

CITY SCHOOL DISTRICT OF ALBANY

# Albany High School – Phase 3 Board of Education Meeting

06.29.2020

CSARCH



**Turner**

# Agenda



- Review of Bid Status
- Previous Scope Refinements
- Bid Descoping Process
- Possible Scope Adjustments
- Budget Review
- Next Steps

- Competitive Bids for All Contracts
  - Sitework – 5 bidders (Phases 1 and 2: 2-3 bidders)
  - General Construction - 6 bidders (Phases 1 and 2: 3-5 bidders)
  - Plumbing – 4 bidders (Phases 1 and 2: 3-4 bidders)
  - Mechanical – 4 bidders (Phases 1 and 2: 5-8 bidders)
  - Electrical – 5 bidders (Phases 1 and 2: 3 bidders)
  - Fire Protection – 2 bidders (Phases 1 and 2: 2 bidders)
- Impact of COVID-19 – no specifically defined cost impact
- Bids are over the allocated budget but feel that they are very competitive for the scope
  - Details will be reviewed later in the presentation

- Realigned scope
  - Little theater
  - Renovation of existing music rooms under the auditorium into specific theater support spaces
  - Significant locker room renovations
  - Relocated security office area
- Reduced front lobby and dedicated art gallery space including eliminating open stair between the auditorium lobby and the balcony access
- Reuse existing elevator in existing classroom building instead of building a new one
- Leave space for second floor team rooms as just open rooms. No toilet or special finishes
- Simplify exterior wall materials and detailing. Change type of masonry and use more ribbed metal panels
- Modify detailing of auditorium ceiling and acoustic treatments
- Change to vinyl composition tile in hallways

## Previous Scope Modifications



- Retaining wall and foundation structural system changes
- Instead of raising floor in old boiler room, ramp down to the fitness center and dance studio
- Relocate some of the vehicle lifts and equipment from Abrookin for CTE programs
- Eliminate the dedicated elevator from the stage to the lower level
- Modify ceiling materials change from linear metal ceilings to acoustical panel ceilings
- Provide more economical auditorium seats
- Eliminate the indoor track since the district now has one at North Albany Middle School
- Defer fit out of TV studio to Phase 4
  
- Total Estimated Savings – Approximately \$11 million

- What is it?
  - Meeting with the contractors to make sure that they have the scope of work covered.
  - Discussing what they see in the job that could be modified to save costs.
  - In addition to contractor suggestions, the project team has added other items.

- Sitework
  - Items Proposed to Accept
    - Redesign landscaping
    - Remove temporary flagpole (done by district)
    - Exterior guardrail change from stainless steel to powder coat
    - Change bollards from stainless steel to steel with plastic cover
    - Change architectural privacy fence to chain link fence with privacy strips
    - Remove masonry from planter wall
    - Revise concrete walks
  - Potential savings \$170,000

