



**BULLEY &
ANDREWS**

Building Matters®

Oak Park Elementary School District 97

New Administration Building

Executive Summary

Presented by

Bulley & Andrews, LLC

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June 21, 2016

Oak Park Elementary School District 97

New Administration Building

EXECUTIVE SUMMARY

June 21, 2016

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Section One

PROJECT COST STATUS

Option 9 - Recommended Scheme
2-Story - 22,100 SF

Assumptions		22,100 S.F. Building Area Site Area		0.27 Acres															
Item Description		Preliminary Budget 3/16/15		50% CD Budget Update 6/23/15		90% CD/BP 1 Budget Update 7/17/15		100% CD/BP 2 Budget Update 9/3/15		Progress Budget Update 6/17/2016									
		Unit	Extension	Unit	Extension	Unit	Extension	Unit	Extension	Unit	Extension								
DIRECT COSTS																			
Site Development		\$13.93	\$307,762	NA	in Bldg Construction	NA	in Bldg Construction	NA	in Bldg Construction	in Bldg Construction									
Building Construction		\$252.90	\$5,589,128	NA	\$6,376,130	NA	\$6,947,248	NA	\$7,025,441	\$7,025,441								\$7,239,698 as bid with alternates	
Subtotal			\$5,896,890		\$6,376,130		\$6,947,248		\$7,025,441										
CONTINGENCIES																			
Owner & Design Contingency		8.0%	\$514,209	7.5%	\$478,210	5.0%	\$347,362	5.0%	\$351,272	\$351,272								\$100,853	
Construction Contingency		5.0%	\$321,381	2.5%	\$159,403	2.5%	\$173,681	2.5%	\$175,636	\$175,636								\$211,798	
OTHER (cost to be carried by D97 or B&A - TBD)																			
Utility Hook-ups			\$50,000		\$50,000		\$50,000		\$50,000	\$50,000								\$50,000 Allowance	
Bonds/Insurance		0.5%	\$32,138	0.5%	\$34,756	0.5%	\$37,611	0.5%	\$38,002	\$38,002								\$38,002 To be verified	
TOTAL CONSTRUCTION BUDGET			\$6,814,617		\$7,098,499		\$7,555,903		\$7,640,351										
SOFT COSTS																			
Furniture, Fixtures & Equipment		\$25	\$442,000	\$25	\$442,000	\$25	\$442,000	\$25	\$442,000	\$442,000		\$25		\$442,000				Owner to Verify	
Computers & Technology			\$100,000		\$100,000		\$100,000		\$100,000	\$100,000				\$100,000				Owner Provided	
Moving Costs			\$20,000		\$20,000		\$20,000		\$20,000	\$20,000				\$20,000				Owner to Verify	
FEES																			
Legal Fees		0.5%	\$34,073	0.5%	\$35,492	0.5%	\$37,780	0.5%	\$38,202	\$38,202		0.5%		\$38,202				Estimated	
Bond Counsel		0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	\$0		0.0%		\$0				Estimated	
A/E Fees		7.0%	\$514,174	7.0%	\$537,145	7.0%	\$569,163	n.a.	\$537,145	\$537,145		n.a.		\$537,145				Set Fee	
Construction Manager Fees		9.0%	\$530,720	Lump Sum	\$575,000	Lump Sum	\$575,000	Lump Sum	\$575,000	\$575,000		Lump Sum		\$575,000				includes fee, GC staffing, insurance	
Acoustical Consultant			\$8,000		\$5,000		\$5,000	Lump Sum	\$5,000	\$5,000		Lump Sum		\$5,000				If Req'd	
Geotechnical Engineering			\$15,250		\$15,250		\$15,250		\$15,250	\$15,250				\$15,250					
Post Demolition Testing (Infiltration Tests for Stormwater) Technology Consultant			\$8,000		\$11,000		\$11,000		\$11,000	\$11,000				\$11,000				Estimated	
OTHER																			
Reproduction			\$15,425		\$16,114		\$17,075		\$16,114	\$16,114				\$16,114				Estimated	
Mail, Messenger, Expressage			\$1,000		\$1,000		\$1,000		\$1,000	\$1,000				\$1,000				Estimated	
SUBTOTAL (SOFT COSTS, FEES & OTHER)			\$1,688,642		\$1,758,002		\$1,793,268		\$1,760,711					\$1,760,711					
TOTAL PROJECT BUDGET			\$8,503,269		\$8,856,500		\$9,349,170		\$9,401,062					\$9,401,062				variance \$51,892	
Amounts in italic print are Owner Costs that are not normally included with a construction cost estimate.																			
These costs are only verified considerably for project to project. The amounts shown are our best projection of these costs.																			
VILLAGE OF OAK PARK DIRECT COSTS																			
Building Demolition			\$148,299		\$148,299		\$148,299		\$148,299	\$148,299				\$148,299				Under Contract	
Survey			\$2,800		\$2,800		\$2,800		\$2,800	\$2,800				\$2,800				Completed	
Public Right of Way Development			\$50,000		\$50,000		\$50,000		\$50,000	\$50,000				\$50,000				Estimated	
TOTAL VOP EXPENSES			\$201,099		\$201,099		\$201,099		\$201,099					\$201,099					

BULLEY & ANDREWS Estimate Breakdown Sheet

Project: D97 Administration Building
 Location: 260 W. Madison Street
 Oak Park, IL 60302
 Owner: Oak Park Elementary School District 97

