

MONTHLY PROGRESS REPORT

KENDALL COUNTY

NEW OFFICE BUILDING

October 06, 2023





September Monthly Report

Construction Management Services

October 6, 2023

Contents

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SECTION 1: PROJECT UPDATE



Kendall County

New Office Building

Monthly Project Summary 10/06/2023

Work Completed in September 2023

To date we have completed the following activities:

- Basement/Foundation Excavation
- Frame/Pour Foundations
- Rough in Underground Plumbing/Electric
- Stone/Prep Basement Floor Slab-on-grade
- Water Main 80%
- Storm Sewer 80%

We are currently progressing on the following activities:

- Pour Concrete Retaining Wall
- Pour Concrete Basement Floor Slab-on-grade
- Water Main Completion
- Storm Sewer Completion
- Sanitary Sewer Completion

The following phases of construction scheduled for the near future:

- Basement/Elevator Shaft CMU Install
- 1st Floor Precast Plank
- Backfill Foundations
- Earthwork South Parking Lot
- 1st Floor Underground Mechanical/Electric/Plumbing
- 1st Floor Slab-on-grade

SECTION 2: PROJECT COST REPORT



Kendall County

New Office Building

Cost Report & Contingency Reductions Through 9/30/23

To date we have accounted for various changes that have been required due to the Yorkville and IDOT Permitting changes and other project changes recommended and from ComEd related to Primary Power to the new Building (Run Secondary from the nearest Utility Pole vs a new ComEd Transformer next to the building) that were required that occurred post award of the Contracts. An allowance was projected to account for some of these changes but not sufficient to cover all of them. We have the following Contingency Reductions that have been fully vetted and approved:

Contractors PCO #	Date Approved By Owner	Contractor	Description	Subs Potential Contingency Reduction Amount	Amount Approved	Comments
01	9/12/23	LCI	Install water proofing membrane on existing FS foundation	\$1,540	\$1,540	Owner requested
	9/12/23	Plainfield Grading	Credit for CCDD Soils Testing	(\$3,250)	(\$3,250)	CCCS Provided as a Reimbursable
01	9/12/23	Plainfield Grading	1st Round of YV Requested Changes to Water Main Delta from Water Line Change Allowance at Award	\$12,450	\$1,944	Balance (\$12,450) will come from Water Main Change Allowance. Delta from Contingency Reduction
	9/12/23	Plainfield Grading	Foundation Drain Tile around Basement	\$2,450	\$2,450	Added to provide additional belt & suspenders waterproofing at new building
	9/26/23	CSN Electric	Light pole changes Required by Yorkville during Permit Review	\$0	\$0	\$977 Allowance Reduction
02	9/26/23	CSN Electric	Secondary conduit/wiring to ComEd transformer on Fox St. Required by ComEd	\$35,200	\$33,177	Balance of \$35,200 from Remaining Allow.
1	9/26/23	TSI Comm Flooring	ASIS Revise LVT-01 and RF-1 Flooring Selections	\$1,459	\$1,459	LVT color change per finishes selection & interior design finalization
3	9/26/23	Premium Concrete	Moisture Mitigation Admixture in Slab Cost beyond built in allowance	\$12,766	\$2,766	Delta of admixture & allowance (\$10,000)
15	9/26/23	Plainfield Grading	Install sewer at elevation 631.60 - 3.4' deeper	\$4,949	\$4,949	Requested by EEI - Yorkville Engineer

The Project has utilized \$40,035 of the total Contingency value of \$505,200 that was set aside for the project for CC to monitor utilize as required to complete the project. The remaining Contingency is \$460,165 before projecting for other potential changes we have been notified are future Contingency Reduction items. We project these values based on our best estimates and/or subcontractor initial quotes to account for these potential costs on the following Cost Report in the Potential Costs To Complete Column. There are a total of \$104,880 of Potential Costs we have captured at this stage. These items are noted on the Cost Report for what they may be associated with. There are additional site utilities costs related to the Permit & Field Changes required by Yorkville plus poor soils that were encountered and required to be removed and stone brought in for the footings to have stable soils to be built on. The Geotechnical engineer flagged these and required the poor soils to be mitigated. Another item is related to the change of the stair from the South Parking lot being changed to an ADA Ramp to provide access from the South Parking lot to the lower Old Fire Station Lot so that there is an ADA accessible route form the upper south parking lot to the Old Fire Station Building. We will continue to monitor these potential costs and contingency reductions and report them on the Monthly Reports.

SEE THE FOLLOWING COST REPORT FOR THE PROJECT FINANCIALS:

Kendall County
 New County Office Building
 Cost Report
 10/3/2023

Project No. 221071



		15,760	TOTAL GSF						
BID PACKAGE	RESPONSIBLE	ORIGINAL CONTRACT BASE	ALLOWANCES	BASE + ALLOW CONTRACT AMOUNT	APPROVED CONTINGENCY REDUCTION	REVISED SCHEDULE OF VALUES	EXPECTED COST TO COMPLETE	PROJECTION W/ EXPECTED COSTS	NOTES
BP #1 - Annex Demolition	Fowler Enterprises	\$50,250	\$0	\$50,250	\$0	\$50,250	\$0	\$50,250	
Changes & PCO's									
			Approved Allowance Reduction Totals:	\$0					
			Subcontractor Remaining Allowance:	\$0					
BP #2 - General Trades	Lite Construction	\$2,100,970	\$15,000	\$2,115,970	\$1,540	\$2,117,510	\$23,672	\$2,141,182	
Misc. Signage Allowance		\$10,000							
Access Panel Allowance		\$5,000							
Changes & PCO's									
#1: Waterproofing foundation of old firehouse					\$1,540				
#2 PR3 Handrail for Ramp to Firehouse							\$23,672		Need more backup
			Approved Allowance Reduction Totals:	\$0					
			Subcontractor Remaining Allowance:	\$15,000					
BP #3 - Excavation/Site Utilities	Plainfield Excavating	\$415,000	\$22,450	\$437,450	\$6,093	\$443,543	\$64,000	\$507,543	
Tree Removal Allowance		\$10,000							
Water Main Change Allowance		\$12,450							
Changes & PCO's									
Credit for CCDD Soils Testing					(\$3,250)	In email. Need back up.			
Water Main Changes per IDOT & Yorkville					(\$12,450)	\$1,944	Delta of Allowance vs actual cost		
Storm, Sanitary & Water Main Changes per IDOT & Yorkville							\$40,000	Need EEA confirmation	
Undercuts required per Geotech Consultant							\$30,000	CC Estimate	
Foundation Drain Tile at Basement Footing						\$2,450	In email. Need back up.		
Excavate Firehouse Foundation for waterproofing							\$2,000	CC Estimate	
Extra Tree Removal from Allowance					(\$2,000)	CC Estimate			
Remaining Additional Allowance for Extra Tree Removal							(\$8,000)	Move \$8K to offset Utility CO's	
Change depth of SW Structure per Yorkville/EEI						\$4,949	Required by Yorkville/EEI		
			Approved Allowance Reduction Totals:	\$14,450					
			Subcontractor Remaining Allowance:	\$8,000					

