

Owner's Representative Monthly Report



to:

Carmel Clay Public Library

55 4th Avenue SE
Carmel, IN 46032

for:

“West Branch” Village of West Clay

12770 Horseferry Road
Carmel, IN 46032

July 31, 2019

CTI CONSTRUCTION, LLC

1016 3rd Avenue SW, Suite 200
Carmel, IN 46032

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Budget

The project is currently on budget. A more detailed breakdown of the budget summary is included below.

Carmel Library - West Branch CONSTRUCTION BUDGET

May 9, 2019

<u>HARD COSTS</u>		<i>Budget</i>
		<i>3/19/19</i>
1	Existing Building / Land	\$475,000
2	Construction Costs	\$1,492,000
3	Contingency	\$62,920
Hard Costs Total		\$2,029,920
<u>SOFT COSTS</u>		
4	Architect / Design Fees (<i>Rowland1/17/19</i>)	\$105,135
5	Owner Rep Service (CTI)	\$25,000
6	Bond Counsel	\$40,000
7	Legal Fees - Construction Project	\$15,000
8	Geo Tech / Soil	\$1,500
9	TAC & State Permit	\$500
10	Phone & Data Cabling (<i>Construction Cost above</i>)	\$0
11	Automation / IT	\$193,000
12	Furniture / Shelving	\$100,000
13	Misc. Equipment	\$10,000
14	Signage - Exterior	\$15,000
15	Art	\$15,000
16	Security	\$35,000
17	Moving / Relocation	\$5,000
18	Soft Cost Contingency	\$25,000
19	Underwriter / Bond Costs	\$84,945
Soft Costs Total		\$670,080
TOTAL BUILDING COST		\$2,700,000

Carmel Library - West Branch
 Allocations Against Construction Contingency

7/30/2019

Event	Transaction	Total	Date	Notes
Budget / Construction Contingency		\$62,920	3/19/2019	
PR 1 - Fire Dept Connection - permit	\$8,880.29		4/10/2019	
PR 2 - Electrical / Lighting VE Package			4/15/2019	(\$5,000) - void
PR 3 - Alternate Casework/Mill Co.	\$18,000.00		4/23/2019	
PR 4 - Revised Lighting package (PR2)			5/1/2019	
PR 5 Tubelite Storefront	-\$5,879.00		5/7/2019	
PR 6 - Roof Replacement	\$22,000.00		5/23/2019	
PR 7 Lighting VE	-\$450.00		5/29/2019	
AIA CO # 1		\$6,551.29	6/3/2019	
PR 8 Donor Wall	\$5,694.89		6/11/2019	
AIA CO # 2		\$5,694.89	7/8/2019	
PR 9 Replace Tile T1	\$0.00			
PR 10 Replace existing / brick	\$6,880.43		7/23/2019	
PR 11 Footings at existing footings				
PR 12 Eliminate Existing door 109B				
PR 13 La Cantina door color				
Current Construction Contingency		\$50,674		

Carmel Library - West Branch
 Allocations Against Soft Cost Contingency

7/30/2019

Event	Transaction	Total	Date	Notes
Budget / Soft Cost Contingency		\$25,000	3/19/2019	
Current Soft Cost Contingency		\$25,000		

Schedule

The local Carmel Building Permit was obtained on Friday, April 19, 2019 and the onsite demolition began on Monday, April 22, 2019. The interior selective demolition and exterior demolition is complete.

The project started +/- 2 weeks later than anticipated. The interior and exterior of the building demolition is complete, interior and exterior footings are installed under slab rough in is completed. Currently working with Carmel Water / DPW approval on the water line connection. The structural steel is scheduled to arrive and start on Monday, August 5th.

The preparation, review, approval and procurement of the structural steel (shop drawings) has pushed the arrival and steel installation date to August 5th (from the original anticipated date of July 9th). Stentz Construction plans to review the current steel arrival and installation along with upcoming activities in order to maintain the original mid-November occupancy date. The project team will provide schedule update upon review of Stenz Construction's revised schedule.

Open Items

Sanitary Connection and routing at north side of building. Coordination of sanitary connection and exit path out of the building.

Coordination of drawings and associated cost of infill of door 109b.

La Cantina Door color and lead time with revised schedule.

Schedule: Update and revised sequencing of the Mid November Occupancy date.