Project # 115102
 Bid Date: 8/10/2015

Duration (Months): 12
 Duration (Weeks): 52
 Total Building SF: 22100

Architect: STR

BULLEY & ANDREWS

CIRC. No.	DESCRIPTION	LOW BID SUBCONTRACTOR	50% CD Budget	Bid Package 1 90%CD	Bid Package 2 100% CD	Contract Award Amount	Current Contract 6/17/2016
B&A ITEMS							
1	General Conditions	Bulley & Andrews	In Fees	In Fees	In Fees	In Fees	In Fees
2	Concrete Barriers	UCP	In Site Logistics	\$5,940	\$5,940	\$5,940	\$5,240
3	Temp Fencing	BBF	In Site Logistics	\$6,413	\$6,413	\$6,413	\$6,413
4	Site Logistics	Allowance	\$24,000	\$10,000	\$10,000	\$10,000	\$10,000
5	Temp Utilities	In Trade costs	\$15,000	\$0	\$0	\$0	\$0
6	Hoisting/ Crane	In Trade Costs	\$0	\$0	\$0	\$0	\$0
7	Flagger	In Trade costs	\$24,000	\$0	\$0	\$0	\$0
8	Street Sweeping	In Trade costs	\$12,000	\$0	\$0	\$0	\$0
9	Safety/Misc Carpentry	Allowance	\$15,000	\$0	\$0	\$15,000	\$15,000
10	Design/ BIM	Allowance	\$7,500	\$0	\$0	\$7,500	\$7,500
11	Site Security	Allowance	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
12	Surveying	JSS	\$12,000	\$14,800	\$14,800	\$14,800	\$14,800
13	Winter Conditions	Allowance	\$85,000	\$85,000	\$85,000	\$85,000	\$80,559
14	Premium Time	None Included	\$0	\$0	\$0	\$0	\$0
15	Inspections	B&F Construction Code	In Permits	In Permits	In Permits	In Permits	\$11,400
16	Testing	Rubino Engr	In Testing Allow	\$24,454	\$24,454	\$24,454	\$22,017
17	Testing Allowance	Allowance	In Testing Allow	\$0	\$0	\$0	\$4,093
18	Dewatering	In Trade Costs	\$0	\$0	\$0	\$0	\$0
19	Final Cleaning	B&A	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000
20	Demolition	By Owner	\$0	\$0	\$0	\$0	\$0
21	Landscaping	Atrium	\$35,925	\$35,925	\$37,962	\$37,962	\$37,962
22	Irrigation	None Indicated	\$0	\$20,000	\$17,400	\$0	\$0
23	Site Furnishings	None Indicated	\$0	\$0	\$0	\$0	\$0
24	Site Utilities	CJ Erickson	\$190,000	\$179,565	\$186,960	\$178,960	\$187,237
25	Site Utilities Street Sweeping	Allowance				\$2,000	\$2,000
26	Site Utilities Flagger	Allowance				\$6,000	\$6,000
27	Excavation	Quality Excavation	\$120,000	\$141,800	\$141,800	\$130,800	\$183,762
28	Excavation Street Sweeping	Allowance				\$5,000	\$5,000
29	Excavation Flagger	Allowance				\$6,000	\$6,000
30	Exploratory Holes	Allowance				\$1,000	\$1,000
31	Premium for Soil Issues	not included	\$0	\$0	\$0	\$0	\$0
32	Fencing	Action	\$13,615	\$14,960	\$44,330	\$24,670	\$24,670
33	Asphalt	Glander	\$5,000	\$5,000	\$19,000	\$19,000	\$19,000
34	Pavers	LPS Pavement	\$43,200	\$43,200	\$130,875	\$47,650	\$47,650
35	Site Concrete	In concrete	\$0	\$0	\$0	\$0	\$0
36	Concrete	Premium	\$373,100	\$387,700	\$387,700	\$351,700	\$381,166
37	Concrete Street Sweeping	Allowance				\$5,000	\$5,000
38	Concrete Flagger	Allowance				\$6,000	\$6,000
39	Concrete Underpinning	Allowance				\$24,000	\$24,000
40	Masonry	J&E Duff	\$456,000	\$461,000	\$538,000	\$452,500	\$537,929
41	Masonry Clips	Allowance				\$5,000	\$0
42	Structural Steel	Scott Steel	\$518,000	\$466,159	\$457,450	\$449,450	\$450,117
43	Structural Steel Shear Stud	Allowance				\$2,000	\$0
44	Structural Steel Flagger	Allowance				\$6,000	\$6,000
45	Misc. Metals	Phoenix Weldi.	\$0	\$0	\$34,250	\$34,250	\$34,250
46	Carpentry	PCI	\$37,600	\$53,600	\$85,800	In Drywall	In Drywall
47	Millwork	Cain Millwork	\$93,669	\$163,157	\$280,362	\$265,872	\$255,254
48	Waterproofing	JP Larsen	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
49	Air Barriers	Bofo Waterproofing	\$22,500	\$22,500	\$25,500	\$25,000	\$26,450
50	Insulation	In Drywall	\$0	\$0	\$0	\$0	\$0
51	Roofing	Sullivan Roofing	\$322,000	\$260,000	\$214,400	\$181,400	\$193,685
52	Temporary Roofing	Allowance				\$33,000	\$33,000
53	Fireproofing	None Indicated	\$0	\$0	\$0	\$0	\$0
54	Exterior Plaster	In Drywall	\$0	\$0	\$0	\$0	\$0
55	Metal Panels	All American Exterior	\$213,000	\$248,000	\$395,670	\$338,000	\$346,444
56	Roof Top Metal Panels	In Metal Panels	\$0	\$0	\$0	\$0	\$0
57	Sealants	Allowance	\$7,700	\$7,700	\$7,700	\$7,700	\$7,700
58	Doors & Door Hardware	Block Iron	\$52,500	\$88,380	\$116,090	\$103,325	\$110,720
59	Glass/ Glazing	AGW	\$725,000	\$725,842	\$698,800	\$672,340	\$690,530
60	Drywall	PCI	\$438,593	\$457,099	\$424,200	\$495,000	\$517,017
61	Fabric Walls	Huff Co.	\$12,000	\$12,000	\$13,770	\$13,770	\$12,649
62	Acoustical Tile	E&K	\$95,765	\$100,156	\$85,000	\$85,000	\$85,000
63	Ceramic Tile	Bourbon Tile	\$30,960	\$49,000	\$67,140	\$62,140	\$62,140
64	Ceramic Tile Floor Prep	Allowance				\$5,000	\$5,000
65	Flooring	Johnson	\$83,370	\$159,973	\$117,600	\$107,600	\$107,600
66	Floor Prep	Allowance				\$10,000	\$10,000
67	Paint/ Wallcoverings	District 97 Staff Painters	\$48,250	\$48,250	\$55,760	\$46,760	\$46,760
68	Div10 - Bathroom Accessories	In Toilet Partitions	\$3,828	\$5,328	\$13,626	In Toilet Parts.	In Toilet Parts.
69	Toilet Partitions	Prestige Distribution	\$9,915	\$9,915	\$13,660	\$25,786	\$30,941
70	Markeboards	Allowance				\$1,500	\$1,500
71	Entry Mats	In Flooring	\$0	\$0	\$0	\$0	\$0
72	Operable Partitions	Hufcor	\$30,100	\$27,860	\$57,288	\$43,879	\$43,879
73	Lockers	None Indicated	\$0	\$0	\$0	\$0	\$0
74	Visual Display Boards	Allowance	\$0	\$0	\$11,600	\$11,600	\$11,600
75	Appliances	Allowance	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000
76	WindowTreatments	Insolar	\$25,000	\$84,000	\$30,625	\$30,625	\$30,625
77	Signage	ACS	\$0	\$0	\$0	\$5,580	\$5,580
78	Signage	Allowance	\$21,000	\$21,000	\$21,000	\$9,121	\$0
79	Elevators	Thyssen Krupp Elevators	\$67,350	\$106,850	\$98,000	\$69,700	\$69,700
80	Plumbing	Ewing Doherty	\$235,375	\$298,047	\$306,500	\$295,700	\$295,700
81	Temporary Water	Allowance				\$5,000	\$5,000
82	Fire Protection	K&S Auto.	\$88,332	\$88,332	\$76,985	\$76,985	\$79,247