Kendall County
 New County Office Building
 Cost Report
 10/3/2023

Project No. 221071



15,760 TOTAL GSF

BID PACKAGE	RESPONSIBLE	ORIGINAL CONTRACT BASE	ALLOWANCES	BASE + ALLOW CONTRACT AMOUNT	APPROVED CONTINGENCY REDUCTION	REVISED SCHEDULE OF VALUES	EXPECTED COST TO COMPLETE	PROJECTION W/ EXPECTED COSTS	NOTES
BP #4 - Building Concrete	Premium Concrete Inc.	\$773,400	\$10,000	\$783,400	\$2,766	\$786,166	\$10,508	\$796,674	
Moisture Mitigation		\$10,000							
Changes & PCO's									
Rubbed finish on retaining wall							\$5,920		Need to vet PCO #
Insulation at foundation wall							\$4,588		Need to vet PCO #
Moisture Mitigation Admixture in Slab			(\$10,000)		\$2,766				Delta of admixture & allowance
Approved Allowance Reduction Totals:			\$10,000						
Subcontractor Remaining Allowance:			\$0						
BP #5 - Asphalt, C&Gs, Site Concrete	Abbey Paving	\$398,500	\$0	\$398,500	\$0	\$398,500	\$0	\$398,500	
Changes & PCO's									
Approved Allowance Reduction Totals:			\$0						
Subcontractor Remaining Allowance:			\$0						
BP #6 - Masonry	Jimmy Z's Masonry Corp	\$573,000	\$0	\$573,000	\$0	\$573,000	\$0	\$573,000	
Changes & PCO's									
Approved Allowance Reduction Totals:			\$0						
Remaining Allowance:			\$0						
BP #7 - Roofing	Filotto Roofing	\$123,000	\$0	\$123,000	\$0	\$123,000	\$0	\$123,000	
Changes & PCO's									
Approved Allowance Reduction Totals:			\$0						
Subcontractor Remaining Allowance:			\$0						
BP #8 - Painting	Nedrow Painting	\$48,700	\$0	\$48,700	\$0	\$48,700	\$0	\$48,700	
Changes & PCO's									

Kendall County
 New County Office Building
 Cost Report
 10/3/2023

Project No. 221071



		15,760	TOTAL GSF						
BID PACKAGE	RESPONSIBLE	ORIGINAL CONTRACT BASE	ALLOWANCES	BASE + ALLOW CONTRACT AMOUNT	APPROVED CONTINGENCY REDUCTION	REVISED SCHEDULE OF VALUES	EXPECTED COST TO COMPLETE	PROJECTION W/ EXPECTED COSTS	NOTES
		Approved Allowance Reduction Totals:		\$0					
		Subcontractor Remaining Allowance:		\$0					
BP #9 - Flooring	TSI Flooring	\$288,210	\$0	\$288,210	\$1,459	\$289,669	\$0	\$289,669	
Changes & PCO's									
#1REV ASI5 LVT01 & RF1 Reselections					\$1,459				Reviewed and approved by Arch & Interiors Dept.
		Approved Allowance Reduction Totals:		\$0					
		Subcontractor Remaining Allowance:		\$0					
BP #10 - Fire Protection	CL Ducette	\$100,950	\$0	\$100,950	\$0	\$100,950	\$0	\$100,950	
Changes & PCO's									
		Approved Allowance Reduction Totals:		\$0					
		Subcontractor Remaining Allowance:		\$0					
BP #11 - Plumbing	Omega Plumbing	\$142,500	\$0	\$142,500	\$0	\$142,500	\$1,200	\$143,700	
Changes & PCO's									
Foundation Tile Footing excavation under footing							\$1,200		CC Estimate
		Approved Allowance Reduction Totals:		\$0					
		Subcontractor Remaining Allowance:		\$0					
BP #12 - Mechanical	Jensens Plumbing & Heating	\$404,800	\$0	\$404,800	\$0	\$404,800	\$0	\$404,800	
Changes & PCO's									
		Approved Allowance Reduction Totals:		\$0					
		Subcontractor Remaining Allowance:		\$0					
BP #13 - Electrical	CSN Electrical LLC	\$939,008	\$3,000	\$942,008	\$33,177	\$975,185	\$5,500	\$980,685	
Exterior Light Pole Changes, Etc.		\$3,000							
Changes & PCO's									
ASI-001 - Light Pole Changes			(\$977)						
Install secondary feeder to existing ComEd Transformer SW of Bldg			(\$2,023)		\$33,177				Balance of \$35,200 from Remaining Allow.

Kendall County
 New County Office Building
 Cost Report
 10/3/2023

Project No. 221071



15,760 TOTAL GSF

BID PACKAGE	RESPONSIBLE	ORIGINAL CONTRACT BASE	ALLOWANCES	BASE + ALLOW CONTRACT AMOUNT	APPROVED CONTINGENCY REDUCTION	REVISED SCHEDULE OF VALUES	EXPECTED COST TO COMPLETE	PROJECTION W/ EXPECTED COSTS	NOTES
Add four Poke Through Floor Boxes							\$5,500		CC Estimate
	Approved Allowance Reduction Totals:		\$3,000						
	Subcontractor Remaining Allowance:		\$0						
BP #14 - Landscaping	Twin Oaks Landscaping	\$79,700	\$5,000	\$84,700	\$0	\$84,700	\$0	\$84,700	
Additional Plantings on Fox St.		\$5,000							
Changes & PCO's									
	Approved Allowance Reduction Totals:		\$0						
	Subcontractor Remaining Allowance:		\$5,000						
BP #15 - Elevator	Otis Elevator	\$92,693	\$0	\$92,693	\$0	\$92,693	\$0	\$92,693	
Changes & PCO's									
	Approved Allowance Reduction Totals:		\$0						
	Subcontractor Remaining Allowance:		\$0						
BP #16 - Building Automation System	TBD	\$60,000	\$0	\$60,000	\$0	\$60,000	\$0	\$60,000	
Changes & PCO's									
	Approved Allowance Reduction Totals:		\$0						
	Subcontractor Remaining Allowance:		\$0						
	Original Total Allowances:		\$55,450						
	TOTAL ALLOWANCES USED:		\$27,450						
	Remaining Total Allowance Amount:		\$28,000						
TOTAL PROJECT HARD COST BUDGET:				\$6,646,131	\$45,035	\$6,691,166	\$104,880	\$6,796,046	
CM General Conditions/Gen Reqmts	CCCS			\$593,121		\$593,121		\$593,121	
CM Fee	CCCS			\$369,715		\$369,715		\$369,715	
Insurance	CCCS			\$94,000		\$94,000		\$94,000	
Architecture Fees	CCA			\$642,137		\$642,137		\$642,137	
Preconstruction	CCCS			\$30,000		\$30,000		\$30,000	
Interior Fee	CCCS			\$12,000		\$12,000		\$12,000	
Landscape Design	Erikkson Eng.			\$9,000		\$9,000		\$9,000	
Civil Engineering	Erikkson Eng.			\$42,500		\$42,500		\$42,500	
Survey/Layout	Various			\$20,000		\$20,000		\$20,000	
Geotech & Testing	Various			\$22,560		\$22,560		\$22,560	

