

CITY SCHOOL DISTRICT OF ALBANY

# Capital Project Updates

## Board of Education Meeting

09.17.2020

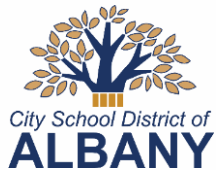
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**Turner**

# Albany High School

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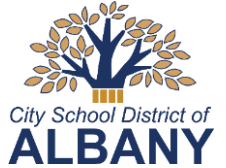
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# Overall Schedule



- **Phase 1** – Classroom Addition
  - Occupied
- **Phase 2** – Art/Music Classroom Addition
  - Occupancy: December 1, 2020
- **Phase 3** – Media Center, New Main Entry, Partial Academic Building, + Gymnasium / Athletics Renovation, Auditorium
  - Partial Occupancy: Fall 2022
  - Occupancy: Fall 2023
- **Phase 4** – Courtyard Infill + Academic Building Renovation
  - Occupancy: Fall 2025

# Construction Update

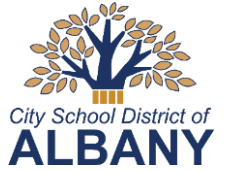


- Completed Milestones:
  - Phase 1 – Chilled Water System Filled and Tested
  - Phase 1 – Reseeding of Grass Completed
  - Phase 2 – Window Framing & Glazing Installation Substantially Complete
  - Phase 2 – Drywall Installation – Area 6 2<sup>nd</sup> Floor Completed
  - Phase 2 – Concrete Pour Area 6 – 1<sup>st</sup> Floor & Stair Completed
  - Phase 3 – Abatement of Caulk in Rubber Gym Completed

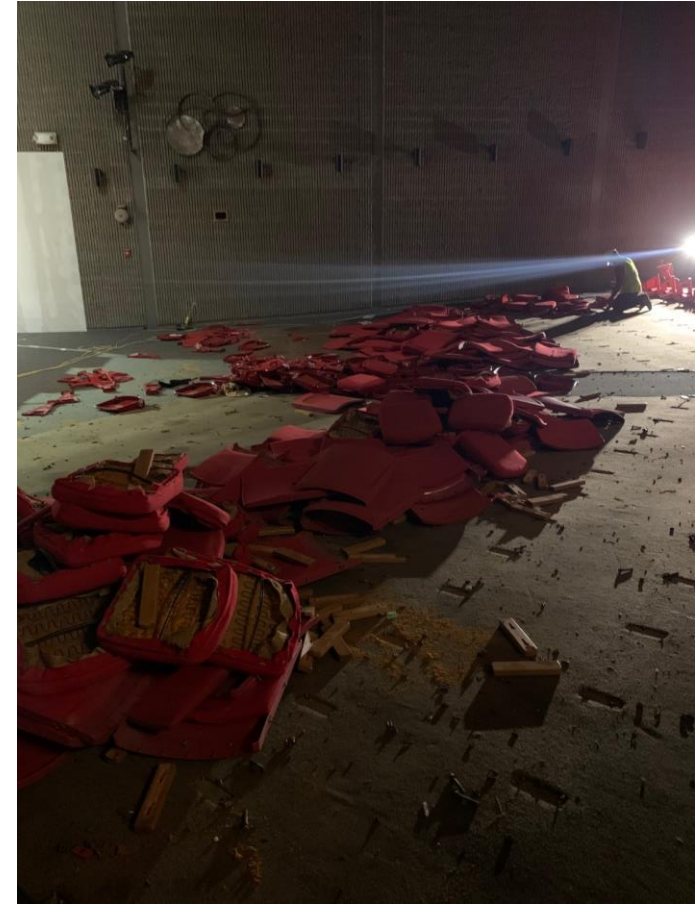


- Look Ahead Schedule
  - Phase 2 – Drywall Installation Area 4 (2<sup>nd</sup> & 3<sup>rd</sup> Floors) Continues
  - Phase 2 – Construction of IDF Room on 2<sup>nd</sup> Floor Continues
  - Phase 2 – Area 5 Taping & Painting (2<sup>nd</sup> and 3<sup>rd</sup> Floors) Continues
  - Phase 2 – Framing Ceiling in Pool Locker Rooms
  - Phase 3 – Demolition on 2<sup>nd</sup> and 3<sup>rd</sup> Floor of Loft Building in Progress
  - Phase 3 – Rubber Gym Flooring Abatement Ongoing
- Concerns (from last update)
  - Phase 2 – Claims Due to COVID-19
  - Phase 2 – General Contractor Claim for Schedule Delay

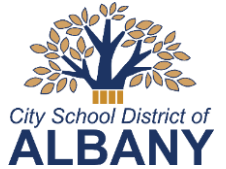
# Progress Photos — Phase 2



# Progress Photos — Phase 3



# Phase 3



- **Four Phases Within Phase 3 –**

- **3A – Loft / Auditorium / Courtyard - Summer 2020 – Fall 2022**

- **Loft:** Summer 2020 – Fall 2022
- **Auditorium:** Summer 2020 – Fall 2022
- **Courtyard:** Fall 2020 – Fall 2022

- **3B – Locker Rooms / Rubber Gym - Summer 2020 – Spring 2021**

- **Locker Rooms:** Summer 2020 – Spring 2021
- **Rubber Gym:** Summer 2020 - Spring 2021