CIRC. No.	DESCRIPTION	LOW BID SUBCONTRACTOR	50% CD Budget	Bid Package 1 90%CD	Bid Package 2 100% CD	Contract Award Amount	Current Contract 6/17/2016
B&A ITEMS							
83	Mechanical Systems	Quality Control	\$814,000	\$890,500	\$802,780	\$795,280	\$795,280
84	Temperature Controls	Precision	\$109,440	\$100,600	\$143,970	\$143,970	\$132,970
85	Structured Cabling	Kace Communications	\$47,500	\$47,500	\$47,500	\$47,500	\$70,733
86	Structured Cabling Remaining Funds	Allowance	\$39,000	\$49,000	\$49,000	\$49,000	\$47,100
87	Card Readers	Card Quest	\$0	\$0	\$0	\$6,299	\$6,299
88	Fire Alarm	in Electrical	\$0	\$0	\$0	\$0	\$0
89	Electrical	McWilliams Electric	\$627,600	\$820,300	\$829,047	\$823,347	\$862,787
90	Temporary Electric	Allowance				\$10,000	\$10,000
Sub Total:			\$6,275,687	\$6,871,805	\$7,256,707	\$6,891,828	\$7,175,655
Soil, Concrete, Steel Testing	Allowance		\$25,000	by Rubino Engr	by Rubino Engr	by Rubino Engr	by Rubino Engr
Permit/Inspections	Allowance		\$30,000	\$30,000	\$30,000	\$30,000	\$18,600
Performance & Payment Bond			\$45,443	\$45,443	\$45,443	\$45,443	\$45,443
Sub Total Building Construction			\$6,376,130	\$6,947,248	\$7,332,150	\$6,967,271	\$7,239,698
accepted alternates / VE					(\$306,709)		
Sub Total Building Construction with accepted alternates			\$6,376,130	\$6,947,248	\$7,025,441	\$6,967,271	\$7,239,698
Owner Contingency			\$478,210	\$347,362	\$351,272	\$351,272	\$100,853
Construction Contingency			\$159,403	\$173,681	\$175,636	\$233,806	\$211,798
Winter Conditions Cost (to be funded out of owner contingency, if necessary)			\$0	\$0	\$0	\$0	\$41,301
Construction and Owner Contingency Subtotal (not including winter conditions)			\$637,613	\$521,043	\$526,908	\$585,078	\$312,651
CM Fees + Insurance + GCs			\$575,000	\$575,000	\$575,000	\$575,000	\$575,000
Sub Total:			\$7,588,743	\$8,043,291	\$8,127,349	\$8,127,349	\$8,127,349
Utility Hook Ups	By Owner		By Owner	By Owner	By Owner	By Owner	By Owner
Builders Risk/Special Insurance	By Owner		By Owner	By Owner	By Owner	By Owner	By Owner
TOTAL			\$7,588,743	\$8,043,291	\$8,127,349	\$8,127,349	\$8,127,349

Contingency Overview Allocation	
Winter Conditions	\$108,699
Costs incurred in completing work during winter months that required additional facilities, material, and equipment	
Authority Having Jurisdiction	\$80,809
Costs incurred with requested changes by Village of Oak Park, MWRD, Com Ed, Nicor Gas, inspections	
Project Team Coordination	\$24,749
Costs incurred with coordination items between architect, engineer, and contractor	
Total cost of Contingency Used	\$214,257
Owner Contingency Original Contract Amount	\$351,272
Construction Contingency Original Contract Amount	\$175,636
Total Combined Contingency	\$526,908
Less Used Contingency	\$214,257
Remaining Total Contingency	\$312,651