Kendall County
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Project No. 221071



		15,760	TOTAL GSF						
BID PACKAGE	RESPONSIBLE	ORIGINAL CONTRACT BASE	ALLOWANCES	BASE + ALLOW CONTRACT AMOUNT	APPROVED CONTINGENCY REDUCTION	REVISED SCHEDULE OF VALUES	EXPECTED COST TO COMPLETE	PROJECTION W/ EXPECTED COSTS	NOTES
Permits	Various			\$11,750		\$11,750		\$11,750	
Reimbursables	CCCS			\$2,500		\$2,500		\$2,500	
FF&E and Owner Costs	Miscellaneous			\$397,496		\$397,496		\$397,496	
Fiber Tie In to Campus Bldgs	National Technologies			\$29,344		\$29,344		\$29,344	
Construction Contingency	CCCS			\$505,200		\$460,165	(\$104,880)	\$355,285	
TOTAL PROJECT BUDGET:				\$9,427,454	\$45,035	\$9,427,454	\$0	\$9,427,454	

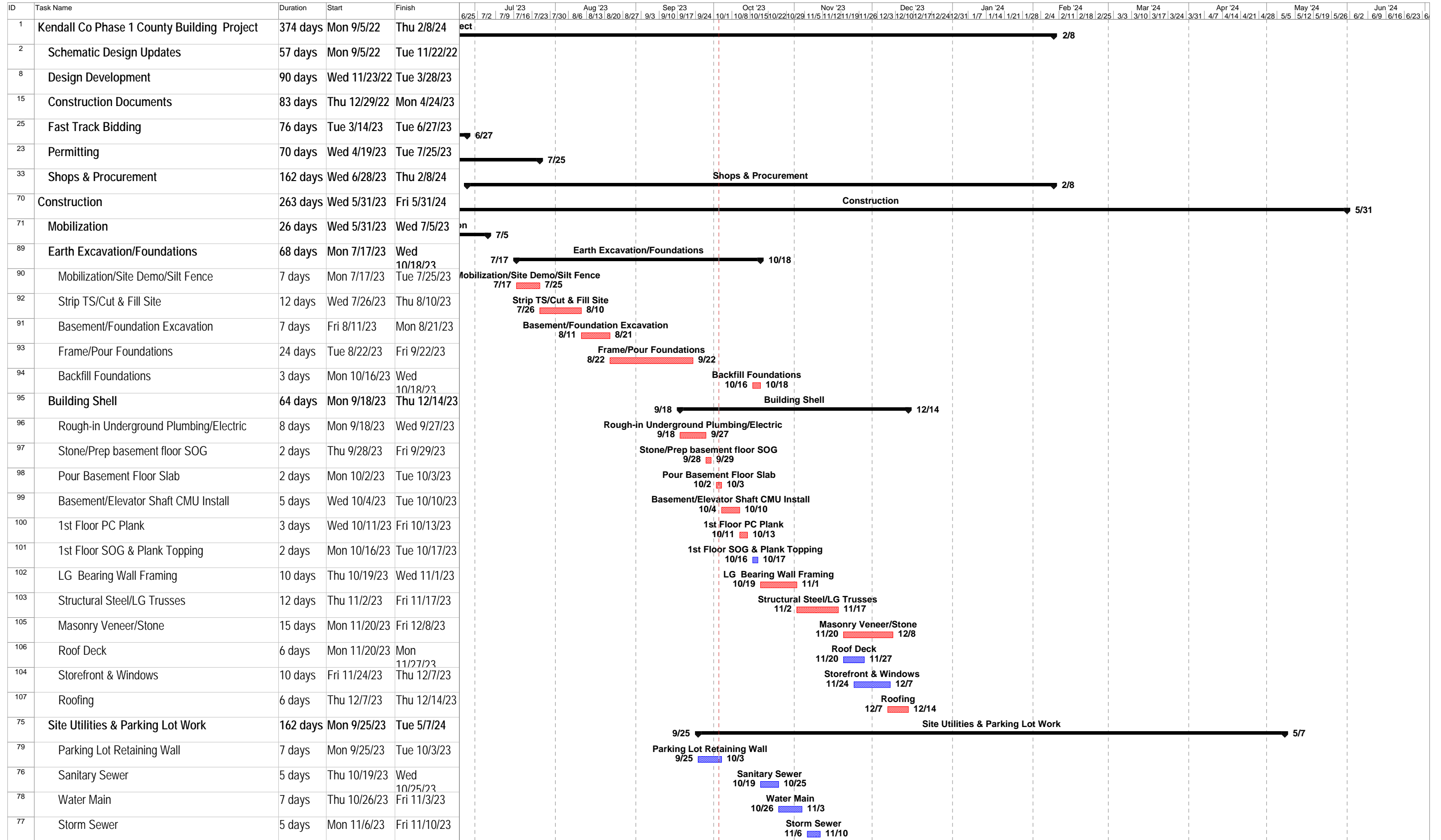
ORIGINAL CONTRACT VALUE BEFORE CHANGES:	\$9,427,454
Remaining Contingency Value with Adjustments before Expected Cost to Complete:	\$460,165
Remaining Contingency Value with Adjustments + Expected Cost to Complete:	\$355,285