- **3C – Main Gym / Catwalk – Summer 2022 – Fall 2022**

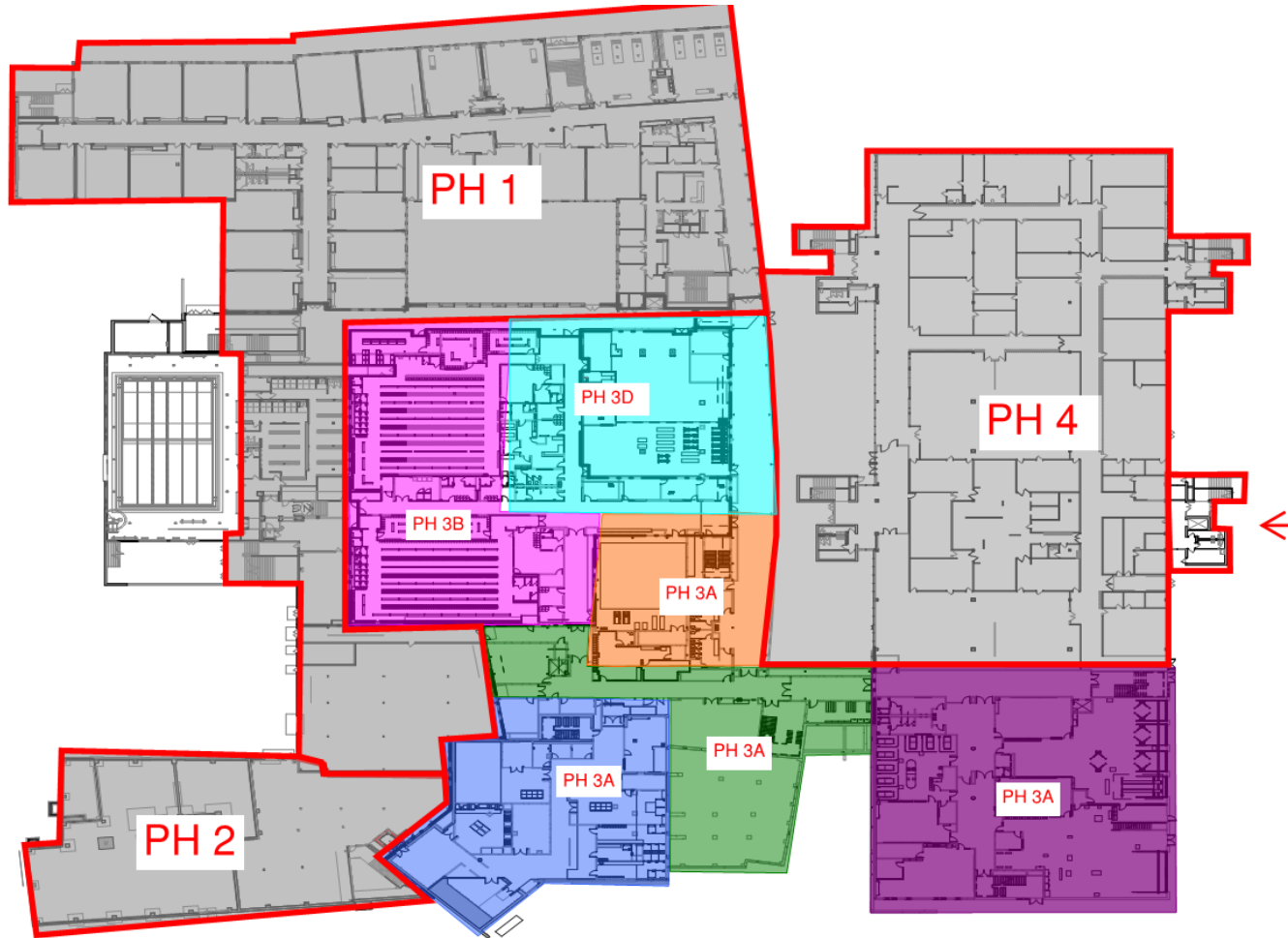
- **Main Gym Offline:** May 2022 – October 2022

- **3D – Corridor Addition / Weight Room & Dance Studio Reno – Summer '22 – Fall '23**