# Potential Changes

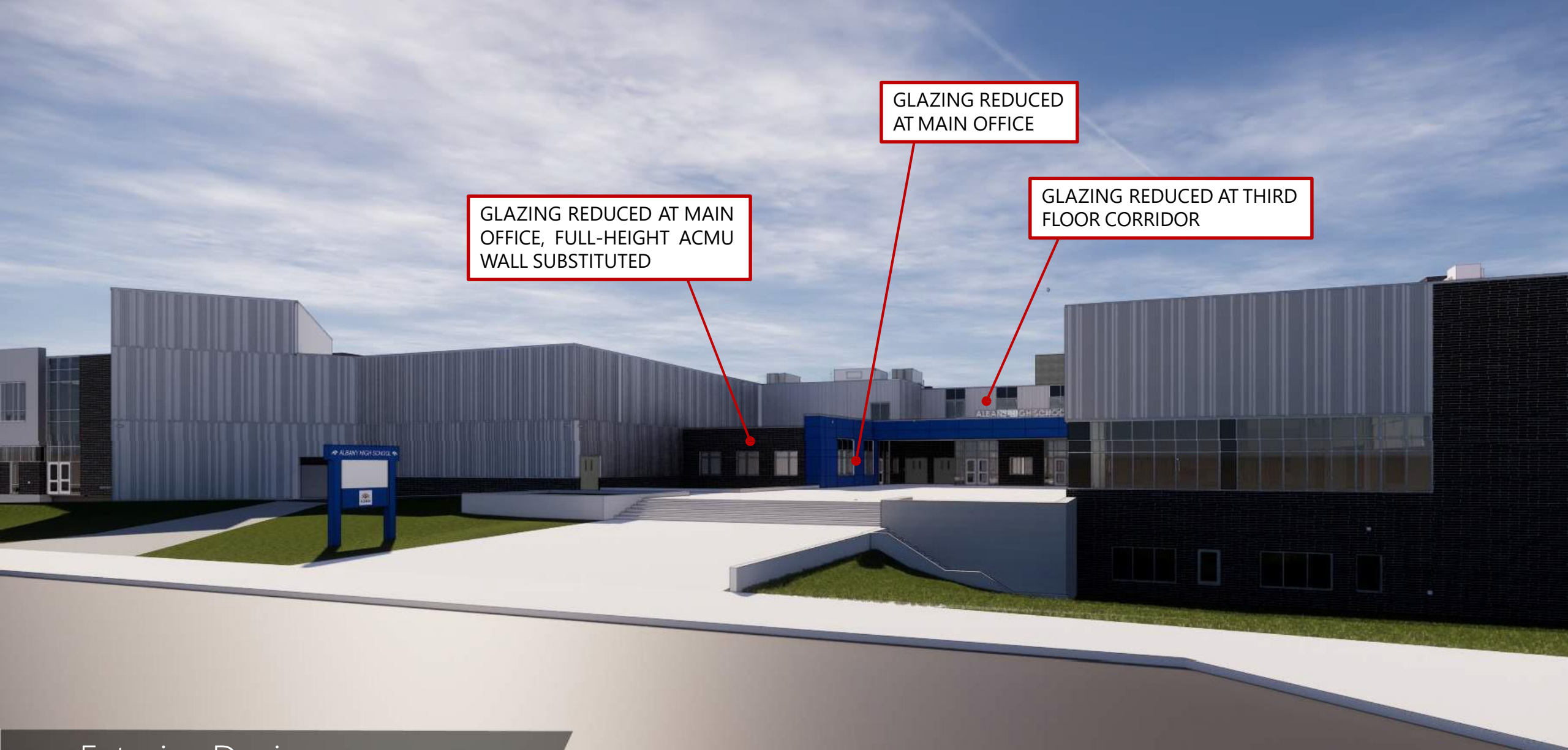


- General Construction
    - Items for Discussion/More Information
      - Modify exterior glazing
      - Reduce ceiling acoustical panels in Building Trades and Auto
      - Change finish materials details in the media center
      - Change size of porcelain floor tile from 24"x48" to 12"x24"
      - Reduce glazing sizes in main lobby
      - Eliminate all sidelights to classroom doors
    - Items Proposed to Accept
      - Eliminate sidelights in 2-hour rated walls in CTE
      - Change specification on physical education flooring
      - Eliminate furring system behind masonry veneer (not required)
      - Alternative furring system behind exterior metal panels
      - Change manufacturer of vehicle lifts to Rotary (matches existing)
      - Delete cleaning at substantial completion
      - Change density of spray fire proofing (harder finish not required)
    - Potential Savings
- \$324,550 - \$511,450





