



FIELD OFFICE FOR PARKING DECK CONSTRUCTION

v: 630.434.6895

f: 630.434.6896

Memo

Date: 16 June 2004

To: Michael Millette, Assistant Director of Public Works - Engineering

From: Sara L. Davis, Alfred Benesch & Company, Owner's Representative

Subject: Village of Downers Grove Parking Facility, Project No. 14-00
Monthly Status Update 22 May – 18 June 2004

The purpose of the attached is to provide you and the Village Council with an update on the parking deck construction during the past month.

Attachment

Cc: File



Field Office for Parking Deck Construction

Monthly Status Update *

Dates: 22 May - 18 June 2004

Construction Operations

All the major concrete pours are complete. Small infill areas and barrier walls remain. Finish work to prepare interior beams and columns for paint is well under way. Masonry work for utility and equipment room walls is nearly complete and most of the door frames have been installed. Electrical and plumbing work continues. Installation of the security system has begun.

The precast panels with embedded brick that form the exterior walls are being installed. The south face is nearly complete and part of the east face is done. ComEd has nearly completed their work on site. Their overhead lines and poles are expected to be removed next week. That will facilitate installation of precast panels on the west and north faces.

Assessment of Progress

The latest schedule update shows the project to be approximately four weeks behind schedule. Some additional slippage is expected, due to ComEd's finish date and to lead times to order and fabricate some items that have recently been approved or are pending approval.

Change orders totaling \$224,771 have been approved since the beginning of the project. Change orders totalling \$196,537 are recommended and pending approval. The combined value of approved and recommended change orders is approximately 3.5% of the original contract amount.

Photos



Southwest corner, looking northeast



Building masonry wall for security equipment room

Sara L. Davis, PE, SE
alfred benesch & comp
Owner's Representative

* Neither the Village nor its representative, Alfred Benesch & Co., has control over or charge of and shall not be responsible for construction means, methods, techniques, sequences or procedures or for safety precautions and programs in connection with the work, since these are the General Contractor's responsibility under the contract for construction.



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Change Orders – Approved and Potential

The attached spreadsheet shows current information on approved Change Orders to the parking deck construction contract, pending Change Orders Requests from the Contractor, foreseeable future Change Order Requests and requests for Change Orders that have been rejected.

Please note that the cost and time amounts requested by the Contractor are subject to review and negotiation before approval, partial approval or rejection. Items with no amounts listed are anticipated, but the Contractor has not yet submitted pertinent Change Order Requests.

Attachment

Cc: File

Village of Downers Grove Parking Deck Facility, Project No. 14-00

Change Orders - Approved and Potential

Current Date: 6/16/2004

Description	Category *	Cost Amount Requested	Time Amount Requested (days **)	Change Order (CO) No.	Approved Cost Amount of CO	Approved Time Amount of CO (days **)
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Change Orders Approved To Date

A. Change south façade from precast to masonry (request withdrawn)	Contractor initiated	Approx. (\$40,000)	0	001	(\$8,000)	0
B. Elevator interior panels	Upgrade	\$15,884	0	"	\$15,884	0
Core St. Joseph's Creek culvert in lieu of standard breaking method	Omission	\$2,197	0	002	\$2,197	0
A. Change coiling doors to rolling grilles	Upgrade	\$19,427	0	003	\$19,427	0
B. Preparation of 6 additional piles for impulse testing	Upgrade	\$5,235	0	"	\$5,235	0
Provide downspouts at stair & elevator towers	Omission	\$1,509	0	004	\$1,509	0
A. Earth retention system tie-backs	Unanticipated difficulty	\$2,817	0	005	\$2,817	0
B. Downtime . . . obstructions . . . soldier pile operations	Contractor initiated	\$2,221	0	"	\$2,221	0
C. Downtime . . . obstructions . . . auger cast pile	Contractor initiated	\$7,654	0	"	\$7,654	0
D. Revised underground plumbing	Correction	\$8,110	2	"	\$8,110	0
E. Delay due to labor dispute	Contractor initiated	\$0	6/8	"	\$0	5/7
F. Waterproof membrane at elevator pit	Omission	\$870	0	"	\$870	0
G. Galvanized sump pit covers	Upgrade	\$197	0	"	\$197	0
H. Revised site utilities due to Alt.3	Omission	\$20,041	0	"	\$20,041	0
I. Masonry head detail revisions	Correction	\$2,716	0	"	\$2,716	0
J. Revisions at pile locations where obstructions	Unit price	\$5,956	0	"	\$5,956	0
K. Paint colors for elevator doors and frames; column	Upgrade	\$1,688	0	"	\$1,688	0
Removal of obstructions during piling operations	Unit price	\$348,778	0	006	\$2,713	0
Cove sealant at roof level perimeter	Upgrade/Omission	\$7,234	3/3	007	\$5,106	0
Fire pump	Upgrade/Omission	\$53,745	0	008	\$53,745	0
A. Deletion of conduit for security system	Correction	(\$35,038)	0	009	(\$35,038)	0
B. Boxes & sleeves in precast for . . . lighting & . . .	Upgrade	\$2,976	0	"	\$2,976	0
C. Removal of unsuitable soil	Unit price	\$36,079	7/10	"	\$36,079	0
D. Exterior lighting on building	Upgrade	\$25,260	10/14	"	\$25,260	0
E. Sprinkler room and storage room walls	Omission	\$9,638	3/3	"	\$9,638	0
A. Revisions to irrigation lines	Upgrade	\$7,121	0	010	\$7,121	0
B. Structural soil	Omission	\$21,502	3/3	"	\$21,502	0
Stair No. 1 landing modification	Correction	\$7,147	4/6	011	\$7,147	0

