

NEW TRIER TOWNSHIP HIGH SCHOOL DISTRICT 203



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CHRISTOPHER JOHNSON
ASSOCIATE SUPERINTENDENT

TO: Board of Education
FROM: Chris Johnson
DATE: October 10, 2022
SUBJECT: Winnetka Campus East Side Academic/ Athletic Project - Mid Project Budget Update

Introduction

Construction is well underway for the East Side Academic and Athletic Project, and the District looks forward to completing the project this summer and opening the facility for our students, staff and community. Construction began in June 2021 with the Preliminary Phase of work (Bid Period 1) and finished at the end of 2021. The second phase (Bid Periods 2 & 3) began over winter break 2021 with asbestos abatement and will be completed in July 2023. We are now at the halfway point of the project, which provides an opportunity for an update on the project budget.

Current Project Budget Summary

The total project budget is \$79,489,313, which includes a total contingency and allowances of \$7,629,431 as detailed in the chart below.

The project budget is categorized into three components: the cost of construction (labor and materials, which includes construction contingency), owners' costs (fees paid by the owner, such as architectural, FF&E, utility hook ups, and soft costs, which includes owners contingency).

This memo will focus primarily on change orders, as they are the main driver of change in the cost of the project. It will summarize the change orders that have been completed, change orders projected to be needed, and risks in the second half of the project. Change orders totaled \$1,139,175 between July 2021 and October 2022, and are projected to total an additional \$1,051,549 between November 2022 and August 2023.

To date, \$476,758 of \$1,450,000 in allowances are currently approved or pending approval.

Category	Construction Contingency	Owner Contingency	Allowances	Total Contingency and Allowances
Initial Balance	\$2,981,031	\$3,198,400	\$1,450,000	\$7,629,431
Allocated as of 9/30/22	\$1,139,175	\$1,606,066	\$476,758	\$3,221,999
Projected Future Usage	\$1,051,549	\$0	\$848,242	\$1,899,791
Potential Future Unknown Change Orders	\$700,074	\$0	\$0	\$700,074
Projected End of Project Balance	\$90,233	\$1,592,334	\$125,000	\$1,807,567

Categorizing of Change Orders

The District has developed a system of categorizing every Change Order in order to ultimately understand how the dollars are being spent. Below is a brief description of those categories for your reference.

1. Unforeseen Conditions –Items that were not anticipated and therefore not included in the Bid Documents. *Unsuitable soils and differing conditions of the existing structures are the two most notable. An example change is PCI 00076 - Additional Steel and Shoring (-\$72,121). This change is due to the Bickert Gym steel bearing on walls to be demolished for the Gates Gym Addition; old As-Builts has the steel located on a different wall.*
2. Reduction in Scope –Items that are removed from the scope post Contract Award. Example of this would be a material change or reduction of quantity of an item that results in a reduced cost. *An example change is PCI 50010 -Column Encasement Credit \$2,688. It was determined that there was a cost savings due to the columns being larger than originally anticipated per as built drawings. Due to being larger, the team did not need the columns to be encased for additional reinforcement.*
3. Owner Requested Change – Items that the Owner requests throughout the course of the project. *An example change is PCI 50041 - Weight Room Storage Walls (-\$10,030), which is the wall type change from drywall to masonry block to reduce damage and marks that would occur over time.*
4. Construction Document Update / Scope Alignment – Items that require correction or alignment of the Contract Documents in order to properly build the intended

final result. *An example is PCI 50027 - Glycol Modifications, in which additional HVAC (-\$71,427) work was needed in order to provide a system that would join the existing building mechanical systems properly.*