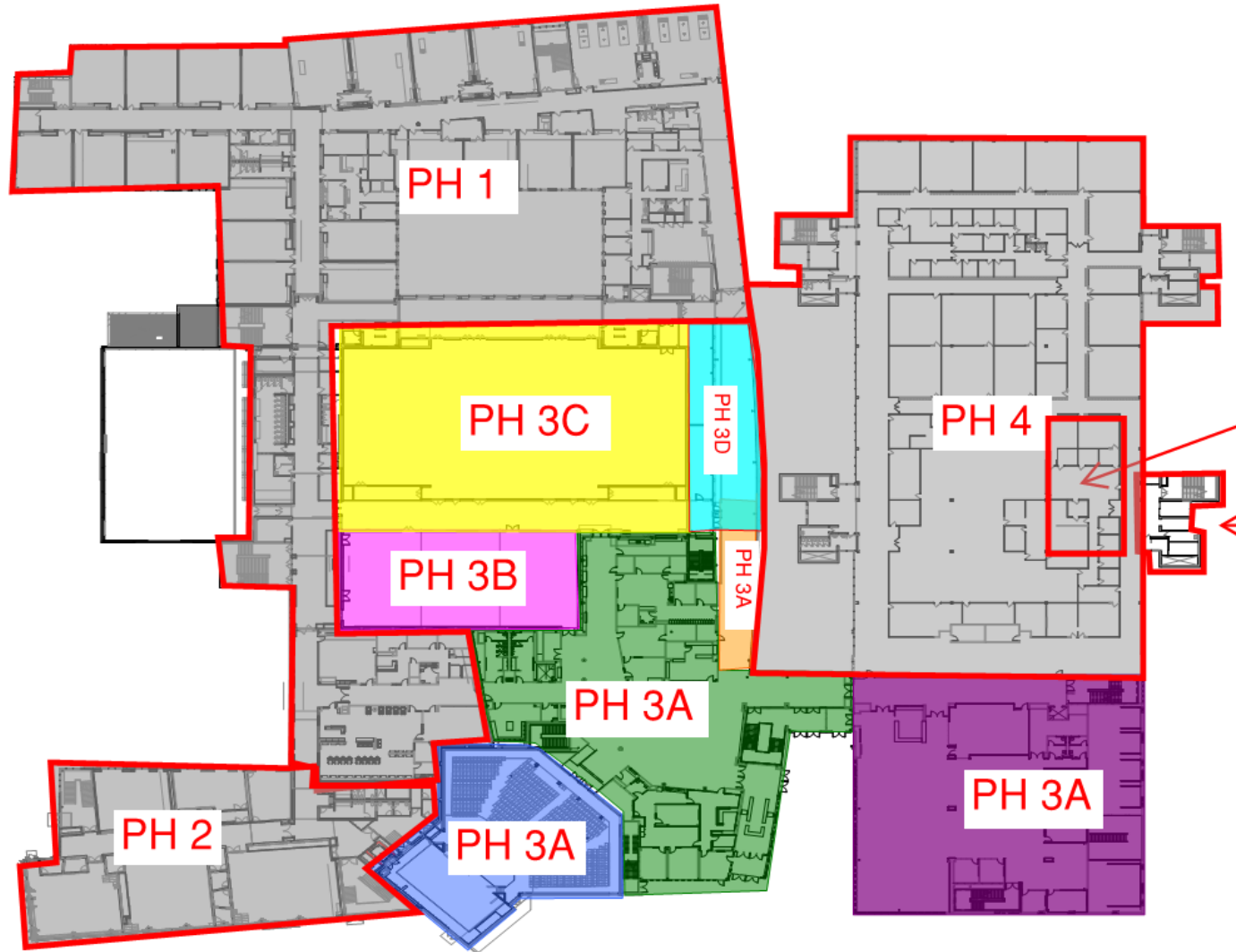
- **Corridor Addition:** Summer 2022 – Fall 2023
- **Weight Room & Dance Studio:** Summer 2022 – Fall 2023