6/17/2016

Owner Design Contingency Tracking Log

Change #	Description	APPROVED Y/N	Cost	Approved Cost
	Design Contingency Original Contract Amount			\$351,272
PCI 001	Bulletin #1 foundation work and steel canopy	Approved	(8,347)	(\$8,347)
PCI 002	Bulletin #2 west foundation changes	Approved	(13,410)	(\$13,410)
PCI 003	Bulletin #3 MWRD Comments	Approved	(8,325)	(\$8,325)
PCI 012	Office storefront glass wall elevation change	Approved	(3,310)	(\$3,310)
PCI 013	IFC Drawings Drywall Revisions	Approved	(6,200)	(\$6,200)
PCI 014	Delete trash enclosure footings	Approved	5,380	\$5,380
PCI 008	Bulletin #4	Approved	(2,128)	(\$2,128)
PCI 009	MWRD Stormwater Detention	Approved	(32,240)	(\$32,240)
ICI 016	Millwork Value Engineering Savings	Approved	9,284	\$9,284
PCI010	Masonry Winter Conditions	Approved	(12,358)	(\$12,358)
PCI011	RTU Steel Alterations	Approved	(3,045)	(\$3,045)
PCI012	JE Duff Winter Conditions	Approved	(5,123)	(\$5,123)
PCI014	Hardware Changes	Approved	(5,965)	(\$5,965)
PCI015	J&E Duff winter conditions & OT, McWilliams OT	Approved	(3,221)	(\$3,221)
PCI016	Scott Steel RFI #12	Approved	(464)	(\$464)
PCI017	Block Iron Door 300	Approved	(1,560)	(\$1,560)
PCI018	Undercut at western half of first floor	Approved	(9,090)	(\$9,090)
PCI019	Premium Concrete winter conditions	Approved	(5,809)	(\$5,809)
PCI020	Winter Conditions	Approved	(32,568)	(\$32,568)
PCI021	AGW RFI #25	Approved	(6,050)	(\$6,050)
PCI022	Bulletins #6 and #8	Approved	(9,034)	(\$9,034)
PCI023	Bulletin #9	Approved	(3,877)	(\$3,877)
PCI024	J&E Duff winter conditions	Approved	(32,933)	(\$32,933)
PCI025	K&S Sprinkler added coverage at Server 204	Approved	(2,262)	(\$2,262)
PCI027	Premium Concrete winter conditions	Approved	(16,687)	(\$16,687)
PCI028	Door revisions at Doors 116, 117, and 120	Approved	(830)	(\$830)
PCI029	Desk outlet reconfiguration	Approved	(4,674)	(\$4,674)
PCI030	Reroute Com Ed service conduit	Approved	(28,892)	(\$28,892)
PCI033	Credit for acoustical panels at board room	Approved	1,121	\$1,121
PCI034	Bulletin #22 Soffit Vents	Approved	(2,270)	(\$2,270)
PCI035	Bulletin #19	Approved	(3,303)	(\$3,303)
PCI036	Revised Millwork Finishes	Approved	1,334	\$1,334
PCI037	Spray Foam Credit	Approved	1,100	\$1,100
PCI041	S3 Light Fixture	Approved	(4,663)	(\$4,663)
PCIXXX	Revise HVAC Unit for Server Room 204	Pending	t.b.d.	
T.B.D.	Remaining Additional Winter Conditions		(41,301)	
	Remaining Owner Design Contingency			\$100,853

6/7/2016

Construction Contingency Tracking Log

Change #	Description	APPROVED Y/N	Cost	Approved Cost
	Construction Contingency Original Contract Amount			\$175,636
ICI 006	Credit from public bid of Metal Panels and Air Barrier	Approved	58,170	\$58,170
ICI 009	Credits for VE and double coverage items	Approved	28,865	\$28,865
ICI 011	Credit for changing glazing frames to clear anodized	Approved	7,200	\$7,200
ICI 015	Credit for concrete barriers not used	Approved	700	\$700
PCI 013	Cost for automatic door operators at storefront entrances	Approved	(21,570)	(\$21,570)
PCI 031	Metal window sill flashing	Approved	(8,444)	(\$8,444)
PCI 039	Roller Shade Support Framing	Approved	(7,017)	(\$7,017)
PCI 040	Coping Coordination	Approved	(11,555)	(\$11,555)
PCI 042	Card Reader and Aiphone Cabling	Approved	(10,187)	(\$10,187)
	Remaining Construction Contingency			\$211,798

6/17/2016

Winter Conditions Contingency Tracking Log

Change #	Description	APPROVED Y/N	Cost	Approved Cost
	Winter Conditions Contingency in Owner/Design Contingency			\$150,000
PCI010	J&E Duff set up/install scaffolds at east and west walls	Approved	(12,358)	(\$12,358)
PCI012	J&E Duff winter conditions	Approved	(5,123)	(\$5,123)
PCI015	J&E Duff winter conditions & OT, McWilliams OT	Approved	(3,221)	(\$3,221)
PCI019	Premium Concrete winter conditions	Approved	(5,809)	(\$5,809)
PCI020	Winter Conditions	Approved	(32,568)	(\$32,568)
PCI024	J&E Duff Winter Conditions	Approved	(32,933)	(\$32,933)
PCI027	Premium Concrete winter conditions	Approved	(16,687)	(\$16,687)
	Remaining Winter Conditions Contingency			\$41,301

6/17/2016

Contaminated Soil Cost Tracking Log
School District 97 Administration Building - 260 Madison Street

Date	Description	Vendor	Amount
	Village of Oak Park contaminated soil account		\$100,000
10/15/2015	Conduct environmental soil evaluation and prepare report	Terracon	(\$4,400)
11/3/2015	Onsite monitoring service from 10/18 through 10/24	Terracon	(\$1,350)
11/30/2015	Onsite monitoring service from 10/25 through 11/21	Terracon	(\$7,300)
12/1/2015	Dispose of contaminated spoils to Subtitle D landfill	Quality Exc.	(\$4,025)
12/22/2015	Onsite monitoring service from 11/22 through 12/26	Terracon	(\$950)
		Remaining Funds	\$81,975