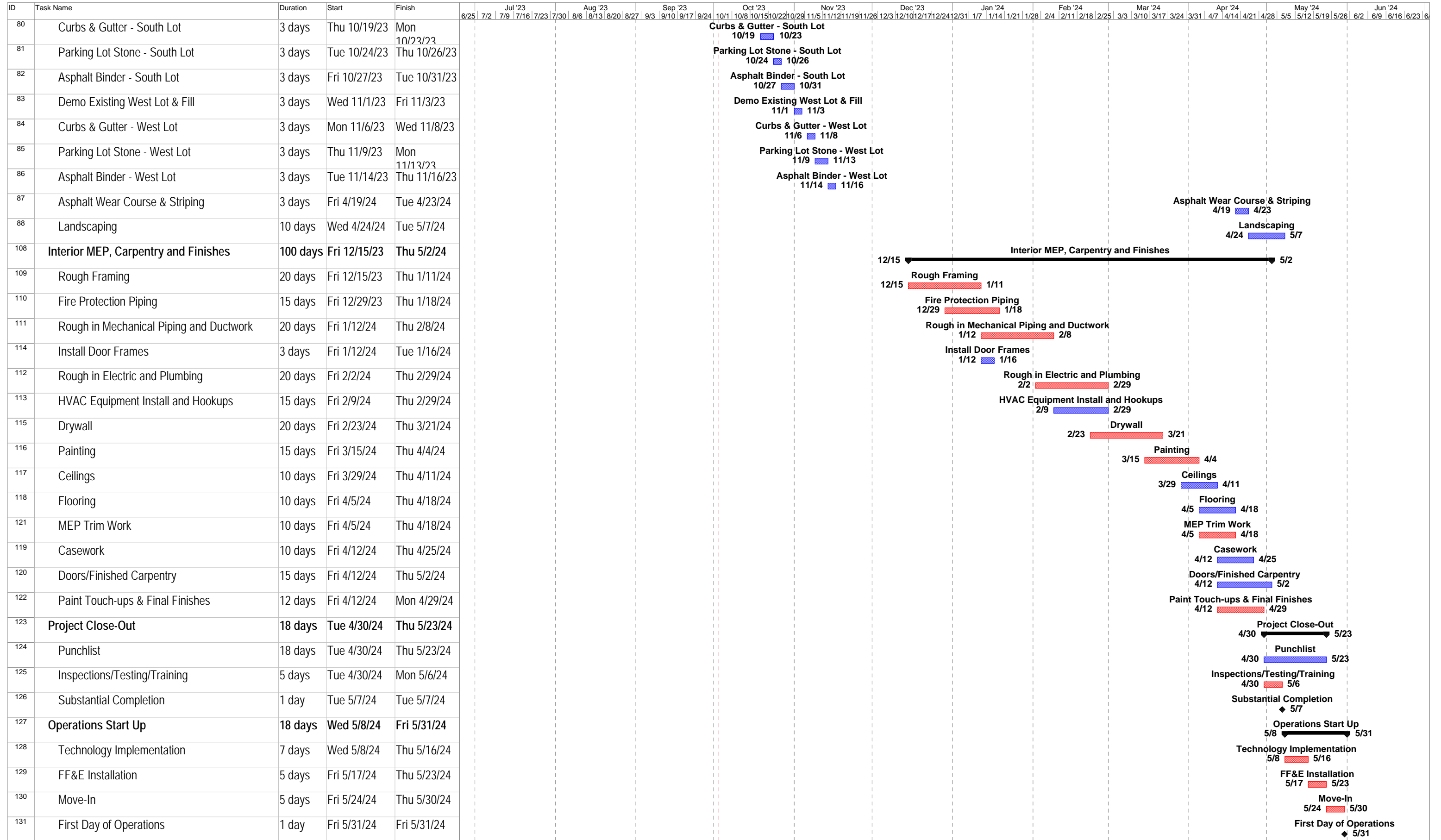
SECTION 3: SCHEDULE



Kendall County Phase One County Building Project Schedule

Tue 10/3/23





SECTION 4: CONSTRUCTION
FIELD REPORTS AND PHOTOS



Form detail

#25: Daily Report



Forms

Location

Form date Sep 5, 2023

Description

Due date

Submitted by Ken Gleason


Status Closed

Last update Sep 5, 2023, 3:27 PM CDT

Last updated by Ken Gleason


Included references Assets | Files | Forms | Issues | Photos

Weather


 Rain: 0.04 inches

 [Weather View Sources](#)


7:00 AM **Mostly Cloudy**

 Temperature: 71°F
Wind: ↻ 5mph
Humidity: 89%

12:00 PM **Partly Cloudy**

 Temperature: 87°F
Wind: ↑ 11mph
Humidity: 59%

4:00 PM **Cloudy**

 Temperature: 84°F
Wind: ↑ 12mph
Humidity: 63%

Updated Sep 26, 2023 at 3:10 PM

1. Work Log

Crew	# Workers	# Total hours	Work performed
Excavation / Site Utilities	5	40	crew worked on water main and west side of site excavation and demo of sidewalks and drive
Building Concrete	10	80	crew worked on forms and concrete pour for north wall and interior basement foundation walls today
Totals	15	120	

References

Photos (14)



IMG_0254

Taken on Sep 5, 2023, 10:35 AM CDT

Added on Sep 5, 2023, 3:27 PM CDT

Added by Ken Gleason



IMG_0255

Taken on Sep 5, 2023, 10:35 AM CDT

Added on Sep 5, 2023, 3:27 PM CDT

Added by Ken Gleason



IMG_0250

Taken on Sep 5, 2023, 10:32 AM CDT

Added on Sep 5, 2023, 3:27 PM CDT

Added by Ken Gleason



IMG_0251

Taken on Sep 5, 2023, 10:32 AM CDT

Added on Sep 5, 2023, 3:27 PM CDT

Added by Ken Gleason



IMG_0256

Taken on Sep 5, 2023, 12:29 PM CDT

Added on Sep 5, 2023, 3:27 PM CDT

Added by Ken Gleason



IMG_0253

Taken on Sep 5, 2023, 10:34 AM CDT

Added on Sep 5, 2023, 3:27 PM CDT

Added by Ken Gleason



IMG_0263

Taken on Sep 5, 2023, 3:22 PM CDT

Added on Sep 5, 2023, 3:27 PM CDT

Added by Ken Gleason



IMG_0262

Taken on Sep 5, 2023, 3:21 PM CDT

Added on Sep 5, 2023, 3:27 PM CDT

Added by Ken Gleason



IMG_0261

Taken on Sep 5, 2023, 3:19 PM CDT

Added on Sep 5, 2023, 3:27 PM CDT

Added by Ken Gleason



IMG_0257

Taken on Sep 5, 2023, 12:30 PM CDT

Added on Sep 5, 2023, 3:27 PM CDT

Added by Ken Gleason



IMG_0259

Taken on Sep 5, 2023, 12:38 PM CDT

Added on Sep 5, 2023, 3:27 PM CDT

Added by Ken Gleason



IMG_0260

Taken on Sep 5, 2023, 2:08 PM CDT

Added on Sep 5, 2023, 3:27 PM CDT

Added by Ken Gleason



IMG_0252

Taken on Sep 5, 2023, 10:33 AM CDT

Added on Sep 5, 2023, 3:27 PM CDT

Added by Ken Gleason



IMG_0258

Taken on Sep 5, 2023, 12:31 PM CDT

Added on Sep 5, 2023, 3:27 PM CDT

Added by Ken Gleason

Form detail

#26: Daily Report



Forms

Location	
Form date	Sep 6, 2023
Description	
Due date	
Submitted by	Ken Gleason
Status	Closed
Last update	Sep 6, 2023, 1:58 PM CDT
Last updated by	Ken Gleason
Included references	Assets Files Forms Issues Photos

Weather

🌧️ Rain: 0.16 inches

🍏 Weather [View Sources](#)

7:00 AM

Drizzle



Temperature: 70°F

Wind: ↑ 10mph

Humidity: 95%

12:00 PM

Mostly Clear



Temperature: 78°F

Wind: → 11mph

Humidity: 66%

4:00 PM

Mostly Cloudy



Temperature: 72°F

Wind: → 10mph

Humidity: 79%

Updated Sep 26, 2023 at 3:35 PM

1. Work Log

Crew	# Workers	# Total hours	Work performed
Excavation / Site Utilities	2	16	crew worked on excavation for the retaining wall today.
Building Concrete	10	80	crew worked on forms and concrete pour for interior basement foundation walls and overhead door opening.
Totals	12	96	

References

Photos (4)