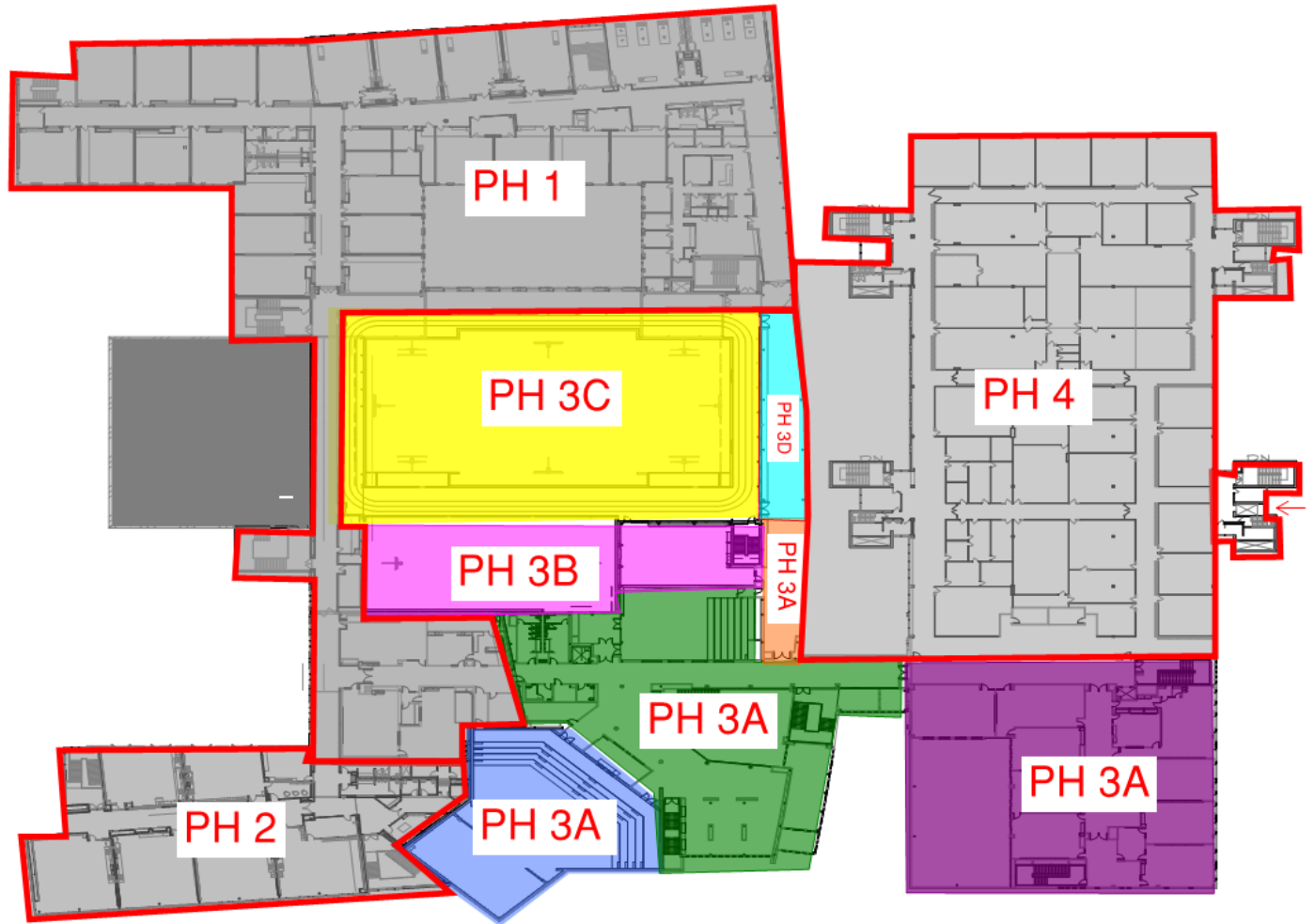
# Phase 3 – First Floor



# Phase 3 – Second Floor



# Phase 3 – Third Floor



## Direct Work Budget

<b>PHASE</b>	<b>Pre Ref (in M)</b>	<b>Current (in M)</b>
Phase 1	\$ 39.10	\$ 48.85
Phase 2	\$ 30.00	\$ 16.78
Phase 3	\$ 46.44	\$ 49.89
Phase 4	\$ 34.80	\$ 34.82
	\$ 150.34	\$ 150.34

# Budget Update

# Phase 1

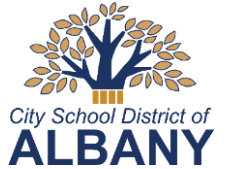


Wednesday, September 2, 2020		
Construction Contract Costs (Phase 1)		
Phase 1 Awarded Contract Totals:	\$ 44,039,439	
AHS Roof Project:	\$ 1,181,606	
Fuel Tank Project:	\$ 471,674	
	<b>\$ 45,692,719</b>	
Original Contingency Budget:	\$ 2,275,837	
Additional Contingency Funds from Overall Project:	\$ 1,200,000	Transfer Effective 11/29/2018 due to unforeseen conditions at Rubber Gym and Project Delays
<b>REVISED CONSTRUCTION CONTINGENCY:</b>	<b>\$ 3,475,837</b>	
<b>PHASE 1 TOTAL DIRECT WORK BUDGET:</b>	<b>\$ 49,168,556</b>	
Incidental Budget Amount:	\$ 8,904,425	
<b>PHASE 1 TOTAL PROJECT BUDGET:</b>	<b>\$ 58,072,981</b>	
<b>Change Orders Issued to Date:</b>	\$ 2,634,280	
<b>New Contracts/ Pos Issued to Date:</b>	\$ 374,514	
<b>Remaining Direct Work Balance:</b>	\$ 467,043	
<i>(Construction Contingency without potential changes)</i>		
Potential Change Orders:	\$ 141,728	
<b>Reduced Contingency (Tennis Courts in PH 3)</b>	\$ (250,000)	
<b>Transferred Contingency to PH 3</b>	\$ (65,000)	
<b>Remaining Construction Balance</b>		
<i>(Direct Work Contingency):</i>	<b>\$ 10,315</b>	5.84%

Wednesday, September 2, 2020			
Phase 1 Projected Total			
<b>Current Contract Values</b>			
Contract No. 00	JAE Roofing - RC	\$	1,181,606
Contract No. 01	Shaker Flats - FC	\$	471,674
Contract No. 02	M. Sullivan - SC	\$	4,494,689
Contract No. 03	Jersen - GC	\$	25,707,344
Contract No. 04	DiGesare - MC	\$	8,494,964
Contract No. 05	T Lemme - PC	\$	1,738,168
Contract No. 06	SHE Inc. - EC	\$	5,836,377
Contract No. 07	Condor - FP	\$	411,142
	<b>SUBTOTAL:</b>	<b>\$</b>	<b>48,335,964</b>
<b>Added Contracts for Rubber Gym Repair</b>			
Contract No. 08	Safespan - SC	\$	61,415
Contract No. 09	Kascon - DC	\$	79,975
Contract No. 10	Duncan & Cahill - GC	\$	189,310
	<b>SUBTOTAL:</b>	<b>\$</b>	<b>330,700</b>
<b>Owner Issued POs</b>			
PO for Flooring (State Contract)	Flooring Environment	\$	26,318
	PO Fire Sound & Security (Report 12.17.19)	\$	4,800
	PO for Window Blinds	\$	2,269
	<b>SUBTOTAL:</b>	<b>\$</b>	<b>33,387</b>
	<b>TOTAL:</b>	<b>\$</b>	<b>48,700,051</b>
<b>Pending Costs</b>			
	Potential COs:	\$	141,728
	Uncommitted Contingency:	\$	10,315
		<b>\$</b>	<b>48,852,094</b>