Section Two

SCHEDULE

Act ID	Description	Early Start	Early Finish	2015												2016											
				MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV					
Pre-Construction																											
P10	Award CM	06MAY15 A		Award CM																							
P20	Bulley to prepare initial budget	06MAY15 A	03JUN15 A	Bulley to prepare initial budget																							
P30	Budget Review Meeting	05JUN15 A	05JUN15 A	Budget Review Meeting																							
P40	Review Site Logistics Plan with Village	05JUN15 A	17JUL15 A	Review Site Logistics Plan with Village																							
P50	Obtain RofW Permit from Village	24JUL15 A	13OCT15 A	Obtain RofW Permit from Village																							
P60	Structural Steel Procurement	11AUG15 A	03NOV15 A	Structural Steel Procurement																							
P70	Rebar Procument	18AUG15 A	15SEP15 A	Rebar Procument																							
P80	Long Lead Material Procurement	08SEP15 A	30DEC15 A	Long Lead Material Procurement																							
Bid Package 1/ 90% CD's																											
B10	Public Notice for Bid Package 1	17JUN15 A	01JUL15 A	Public Notice for Bid Package 1																							
B15	STR Issue Bid / Budget Documents	19JUN15 A	19JUN15 A	STR Issue Bid / Budget Documents																							
B20	Bidding/Budgeting Period	19JUN15 A	10JUL15 A	Bidding/Budgeting Period																							
B30	B&A Prepare Bid Package1/90% CDBudget for Review	13JUL15 A	17JUL15 A	B&A Prepare Bid Package1/90% CDBudget for Review																							
B40	Review Bid Package 1/ 90% CD Budget	20JUL15 A	20JUL15 A	Review Bid Package 1/ 90% CD Budget																							
B50	Final Adjust Bid Package 1 /90% CD Budget	21JUL15 A	22JUL15 A	Final Adjust Bid Package 1 /90% CD Budget																							
B60	Issue Bid Package 1 /90% CD's for Board Approval	22JUL15 A		Issue Bid Package 1 /90% CD's for Board Approval																							
B70	Bid Package 1 /90% CD's Presented to the Board	28JUL15 A		Bid Package 1 /90% CD's Presented to the Board																							
B80	Board Approval- Bid Package 1 /90% CD's	11AUG15 A	11AUG15 A	Board Approval- Bid Package 1 /90% CD's																							
B90	Award Subcontractors for Bid Package 1	11AUG15 A	17AUG15 A	Award Subcontractors for Bid Package 1																							
Bid Package 2/ GMP																											
G10	Public Notice for Bid Package 2	22JUL15 A	05AUG15 A	Public Notice for Bid Package 2																							
G15	STR Issue Bid/ GMP Documents	24JUL15 A	24JUL15 A	STR Issue Bid/ GMP Documents																							
G20	Bidding Period	24JUL15 A	10AUG15 A	Bidding Period																							
G30	B&A Prepare Bid Package 2/ GMP for Review	11AUG15 A	14AUG15 A	B&A Prepare Bid Package 2/ GMP for Review																							
G40	Review Bid Package 2/ GMP	18AUG15 A	18AUG15 A	Review Bid Package 2/ GMP																							
G50	Final Adjust Bid Package 2 / GMP	19AUG15 A	19AUG15 A	Final Adjust Bid Package 2 / GMP																							
G60	Issue Bid Package 2 /GMP for Board Approval		19AUG15 A	Issue Bid Package 2 /GMP for Board Approval																							
G70	Bid Package 2 /GMP- Presented to Board	25AUG15 A		Bid Package 2 /GMP- Presented to Board																							
G80	Board Approval for Bid Package 2 /GMP	08SEP15 A	08SEP15 A	Board Approval for Bid Package 2 /GMP																							
G90	Award Subcontractors for Bid Package 2	08SEP15 A	05OCT15 A	Award Subcontractors for Bid Package 2																							
Pre-Install Meetings and Mockup																											
M40	Plumbing - Preinstall Meeting	11NOV15 A	13NOV15 A	Plumbing - Preinstall Meeting																							
M50	Electrical - Preinstall Meeting	18NOV15 A	20NOV15 A	Electrical - Preinstall Meeting																							
M90	Concrete Flat Work - Preinstall Meeting	11DEC15 A	15DEC15 A	Concrete Flat Work - Preinstall Meeting																							
M30	Steel - Preinstall Meeting	17DEC15 A	21DEC15 A	Steel - Preinstall Meeting																							
M80	Fire Protection - Preinstall Meeting	06JAN16 A	08JAN16 A	Fire Protection - Preinstall Meeting																							
M10	Masonry - Preinstall Meeting	15JAN16 A	19JAN16 A	Masonry - Preinstall Meeting																							
M20	Build Exterior Mockup	27JAN16 A	08MAR16 A	Build Exterior Mockup																							
M70	Cold Form Framing - Preinstall Meeting	12FEB16 A	16FEB16 A	Cold Form Framing - Preinstall Meeting																							
M100	Roofing - Preinstall Meeting	10MAR16 A	14MAR16 A	Roofing - Preinstall Meeting																							
M60	Mechanical - Preinstall Meeting	28MAR16 A	30MAR16 A	Mechanical - Preinstall Meeting																							
M110	Glazing - Preinstall Meeting	15APR16 A	19APR16 A	Glazing - Preinstall Meeting																							
M120	Millwork - Preinstall Meeting	07JUL16	11JUL16	Millwork - Preinstall Meeting																							
M130	Pavement Pavers - Preinstall Meeting	14JUL16	18JUL16	Pavement Pavers - Preinstall Meeting																							
M140	Landscaping - Preinstall Meeting	26JUL16	28JUL16	Landscaping - Preinstall Meeting																							
M150	Flooring - Preinstall Meeting	28JUL16	01AUG16	Flooring - Preinstall Meeting																							
Site Work																											
S100	Install Site Construction Fencing	14OCT15 A	15OCT15 A	Install Site Construction Fencing																							
S110	Install silt fenceing and protect inlets	16OCT15 A	19OCT15 A	Install silt fenceing and protect inlets																							
S120	Install Protection for Trees & Utility Poles	16OCT15 A	16OCT15 A	Install Protection for Trees & Utility Poles																							
S130	Sawcut and Demo existing concrete curbs & walks	21OCT15 A	21OCT15 A	Sawcut and Demo existing concrete curbs & walks																							

Start date06MAY15

Finish date10OCT16

Data date15JUN16

Run date16JUN16

Page number1A

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Bulley & Andrews
D97 Administration Building