IMG_0266

Taken on Sep 6, 2023, 1:49 PM CDT

Added on Sep 6, 2023, 1:58 PM CDT

Added by Ken Gleason



IMG_0265

Taken on Sep 6, 2023, 1:49 PM CDT

Added on Sep 6, 2023, 1:58 PM CDT

Added by Ken Gleason



IMG_0264

Taken on Sep 6, 2023, 1:49 PM CDT

Added on Sep 6, 2023, 1:58 PM CDT

Added by Ken Gleason



IMG_0267

Taken on Sep 6, 2023, 1:49 PM CDT

Added on Sep 6, 2023, 1:58 PM CDT

Added by Ken Gleason

Form detail

#27: Daily Report



Forms

Location

Form date Sep 7, 2023

Description

Due date

Submitted by Ken Gleason


Status Closed

Last update Sep 8, 2023, 7:37 AM CDT

Last updated by Ken Gleason

Included references Assets | Files | Forms | Issues | Photos

Weather

 Rain: 0.12 inches

 [Weather View Sources](#)

7:00 AM

Cloudy



Temperature: 65°F

Wind: ↘ 7mph

Humidity: 93%

12:00 PM

Mostly Cloudy



Temperature: 69°F

Wind: ↓ 6mph

Humidity: 76%

4:00 PM

Cloudy



Temperature: 72°F

Wind: ↘ 6mph

Humidity: 68%

Updated Sep 8, 2023 at 12:37 PM

1. Work Log

Crew	# Workers	# Total hours	Work performed
Building Concrete	8	64	crew worked on removing forms, patching, cleaning up site, removing materials
Totals	8	64	

References

Photos (9)



IMG_0273

Taken on Sep 7, 2023, 12:56 PM CDT

Added on Sep 7, 2023, 3:40 PM CDT

Added by Ken Gleason



IMG_0270

Taken on Sep 7, 2023, 12:46 PM CDT

Added on Sep 7, 2023, 3:40 PM CDT

Added by Ken Gleason



IMG_0272

Taken on Sep 7, 2023, 12:56 PM CDT

Added on Sep 8, 2023, 7:36 AM CDT

Added by Ken Gleason



IMG_0271

Taken on Sep 7, 2023, 12:55 PM CDT

Added on Sep 8, 2023, 7:36 AM CDT

Added by Ken Gleason



IMG_0275

Taken on Sep 7, 2023, 2:44 PM CDT
Added on Sep 8, 2023, 7:36 AM CDT
Added by Ken Gleason



IMG_0269

Taken on Sep 7, 2023, 12:46 PM CDT
Added on Sep 8, 2023, 7:36 AM CDT
Added by Ken Gleason



IMG_0274

Taken on Sep 7, 2023, 2:44 PM CDT
Added on Sep 8, 2023, 7:36 AM CDT
Added by Ken Gleason



IMG_0268

Taken on Sep 7, 2023, 12:46 PM CDT
Added on Sep 8, 2023, 7:36 AM CDT
Added by Ken Gleason



IMG_0276

Taken on Sep 7, 2023, 2:45 PM CDT

Added on Sep 8, 2023, 7:37 AM CDT

Added by Ken Gleason

Form detail

#29: Daily Report



Forms

Location

Form date Sep 11, 2023

Description

Due date

Submitted by Ken Gleason


Status Closed

Last update Sep 11, 2023, 9:24 AM CDT

Last updated by Ken Gleason

Included references Assets | Files | Forms | Issues | Photos

Weather

 Rain: 0.75 inches

 [Weather View Sources](#)

7:00 AM

Rain



Temperature: 62°F

Wind: ↑ 1mph

Humidity: 97%

12:00 PM

Rain



Temperature: 66°F

Wind: → 3mph

Humidity: 93%

4:00 PM

Drizzle



Temperature: 66°F

Wind: ↘ 3mph

Humidity: 92%

Updated Sep 12, 2023 at 2:19 PM

1. Work Log

Crew	# Workers	# Total hours	Work performed
Excavation / Site Utilities	0	0	no crews on site today. inclement weather, rain day
Totals	0	0	

References

Photos (2)



IMG_0289

Taken on Sep 11, 2023, 9:22 AM CDT

Added on Sep 11, 2023, 9:24 AM CDT

Added by Ken Gleason



IMG_0288

Taken on Sep 11, 2023, 9:22 AM CDT

Added on Sep 11, 2023, 9:24 AM CDT

Added by Ken Gleason

Form detail

#30: Daily Report



Forms

Location

Form date Sep 13, 2023

Description

Due date

Submitted by Ken Gleason


Status Closed

Last update Sep 13, 2023, 1:18 PM CDT


Last updated by Ken Gleason


Included references Assets | Files | Forms | Issues | Photos


Weather

 Rain: 0 inches

 [Weather View Sources](#)

7:00 AM **Partly Cloudy**
 Temperature: 49°F
 Wind: ↗ 1mph
 Humidity: 95%

12:00 PM **Mostly Clear**
 Temperature: 66°F
 Wind: ↓ 6mph
 Humidity: 67%

4:00 PM **Mostly Clear**
 Temperature: 69°F
 Wind: ↓ 5mph
 Humidity: 51%

Updated Sep 26, 2023 at 3:38 PM

1. Work Log

Crew	# Workers	# Total hours	Work performed
Excavation / Site Utilities	3	24	crew worked on installing drain tile at perimeter of foundation and backfilling foundation.
Totals	3	24	

References

Photos (3)



IMG_0291

Taken on Sep 13, 2023, 1:15 PM CDT

Added on Sep 13, 2023, 1:18 PM CDT

Added by Ken Gleason



IMG_0290

Taken on Sep 13, 2023, 1:14 PM CDT

Added on Sep 13, 2023, 1:18 PM CDT

Added by Ken Gleason



IMG_0292

Taken on Sep 13, 2023, 1:15 PM CDT

Added on Sep 13, 2023, 1:18 PM CDT

Added by Ken Gleason

Form detail

#31: Daily Report



Forms

Location

Form date Sep 14, 2023

Description

Due date

Submitted by Ken Gleason


Status Closed

Last update Sep 15, 2023, 7:03 AM CDT


Last updated by Ken Gleason


Included references Assets | Files | Forms | Issues | Photos


Weather

 Rain: 0 inches

 [Weather View Sources](#)

7:00 AM **Clear**
 Temperature: 47°F
 Wind: ↓ 1mph
 Humidity: 94%

12:00 PM **Mostly Clear**
 Temperature: 69°F
 Wind: ↙ 2mph
 Humidity: 55%

4:00 PM **Clear**
 Temperature: 74°F
 Wind: ← 2mph
 Humidity: 44%

Updated Sep 15, 2023 at 12:03 PM

1. Work Log

Crew	# Workers	# Total hours	Work performed
Excavation / Site Utilities	3	24	crew worked on drain tile and back fills today
Building Concrete	4	32	crew worked on forms for retaining wall and getting rebar set up today.
Totals	7	56	

References

Photos (11)



IMG_0300

Taken on Sep 14, 2023, 1:51 PM CDT
Added on Sep 15, 2023, 7:11 AM CDT
Added by Ken Gleason



