

Agenda
Village of Glen Ellyn
Village Board Workshop
Monday, February 11, 2013
7:00 P.M. – Galligan Board Room
Glen Ellyn Civic Center

1. Call to Order
2. Village Links Renovation Project Update (*Recreation Director Pekarek*)
3. Motion to adjourn to Executive Session for the purposes of discussing the appointment, employment, compensation, discipline, performance or dismissal of specific employees.
(*Trustee Henninger*)
4. Other Items?
5. Adjournment

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**Village Links of Glen Ellyn
Facility Improvement Project**

Update #20 - February 2, 2013

The project is on budget, but continued delays with the roof trusses raise questions about the scheduled completion date.

Roof Trusses

At our January 31 weekly construction meeting, the contractor informed us that roof truss fabrication would not begin until the week of February 18. With a 2-3 week fabrication period, we would not expect delivery until early March.

The roof trusses have been a discussion topic since October. This is the latest in a series of delays. Until Thursday we had been told that the trusses would be delivered the week of February 11. Thursday's news is a new 2-3 week delay.

We discussed alternatives, including finding someone else to manufacture the roof trusses. It was agreed that this would be a risky move because the truss design is quite complicated and because it has taken weeks of work to reach this point. The existing truss fabricator understands the job, has prepared the shop drawings, and has received corrective comments from the contractor, architect and structural engineer. Moving the job to another manufacturer risks an error that could create even bigger problems.

We discussed saving a day or two by receiving the trusses in partial shipments instead of all at once. The contractor reports they have offered to pay the fabricator additional money if our trusses could be moved up in the production schedule. They reported that the fabricator has hired more employees and is working 65 hours per week to fill a backlog of orders.

On Saturday February 2 the contractor informed me that our trusses had moved up in the production schedule and are now scheduled to begin fabrication the week of February 11. The fabricator will ship portions of the truss order as they are completed.

The carpenter, who is technically the truss fabricator's customer, has provided their planned erection sequence. The truss fabricator will provide the trusses in that sequence, allowing for the earliest and most productive installation possible.

While this last news is welcome, the situation remains a significant disappointment, as the roof trusses are the key critical path component on which much of the remaining work hinges.

Kitchen Exhaust Hood

A second critical path component problem arose - this time with the Kitchen Exhaust Hood. The exhaust hood shop drawings were finalized a couple of months ago, before demolition was completed. Now that all of the existing structure has been exposed, the architect identified a problem that will require modifications to the exhaust hood design. Those design modifications are being made and will push back delivery for about three weeks.

In the mean time, we will hold off on the installation of other items in space above the kitchen. The Exhaust Hood is a very tight fit and is not flexible. We want to have the hood and duct work installed before completing the rest of the items to be installed through that same area.

Schedule

The contractor has not moved his target completion date back from May 31, but I strongly suspect that will occur in the next month or so. It is not practical to expect that the overall schedule can continually be compressed to squeeze all of the remaining work into an ever smaller time frame. Still, the contractor intends to do more and more work out of the typical sequence for schedule purposes.

The delay with the Kitchen Exhaust Hood is not a back breaker, but it will be a significant inconvenience. We were hoping to begin the installation of kitchen equipment around April 1. Since most of that work is being done by Village Links staff, we were pleased to have that lead time. We may not be able to enjoy that lead time after all.

Weather

Weather always impacts construction, but this week was more dynamic than usual. The week saw balmy weather in the 60°s, thunderstorms, snow and temperatures near 0° F.



Heavy rains flooded the still uncompleted putting green, and left the site a muddy mess that hampered any attempts to work outside.

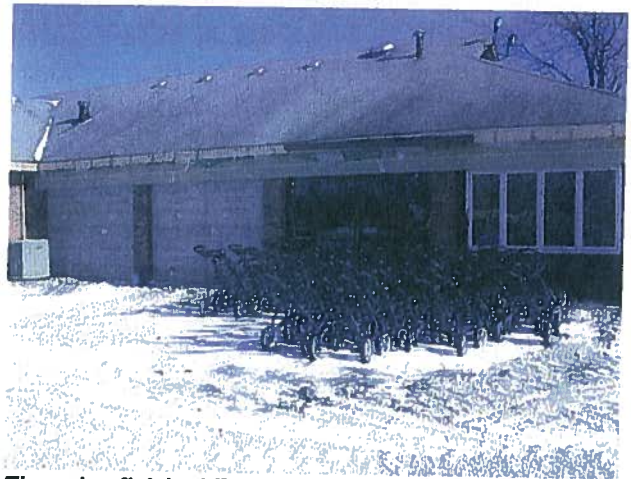
Construction



The masonry sample wall - brown brick above a limestone capped course of stacked stone - met with the architect's approval. The original red brick will be stained to match the new brick.