Early bar

Progress bar

Critical bar

Start milestone point

Finish milestone point

Act ID	Description	Early Start	Early Finish	2015												2016											
				MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV					
S140	Excavate for Utilities to the building	17NOV15 A	24NOV15 A	Excavate for Utilities to the building																							
S150	Install Underground Plumbing & Sewer	18NOV15 A	03DEC15 A	Install Underground Plumbing & Sewer																							
S160	Installing ComEd Ductbank & Comm Ductbank	25NOV15 A	08DEC15 A	Installing ComEd Ductbank & Comm Ductbank																							
S170	Install New Water Connection	04DEC15 A	10DEC15 A	Install New Water Connection																							
S180	Backfill Utilities to the building	11DEC15 A	17DEC15 A	Backfill Utilities to the building																							
S190	Patch Madison Street after water & sewer tie-in	11DEC15 A	14DEC15 A	Patch Madison Street after water & sewer tie-in																							
S200	Cut Parking Lot & driveway to grade	13JUN16 A	17JUN16	Cut Parking Lot & driveway to grade																							
S210	Cut Sidewalks to Grade	20JUN16	21JUN16	Cut Sidewalks to Grade																							
S220	Proof Roll the Lot & Drives	20JUN16		Proof Roll the Lot & Drives																							
S230	Place Stone & Prep Curb	21JUN16	27JUN16	Place Stone & Prep Curb																							
S240	Place Filter Fabric & Perforated Pipe for Lot	21JUN16	22JUN16	Place Filter Fabric & Perforated Pipe for Lot																							
S250	Frame & Pour Curb	28JUN16	01JUL16	Frame & Pour Curb																							
S260	Place Stone & Prep Sidewalk	05JUL16	08JUL16	Place Stone & Prep Sidewalk																							
S270	Frame and Pour Sidewalk	05JUL16	05JUL16	Frame and Pour Sidewalk																							
S280	Place Stone for Lot	05JUL16	11JUL16	Place Stone for Lot																							
S290	Frame and Pour Concrete Drives	12JUL16	18JUL16	Frame and Pour Concrete Drives																							
S300	Install Permeable Pavers for Lot	28JUL16	08AUG16	Install Permeable Pavers for Lot																							
S310	Install Ornamental Fence	28JUL16	03AUG16	Install Ornamental Fence																							
S320	Install Landscaping	09AUG16	17AUG16	Install Landscaping																							
S330	Install Lot Signage & Stripping	18AUG16	22AUG16	Install Lot Signage & Stripping																							
Construction																											
10	Clear CA-6 from site and stock pile	21OCT15 A	26OCT15 A	Clear CA-6 from site and stock pile																							
20	Excavate Foundations along the east side	27OCT15 A	30OCT15 A	Excavate Foundations along the east side																							
30	Excavate Foundations along the west side	02NOV15 A	03NOV15 A	Excavate Foundations along the west side																							
40	Frame/Prep/Pour Footings&Strap Beams east side	02NOV15 A	09NOV15 A	Frame/Prep/Pour Footings&Strap Beams east side																							
50	Frame/Prep/Pour Footing & StrapBeams west side	04NOV15 A	09NOV15 A	Frame/Prep/Pour Footing& StrapBeams west side																							
60	Pour founation walls east side	06NOV15 A	12NOV15 A	Pour founation walls east side																							
70	Backfill east side foundation	10NOV15 A	11NOV15 A	Backfill east side foundation																							
80	Excavate for foundations	10NOV15 A	16NOV15 A	Excavate for foundations																							
90	Pour foundation walls west side	10NOV15 A	13NOV15 A	Pour foundation walls west side																							
100	Frame/ Prep/Pour Footings Center/Interior	16NOV15 A	25NOV15 A	Frame/ Prep/Pour Footings Center/Interior																							
110	Excavate for the Elevator Pit	17NOV15 A	19NOV15 A	Excavate for the Elevator Pit																							
120	Pour Foundations Walls Center/Interior	19NOV15 A	04DEC15 A	Pour Foundations Walls Center/Interior																							
130	Frame & Pour Elevator Pit Slab	20NOV15 A	23NOV15 A	Frame & Pour Elevator Pit Slab																							
140	Frame & Pour Elevator Pit Walls	24NOV15 A	02DEC15 A	Frame & Pour Elevator Pit Walls																							
160-1	Build Masonry Walls at cL 1 & 8.4 - 1st floor	24NOV15 A	18DEC15 A	Build Masonry Walls at cL 1 & 8.4 - 1st floor																							
170	Install Insulation on foundation walls	30NOV15 A	03DEC15 A	Install Insulation on foundation walls																							
180	Backfill foundations	03DEC15 A	07DEC15 A	Backfill foundations																							
150-1	Build Center Bearing Masonry Walls - 1st floor	04DEC15 A	24DEC15 A	Build Center Bearing Masonry Walls - 1st floor																							
250	Place stone and grade for slab on grade	28DEC15 A	04JAN16 A	Place stone and grade for slab on grade																							
310	Prep electrical for slab on grade	28DEC15 A	04JAN16 A	Prep electrical for slab on grade																							
200-1	Erect Steel Columns & Beams for 1st floor	04JAN16 A	19JAN16 A	Erect Steel Columns & Beams for 1st floor																							
240	Set 2nd Floor Decking	20JAN16 A	26JAN16 A	Set 2nd Floor Decking																							
260	Roughin MEPs for 2nd floor Deck	29JAN16 A	04FEB16 A	Roughin MEPs for 2nd floor Deck																							
150-2	Build Masonry Walls along cL 8.4 - 2nd Floor	29JAN16 A	11FEB16 A	Build Masonry Walls along cL 8.4 - 2nd Floor																							
160-2	Build Masonry walls along cL 1 - 2nd Floor	29JAN16 A	11FEB16 A	Build Masonry walls along cL 1 - 2nd Floor																							
300	Prep for slab on grade	02FEB16 A	08FEB16 A	Prep for slab on grade																							
190	Roughin MEP's in Masonry Walls	05FEB16 A	18FEB16 A	Roughin MEP's in Masonry Walls																							
200-2	Erect Steel for 2nd floor	15FEB16 A	01MAR16 A	Erect Steel for 2nd floor																							
220	Install Penthouse Steel Beams	22FEB16 A	26FEB16 A	Install Penthouse Steel Beams																							
230	Set Roof Bar Joist	22FEB16 A	02MAR16 A	Set Roof Bar Joist																							
320	Pour slab on grade	23FEB16 A	29FEB16 A	Pour slab on grade																							

Start date06MAY15

Finish date10OCT16

Data date15JUN16

Run date16JUN16

Page number2A

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Bulley & Andrews

D97 Administration Building

Early bar

Progress bar

Critical bar

Start milestone point

Finish milestone point

[illegible]

BULLEY & ANDREWS

General Contractors Since 1891

Oak Park Elementary School District 97
New Administration Building
260 Madison Street
Oak Park