5. Coordination – Items necessary to coordinate the different disciplines / scope most notably attributed to the multi-phase / multi bid package approach to this project. *An example is PCI 50109 - CPR 34 Building Envelope Revisions (-\$138,872). Through the coordination with the Construction Manager and various subcontractors, it was determined there were certain details related to the building envelope (i.e. enclosure) that required modifications to provide for a superior finished product.*
6. Other – Items that do not fall into any of the other 8 categories. Items such as the Value Engineering alignment and additional work requested by the Authority Having Jurisdiction. *Example: PCI 00084 - CPR-007 - Plan Review Modifications (-\$58,354), this resulted in changes from the 3rd Party Plan/Code Reviewer.*
7. Addition to Scope - Items that are added to the project. Typically, this item is used when the OAC Team agrees that the additional work is an improvement to the project. *Example: PCI 50099 - Spray Foam Insulation at Soffits (-\$33,026). Adding insulation to the space between the studs at the soffit will cut down on potential moisture problems with differing temperature conditions resulting in a superior product.*
8. Accelerated Schedule of Work – Items related to the speed of this project’s construction process or the phasing required by the project schedule, in addition to items arising from the multiple bid package requirement of the project schedule. *Example: None currently submitted on, a potential one change we are investigating is upsizing cold formed metal framing on the exterior walls (Approx, \$5,000). There are other design items being reviewed that could affect the gauge on the studs but design is taking time so upsizing the studs in advance will allow us to close the exterior wall quicker due to weather and negating temporary protection.*
9. Scope Gap / Buyout Gap – Items that were identified in the Documents but were inadvertently not purchased in one of the 45 subcontract agreements for that part of the project. *Example: PCI 50129 - Stainless Steel Security Bollards (-\$17,199). These were inadvertently missed due to being a specialized item. Item was specified in the landscaping specifications and standard bollards are typically always purchased through a steel contractor. But due to the crossover between trades it was not specifically assigned to any contract.*
10. Use of Allowance for Anticipated Scope - items that are related to a specific trade but are unquantifiable at the time of bid. *Example - PCI 50022 and 50072 Contaminated Soils (-\$48,620 and -\$10,200). Contaminated Soils were noted per soils testing at the beginning of the project with assumed areas that are not specific and only during excavation activities can you then define the overall extents. The contaminated soils allowance allows for the premium costs to haul off and dispose at the proper facilities.*

11. Supply Chain Shortage/Lead Time Issue - Items that are substituted to eliminate a shortage or manufacturing/delivery time issue. *Example: PCI 00028 Custom Built Panel in Lieu of Siemens Panelboard (-\$4,580) - Due to the lead time to get the specified manufacturers panelboard this would not have allowed for proper install without incurring more costs, it was cheaper to build a custom panel board to install the permanent power without providing temporary power.*

Summary of Approved and Projected Major Change Orders

Between July 2021 and October 2022, Change Orders totaling \$1,139,175 have been approved or will be presented for approval in October.

Projected change orders that have been identified and categorized total another \$2,190,724 (Chart 1).

The Projected Major Change Orders are listed on the Construction Budget report under the category of "Projected Contingency Usage." The Construction Budget Report is Attachment 1 to this document.

Change orders are not finalized until the change actually occurs, and each change is carefully reviewed by Pepper, Wight, and the District. Some may not be needed, additional change orders that are not known now may be added, and costs may increase or decrease. These Change Orders are available on a shared drive and accessible to the Board of Education.

Approved and Projected Major Change Orders by Category (Chart 1)

Ref. #	Reference Description	Approved	% by Total	Projected	% of Total	Total	% of Total
1	Unforeseen Conditions	\$ (154,742.00)	14%	\$ -	0%	\$ (154,742.00)	7%
2	Reduction in Scope	\$ 4,600.00	0%	\$ 2,688.00	0%	\$ 7,288.00	0%
3	Owner Requested Change	\$ (44,595.00)	4%	\$ 40,898.00	-4%	\$ (3,697.00)	0%
4	Construction Document Update / Scope alignment	\$ (298,249.00)	26%	\$ (980,644.00)	93%	\$ (1,278,893.00)	58%
5	Coordination	\$ (82,941.00)	7%	\$ (89,771.00)	9%	\$ (172,712.00)	8%
6	Other	\$ (69,490.00)	6%	\$ -	0%	\$ (69,490.00)	3%
7	Addition to Scope	\$ (444,358.00)	39%	\$ -	0%	\$ (444,358.00)	20%
8	Accelerated Schedule of Work	\$ (34,395.00)	3%	\$ (4,720.00)	0%	\$ (39,115.00)	2%
9	Scope Gap	\$ (10,425.00)	1%		0%	\$ (10,425.00)	0%
10	Allowance	\$ -	0%	\$ -	0%	\$ -	0%
11	Supply Change/Lead Time	\$ (4,580.00)	0%	\$ (20,000.00)	2%	\$ (24,580.00)	1%
		\$ (1,139,175.00)	100%	\$ (1,051,549.00)	100%	\$ (2,190,724.00)	100%

