



New Trier High School

Construction Report Update

January 2023



New Trier Winnetka Campus East Side Academic & Athletic Project

TABLE OF CONTENTS

- I. Neighbor Relations**
- II. Project Summary**
 - **Schedule Progress**
 - **Milestones**
 - **Safety**
- III. Construction Budget**
- IV. Photos**

I. NEIGHBOR RELATIONS

The direct impact on the neighborhood from the project remains minimal outside of the construction area. Masonry and Roofing activities continue to be the focus. Street sweeping continues to be provided on an as-needed basis.

II. PROJECT SUMMARY

ESAA Schedule Progress

The Concrete contractor finished up all their misc. concrete items inside the building and are complete until this spring with exterior concrete work.

The masonry contractor has wrapped up and is substantially complete with the exterior façade masonry and brick work. They are continuing to clean up on site as well as moved the bulk of their manpower to interior work activities.

The Glazing contractor is making good progress on our exterior window systems. Windows are installed and they continue to work on the curtainwalls and clerestory windows. By the end of next week, they will be complete with the skylight that will bring a lot of natural light into the new space.

The MEP contractors are all on site continuing to work on and in various parts of the new and existing building providing above ceiling and inwall installations including duct work, water piping, electrical conduit and wiring, mechanical piping, etc. The Mechanical contractor has received additional air handling equipment at their facility and is waiting on some more pieces to set up their next install.

The roofing contractor is working on the barrel roof on top of the waterproofing side and installing the insulation and final cover sheet. The remaining work needed from the roofer will be trim work, sheet metal work and metal panels that will start in the spring.

The Fireproofing contractor continues to work their way around the building completing their scope of work. This past month the 3rd floor deck was completed, and various locations throughout the field house were completed as well.

The carpentry contractor has been making great progress on the interior framing and drywall activities. This has also allowed us to start painting on the Lower Level, 2nd Floor, and 3rd Floor. Finish colors can be seen in the classrooms on the 3rd floor and more will continue to show in the coming weeks.

Ceiling Grid work has also started this past week on the 3rd floor academic areas. They will continue to be on site providing their installs over the next couple of months.

Pepper has been meeting with other finish related contractors such as flooring, tile, and ceilings in order to make sure all contractors are prepared to come on to the site and keep a good progress for a successful completion.

Milestones

Upcoming major milestones:

January 2023	Installation of Mechanical Equipment, Window and Curtain wall installation continuing.
February 2023	Interior finishes work will continue, painting, ceilings, ceramic tile, flooring, MEP Trim work. Exterior Glazing will become substantially complete.

Safety

No Items

III Construction Budget

Budget Change Order 10 totals \$311,097. This included changes that have been negotiated over the past several months that include storm trap base slab, boiler flue work, interior window frame revisions, roof drains, revisions to MEP work, structural coordination due to existing conditions, various revisions to multiple trades. There were also updates to the “Estimated Future Project Contingency Usage” section of the Construction Budget. Projected Contingency Usage, which includes items that are estimates for future or under negotiation/revision, is estimated at \$1,103,091.

IV Photos

<https://www.dropbox.com/t/znF1ambsZk86oiEr>

III. CONSTRUCTION BUDGET

Executive Summary

1/10/2023

Construction Costs			
Committed Costs	\$62,854,645		
Construction Contingency	\$2,981,031		
Flooring Direct Purchase By Owner	\$1,919,109		\$65,835,676
Total Construction Costs		\$67,754,785	
Owner Costs			
Owner Contingency Budget	\$2,166,877		
Owner's Direct Costs	\$9,567,651		
Total Owner Costs		\$11,734,528	
Total Project Estimate		\$79,489,313	

Project Contingency Summary

	Construction Contingency	Owner Contingency	Total Contingency
Bid Period 1	\$44,245	\$3,198,400	\$3,242,645
Bid Period 2	\$1,156,378		\$1,156,378
Bid Period 3a	\$1,510,761		\$1,510,761
Bid Period 3b	\$269,647	(\$1,031,523)	(\$761,876)
	\$0		\$0
	\$0		\$0
	\$0		\$0
Current Initial Contingency Budget	\$2,981,031	\$2,166,877	\$5,147,908
Approved Contingency Usage OCO #001 (July 2021)	\$13,550	\$0	\$13,550
Approved Contingency Usage OCO #002 (Aug 2021)	\$2,549	\$0	\$2,549
Approved Contingency Usage OCO #003 (Oct 2021)	\$32,472	\$0	\$32,472
Approved Contingency Usage OCO #006 (Jan 2022)		\$0	\$0
Approved Contingency Usage - Budget CO#1 (March 2022)	(\$8,703)	\$359,335	\$350,632
Approved Contingency Usage - Budget CO#2 (April 2022)	\$99,010	\$0	\$99,010
Approved Contingency Usage - Budget CO#3 (May 2022)	\$213,437	\$0	\$213,437
Approved Contingency Usage - Budget CO#4 (June 2022)	\$20,894	\$0	\$20,894
Approved Contingency Usage - Budget CO#5 (July 2022)	\$26,201	\$0	\$26,201
Approved Contingency Usage - Budget CO#6 (Aug 2022)	\$474,710	\$0	\$474,710
Approved Contingency Usage - Budget CO#7 (Sep 2022)	\$125,927	\$0	\$125,927
Approved Contingency Usage - Budget CO#8 (Oct 2022)	\$139,128	\$215,208	\$354,336
Approved Contingency Usage - Budget CO#9 (Nov 2022)	\$67,630	\$0	\$67,630
Approved Contingency Usage - Budget CO#10 (Dec 2022)	\$335,403	\$0	\$335,403
Approved Contingency Usage - Budget CO#11 (Jan 2023)	\$311,097		\$311,097
Total Approved	\$1,853,305	\$574,543	\$2,427,848
Current Balance	\$1,127,726	\$1,592,334	\$2,720,060
Projected Contingency Usage	\$1,201,358	\$0	\$1,201,358
Projected Balance	(\$73,632)	\$1,592,334	\$1,518,702