Project Status Update 6/17/2016

- **Summary of Completed Work:**
 - Completed metal stud framing at 1st and 2nd floor
 - Com Ed provided power to building electrical equipment
 - Nicor provided gas service to building
 - Roof is complete
 - HVAC equipment has been set on the roof
 - Exterior windows are complete
 - Brick veneer at south elevation complete
 - Elevator has been installed, expecting to be complete beginning of July
 - Drywall installation is 90% complete
 - Taping of 1st is 85% complete, taping on 2nd floor is underway
 - Painting has commenced on the 1st floor
 - Installation of the exterior siding has begun

- **Summary of Upcoming Work (July 2016 – August 2016)**
 - Exterior site work (front and rear) to begin end of June and go through July
 - Installation of exterior storefront entrances
 - Installation of ceiling grid at 1st and 2nd floor
 - Installation of 1st and 2nd floor ceiling fixtures, fire sprinklers heads, and HVAC grilles
 - Drop ceiling tiles

Section Three

PREVIOUS MEETING INFO

Bulley & Andrews LLC
Owner Architect Contractor Meeting
115102 - School District 97 - Administration Building
Thursday, June 16, 2016 09:00 AM

Meeting ID OAC031 **Subject** D97 Admin Bldg OAC Meeting
Location D97 Executive Conference Room

Attendees

<i>Attendee Name</i>	<i>Company</i>	<i>cc only</i>	<i>Attendee Name</i>	<i>Company</i>	<i>cc only</i>
X Bill Truty	Bulley & Andrews LLC		X Therese O'Neill	OAK PARK ELEMENTARY SCHOOL DISTRICT 97	
X Debora Rieck	Bulley & Andrews LLC		X Jennifer Costanzo	STR PARTNERS LLC	
X Elaine Schaudt	Bulley & Andrews LLC			Michael Arensdorff	OAK PARK ELEMENTARY SCHOOL DISTRICT 97
X Don Vacca	OAK PARK ELEMENTARY SCHOOL DISTRICT 97				

Meeting Agenda

<i>Item ID</i>	<i>Description and Notes</i>	<i>Responsibility</i>	<i>Due Date</i>
OAC001-01 Open	Safety/Site/Security/Logistics 06/16/2016 - Deb gave Don a key to the site		
OAC001-02 Open	Schedule/Flow of Work 06/16/2016 See attached for week look ahead schedule. Current ongoing activities and future work: - Site work projected to start 6/20 (FYI Terracon will test soil before it leaves the site) - Painting - primary & first coating on 1st floor - MEP roughin at Hard Ceilings & soffits - Interior Storefronts - Aluminum & metal siding - Ceiling Grid		
OAC001-03 Open	Construction Documents 06/16/2016 - AC unit was changed from 2 to 5 tons. B&A to send out as a CO.		
OAC001-04 Open	Submittals 06/16/2016 See attached submittal log for current, open submittals: - 099000-02B Concrete Sealer - 263100-03B Area of Rescue Requested Items		
OAC001-05 Open	Request For Information 06/16/2016 Current, open RFIs: - RF1052 Cabinet Unit Headers in Stair 1 and Stair 2 - coordinating w/Deb. Can they hang in ceiling?		
OAC001-06 Open	Permits 06/16/2016 No items for discussion.		
OAC001-07 Open	Inspections/Testing		

Owner Architect Contractor Meeting
115102 - School District 97 - Administration Building
Thursday, June 16, 2016 09:00 AM

<i>Item ID</i>	<i>Description and Notes</i>	<i>Responsibility</i>	<i>Due Date</i>
	06/16/2016 No items for discussion.		
OAC001-08 Open	Next Meeting 06/16/2016 <ul style="list-style-type: none">- FAC Meeting Tuesday, June 21st @ 7 pm - potential site walk through- Board Meeting Tuesday, June 28th @ 7 pm - potential site walk through- Alicia vacation June 22-July 5- Next OAC meeting = Thursday, June 30th at 9:00 AM in executive conference room.		
OAC001-09 Open	New Business Introduced 06/16/2016 <ul style="list-style-type: none">- Above ceiling punch - Jennifer to schedule with dbHMS at the end of June.- ComEd installed a pole within future driveway. Bill to coordinate fix w/ ComEd Eng. Dept. & update team.- Nicor needs to move service. Deb to coordinate.		

The above minutes constitute the writer's understanding of the meeting's content. If anyone contends that there are any inconsistencies, inaccuracies, or missing items, written notification must be provided to the writer within two days of receiving these minutes, or these minutes will be deemed accepted. Corrected minutes will be reissued if notification warrants.

Next Meeting Information

Date Thursday, June 30, 2016 09:00 AM

Subject D97 Admin Bldg OAC Meeting

Location D97 Executive Conference Room

Comments

115102 - School District 97 - Administration Building

RFI Number	Cost	Subject	From Company	To Company	Date Created	Date Required	Date Answered	Status	Answered By
RFI047	Potentially	Building Signage	Bulley & Andrews LLC	STR PARTNERS LLC	04/20/2016	04/27/2016		Open	
		Co-Author:							
RFI052	Potentially	Cabinet Unit Heaters in Stair 1 and Stair 2	Bulley & Andrews LLC	STR PARTNERS LLC	05/18/2016	05/25/2016		Open	
		Co-Author:							
RFI057	Potentially	Electrical Clarifications	Bulley & Andrews LLC	STR PARTNERS LLC	06/02/2016	06/09/2016	06/10/2016	Open	STR PARTNERS LLC
		Co-Author:							
RFI058	Potentially	Conference Room 223 - Lever/drywall	Bulley & Andrews LLC	STR PARTNERS LLC	06/07/2016	06/14/2016	06/09/2016	Open	STR PARTNERS LLC
		Co-Author:							
RFI059	Potentially	Window Sills at 2nd Floor	Bulley & Andrews LLC	STR PARTNERS LLC	06/15/2016	06/22/2016	06/15/2016	Open	STR PARTNERS LLC
		Co-Author:							

END OF REPORT

Report Parameters			
Project:	115102	Status Class:	
Sent To:		Run Date:	06/15/2016
Restrict Value of:	Create Date	Run Time:	03:47 PM
From Date:		Operator:	ESCHAUDT
To Date:		Report Code:	PM3011
Status:	Open		

PROJECT MANAGEMENT - SUBMITTAL LOG - NOT RETURNED
Project 115102 - School District 97 - Administration Building