Note: Reference classification numbers are tentative for projected change orders

Unidentified Potential Change Orders

The previous section analyzed major changes that may occur in Phase II. It is also likely there will be smaller changes each month that are more difficult to predict now. To predict the value of these smaller changes, Pepper has reviewed all Change Orders that occurred in the first half of the project that were not included in the exercise above. A total of these changes was calculated, and then averaged over the remaining months of the project.

These additional changes, which have not yet occurred or been identified and categorized, are estimated to average \$77,786/month over each of the next 9 months and total \$700,074.

Conclusion

The District is pleased with the significant construction progress of the Winnetka Campus East Side and Academic Project. As the construction continues, it is now possible to envision how the new spaces will support our students when they open next summer. The District and the project team continue to closely monitor the costs of the project, ensuring that resources are responsibly allocated to complete the work in a timely and high-quality fashion that reflects the original project vision. Although future challenges may emerge that may have unexpected costs, the current budget projections show that the project is currently on budget and the team will continue to monitor it closely and share updates with the Board of Education.

	Geofoam Topping Material Revisions	0000017	7	-85949						50095
	RFI 175 Floor Box Revisions		4					0		50096
	CPR #32 LVL 3 RTU Supply Duct- Steel Clash	0000017	5	0*						50097
	Added Spray Foam Insulation @ Soffits		5					(33,026)		50099
	RFI #286 - Power at Area of Rescue 0000014 Sign (AOR-S)	0000014	4	0*						50100
	CPR #30 - Connecting Vestibule Ext. Details near GA/G12		4		(23,365)					50101
	CPR 27 - LL G007 office Finishes		4		(12,830)					50102
	RFI 302 - Masonry Dowels at S & W 2nd & 3rd Floor		4						(3,000)	50103
	CPR #35 (RFI 290) Level 2 & 3 decks at Existing Windows	0000014	1	-15537						50104
	ASI #011 (RFI 293) Mech Chase @ 0000013 Level 1 Corridor 1-102	0000013	5	0						50105
	Basketball Height Adjusters 0000013	0000013	3	(11,895)						50106
	RFI 301 - Existing AVB @ Existing 0000016 Structure near Grounds Garage	0000016	1	-484						50108
	CPR #34 Building Skin Review Mods		4		(142,303)					50109
	ASI-012 - (RFI 296) Level 1 & 2 G15 CMU Wall Revisions	0000017	1	-18933						50110
	RFI 305 - Lvl 1 & 2 Decking Infill @ -G1 Line		4		(6,713)					50111
	ASI #15 (RFI 249) North Tower Ceiling Revisions	0000017	5	0*						50112
	ASI #10 Lvl 2 & 3 Floor Box Revisions (RFI 152)		4		0					50113
	RFI 275 - Competition Gym Light Fixture Revisions		4		3,937					50114
	(RFI 282) Added VAV's @ Level 3 Corridor	0000017	5	0*						50116
	ASI #16 Level 3 Cardio Room MEP Chase Revisions (RFI 276)		4				0			50117
	Intumescent @ SFP locations @ Main Gym Transfer Trusses		4					(5,000)		50118
