



**Niles Community Schools
2015 Bond Issue Improvements
Construction Management Report
March 20, 2017**

Table of Contents



- Howard-Ellis Project Status
- Ring Lardner Project Status
- Oak Manor Project Status
- Ballard Project Status
- High School Project Status
- Eastside Project Status
- Northside – Southside Project Status

Howard-Ellis Progress Update



- Metal building – Complete
- Wall painting – Complete
- Storefront door installation – Available
- Mechanical installation – Complete
- Electrical installation – Complete
- All inspection for occupancy have been completed.
- Punch list inspections - Complete

Howard-
Ellis
Elementary
School

Progress
Photos



Howard-Ellis Elementary School Progress Photos

December - March

Howard-
Ellis
Elementary
School

Progress
Photos



Addition Exterior Elevation February 9, 2017.

Howard-
Ellis
Elementary
School

Progress
Photos



**Storefront Installation North Elevation February 22,
2017**

Howard-
Ellis
Elementary
School

Progress
Photos



Fabric Duct Installation February 22, 2017

Howard-Ellis Financial Status



Through February

- **Pending Changes - \$73,000.**
- **Current Contingency - \$201,000.**

Considerations

- **Contingency Reduced \$187,000 to Date for Bid Day Overages.**
- **Contingency Reduced \$50,000 for Future Projects.**

Ring Lardner Progress Update



- Phase III Temporary Occupancy Inspection - Complete
- Phase IV Demolition - Complete
- Masonry construction for new multi-person restrooms - Complete
- Phase IV MEP Rough – 90% Complete
- Next scheduled owner mover – June
- Next occupancy inspection - August

Ring Lardner
Middle School
Addition and
Remodeling

Progress
Photos



Ring Lardner Middle School
Niles Vikings



**Ring Lardner Middle School
Progress Photos**

December - March

Ring Lardner
Middle School
Addition and
Remodeling

Progress
Photos



**Vertical Unit Ventilator Ducted and
Hydronics Piped Phase IV March 6, 2017**

Ring Lardner
Middle School
Addition and
Remodeling

Progress
Photos



**Restroomm Underground Utilities Stubbed up
and Concrete Pour March 6, 2017**

Ring Lardner
Middle School
Addition and
Remodeling

Progress
Photos



Restroom Chase Plumbing March 13, 2017

Ring Lardner December Milestones



- Phase III Turnover.
- Phase IV Commencement
- Restroom Masonry Completion
- Hydronics Piped to Units.

Ring Lardner Financial Status



Through February

- **Pending Changes - \$152,000.**
- **Current Contingency - \$289,000.**

Considerations

- **Contingency Reduced \$269,000 to Date for Bid Day Overages.**
- **Contingency Reduced \$125,000 for Future Projects.**

Oak Manor



- Construction commenced – February 27, 2017.
- Submittal Process Approximately 80% Complete.
- Demolition Continuing through Spring Break.
- VUV Delivery March 27, 2017.
- All Temporary Wall Construction Completed.

Ballard Elementary School



- Owner Move Out has Started on Room by Room Basis.
- Coordinated Move to Long Term Storage – Spring Break
- Submittals Approximately 60% Complete.
- First Progress Meeting to be Held 3-23-2017.
- Site Plan Set Up Over Spring Break.
- Construction to Commence April 10, 2017.

High School



- Project Bid February 21, 2017 – Bid Participation of 22 Prime Bidder over 7 Bid Categories.
- Board Approval Received March 6, 2017.
- Notices to Proceed Issued March 7, 2017.
- Pre-Construction Meeting Held March 16, 2017.
- Contracts Delivered to Contractors March 16, 2017. (Two Week Turnaround)
- Construction to Begin April 3, 2017. (Tunnels)

Eastside - Northside - Southside



- Project to Bid in Fall of 2017.
- Recommendation to NCS Board Fall of 2017.
- Notices to Proceed Issued in Fall of 2017.
- Construction to Commence in Spring of 2018.