



Oak Park Elementary School District 97

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TO: Dr. Albert G. Roberts, Superintendent

FROM: Therese M. O'Neill, Assistant Superintendent for Finance and Operations

RE: Administration Building -50% Construction Design Budget

DATE: June 23, 2015

Since employing the Construction Management firm of Bulley & Andrews, Tim Puntillo (Vice President of the Educational/Institutional Division of Bulley & Andrews) has been working with Jennifer Costanzo, the District's relegated architect (STR Partners) for the construction of the new Administration Building, as well as commencing bi-monthly review meetings with both the Senior Director of Buildings & Grounds and me.

Attached is the 50% Construction Design budget prepared by Bulley & Andrews and presented in a bridged-format demonstrating the budget presented by STR and dated March 16, 2015 (see attachment #1). The preliminary budget prepared by STR was constructed primarily by utilizing a square footage cost base for its estimate whereas Bulley & Andrews had the advantage of not only more detailed construction documents to review but was further able to get some estimates of potential costs from various trades (as identified in attachment #2).

The variance in cost between Total Construction Budget between the March 16 number (developed by STR) of \$6,814,617 and the June 23, 2015 50% CD Budget Update (Bulley & Andrews) of \$7,098,499 is \$283,882 or approximately 4.2% greater. The variance between Subtotal (Soft Costs, Fees & Other) from the STR estimate of \$1,688,642 and the 50% CD Budget Update prepared by Bulley & Andrews of \$1,758,002 is \$69,360 and is primarily the result of the fees associated with both the architect and construction manager. The construction manager was estimated at \$530,720 and after conducting our RFP process, their fee (inclusive of fee, general conditions and reimbursables) was \$575,000. And, with the increase in construction cost, the architect fees have increased from \$514,174 to \$537,145.

Both Jennifer Costanzo from STR and Tim Puntillo from Bulley & Andrews will be present at Tuesday evening's meeting to respond to any questions and/or concerns Board members may have. A 95% construction budget will be presented in late July, 2015 for further review by the Board.

tmo

Attachments (2)