The carpenters completed more of the Frieze Board installation over the West Hallway Entrance Doors.



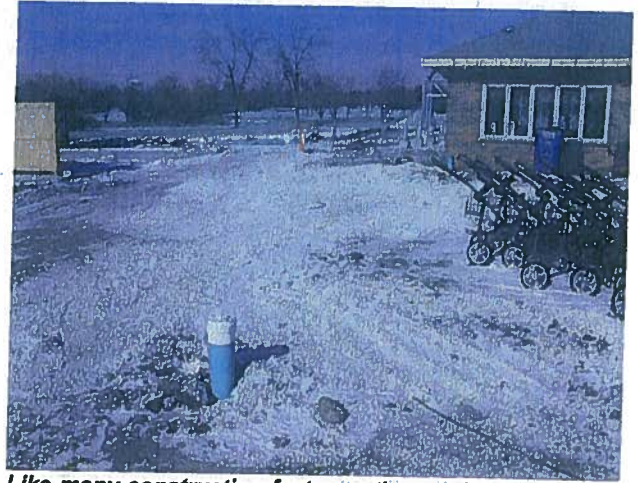
They also finished Frieze Board installation over the West Pro Shop Doors.



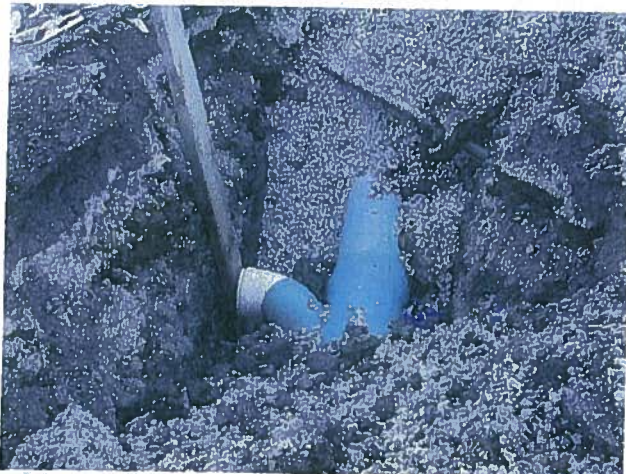
The excavators finished the installation of below ground down spout drains on the west side of the clubhouse.



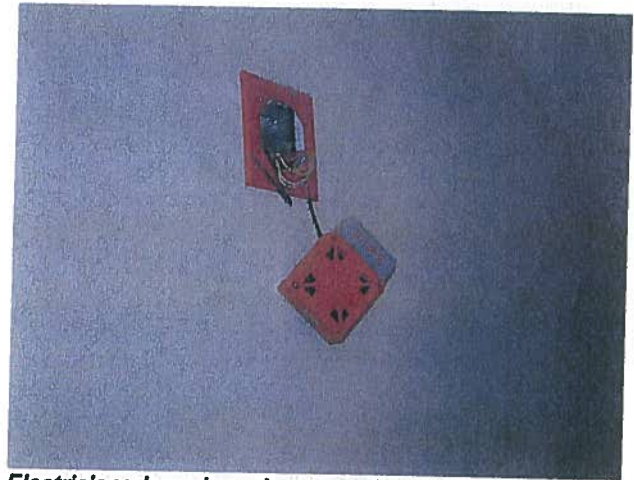
Down spout drain installation was hampered by the frozen ground. The excavator used the driving range tee to transport spoil from the clubhouse site. In the process, they pumped up driving range tee mix that had been set in place, and possibly damaged sub-grade drainage lines. We will assess damage and prescribe a solution when things thaw out. We asked the contractor to supervise the sub-contractors to avoid this type of damage.



Like many construction features, the result is not very spectacular when completed. Only the occasional drain line stub is visible after the pipes are backfilled.



