



# New Trier High School

## Construction Report Update

February 2023



# **New Trier Winnetka Campus East Side Academic & Athletic Project**

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## **I. NEIGHBOR RELATIONS**

The direct impact on the neighborhood from the project remains minimal outside of the construction area. Masonry and Roofing activities continue to be the focus. Street sweeping continues to be provided on an as-needed basis.

## **II. PROJECT SUMMARY**

### **ESAA Schedule Progress**

The masonry contractor has been working on the interior masonry walls and the installation of the ground face masonry units in the Competition gym. They will be wrapping up the majority of their wall installations by end of the month.

The Glazing contractor continues to make good progress on the exterior curtain wall systems. By the end of the month, they will also be starting interior aluminum frame and glazing work.

The MEP contractors are all on site continuing to work on and in various parts of the new and existing building providing above ceiling and inwall installations including duct work, water piping, electrical conduit and wiring, mechanical piping, etc. The Mechanical contractor has received additional air handling equipment at their facility and is waiting on some more pieces to set up their next install.

The carpentry contractor continues to make great progress on the interior framing and drywall activities throughout the building. Just like the masonry contractor they are wrapping up the majority of their work by the end of the month allowing the finish trades to continue.

Acoustical Ceiling work continues in the academic spaces. This is allowing the MEP contractor to start trimming out their work such as installing lights, grilles and registers, sprinklers, etc.

The tile contractor has mobilized to the site and has started on the 3<sup>rd</sup> floor of the academic wing with bathroom tile installation. They will be on site for the next few months with all of the tile work including the corridor walls and floor tile.

The painting contractor also continues to paint walls, ceilings, etc. and is quickly making the space brighter looking every day.

Pepper has been meeting with other finish related contractors such as flooring, tile, and ceilings in order to make sure all contractors are prepared to come on to the site and continue the progress for a successful completion.

### **Milestones**

Upcoming major milestones:

February 2023	Interior finishes work will continue, painting, ceilings, ceramic tile, flooring, MEP Trim work. Exterior Glazing will become substantially complete.
March 2023	All finishes will continue, wood flooring in Gym will start at end of March as well as the Field house Flooring.
April 2023	Site Work to re-commence with the storm trap and storm water piping connected the Village's mains.

### **Safety**

No Items

### **III Construction Budget**

Budget Change Order 12 totals \$657,421. Most of the changes included in this total are older ones that were finally cleared after review/negotiation and approval. These changes that have been negotiated over the past several months include storm trap base slab, boiler flue work, interior window frame revisions, roof drains, revisions to MEP work, structural coordination due to existing conditions, and various revisions to multiple trades. There were also updates to the "Estimated Future Project Contingency Usage" section of the Construction Budget. Projected Contingency Usage, which includes items that are estimates for future or under negotiation/revision, is estimated at \$836,702. This is down by \$292,765 which is partially due to the clearing of some Change Orders that we processed this month.

### **IV Photos**

<https://www.dropbox.com/t/NIXK0iKyvHaZXmcy>

### III. CONSTRUCTION BUDGET

#### Executive Summary

01/10/2023

<b>Construction Costs</b>			
Committed Costs	\$62,854,645		
Construction Contingency	\$2,981,031		
Flooring Direct Purchase By Owner	\$1,919,109		\$65,835,676
<b>Total Construction Costs</b>	<b>\$67,754,785</b>		
<b>Owner Costs</b>			
Owner Contingency Budget	\$2,166,877		
Owner's Direct Costs	\$9,567,651		
<b>Total Owner Costs</b>	<b>\$11,734,528</b>		
<b>Total Project Estimate</b>	<b>\$79,489,313</b>		

#### Project Contingency Summary

	Construction Contingency	Owner Contingency	Total Contingency
Bid Period 1	\$44,245	\$3,198,400	\$3,242,645
Bid Period 2	\$1,156,378		\$1,156,378
Bid Period 3a	\$1,510,761		\$1,510,761
Bid Period 3b	\$269,647	(\$1,031,523)	(\$761,876)
	\$0		\$0
	\$0		\$0
	\$0		\$0
Current Initial Contingency Budget	\$2,981,031	\$2,166,877	\$5,147,908
Approved Contingency Usage OCO #001 (July 2021)	\$13,550	\$0	\$13,550
Approved Contingency Usage OCO #002 (Aug 2021)	\$2,549	\$0	\$2,549
Approved Contingency Usage OCO #003 (Oct 2021)	\$32,472	\$0	\$32,472
Approved Contingency Usage OCO #006 (Jan 2022)		\$0	\$0
Approved Contingency Usage - Budget CO#1 (March 2022)	(\$8,703)	\$359,335	\$350,632
Approved Contingency Usage - Budget CO#2 (April 2022)	\$99,010	\$0	\$99,010
Approved Contingency Usage - Budget CO#3 (May 2022)	\$213,437	\$0	\$213,437
Approved Contingency Usage - Budget CO#4 (June 2022)	\$20,894	\$0	\$20,894
Approved Contingency Usage - Budget CO#5 (July 2022)	\$26,201	\$0	\$26,201
Approved Contingency Usage - Budget CO#6 (Aug 2022)	\$474,710	\$0	\$474,710
Approved Contingency Usage - Budget CO#7 (Sep 2022)	\$125,927	\$0	\$125,927
Approved Contingency Usage - Budget CO#8 (Oct 2022)	\$139,128	\$215,208	\$354,336
Approved Contingency Usage - Budget CO#9 (Nov 2022)	\$67,630	\$0	\$67,630
Approved Contingency Usage - Budget CO#10 (Dec 2022)	\$335,403	\$0	\$335,403
Approved Contingency Usage - Budget CO#11 (Jan 2023)	\$311,097	\$0	\$311,097
Approved Contingency Usage - Budget CO#12 (Feb 2023)	\$657,421	\$0	\$657,421
<b>Total Approved</b>	<b>\$2,510,726</b>	<b>\$574,543</b>	<b>\$3,085,269</b>
Current Balance	\$470,305	\$1,592,334	\$2,062,639
Projected Contingency Usage	\$836,702	\$0	\$836,702
Projected Balance	(\$366,397)	\$1,592,334	\$1,225,937