Submittal ID	Last Rev.	Title	Type	Status	Activity Start Date	Required		Latest Dates					
						Start	Finish	Received	Sent	Days Out	Returned	Forwarded	Responsibility
Spec Section: None													
099000-02B	1	Concrete Sealer	Product Data	New				06/15/2016	06/15/2016	0			STR PARTNERS LLC
101400-01A	1	Signage Package	Shop Drawing	New				06/09/2016	06/09/2016	6			STR PARTNERS LLC
101400-02A	1	Signage Color Samples	Sample	New				06/13/2016	06/13/2016	2			STR PARTNERS LLC
263100-03B	1	Area of Rescue Requested Items	Product Data	New		06/08/2016	06/10/2016	06/08/2016	06/08/2016	7			STR PARTNERS LLC

END OF REPORT

Report Parameters

Break By:	Spec. Section (S)	Status Class:
Package:		Status:
From Specification Section:		Submittal Type: ALL
To Specification Section:		Sort By: Submittal Sort Order
Responsibility Partner:		Project: 115102
Responsibility Partner Type:		Run Date: 06/15/2016
Received From Partner:		Run Time: 03:48 PM
Received From Partner Type:		Operator: ESCHAUDT
Sent To Partner:		Report Code: PM3041
Sent To Partner Type:		
Returned By Partner:		
Returned By Partner Type:		
Forwarded To Partner:		
Forwarded To Partner Type:		

Act ID	Description	Early Start	Early Finish	2016																										2017						
				JUN		JUL			AUG			SEP			OCT			NOV			DEC			JAN			FEB									
				13	20	27	04	11	18	25	01	08	15	22	29	05	12	19	26	03	10	17	24	31	07	14	21	28	05	12	19	26	02	09	16	23
Site Work																																				
S200	Cut north parking lot for retainage system	20JUN16 *	01JUL16	<div><div></div> Cut north parking lot for retainage system</div>																																
S210	Install underground storm and tie-in	05JUL16	11JUL16	<div><div></div> Install underground storm and tie-in</div>																																
S220	Place North Lot Stone for retainage	12JUL16	15JUL16	<div><div></div> Place North Lot Stone for retainage</div>																																
Construction																																				
440	Install Storefront/Windows	20MAY16 A	15JUN16	<div><div></div> Install Storefront/Windows</div>																																
600	Prime and 1st Coat of Paint 1st & 2nd floor	02JUN16 A	20JUN16	<div><div></div> Prime and 1st Coat of Paint 1st & 2nd floor</div>																																
610	MEP Roughin at Hard Ceilings & Soffits	02JUN16 A	20JUN16	<div><div></div> MEP Roughin at Hard Ceilings & Soffits</div>																																
510	Install Interior and Exterior Storefront	16JUN16	29JUN16	<div><div></div> Install Interior and Exterior Storefront</div>																																
520	Install Aluminum Siding/Rainscreen	16JUN16	21JUL16	<div><div></div> Install Aluminum Siding/Rainscreen</div>																																
650	Install Ceiling Grid on the 1st floor	20JUN16	08JUL16	<div><div></div> Install Ceiling Grid on the 1st floor</div>																																
660	Install Ceiling Grid on the 2nd floor	21JUN16	07JUL16	<div><div></div> Install Ceiling Grid on the 2nd floor</div>																																
670	1st flr ceiling fixtures, grilles, & sprinklers	24JUN16	08JUL16	<div><div></div> 1st flr ceiling fixtures, grilles, & sprinklers</div>																																
700	2nd flr ceiling fixtures, grilles, & sprinklers	24JUN16	08JUL16	<div><div></div> 2nd flr ceiling fixtures, grilles, & sprinklers</div>																																
680	Install Toilet Partitions	01JUL16	12JUL16	<div><div></div> Install Toilet Partitions</div>																																
750	Above Ceiling Inspection		08JUL16	<div><div></div> Above Ceiling Inspection</div>																																
760	Installing Ceiling Tile	11JUL16	29JUL16	<div><div></div> Installing Ceiling Tile</div>																																

Start date	06MAY15	<div><div>Bulley & Andrews</div><div>D97 Administration Building</div><div>4 Week Look Ahead</div><div>6-15-16</div></div>	<div><div></div>Early bar</div>
Finish date	12OCT16		<div><div></div>Progress bar</div>
Data date	15JUN16		<div><div></div>Critical bar</div>
Run date	15JUN16		<div><div></div>Start milestone point</div>
Page number	1A		<div><div></div>Finish milestone point</div>
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Section Four

PROGRESS PHOTOS



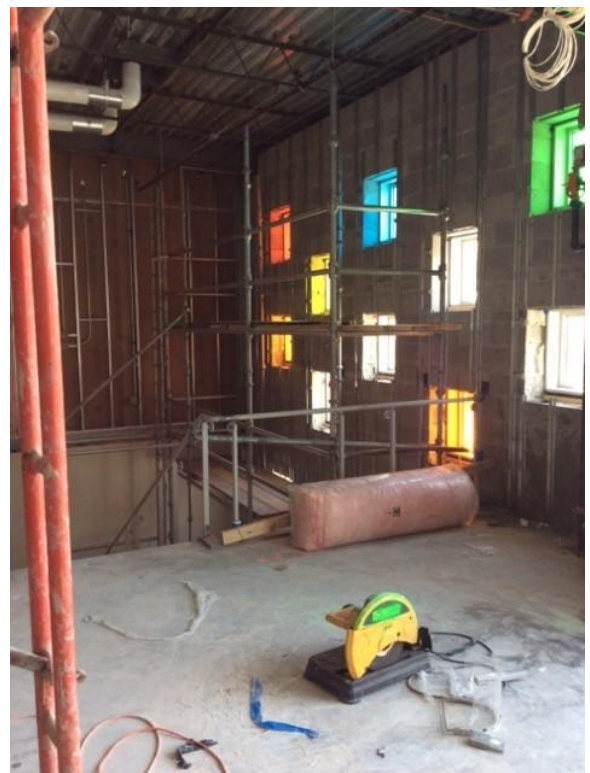
May 13, 2016



May 13, 2016



May 13, 2016



June 10, 2016



June 10, 2016



June 10, 2016