IMG_0293

Taken on Sep 14, 2023, 1:48 PM CDT
Added on Sep 14, 2023, 3:15 PM CDT
Added by Ken Gleason



IMG_0302

Taken on Sep 14, 2023, 2:52 PM CDT
Added on Sep 14, 2023, 3:15 PM CDT
Added by Ken Gleason



IMG_0294

Taken on Sep 14, 2023, 1:48 PM CDT
Added on Sep 14, 2023, 3:15 PM CDT
Added by Ken Gleason



IMG_0295

Taken on Sep 14, 2023, 1:48 PM CDT

Added on Sep 14, 2023, 3:15 PM CDT

Added by Ken Gleason



IMG_0297

Taken on Sep 14, 2023, 1:49 PM CDT

Added on Sep 14, 2023, 3:15 PM CDT

Added by Ken Gleason



IMG_0298

Taken on Sep 14, 2023, 1:49 PM CDT

Added on Sep 14, 2023, 3:15 PM CDT

Added by Ken Gleason



IMG_0299

Taken on Sep 14, 2023, 1:50 PM CDT

Added on Sep 14, 2023, 3:15 PM CDT

Added by Ken Gleason



IMG_0301

Taken on Sep 14, 2023, 2:51 PM CDT

Added on Sep 14, 2023, 3:15 PM CDT

Added by Ken Gleason



IMG_0303

Taken on Sep 14, 2023, 2:52 PM CDT

Added on Sep 14, 2023, 3:15 PM CDT

Added by Ken Gleason



IMG_0296

Taken on Sep 14, 2023, 1:48 PM CDT

Added on Sep 14, 2023, 3:15 PM CDT

Added by Ken Gleason

Form detail

#33: Daily Report



Forms

Location

Form date Sep 18, 2023

Description

Due date

Submitted by Ken Gleason


Status Closed

Last update Sep 18, 2023, 2:47 PM CDT


Last updated by Ken Gleason


Included references Assets | Files | Forms | Issues | Photos


Weather

 Rain: 0 inches

 [Weather View Sources](#)

7:00 AM **Mostly Clear**
 Temperature: 49°F
 Wind: ↘ 1mph
 Humidity: 96%

12:00 PM **Partly Cloudy**
 Temperature: 70°F
 Wind: ↘ 3mph
 Humidity: 64%

4:00 PM **Partly Cloudy**
 Temperature: 73°F
 Wind: ↓ 2mph
 Humidity: 52%

Updated Sep 19, 2023 at 5:46 PM

1. Work Log

Crew	# Workers	# Total hours	Work performed
Plumbing	4	32	crew worked on under slab piping along with sump pump area install, coring for drain tile penetrations.
Totals	4	32	

References

Photos (5)



IMG_0314

Taken on Sep 18, 2023, 2:29 PM CDT

Added on Sep 18, 2023, 2:47 PM CDT

Added by Ken Gleason



IMG_0311

Taken on Sep 18, 2023, 2:28 PM CDT

Added on Sep 18, 2023, 2:47 PM CDT

Added by Ken Gleason



IMG_0312

Taken on Sep 18, 2023, 2:28 PM CDT

Added on Sep 18, 2023, 2:47 PM CDT

Added by Ken Gleason



IMG_0315

Taken on Sep 18, 2023, 2:32 PM CDT

Added on Sep 18, 2023, 2:47 PM CDT

Added by Ken Gleason



IMG_0313

Taken on Sep 18, 2023, 2:28 PM CDT

Added on Sep 18, 2023, 2:47 PM CDT

Added by Ken Gleason

Form detail

#34: Daily Report



Forms

Location

Form date Sep 19, 2023

Description

Due date

Submitted by Ken Gleason


Status Closed

Last update Sep 19, 2023, 12:37 PM CDT

Last updated by Ken Gleason

Included references Assets | Files | Forms | Issues | Photos

Weather

 Rain: 0.16 inches

 [Weather View Sources](#)

7:00 AM

Drizzle



Temperature: 56°F

Wind: ↑ 3mph

Humidity: 92%

12:00 PM

Cloudy



Temperature: 61°F

Wind: ↑ 5mph

Humidity: 86%

4:00 PM

Cloudy



Temperature: 67°F

Wind: ↖ 8mph

Humidity: 81%

Updated Sep 26, 2023 at 3:41 PM

1. Work Log

Crew	# Workers	# Total hours	Work performed
			no crews on site today, inclement weather due to rain.
Totals	0	0	

Form detail

#36: Daily Report



Forms

Location

Form date Sep 25, 2023

Description

Due date

Submitted by Ken Gleason


Status Closed

Last update Sep 25, 2023, 2:58 PM CDT

Last updated by Ken Gleason

Included references Assets | Files | Forms | Issues | Photos

Weather

 Rain: 0.12 inches

 [Weather View Sources](#)

7:00 AM

Drizzle



Temperature: 62°F

Wind: ↻ 6mph

Humidity: 87%

12:00 PM

Partly Cloudy



Temperature: 71°F

Wind: ↻ 7mph

Humidity: 76%

4:00 PM

Mostly Clear



Temperature: 76°F

Wind: ↻ 6mph

Humidity: 65%

Updated Sep 26, 2023 at 3:42 PM

1. Work Log

Crew	# Workers	# Total hours	Work performed
Excavation / Site Utilities	3	24	crew worked on stone install for basement SOG today. prepping for concrete crew to get started this week with vapor barrier and wire mesh, concrete to pour towards end of week.
Building Concrete	1	8	crew worked on rebar today for the retaining wall. prepping for concrete pour tomorrow for the footing and retaining wall later in the week.
Plumbing	3	6	crew worked on installing the connection for the sump pit stub out to the drain tile so that the excavators can connect.
Electrical	1	4	worked on exterior electrical underground lines around perimeter of the foundation walls.
Totals	8	42	

References

Photos (7)