Exterior Design  
Bid Design



GLAZING REDUCED AT MAIN OFFICE, FULL-HEIGHT ACMU WALL SUBSTITUTED

GLAZING REDUCED AT MAIN OFFICE

GLAZING REDUCED AT THIRD FLOOR CORRIDOR

# Exterior Design Proposed Changes



Exterior Design  
Bid Design

GLAZING REDUCED AT MAIN OFFICE, FULL-HEIGHT ACMU WALL SUBSTITUTED

GLAZING REDUCED AT THIRD FLOOR CORRIDOR

3-STORY CURTAIN WALL REMOVED AT STAIR 1-1, METAL PANEL EXTENDED

## Exterior Design Proposed Changes



Exterior Design  
Bid Design

GLAZING REDUCED AT THIRD  
FLOOR CORRIDOR

3-STORY CURTAIN WALL  
REMOVED AT STAIR 1-1,  
METAL PANEL EXTENDED

# Exterior Design Proposed Changes



Exterior Design  
Bid Design

GLAZING REDUCED AT MAIN OFFICE, FULL-HEIGHT ACMU WALL SUBSTITUTED

GLAZING REDUCED AT MAIN OFFICE

GLAZING REDUCED AT THIRD FLOOR CORRIDOR

ALBANY HIGH SCHOOL

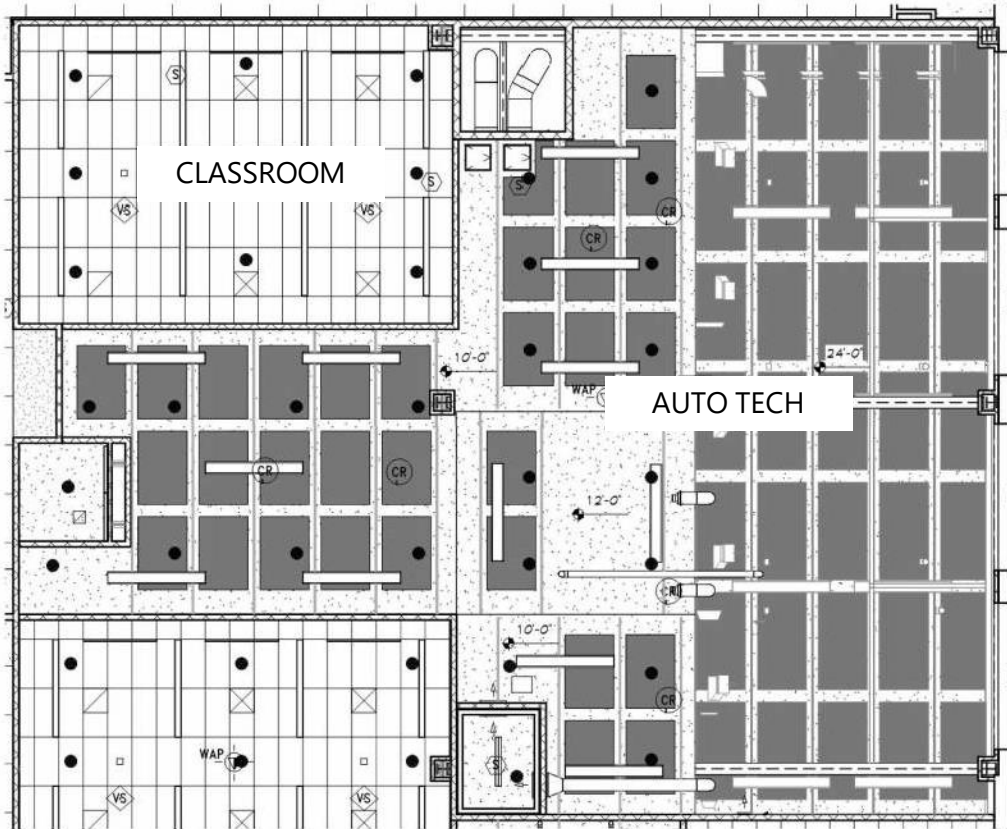
STOREFRONT REMOVED AT STAIR 3-1 EXIT DOORS, SUBSTITUTED WITH ACMU WALL and FRP DOORS