Total Approved : \$224,771 7 calendar days

Change Orders Recommended, Pending Approval

A. Additional water main and sanitary sewer	Upgrade	\$14,991	2/3	012	\$14,991	0
B. Repair of 12" storm sewer damaged by Nicor	Unanticipated difficulty	\$600	0	"	\$600	0
C. Change 12" RCP to 12" ductile iron pipe	Upgrade	\$4,453	0	"	\$4,453	0
D. Landscaped median	Upgrade	\$15,632	0	"	\$15,632	0
A. Site lighting, incl. deleting light poles near building	Upgrade/Omission	\$124,191	15/21	013	\$124,191	0
B. Special installation of outlet pipe for detention basin	Unanticipated difficulty	\$35,025	4/6	"	\$35,025	0
C. Adjustment to hardware allowance	Per Contract	---	7/10	"	(\$161)	0
D. Modifications to storm structure S29, triple basin	Correction	\$1,806	10/14	"	\$1,806	0

Total Recommended : \$196,537 0 calendar days

Potential Change Orders

Additional steel lateral bracing	Omission	\$25,077	4/6			
Block retaining wall, railing modifications	Upgrade/Omission	\$13,259	0			
Replace 10 feet of RW10	Unanticipated difficulty					
Security system electrical requirements	Upgrade/Omission	\$6,764	0			
Relocation of S21 to clear St Joseph's Creek culvert	Unanticipated difficulty	\$14,655	0			
Delay due to lack of fire pump change order	Contractor initiated					
Premium time for Sat. installation of the storm sewers	Unanticipated difficulty	\$5,222	0			
Time extension for site lighting installation	Upgrade/Omission	\$0	15/21			
Wall Modification at Stair No. 3 Landing 4.5	Correction					
Add Intermediate Stiffeners to Security Screens	Upgrade/Omission					
Brick Pavers in Lieu of Red Dyed Stamped Concrete	Upgrade					
Enclosure and Pad for Revised Generator Location	Upgrade					

Total Requested (Still to be Negotiated) : \$64,977 27 calendar days

Village of Downers Grove Parking Deck Facility, Project No. 14-00

Change Orders - Approved and Potential

Current Date: 6/16/2004

Requests Denied

Delay due to adverse weather, October - January	Contractor initiated	\$0	11/15	-----	\$0	0
Delay due to adverse weather, January	Contractor initiated	\$0	9/13	-----	\$0	0
Delay due to adverse weather, February	Contractor initiated	\$0	1/3	-----	\$0	0
Delay due to adverse weather, March	Contractor initiated	\$0	1/1	-----	\$0	0
Delay in stressing	Contractor initiated	\$0	2/4	-----	\$0	0
Revisions based on as-built pile locations at B-5	Contractor initiated	\$424	0	-----	\$0	0
Revisions based on as-built pile locations at D-1	Contractor initiated	\$1,835	0	-----	\$0	0
Revisions based on as-built pile locations at B-10	Contractor initiated	\$3,884	0	-----	\$0	0
Revisions based on as-built pile locations at A-3, A-6, A-7	Contractor initiated	\$4,462	0	-----	\$0	0
Revisions based on as-built pile locations at B-1.9 . . .D-4	Contractor initiated	\$5,907	0	-----	\$0	0
Polyvinyl wrapping of watermains	Contractor initiated	\$3,520	0	-----	\$0	0
Delay due to unsuitable soil removal	Contractor initiated	\$0	7/10	-----	\$0	0
Delay due to maturity meters not activated	Contractor initiated	\$0	3/4	-----	\$0	0
Delay due to adverse weather, March	Contractor initiated	\$0	2/4	-----	\$0	0
Cove sealant at second, third and fourth levels	Upgrade	\$21,703	5/5	-----	\$0	0
Revised pile locations based on as-builts	Contractor initiated	\$10,505	0	-----	\$0	0
Delay due to adverse weather, May	Contractor initiated	\$0	1/1	-----	\$0	0
Delay due to adverse weather, June	Contractor initiated	\$0	1/1	-----	\$0	0

Note: Shaded items are new or different from last month.

*** Explanation of categories:**

- Contractor initiated - a request from the Contractor that may be approved or approved in part or rejected.
- Correction - change due to error or discrepancy in the plans or specs as issued for construction.
- Omission - a change that adds something to the plans or specs that was intended to be there, but was left out.
- Upgrade - a change desired by Architect or Village staff to improve the project in durability, maintenance costs, appearance or other function.
- Unit price - a change that was foreseen as a possibility during design, and so has a unit price specified in the Contract Documents; negotiations may be in order to assess the quantity to which the unit price applies.
- Unanticipated difficulty - a change due to circumstances different from those anticipated during design; negotiations may be in order.

Note: "Correction", "Omission", "Unit Price" and "Unanticipated Difficulty" changes are typically necessary for the project to proceed. However, requested dollar and time amounts are always subject to review by the Architect, the Owner's Representative

** work days/calendar days

Note: Total days are calendar days, per Contract.