IMG_0320

Taken on Sep 25, 2023, 9:24 AM CDT

Added on Sep 25, 2023, 2:10 PM CDT

Added by Ken Gleason



IMG_0322

Taken on Sep 25, 2023, 9:25 AM CDT

Added on Sep 25, 2023, 2:11 PM CDT

Added by Ken Gleason



IMG_0324

Taken on Sep 25, 2023, 10:13 AM CDT

Added on Sep 25, 2023, 2:11 PM CDT

Added by Ken Gleason

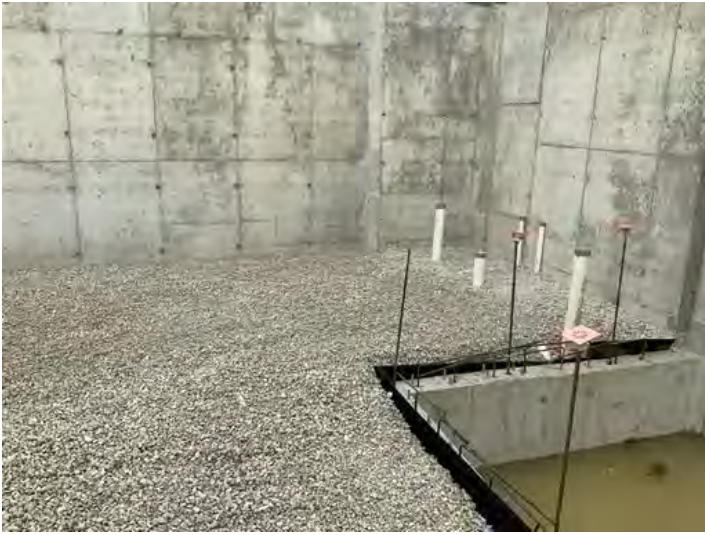


IMG_0321

Taken on Sep 25, 2023, 9:25 AM CDT

Added on Sep 25, 2023, 2:11 PM CDT

Added by Ken Gleason



IMG_0325

Taken on Sep 25, 2023, 10:14 AM CDT

Added on Sep 25, 2023, 2:58 PM CDT

Added by Ken Gleason



IMG_0319

Taken on Sep 25, 2023, 9:24 AM CDT

Added on Sep 25, 2023, 2:58 PM CDT

Added by Ken Gleason



IMG_0323

Taken on Sep 25, 2023, 10:07 AM CDT

Added on Sep 25, 2023, 2:58 PM CDT

Added by Ken Gleason

Form detail

#37: Daily Report



Forms

Location

Form date Sep 26, 2023

Description

Due date

Submitted by Ken Gleason


Status Closed

Last update Sep 26, 2023, 4:01 PM CDT

Last updated by Ken Gleason

Included references Assets | Files | Forms | Issues | Photos

Weather

 Rain: 0.55 inches

 [Weather View Sources](#)

7:00 AM

Rain



Temperature: 62°F

Wind: ← 5mph

Humidity: 93%

12:00 PM

Mostly Cloudy



Temperature: 71°F

Wind: ↻ 6mph

Humidity: 80%

4:00 PM

Partly Cloudy



Temperature: 75°F

Wind: ← 5mph

Humidity: 72%

Updated Sep 28, 2023 at 2:17 PM

1. Work Log

Crew	# Workers	# Total hours	Work performed
Building Concrete	3	18	crew worked on prep and pour of the retaining wall footing today along with some prep for the basement SOG.
Totals	3	18	

References

Photos (3)



IMG_0335

Taken on Sep 26, 2023, 12:26 PM CDT

Added on Sep 26, 2023, 3:59 PM CDT

Added by Ken Gleason



IMG_0334

Taken on Sep 26, 2023, 12:21 PM CDT

Added on Sep 26, 2023, 4:01 PM CDT

Added by Ken Gleason



IMG_0333

Taken on Sep 26, 2023, 12:20 PM CDT

Added on Sep 26, 2023, 4:01 PM CDT

Added by Ken Gleason

Form detail

#38: Daily Report



Forms

Location

Form date Sep 27, 2023

Description

Due date

Submitted by Ken Gleason


Status Closed

Last update Sep 27, 2023, 1:32 PM CDT

Last updated by Ken Gleason

Included references Assets | Files | Forms | Issues | Photos

Weather

 Rain: 0.24 inches

 [Weather View Sources](#)

7:00 AM

Drizzle



Temperature: 61°F

Wind: ← 4mph

Humidity: 96%

12:00 PM

Drizzle



Temperature: 67°F

Wind: ← 5mph

Humidity: 88%

4:00 PM

Mostly Cloudy



Temperature: 70°F

Wind: ← 5mph

Humidity: 82%

Updated Sep 28, 2023 at 2:18 PM

1. Work Log

Crew	# Workers	# Total hours	Work performed
BP #4 Building Concrete - Premium Concrete Inc	3	9	crew worked on rolling out vapor barrier in basement today and prepping basement and retaining wall area for concrete pour on Friday.
Totals	3	9	

SECTION 5: ARCHITECTURAL & ENGINEERING FIELD REPORTS



FIELD OBSERVATION CONFIRMATION

Date: 2023-08-22 Observation Time: 1:59 PM
Re: KENDALL COUNTY PHASE 1 CLERK BLDG Weather Conditions: 90F
Client: Kendall County Sunny
Project: 221071 --
Prepared By: Lauren Kiley Phone: 630.896.4678
Cordogan Clark & Associates Fax: 630.896.4987

Field Report Number: 230822

Est % Completion: 8% Conformance With Schedule (+/-): 0 days

Work In Progress: Underground site utilities, Foundation prep and pours, and Underground rough in for plumbing and electrical.

Observations:

1. Basement foundation walls and rebar are in progress and appear to be about 25% complete. Footings appear to be near completion.
2. Concrete foundation pours for bearing CMU walls appears to be in progress.
3. Elevator pit slab has been poured and CM team coordinated sump pit location and size with elevator manufacturer.
4. Door openings in east foundation wall have been located. Mechanical duct opening for incoming DOAS unit has been located and CM team coordinated size and location with mechanical contractor.
5. Concrete storm structures have been set near south east and aggregate is being backfilled.

Items to Verify:

1. Verify where existing underground lift station is located. Survey indicated this was near east mechanical equipment pad area, per C but was not visible on site.

Information Or Action Required:

1. Coordinate thickened slab pour with non load bearing CMU per detail 2/S3.3 and thickened slab for Stair base per 2/S3.2.

Attachments:

Progress Photos

PHOTOGRAPHIC DOCUMENTATION

Date: 2023-08-22

Observation Time: 1:59 PM

Re: KENDALL COUNTY PHASE 1 CLERK BLDG
Project: 221071

Weather Conditions: 90F
Sunny



Footing at Gridline 3



Concrete Foundation Wall, Footing and Ledge along East



Stepped Foundation along South



Footings along North for Stair

PHOTOGRAPHIC DOCUMENTATION

Date: 2023-08-22

Observation Time: 1:59 PM

Re: KENDALL COUNTY PHASE 1 CLERK BLDG
Project: 221071

Weather Conditions: 90F
Sunny



Footing and Wall Prep at West



Concrete Framing and Pour



Backfill at Storm Structure



Concrete Storm Structure along South



Elevator Pit Slab and Sump Pit



Overall Construction North



Overall Construction South 1



Overall Construction Northeast

FIELD OBSERVATION CONFIRMATION

Date: 2023-08-29 Observation Time: 10:45 AM
Re: KENDALL COUNTY PHASE 1 CLERK BLDG Weather Conditions: 78F
Client: Kendall County Partly Sunny
Project: 221071 --
Prepared By: Jack Diederich Phone: 630.896.4678
Cordogan Clark & Associates Fax: 630.896.4987

Field Report Number: 230829

Est % Completion: 10% Conformance With Schedule (+/-): 0 days

Work In Progress: Concrete wall preparation and underground site utilities

Observations:

1. Footings are cast around the building.
2. Foundation walls on west side of building are cast.
3. Concrete cast for some of the East wall with openings in place, preparation underway for rest of the concrete walls.
4. Elevator pit slab complete.