# Exterior Design Proposed Changes

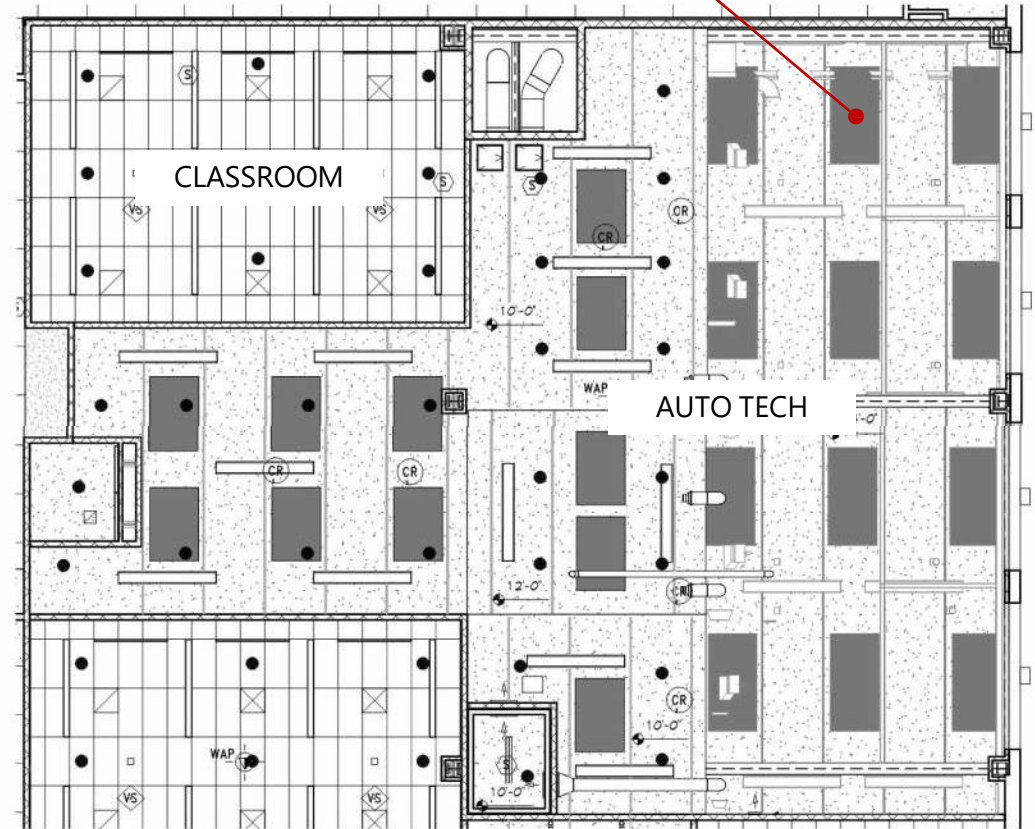


# CTE Auto Tech RCPs

CEILING MOUNTED SOUND  
ABSORPTIVE PANEL, TYPICAL

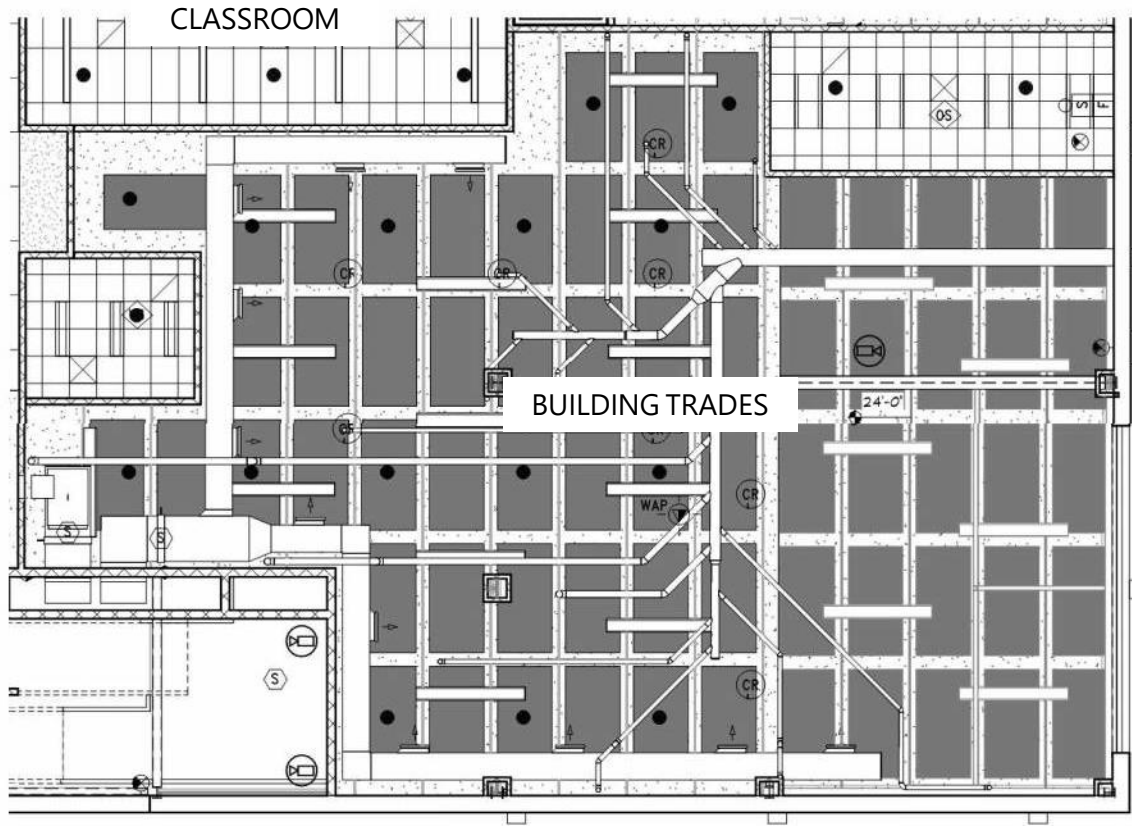


CURRENT ACOUSTIC PANEL LAYOUT



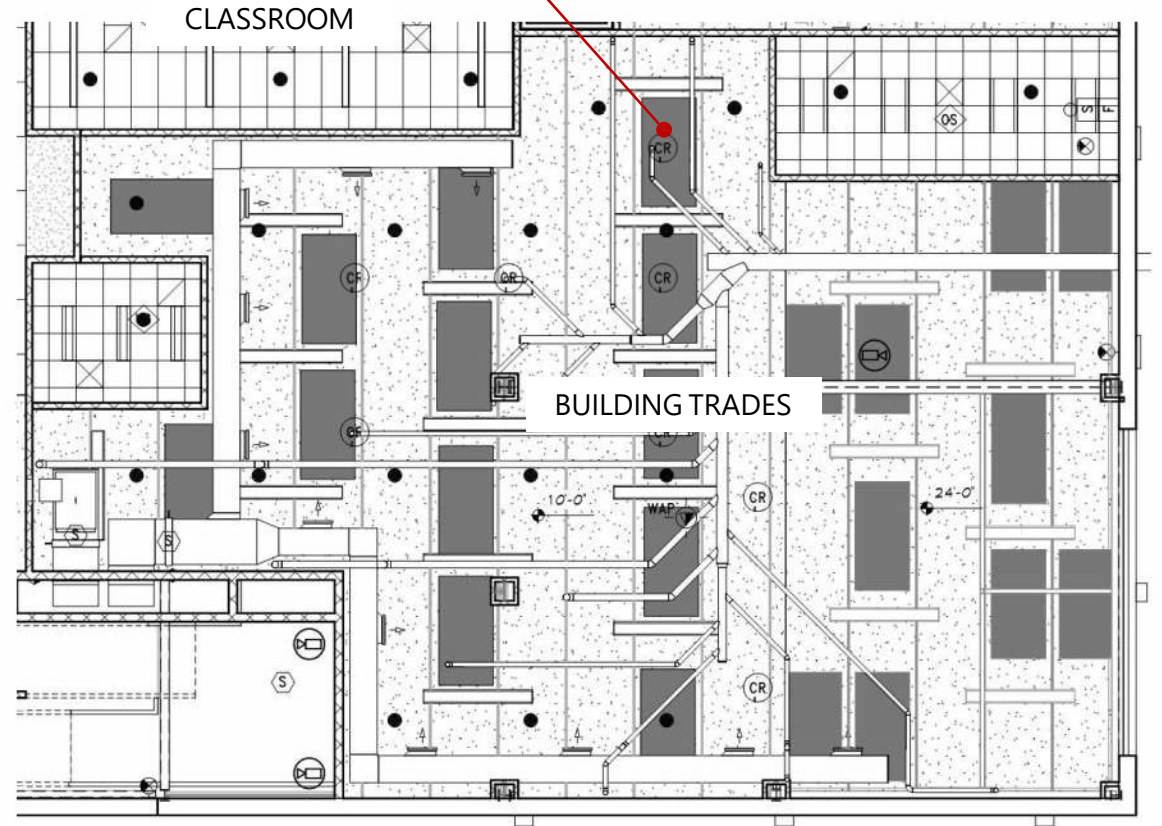
PROPOSED ACOUSTIC PANEL LAYOUT

# CTE Building Trades RCPs



CURRENT ACOUSTIC PANEL LAYOUT

CEILING MOUNTED SOUND  
ABSORPTIVE PANEL, TYPICAL



PROPOSED ACOUSTIC PANEL LAYOUT



Media Center  
Bid Design

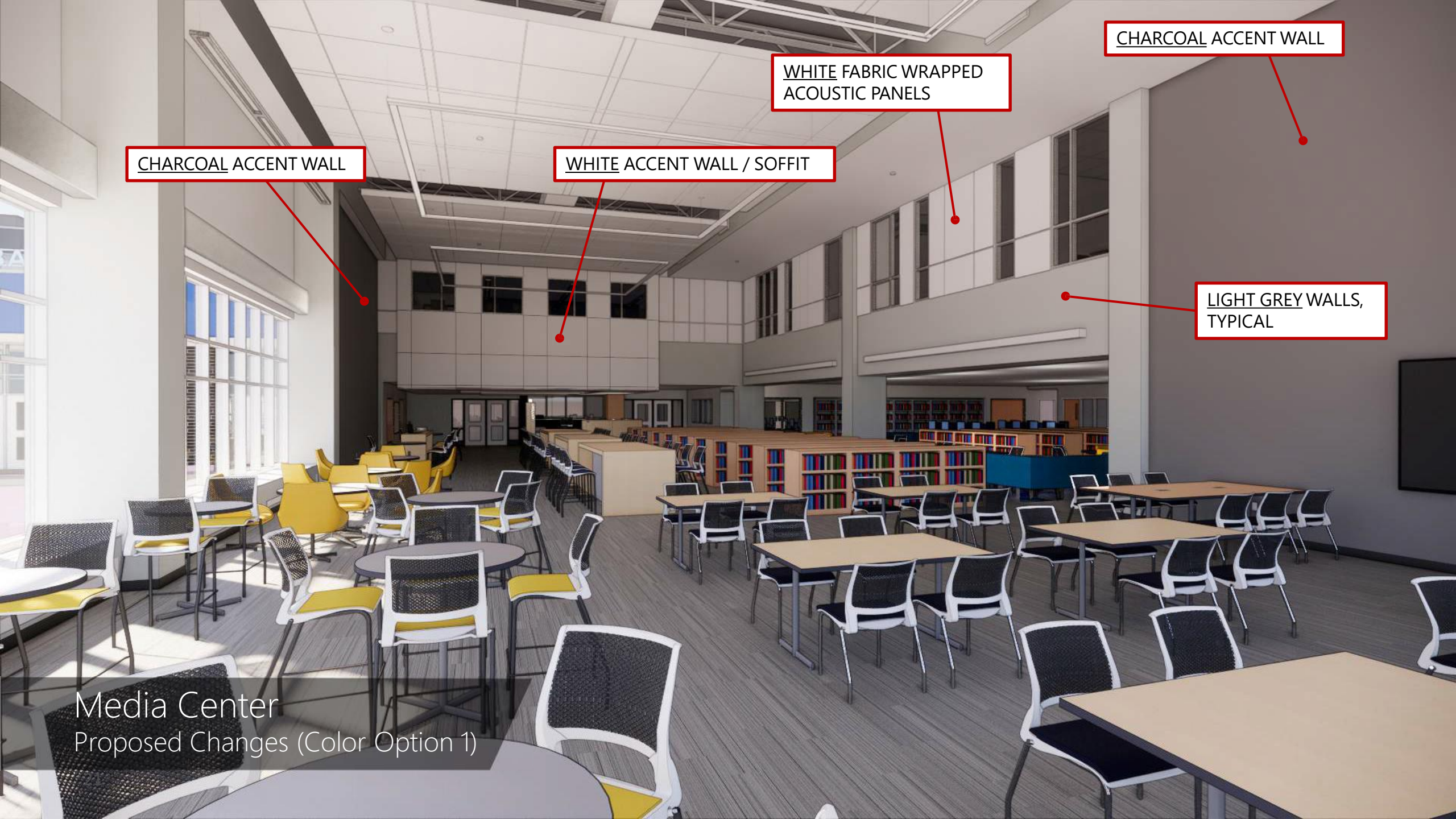
ANGLED CUSTOM ACOUSTIC  
PANELS REMOVED

WOOD VENEER FINISH REMOVED.  
ACCENT WALL and RETURN  
SOFFIT BELOW TO BE PAINTED  
(color options provided)

ANGLED CUSTOM ACOUSTIC  
PANELS REMOVED

Media Center  
Proposed Changes





CHARCOAL ACCENT WALL

WHITE FABRIC WRAPPED ACOUSTIC PANELS

CHARCOAL ACCENT WALL