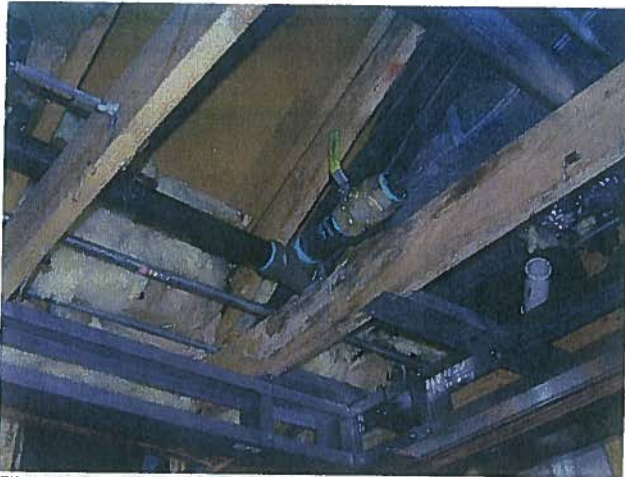
The extensive down spout drain system connects to our main drain system. It is a lot of work to take roof run off away from the building.



Electricians have been busy running new fire alarm system wires in the existing building.



The new clubhouse needs a larger natural gas service line. Plumbers installed that new service line this week. The unpainted gas line enters the clubhouse through the men's locker room wall.



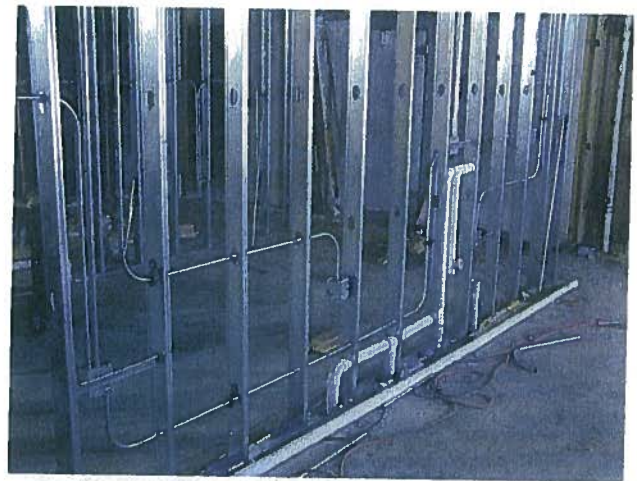
The new black natural gas line was extended through the ceiling into the kitchen.



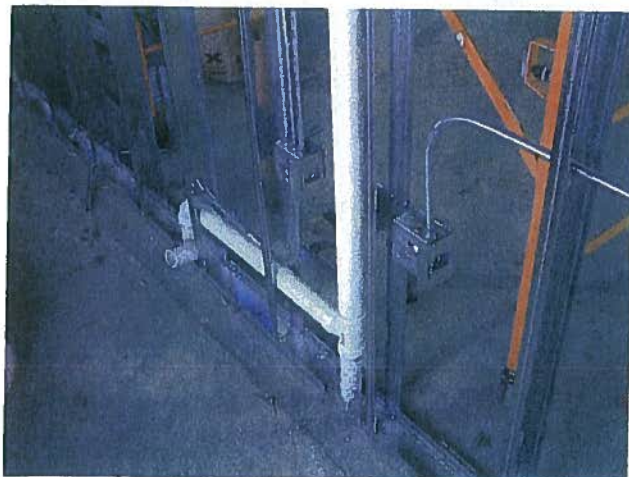
The contractor will provide connection points for water, sewer and electric. Village Links staff will install most of the kitchen equipment.



Work continued in the kitchen. Electric conduit was installed to connect the outlet boxes installed last week.



Each of the 100 pieces of kitchen and bar equipment need an exact amount of space and utility connections. This requires a lot of detail work and follow up.



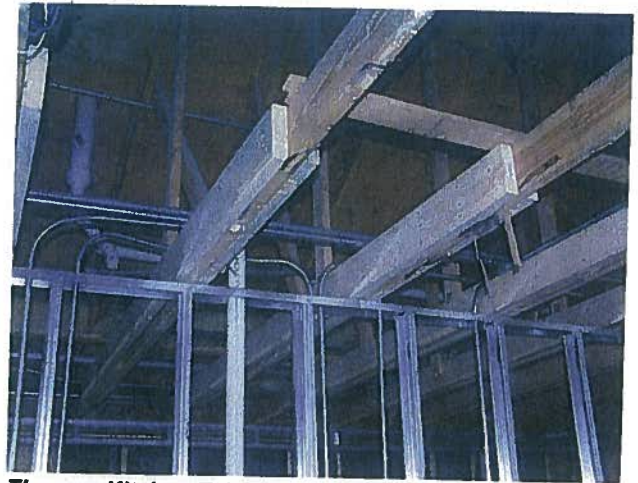
Sewer stubs were also installed in the kitchen walls.



The new sewer system includes white PVC plastic vent pipes that run through the roof.



The plumbers began installing copper water pipes overhead in the kitchen.



The new Kitchen Exhaust Hoods will be hung from these reinforced trusses.