# Budget Update

# Phase 2

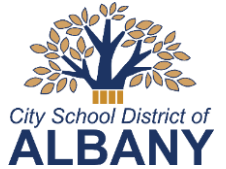


Wednesday, September 2, 2020		
Construction Contract Costs (Phase 2)		
Budget Contract Totals:	\$	13,479,602
Purchased Contract Totals:	\$	15,224,209
<b>Delta from Estimate to Contract Buyout:</b>	<b>\$</b>	<b>(1,744,607)</b>
<b>Phase 2 Project Construction Amount:</b>		
Awarded Contracts (11-16) Totals:	<b>\$</b>	<b>15,224,209</b>
<b>State Contracts:</b>		
Awarded BMS Contract 17 - Trane	\$	398,023
Fire Alarm PO	\$	50,666
PA system PO	\$	9,987
Clock PO	\$	2,512
Door Hardware PO	\$	74,650
State Contracts - To Be Awarded:	\$	215,098
<b>Subtotal:</b>	<b>\$</b>	<b>750,936</b>
Incidental Budget Amount	\$	3,778,349
Construction Contingency	\$	802,144
<b>Phase 2 Project Total:</b>	<b>\$</b>	<b>20,555,638</b>
<i>All Contracts, Incidentals &amp; Contingency</i>		
<b>Phase 2 Direct Work Budget:</b>	<b>\$</b>	<b>16,777,289</b>
<i>(less incidentals)</i>		
<b>Change Orders Issued to Date:</b>	<b>\$</b>	<b>208,009</b>
<b>Remaining Direct Work Balance:</b>	<b>\$</b>	<b>594,135</b>
<i>(Direct work Contingency without potential changes)</i>		
<b>Potential Change Orders:</b>	<b>\$</b>	<b>394,850</b>
<b>Remaining Construction Balance</b>	<b>\$</b>	<b>199,285</b>
<i>(Direct Work Contingency):</i>		5.73%

Wednesday, September 2, 2020		
Phase 2 Projected Total		
<b>Current Contract Values</b>		
Contract No. 11	M. Sullivan (SC)	\$ 719,664
Contract No. 12	Sano-Rubin (GC)	\$ 9,703,885
Contract No. 13	John W. Danforth (MC)	\$ 2,049,550
Contract No. 14	DiGesare Mechanical (PC)	\$ 1,077,799
Contract No. 15	SHE Inc. (EC)	\$ 1,578,942
Contract No. 16	Condor (FP)	\$ 302,378
<b>SUBTOTAL:</b>		<b>\$ 15,432,218</b>
Contract No. 17	Trane - Controls	\$ 398,023
	PO Fire Alarm	\$ 50,666
	PO PA System	\$ 9,987
	PO Clock	\$ 2,512
	PO Door Hardware	\$ 74,650
<b>SUBTOTAL:</b>		<b>\$ 535,839</b>
<b>TOTAL</b>		<b>\$ 15,968,057</b>
<b>Pending Costs</b>		
	Potential COs	\$ 394,850
	Uncommitted Contracts	\$ 215,098
	Uncommitted Contingency	\$ 199,285
<b>PHASE 2 TOTAL:</b>		<b>\$ 16,777,290</b>

# Budget Update

# Phase 3



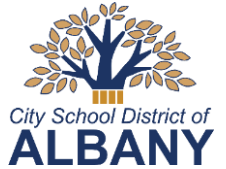
Wednesday, September 2, 2020		
Construction Contract Costs (Phase 3)		
Budget Contract Totals:	\$	44,144,318
Purchased Contract Totals:	\$	46,131,000
<b>Delta from Estimate to Contract Buyout</b>	<b>\$</b>	<b>(1,986,682)</b>
<b>Phase 3 Project Construction Amount:</b>		
Awarded Contracts (18-23) Totals:	\$	46,131,000
State Contracts - To Be Awarded:	\$	1,680,415
Incidental Budget Amount	\$	9,196,155
<b>Construction Contingency</b>	<b>\$</b>	<b>3,324,271</b>
<b>Phase 3 Project Total:</b>	<b>\$</b>	<b>60,331,841</b>
All Contracts, Incidentals & Contingency		
<b>Phase 3 Direct Work Budget:</b>	<b>\$</b>	<b>51,135,686</b>
(less incidentals):		
<b>Change Orders Issued to Date:</b>	<b>\$</b>	<b>(816,682)</b>
(includes V/E)		
<b>Direct Work / Contingency Balance:</b>	<b>\$</b>	<b>3,324,271</b>
(Contingency Balance Without V/E & Withouth PCOs)		
<b>Potential Change Orders</b>	<b>\$</b>	<b>26,875</b>
<b>Remaining Construction Balance:</b>	<b>\$</b>	<b>3,297,396</b>
(Direct Work Contingency):		
		7.1%

