



New Trier High School

Construction Report Update

October 2022



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. Structural Steel work is nearing completion and masonry activities are the focus to close up the exterior. Street sweeping continues to be provided on an as-needed basis.

II. PROJECT SUMMARY

ESAA Schedule Progress

The Concrete contractor is wrapping up their work this month with the last portion of the foundation placed recently and when the structural steel finishes the concrete contractor will be pouring concrete to finish the remainder of the floors.

The steel contractor is back on site to set the last remaining section of structural steel at the future weight and cardio workout rooms.

The masonry contractor continues to push the exterior CMU walls on the East and will begin the north face immediately after the steel contractor is finished. They are also currently installing the Air and Vapor Barrier that gets applied to the CMU to help keep outside air and water out. Face brick is well underway on the south and south east corners of the building. The mason also continues to work on installation of priority interior CMU walls as well.

The MEP contractors are all on site working on and in various parts of the new and existing building providing underground and inwall installations. They are also

continuing to work on installation of hangers on all floors in preparation to start running piping and duct work.

The mechanical interstitial space was completed last week, allowing the decking to finish that will open way for the concrete contractor to place the 2nd floor slab.

The roofing contractor continues to work on their installations, the are currently working on the Aux. Gym Roof as well as the high canopy roofs over the main entrance and the rock-climbing wall. By the end of the month, they will be working on the competition and wight room roofs.

The Fireproofing contractor began their work and just recently completed the third-floor roof deck allowing the interior trades to begin with metal stud interior wall framing. They will continue working counterclockwise around the building following closely behind the roofing contractor.

The carpentry contractor continues to work on site as well with exterior metal stud framing as well as interior wall layout and top track installations before fireproofing. They have also just started standing interior metal stud wall framing on the 3rd floor of the academic space, which will open up more MEP rough in work inside the walls.

Milestones

Upcoming major milestones:

October 2022	Brick Fascia work, Interior Wall Framing, Interior CMU Walls
November 2022	Installation of Windows, Roofing nearing completion
December 2022	Installation of Mechanical Equipment

Safety

No Items

III Construction Budget

Budget Change Order 08 totals \$139,128. This included a change to the decking being installed at the interstitial space, added plumbing work due to existing conditions, 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 \$1,051,549

Owner’s cost budget has Increased by \$215,207.68 for changes to five categories. A/E Fees have increased by \$25,900.68 for consultant’s report to eliminate spray fire proofing in the track area and costs associated with Historic Preservation issue from the state, Abatement Allowance credit of (\$131,090) left from the T&M emergency asbestos costs coming in under budget, Insurance costs of \$83,834 for Builder’s risk insurance and reduction in OCIP cost, Survey / Testing Allowance increase \$35,000 in additional

out of state testing fees, and \$201,563.18 for a Distributed Antenna System (DAS) to improve radio communications for both New Trier, police and fire radios.

IV Photos

<https://www.dropbox.com/t/7RcdG8VoEKov5stZ>

III. CONSTRUCTION BUDGET

Executive Summary

10/6/2022

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
Total Approved	\$1,139,175	\$574,543	\$1,713,718
Current Balance	\$1,841,856	\$1,592,334	\$3,434,190
Projected Contingency Usage	\$1,051,549	\$0	\$1,051,549
Projected Balance	\$790,307	\$1,592,334	\$2,382,641

New Trier Winnetka Campus East Side Academic and Athletic Project
CONSTRUCTION SCHEDULE
Monday, October 3, 2022



				2021-2022 Academic Year					Summer			2022-2023 Academic Year					Summer			2023-2024																				
				2021					2022			2023																												
Line	Activity	Start	Finish	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12							
CONSTRUCTION																																								
10	Mobilization	11/29/2021	12/31/2021																																					
11	Site Removals	12/21/2021	01/20/2022																																					
12	Abatement and Demolition	12/20/2021	02/16/2022																																					
13	Excavation	02/14/2022	04/30/2022																																					
14	Structure (concrete/steel)	03/10/2022	07/26/2022																																					
15	Exterior Façade	07/15/2022	011/30/2022																																					
16	Interior Construction	08/01/2022	06/01/2023																																					
17	Site Utilities	04/27/2023	05/30/2023																																					
18	Site Paving and Landscaping	04/15/2023	05/31/2023																																					
19	Substantial Completion	06/01/2023																																						
20	Owner Move In	06/01/2023	07/15/2023																																					
21	Final Completion	07/31/2023																																						
22	First Day of School (est.)	08/21/2023																																						
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