The water pipes are being run in a ceiling soffit to prevent them from freezing. The addition of that soffit in the kitchen eliminates the need for extraordinary pipe insulation and greatly reduces the risk of pipe breakage.



The carpenters began sheathing the exterior walls with plywood. This is an example of work being done out of sequence due to the delay in delivery of the roof trusses.



The existing kitchen roof trusses were braced with the addition of new 2" x 6" boards.



The plywood sheathing could not be applied until the structural steel was in place. The structural steel gives the walls enough support so they will not be blown down by heavy winds.



This opening is the service entrance at the front of the clubhouse.



The installation of plywood sheathing has just started. The sheathing will provide workers some protection from the elements and will make them more productive.

Project Budget

The project is on budget.

We approved Extra Work Proposal #17, reducing the framing thickness of the dining room curtainwall from 6-inches to 4.5-inches. The curtain wall was originally specified to be thicker out of concern that it would not be able to withstand wind loads. The change reduces the contract by \$3,200.

The Village Board authorized the purchase of \$186,000 of Kitchen and Bar Equipment. This was \$5,000 under our budget estimate. I am keeping the kitchen equipment budget at the higher amount to cover any minor items or costs we incur during installation.

In another adjustment to the work being done by Village Links staff, we moved \$25,000 of budgeted expense for a new Nicor gas line to contingency, as it appears that we will not need a new gas line. The increased contingency will be needed to cover furniture costs that are coming in higher than budgeted.

As the summary below shows, the project remains on budget, but I note that there are a number of change order increases still pending.

1/31/2013	Village Links Project - Budget Summary		
	Budget 9/24/12	Revised Budget	+/-
General Contract - E.P. Doyle			
General Contract Awarded 9/24/12	\$ 5,443,952	\$ 5,443,952	\$ -
Net of Finalized Change Orders		\$ (226,829)	\$ (226,829)
Revised Contract Total	\$ 5,443,952	\$ 5,217,123	\$ (226,829)
Contingency		\$ 141,397	\$ 141,397
Contract & Contingency	\$ 5,443,952	\$ 5,358,520	\$ (85,432)
Work by Village Links Staff			
Work by Staff - Subtotal	\$ 554,500	\$ 614,932	\$ 60,432
Contingency	\$ 55,500	\$ 80,500	\$ 25,000
Work by Staff & Contingency	\$ 610,000	\$ 695,432	\$ 85,432
Design			
Design Subtotal	\$ 223,800	\$ 223,800	\$ -
Contingency	\$ 22,380	\$ 22,380	\$ -
Design & Contingency	\$ 246,180	\$ 246,180	\$ -
Total	\$ 6,300,132	\$ 6,300,132	\$ -

Recap (General Contract, Work by Staff, Design)			
Subtotals	\$ 6,222,252	\$ 6,055,855	\$ (166,397)
Contingencies	\$ 77,880	\$ 244,277	\$ 166,397
Total	\$ 6,300,132	\$ 6,300,132	\$ -

Project Schedule

The project is technically still on schedule. The contractor is scheduled to complete their work by May 31, 2013.

I consider that target to be tenuous. The schedule should be reset after roof truss delivery begins.

Matt Pekarek

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**Village Links of Glen Ellyn
Facility Improvement Project**



Update #19 - January 26, 2013

The project is on schedule and on budget.

Construction

Construction activity was slowed by cold weather this week. Most of the work was inside, on non-critical path items. We are still waiting for truss delivery, scheduled for the week of February 11.

The only critical path task accomplished this week was the installation of steel beams. With the structural steel beams in place, there are no critical path tasks yet to be done before the roof trusses are installed.



A crane set the steel beams in place.



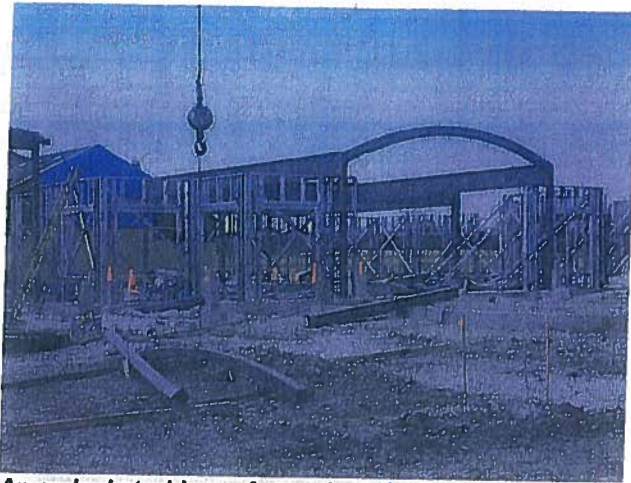
Iron workers set the steel beams loosely in place, and went back later to connect the beams with bolts and welds.