Wednesday, September 2, 2020		
Phase 3 Projected Total		
<b>Current Contract Values</b>		
Contract No. 18	Jersen (SC)	\$ 2,734,000
Contract No. 19	AOW (GC)	\$ 26,131,318
Contract No. 20	DiGesare Mechanical (MC)	\$ 7,656,000
Contract No. 21	BPI Piping (PC)	\$ 2,185,000
Contract No. 22	DLC (EC)	\$ 5,843,000
Contract No. 23	Condor (FP)	\$ 765,000
<b>TOTAL</b>		<b>\$ 45,314,318</b>
<b>Pending Costs</b>		
Potential COs		\$ 26,875
Uncommitted State Contracts		\$ 1,680,415
State Contracts to be funded from FF&E		\$ (425,000)
Uncommitted Contingency		\$ 3,297,396
<b>PHASE 3 TOTAL:</b>		<b>\$ 49,894,004</b>

QUESTIONS



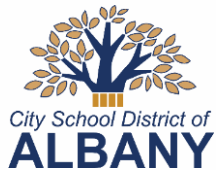
# Other Projects Schedule



- **Sunshine and Edmund J. O’Neal Roofs**
  - Planned Construction – June – July 2020
  - Completed July 31, 2020
- **New Scotland Chiller Replacement**
  - Planned Construction – June – August 2020
  - Scheduled Completion September
- **Harriet Gibbons Roof Top Unit**
  - Planned Construction – August 2020
  - Scheduled Completion September

# North Albany Middle School

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- Items that Have Been Identified as Additional Priorities
  - Gender Neutral Toilet Rooms
  - Overall Integration of New and Existing Finishes
  - Existing HVAC Equipment Controls Replacement
  - Existing Toilet Room Finishes and Sink Modifications

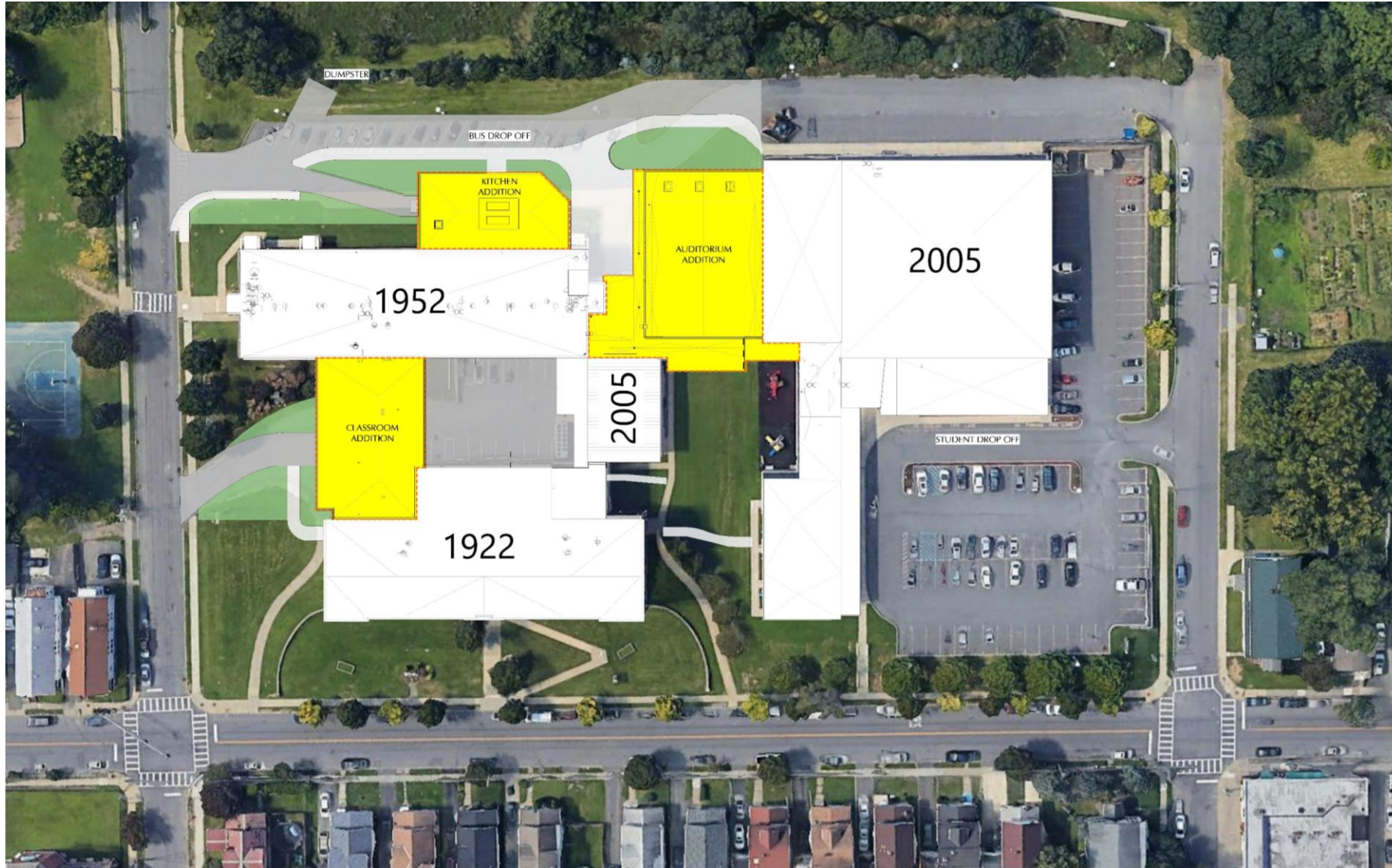
# Design Changes



- Cafeteria/Kitchen addition relocated.
- Music Addition deleted and space renovated instead.
- Re-assignment of classrooms.