WHITE ACCENT WALL / SOFFIT

LIGHT GREY WALLS, TYPICAL

Media Center  
Proposed Changes (Color Option 1)



CHARCOAL ACCENT WALL

WHITE ACCENT WALL / SOFFIT

LIGHT GREY FABRIC WRAPPED ACOUSTIC PANELS

CHARCOAL ACCENT WALL

LIGHT GREY WALLS, TYPICAL

Media Center  
Proposed Changes (Color Option 2)



CHARCOAL ACCENT WALL

WHITE FABRIC WRAPPED ACOUSTIC PANELS

CHARCOAL ACCENT WALL / SOFFIT

LIGHT GREY WALLS, TYPICAL

Media Center  
Proposed Changes (Color Option 3)



Media Center Entrance  
Bid Design



WHITE ACCENT WALL /  
RETURN SOFFIT

Media Center Entrance  
Proposed Changes (Color Option 1)

ANGLED CUSTOM ACOUSTIC  
PANELS REMOVED



CHARCOAL ACCENT  
WALL / RETURN SOFFIT

Media Center Entrance  
Proposed Changes (Color Option 3)

ANGLED CUSTOM ACOUSTIC  
PANELS REMOVED

# Potential Changes



- Mechanical
  - Items for Discussion
    - Change factory double wall insulated exterior ductwork to field insulated
  - Potential Savings \$0 - \$65,000
  
- Electrical
  - Items for More Information
    - Modified auditorium sound system functions and equipment
    - Lighting fixture specification changes
    - Systems cabling exposed on hooks above suspended ceilings
  - Items Proposed to Accept
    - Modify technology cabling to updated district standard
  - Potential Savings \$15,000 - \$151,000

# Potential Changes



- Phase 4
  - Align scope of exterior track work to pre-referendum scope of resurfacing
  - Align scope of concession stand and turf field entrance to pre-referendum scope
  - Potential budget transfer to Phase 3 \$680,000
- Multivista Photo Documentation
  - Stop documentation after Phase 2
  - Potential savings \$132,000

# Project Budget Status



• Current total of bids	\$46,131,000
• Construction Contingency (7.2%)	\$ 3,315,000
• State contract purchase budgets	\$ 1,680,000
• Current total projected construction costs	\$51,126,000
• Phase 3 Total Construction Budget	\$49,140,000
• Bid Amount over Original Estimate	\$ 1,986,000

# Project Budget Status



## Next Steps



- Provide answers to any Board of Education Questions
- Continue to refine scope options with contractors and provide other options
- Address any outstanding issues with district administration
- When ready, draft contracts for review by legal counsel
- Provide update on July 2<sup>nd</sup> on status; target contract submission to BOE on July 7<sup>th</sup> for consideration and award on July 9<sup>th</sup>

QUESTIONS



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