The structural steel posts and beams were installed at the end of the week, when temperatures moderated a bit.



The steel beams provide the base on which the roof trusses will sit.



An arched steel beam forms the barrel vault over the new dining room.



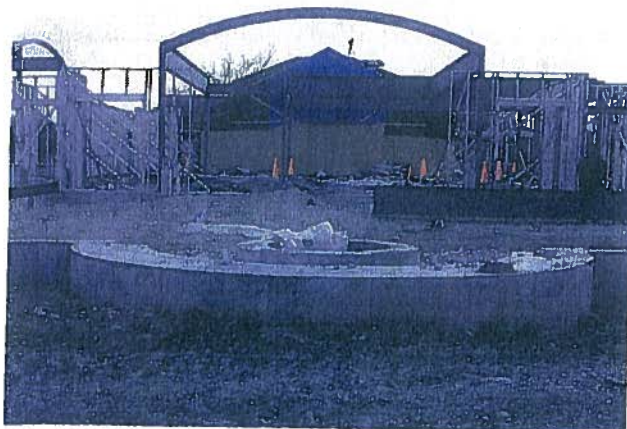
The crane sets the barrel vault beam for the banquet room on the west side of the clubhouse.



The arched barrel vault and the arched main canopy are key elements of the clubhouse addition.



The banquet room arched beam is unhooked after being set in place.



The main dining room window and barrel vault, with the half-circle patio fire pit in the foreground.



It only took one day to put all of the steel beams in place.



Iron workers bolted and welded the steel beams together.



The crane set the arched main canopy support beams in place.



The Iron workers were on the site for three days, finishing with a rare workday on Saturday.



This is what circle drive traffic will see as they approach the main canopy at the restaurant entrance.



The circle drive main canopy came together quickly.



The restaurant entrance doorway, as seen from the circle drive main canopy.



Down spout drain lines are complete on the east side of the clubhouse.



One could peek at the masonry sample wall that included a stacked stone base, a stone cap, with face brick above.



Blue-green stubs are in place where the downspouts will connect to drain pipes below. It was too cold for the excavator to work on the downspouts on the west side of the building.



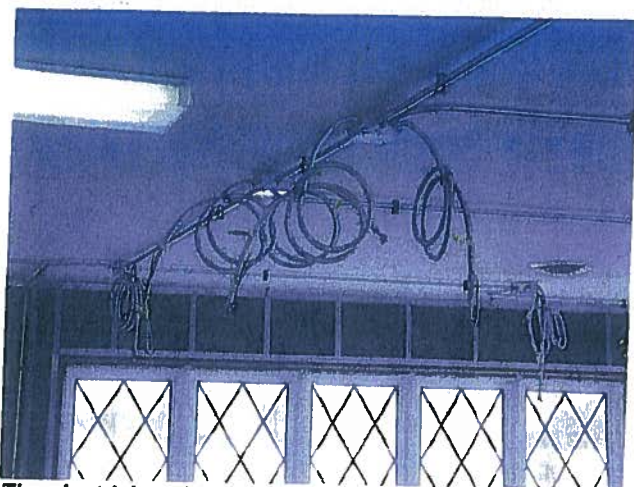
Carpenters worked on covering the exposed dark wood beams and black connector plates over the west Pro Shop doors with a protective Frieze Board. The old beams are still visible on this side of the building.



A mason was on site this week to build a sample wall of brick and stone work. He did his work under a tarp, to keep it from freezing until the cement had cured.



The sand colored Frieze Board has been installed over the east Pro Shop doors. The Frieze Board will protect the wood from water damage and give the building a new look.



The electricians installed conduit for lights that will go in the meeting room.



Over thirty electric boxes were installed in the kitchen. Many of these were on the main cooking line, above.



They also installed electrical outlet and switch boxes in the meeting room. Earlier in the week the carpenters completed framing the new walls in the meeting room.



Electric boxes were installed in the kitchen.

Project Budget

The project is on budget.

There were no changes to the budget this week.

The contractor is working on several change orders. Two proposals were returned for reconsideration due to questions about the status of the work and validity of the proposed costs.

We look forward to resolving a number of outstanding change orders, which would help clarify our budget position.

Project Schedule

The project is on schedule. The contractor is scheduled to complete their work by May 31, 2013.

Matt Pekarek

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