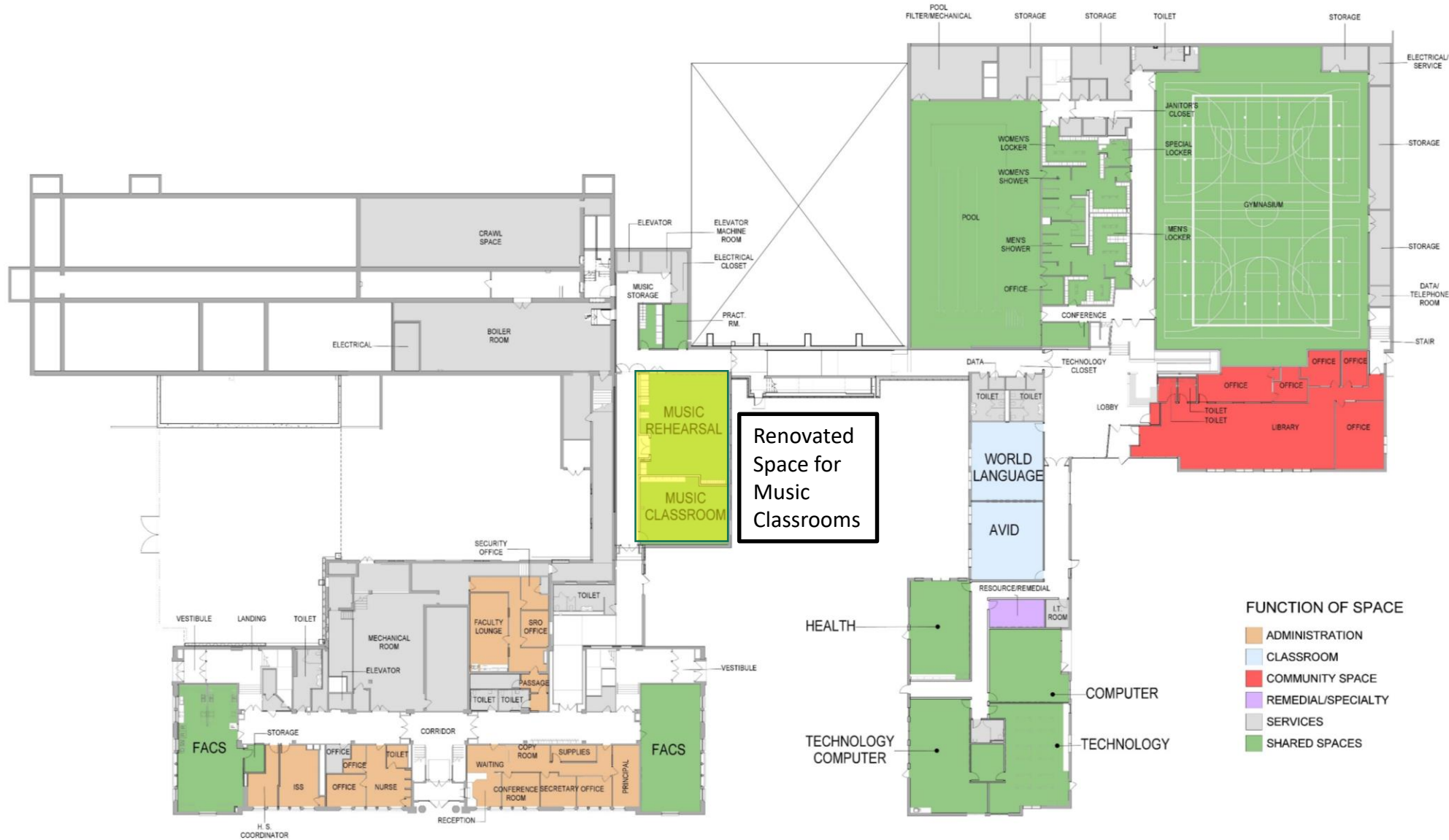
# Proposed - Site Plan



# Original - First Floor



# Proposed – First Floor





# Original - Second Floor



**FUNCTION OF SPACE**

- 6TH GRADE
- 7TH GRADE
- 8TH GRADE
- ADMINISTRATION
- COMMUNITY SPACE
- REMEDIAL/SPECIALTY
- SERVICES
- SHARED SPACES
- SPECIAL EDUCATION