Items to Verify:

1. Verify epoxy dowels are provided at all exterior door openings and spaced at 12" O.C. per detail 5/S3.1. (See photos 5 and 12)
2. Verify thickened slab underneath non-bearing CMU wall will be provided as per 2/S3.3, thickened slab underneath stair as per 2/S3.2, and exterior equipment slab as per 6/S3.2. (See photos 7, 11, and 1)
3. Verify t/base plate elevation and t/pier elevation at entrance will match approved shop drawings. (See photo 6)

Information Or Action Required:

1. Foundation stepping near elevator pit slab does not conform with construction documents or rebar shop drawings. See foundation plan 1/S2.0 on construction drawings and elevation U/R09 on rebar shop drawings. (See photos 9 and 11)

Attachments:

Progress Photos

PHOTOGRAPHIC DOCUMENTATION

Date: 2023-08-29

Observation Time: 10:45 AM

Re: KENDALL COUNTY PHASE 1 CLERK BLDG
Project: 221071

Weather Conditions: 78F
Partly Sunny



1. East wall with penetrations



2. Northwest corner foundation wall and footing



3. Southwest corner foundation wall, ledge, and footing



4. North wall stepped footing

PHOTOGRAPHIC DOCUMENTATION

Date: 2023-08-29

Observation Time: 10:45 AM

Re: KENDALL COUNTY PHASE 1 CLERK BLDG
Project: 221071

Weather Conditions: 78F
Partly Sunny



5. Door opening with dowels



6. Pier at entrance



7. Rebar for wall along grid 3



8. Elevator pit slab with sump pit



9. Stepped footing connecting to elevator pit



10. Int. CMU wall footing



11. Foundation at NE corner



12. Door opening at east wall

FIELD OBSERVATION CONFIRMATION

Date: 2023-09-05

Observation Time: 3:18 PM

Re: KENDALL COUNTY PHASE 1 CLERK BLDG

Weather Conditions: 90F

Client: Kendall County

Partly Cloudy

Project: 221071 --

Prepared By: Lauren Kiley
Cordogan Clark & Associates

Phone: 630.896.4678
Fax: 630.896.4987

Field Report Number: 230905

Est % Completion: 10%

Conformance With Schedule (+/-): 0 days

Work In Progress: Concrete foundation walls prep and pouring.

Observations:

1. Basement foundation walls and rebar construction are in progress and appear to be near completion.
2. Stepped foundations along east and south have chamfered edge per A5.2.
3. Foundation walls for load bearing CMU walls are being prepped for concrete pour.
4. Anchor bolts and plates appear to be installed on concrete wall for piers at gridline 3.
5. Underground water line appear to be run to north west corner of site.
6. Gravel base has been placed along parking area on Ridge Street.
7. Sidewalk at east side of existing 3-story administration building has been removed.
8. Foundation drain tile has not been installed yet.

Items to Verify:

1. Verify sump pump pit SP-2 and ejector pump pit EP-1 are coordinated prior to basement slab on grade pour.
2. Verify wall openings along Gridline 3 align with dimensions provided by architect.

Information Or Action Required:

1. During the OAC meeting, it was discussed to provide concrete switchback ramp in lieu of stair at south side of the building. CCA will finalize PR to receive pricing. CM team to coordinate this potential change with concrete retaining wall and stair work.

Attachments:

Progress Photos

PHOTOGRAPHIC DOCUMENTATION

Date: 2023-09-05

Observation Time: 3:18 PM

Re: KENDALL COUNTY PHASE 1 CLERK BLDG
Project: 221071

Weather Conditions: 90F
Partly Cloudy



Site Progress at South



Stepped Foundation at South



Wall Openings along Gridline 3



Chamfer Edge

PHOTOGRAPHIC DOCUMENTATION

Date: 2023-09-05

Observation Time: 3:18 PM

Re: KENDALL COUNTY PHASE 1 CLERK BLDG
Project: 221071

Weather Conditions: 90F
Partly Cloudy



Construction in Progress



Framed Openings at East



Gravel Base along Ridge St.



Underground Water Line



Wall Openings Along Gridline 3



Concrete Frame along North



Concrete Foundation Walls



Overall Construction Progress

FIELD OBSERVATION CONFIRMATION

Date: 2023-09-26 Observation Time: 3:11 PM
Re: KENDALL COUNTY PHASE 1 CLERK BLDG Weather Conditions: 73F
Client: Kendall County Partly Cloudy
Project: 221071 --
Prepared By: Lauren Kiley Phone: 630.896.4678
Cordogan Clark & Associates Fax: 630.896.4987

Field Report Number: 230926

Est % Completion: 12% Conformance With Schedule (+/-): 0 days

Work In Progress: Concrete footing pour for retaining wall, and stone base placement.

Observations:

1. Concrete footing for retaining wall has been poured and rebar set. Concrete retaining wall is scheduled to be poured this week.
2. Drainage panel and insulation is in progress of being installed and will be reapplied once walls dry.
3. Stone base has been placed at Basement level for floor slab preparation. Stone base has also been placed at First Floor west entry area.
4. Underground pvc plumbing is in progress for Basement level.
5. Steel angle for precast planks appears to be installed along perimeter of concrete walls.
6. Anchors appear to be placed at the top of the concrete walls for stud wall framing.
7. Underground conduits appear to be placed along north, east, and south walls.

Items to Verify:

1. Verify if there will be additional cores in concrete basement walls for mechanical and plumbing equipment on the east, as indicated in shop drawings.
2. A small portion of the existing retaining wall still remains where abutting Old Fire House, verify if the section near the footing will be cut clean prior to new wall tie in.
3. Verify with structural team if rebar tie in is required where retaining wall abuts south Basement wall.
4. Verify if sheet drainage panel manufacturer requires the ends to be lapped and install per instructions.
5. Verify the use of the pvc pipes placed at east and west walls of Sprinkler Room. Not shown on plans.

Information Or Action Required:

1. Repair edge of stepped foundation ledge, elevation -10'-0", for clean chamfered edge, as it will be exposed when construction is complete.
2. Protect insulation and drainage panels (DP) until they can be reapplied.

Attachments:

Progress Photos

PHOTOGRAPHIC DOCUMENTATION

Date: 2023-09-26

Observation Time: 3:11 PM

Re: KENDALL COUNTY PHASE 1 CLERK BLDG
Project: 221071

Weather Conditions: 73F
Partly Cloudy



Retaining Wall



Concrete Ledge at Elevation -10'-0"



Steel Angle Along Basement Wall Perimeter



Conduit at North Wall.

PHOTOGRAPHIC DOCUMENTATION

Date: 2023-09-26

Observation Time: 3:11 PM

Re: KENDALL COUNTY PHASE 1 CLERK BLDG
Project: 221071

Weather Conditions: 73F
Partly Cloudy



Insulation Along Gridline 3



Insulation, DP & Waterproofing



Insulation, DP & Waterproofing



Underground Plumbing Piping & Stone Base



Underground Plumbing Piping Sprinkler Room



Stone Base at West Entry



Retaining Wall Intersection



Anchors for Stud Wall Framing



CORDOGAN CLARK

ARCHITECTURE ■ ENGINEERING ■ CONSTRUCTION



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