	CPR 31 - AV Mods due to Scoreboard Revisions		4					0		50119
	ASI #017 - Grounds Garage Building Skin Review Revisions		4					(769)		50121
	Missing Decking/Pour Stop at Climbing Wall & Deck CL 13.1 - Deck/Pour Stop Details		4					(2,500)		50122
	ASI 14 (RFI 304) Lvl 2 & 3 GA-1 G13 Corridor Revisions		4					(2,824)		50123
	ASI #19 - Roof Expansion Joint Clarifications (RFI 307)		4				0			50124
	CPR #026 - Added Roof Drains		4		(26,212)					50125
	RFI #308 - Fire Rating at Level 2 & 3 Head of Wall		4					(5,000)		50126
	Light Fixture (P04A & P04B) Clarification	0000017	7	0*						50127
	ASI-006 - Fire Rated Frames and Glazing		4						(52,786)	50128
	Stainless Security Bollards	0000017	9	-10425						50129
	Added Lintel at LL Grounds Garage 0000019 Elevator Opening	0000019	4	-3531						50130
	Roof Hatch Relocation	0000014	3	0*						50131
	ASI #021 - RFI 309 - Additional Steel at GA 1 Wall Shaft Opening		5			0				50132
	L1 Locker Room Demo, Repairs, & (RFI 321) Added Soffits for Duct Drops		5					(15,000)		50133
	RFI 320 - Roofing Expansion Joint Credit		4					2,500		50134
	Clearstory Window Head & Sill Blocking Adds & CFMF Mods for Struc Steel		4				(17,814)			50135
	Sump Pump Temp Power		5					(1,214)		50136
	CPR #41 (RFI 327) Added Furred Wall at Level 3 Classrooms		4			0				50137
	ASI #20 - L2 Canyon Diffuser-Light 0000017 Fixture Clarifications (RFI 240)	0000017	5	0*						50138
	Boiler Exhaust Flue Routing Markup.pdf		5					(23,000)		50140
	RFI 224 - Toilet Accessory Mods		4					0		50141
	CPR 038 - Security Door Revisions.pdf		4					(52,769)		50142
	CPR 16 - Level 1 Lintel Revisions		4					(16,506)		50143
	CPR #40 - Cardio Room 3-300 Equipment Power Feed Clarifications (RFI 174)		4				0			50144
	Interstitial Space Duct Insulation 0000014 Change	0000014	7	0*						50145
	Lower Level Undercuts 0000017	0000017	10	0*						50146
	RFI 154 - Weight Room (Lvl 3) Wire Mesh Guardrail Mods		4					0		50147
	RFI #326 & 354 - Steel & Masonry Adjustments at Field House SE Corner (Lvl 3 & Roof)		4					(9,061)		50148
	CPR 42 - Grounds Garage Opening G001 Revisions		4					0		50149
	ASI #23 (RFI #322) - IDF Room 2- 310 Opening Relo		5					0		50150
	Added Roof Pads		3					0		50151
	RFI 344 - Elec Room 2-200 & 3-200 Fire Rated Walls		4					(906)		50153
	DAS System Rough In		3				0			50154
	RFI 348 - Added Roof Drain @ Skylight		4					(10,000)		50155
	RFI 339 Added MC10 Support Above East Windows		4					(5,000)		50156
	RFI 350 - Steel Angle @ North Academic Roof Edge		5					(4,616)		50158
	RFI 364 - AVB Tie In @ Existing Structure		4					0		50159
	CPR 36 - Storage 2-302 Wall Type & Door Changes		4			(28,013)				50160
	CPR 33 - Added Drinking Fountains		4					(32,037)		50161
	ASI #22 (RFI 325) Bathroom 2203 & 2206 Mods for HVAC Exhaust Routing		5					40		50162
	RFI 332 - Support Angle @ Coping Stone		4						(48,830)	50163
	RFI 353 - Added CMU Anchors at S Roof Edge Angle		4					(7,673)		50164
	RFI 343 - CMU Flashing at 3L Deck (SW Corner)		4					(1,500)		50165
	Contaminated Soil Removal (Ramp Removal)		10					0		50166

