. This work was substantially completed in May to allow for building excavation. Building excavation was scheduled to occur starting the week of June 2.

Lincoln Elementary: Fencing and SWPPP was installed at the location of the previously demolished mobile trailers behind Lincoln. Site work is ongoing to prepare for relocation of the existing mobiles from the west side of the building.

Forest Glen Elementary: No on site work has occurred. As soon as Field Days are complete, preparation for site work will begin.

Churchill Elementary: Mobilization, including fencing and SWPPP took place in preparation for installation of temporary construction access road on the east side of the gym. Access road installation began the week of June 2.

Processing and review of shop drawings, submittals, & RFI's is ongoing. Communication between the District, FGM and FQC is good and project level cooperation is going well. Owner / Arch / CM coordination meetings occur formally on a weekly basis. CM / Trade Contractor meetings also occur formally on a weekly basis.

WORK OUTLOOK

Work to be completed over the next 30 days at each location is projected as follows:

Franklin Elementary: Excavation for buildings will take place and the start of concrete foundation forming. Once school lets out, work will occur inside the building to disconnect and make-safe MEP systems to allow for isolation of the work area. Temporary protection will be installed along with work for temporary corridors inside the existing building.



Lincoln Elementary: The primary activity for Lincoln will be to prepare for the relocation of the existing Mobiles to the new location behind the school. Following the removal of all items by the District, this will involve demolition of the exterior ramps/canopy, disconnection of power and preparation for the move. IMS is schedule to begin Mobile relocation the week of June 16. Once the Mobiles are relocated, disconnect and make-safe work will occur inside the building in preparation for piping rough-in and installation of temporary partitions/corridors. Selective demolition will also occur. In coordination with the Mobile relocation, site demolition and utility work, including ComEd and AT&T, will take place.

Forest Glen Elementary: Similar to Lincoln, the primary activity over the next month at Forest Glen will be the relocation of the Mobile classrooms to their new location. Once school is out and the contents removed, FQC will be working with IMS to relocation these Mobiles and to initiate site utility work, with the first major activity being the relocation of the sanitary sewer line.

Churchill Elementary: Following completion of the construction access road, site development and utility work will begin. The spoils from the other schools will be hauled in and used for building the site up, while excavation will occur for the new underground stormwater detention system. Until school is complete, this work will occur on a limited basis.

FQC onsite personnel and office personnel will continue management of ongoing work onsite and coordination of future work items.

CONTRACTING/BIDDING

The Board has approved all major trade contracts for the building and site at Franklin, the building and sit at Lincoln, the site at Forest Glen and the site at Churchill that have been bid. There will be some miscellaneous small items that will be prepared for Board approval as the projects move further into construction. The next major group of trade packages to be bid will be the buildings for Forest Glen and Churchill. As this bid schedule is developed, we will advise the Board.

PROJECT SCHEDULE/BUDGET

The project is on schedule. Costs for the project are within budget and the budget continues to contain contingency funds for unforeseen conditions.



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Budget Status Report
6/04/2014

BUDGET UPDATE

Included with this update is a Master Budget spreadsheet that has been updated with the most recent awards and budget information. The Total Project Budget remains identical to the previous budgets the Board has been provided. In an effort to highlight a few adjustments to where dollars are located and how the program remains under budget, we have summarized the following points:

Total Project Budget: The previous budget totaled \$15,539,156, with hard and soft costs. It was noted that an additional cost for re-roofing at Lincoln was \$194,730.00. This re-roofing money was listed at the bottom of the previous document. Because this work is part of the hard costs of the project, this money has now been included with the FQC update, as part of the hard costs. The Total Project Budget of \$15,733,886 is exactly the same as the total of the previous Total plus the re-roofing money ($\$15,539,156 + \$194,730 = \$15,733,886$).

Committed Funds: The spreadsheet identifies in RED, the dollars the Board has committed to through trade contractor awards. This is provided simply to help keep the Board informed as to the progress of the trade contractor work that has been bid and awarded.

Hard Costs: The Hard Cost Totals has increased from \$13,132,845 to \$13,701,910. The reasons for this are listed below the Hard Cost section of the spreadsheet on Page 1 of 2. The two biggest contributors to this increase were not originally part of the Hard Cost scope or budget.

Soft Costs: The Soft Cost Totals have decreased from \$2,173,956 to \$1,796,436. The two areas where the decreases occurred were in the Relocation of Mobiles category and Other Expenses category. Funds from these two categories were moved to Hard Costs to off-set the additional Hard Cost scope mentioned above.

Contingency: The 5% Contingency remains intact. The Added Contingency of \$217,891 previously reported remains intact. Additional contingency of \$20,765 has been added as a result of the competitive bidding of site work at Churchill. The escalation funds also remain available for the project.