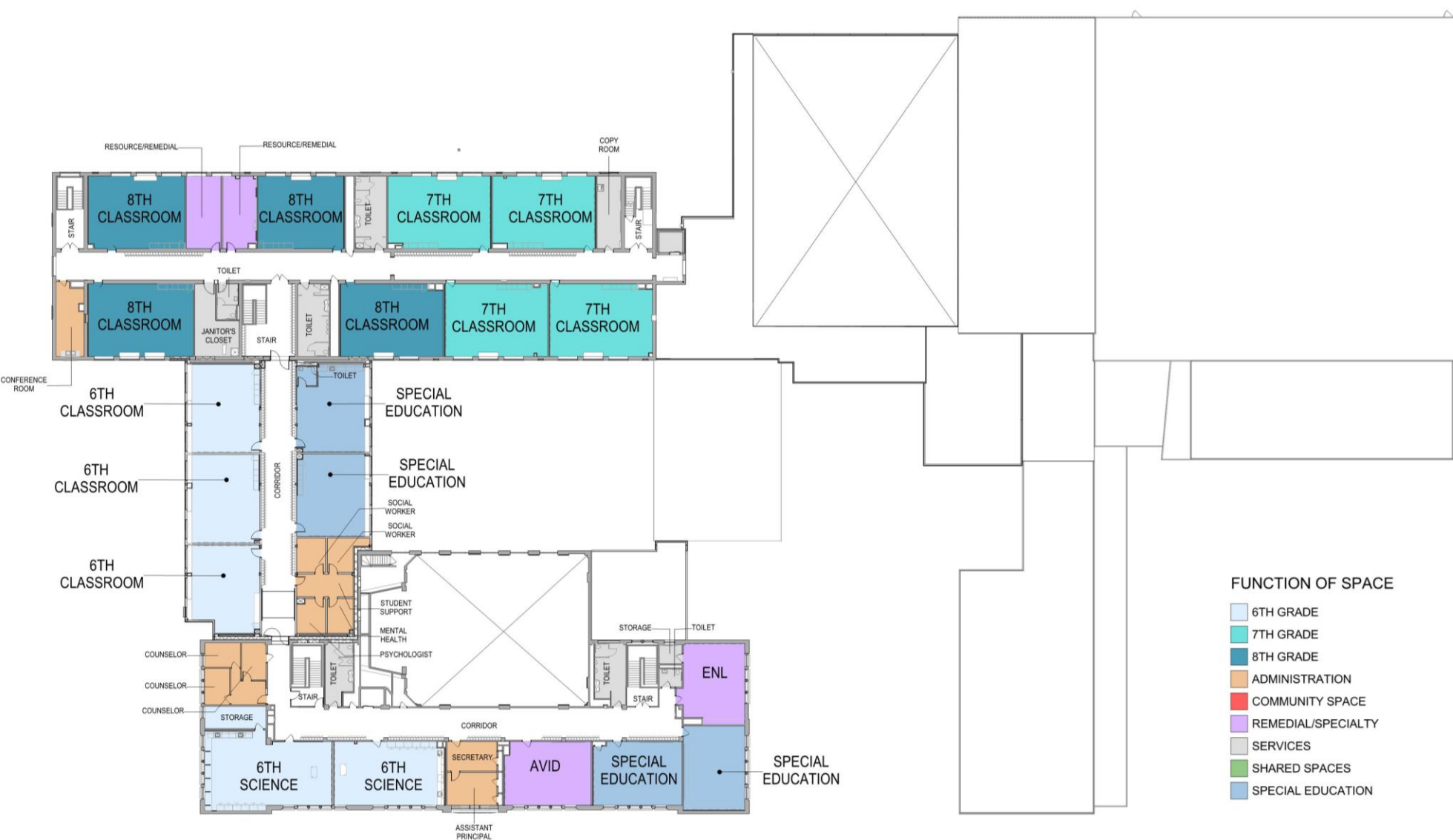
# Proposed – Second Floor

**New Cafeteria Location**



- FUNCTION OF SPACE**
- 6TH GRADE
  - 7TH GRADE
  - ADMINISTRATION
  - COMMUNITY SPACE
  - REMEDIAL/SPECIALTY
  - SERVICES
  - SHARED SPACES
  - SPECIAL EDUCATION

# Original -Third Floor



**FUNCTION OF SPACE**

- 6TH GRADE
- 7TH GRADE
- 8TH GRADE
- ADMINISTRATION
- COMMUNITY SPACE
- REMEDIAL/SPECIALTY
- SERVICES
- SHARED SPACES
- SPECIAL EDUCATION

# Proposed - Third Floor



- FUNCTION OF SPACE**
- 6TH GRADE
  - 8TH GRADE
  - ADMINISTRATION
  - COMMUNITY SPACE
  - REMEDIAL/SPECIALTY
  - SERVICES
  - SHARED SPACES
  - SPECIAL EDUCATION

# Proposed Cafeteria & Kitchen





**AUDITORIUM ADDITION**



CAFETERIA ADDITION



AUDITORIUM ADDITION

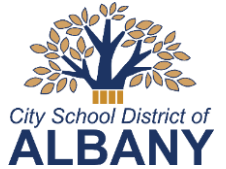




CLASSROOM ADDITION

- **1925 Building**
  - **Family and Consumer Science Classrooms**
    - New VCT flooring and wall paint. Existing ceilings and lighting to remain. Existing casework with new countertops.
  - **Art Classrooms and Science Classrooms**
    - New VCT flooring, ceilings, lighting, and wall paint. New casework.
  - **General Classrooms**
    - New wall paint. Existing flooring, ceilings, lighting and casework to remain. (8 classrooms) The district may do some of the painting.
  - **Corridors**
    - New wall paint. The district may do some of the painting.
- **1952 Building.**
  - **Science and General Classrooms**
    - New VCT flooring, ceilings, lighting, and wall paint. New casework.
  - **Corridors**
    - New ceilings and lighting. New wall paint. The district may do some of the painting.

# NAMS - Schedule



1. Submit to SED November 2020
2. SED Approval February 2021
3. Bidding and Award March – April 2021
4. Start Construction May 2021
5. Construction Complete August 2023

QUESTIONS

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