

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

October 4, 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

October 4, 2019

HARD COSTS

Update 10/4/19

1	Existing Building / Land	\$475,000
2	Construction Costs	\$1,522,756
3	Contingency	\$32,164
Hard Costs Total		\$2,029,920

SOFT COSTS

4	Architect / Design Fees (Rowland1/17/19)	\$109,095
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 (Construction Cost above)	\$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	\$21,040
19	Underwriter / Bond Costs	\$84,945
Soft Costs Total		\$670,080

TOTAL BUILDING COST		\$2,700,000
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Carmel Library - West Branch
Allocations Against Construction Contingency
September 30, 2019

Event	Transaction	Total	Date	Notes
Budget / Construction Contingency		\$62,920	3/19/2019	
PR 1 - Fire Dept Connection - permit	\$8,880		4/10/2019	
PR 2 - Electrical / Lighting VE Package			4/15/2019	(\$5,000) - void
PR 3 - Alternate Casework/Mill Co.	(\$18,000)		4/23/2019	
PR 4 - Revised Lighting package (PR2)			5/1/2019	
PR 5 Tubelite Storefront	(\$5,879)		5/7/2019	
PR 6 - Roof Replacement	\$22,000		5/23/2019	
PR 7 Lighting VE	(\$450)		5/29/2019	
AIA CO # 1		\$6,551	6/3/2019	
PR 8 Donor Wall	\$5,695		6/11/2019	
AIA CO # 2		\$5,695	7/8/2019	
PR 9 Replace Tile T1	\$0			
PR 10 Replace existing / brick	\$6,880		7/23/2019	
PR 11 Footings at existing footings				
PR 12 Eliminate Existing door 109B		?		
PR 13 La Cantina door color	\$0			
PR 14 Replace Concrete Slabs/downspouts.	\$8,344		8/29/2019	
AIA CO # 3		\$15,224		
PR 15 telecom Conduit	\$4,333		8/29/2019	
PR 16 Replace windows - delete blinds	(\$3,982)		9/26/2019	
PR 17 Added Outlets	\$3,411		9/26/2019	
Email - Spline slats at donor wall	(\$475)			
AIA CO #4		\$3,286		
PR 18 - Cabling for WAP's	\$2,428			
Current Construction Contingency		\$32,164		

Carmel Library - West Branch
 Allocations Against Soft Cost Contingency

9/30/2019

Event	Transaction	Total	Date	Notes
Budget / Soft Cost Contingency		\$25,000	3/19/2019	
Rowland - Additional site visits	\$3,960			
Current Soft Cost Contingency		\$21,040		

Schedule

The local Carmel Building Permit was obtained on Friday, April 19, 2019 and the onsite demolition began on Monday, April 22, 2019. The project started +/- 2 weeks later than anticipated with the contract and permitting.

The preparation, review, approval and procurement of the structural steel (shop drawings) pushed the arrival and steel installation date to August 5th (from the original anticipated date of July 9th). Structural steel was installed in early August, followed closely by metal stud framing and exterior wall sheathing. The mechanical, electrical and plumbing “rough-in” is complete. The expanded area & existing building new roof 90% complete and drywall started the 1st week of October. Exterior concrete and site work is underway on the north side of the building.

Stentz Construction updated the current construction schedule with overlapping subcontractor work sequence as much as possible given the limited area of space. The current project schedule maintains the original mid-November substantial completion date.

Open Items

The GRFC cornice pieces will arrive after substantial completion. The exact arrival date has not yet been determined. The areas of the missing cornice will be temporarily capped / flashed so no weather will infiltrate the building envelope. Expected arrival of the GRFC pieces is Mid – December.









