

CITY SCHOOL DISTRICT OF ALBANY

Capital Project Updates

Board of Education Meeting

12.17.2020

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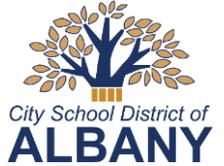
Albany High School

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Overall Schedule



- **Phase 1** – Classroom Addition
 - Occupied
- **Phase 2** – Art/Music Classroom Addition
 - Certificate of Occupancy: December, 2020
 - Occupancy: January, 2021
- **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

- Completed Milestones:
 - Phase 3 – Temporary Gas Line & Temporary Water Line Installation Completed
 - Phase 3 – Exterior Wall System Removal Completed
 - Phase 3 – Two Interior Stair Towers Excavated and Footings Poured
 - Phase 3 – Steel Beam Removed for Auto and Media Center
 - Phase 3 – Third Floor Framing Completed
 - Phase 3 – Rubber Gym – Mercury Floor Removal Completed
 - Phase 3 – Tennis Court Subbase & Paving Completed (Full Completion: Spring 2021)

- Look Ahead Schedule
 - Phase 2 – Furniture Installation – Deliveries occurred December 7th, remaining furniture scheduled for December 22 and 28
 - Phase 2 – Technology Data Cutover – December 15th
 - Phase 2 – Punch List – Issued and work has Begun
 - Phase 3 – Demolition of Stair Towers 3 & 4 – Scheduled for December and January
 - Phase 3 – Footings, Foundations, Backfill for Interior Stair well – Work has started
 - Phase 3 – Exterior Wall Installation (Loft Building) – Scheduled for January 4th
 - Phase 3 – Locker Room Demolition – Scheduled for December 14th
 - Phase 3 – Auditorium & Music Room Demolition – Scheduled for December 21st
 - Phase 3 – 2nd & 1st Floor Framing – Scheduled for January 4th
 - Phase 3 – MEPs Installation (Loft Building) is ongoing
- Open Item – National Grid Schedule to Energize New Switchgear (Permanent Power for the entire campus)
 - TBD – latest from NG indicates spring 2021

Progress Photos — Phase 2



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

Progress Photos — Phase 3



Direct Work Budget

PHASE	Pre Ref (in M)	Current (in M)
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



Tuesday, November 24, 2020			
Phase 1 Projected Total			
Current Contract Values			
Contract No. 00	JAE Roofing - RC	\$	1,181,606
Contract No. 01	Shaker Flats - FC	\$	471,674
Contract No. 02	M. Sullivan - SC	\$	4,496,681
Contract No. 03	Jersen - GC	\$	25,709,631
Contract No. 04	DiGesare - MC	\$	8,505,679
Contract No. 05	T Lemme - PC	\$	1,738,614
Contract No. 06	SHE Inc. - EC	\$	5,855,461
Contract No. 07	Condor - FP	\$	411,142
	SUBTOTAL:	\$	48,370,488
Added Contracts for Rubber Gym Repair			
Contract No. 08	Safespan - SC	\$	61,415
Contract No. 09	Kascon - DC	\$	79,975
Contract No. 10	Duncan & Cahill - GC	\$	189,310
	SUBTOTAL:	\$	330,700
Owner Issued POs			
PO for Flooring (State Contract)	Flooring Environment	\$	26,318
PO for Flooring (State Contract)	Flooring Environment	\$	1,462
PO Fire Sound & Security (Report 12.17.19)		\$	4,800
PO for Window Blinds		\$	2,269
	SUBTOTAL:	\$	34,849
	TOTAL:	\$	48,736,037
Pending Costs			
	Potential COs:	\$	126,829
	Uncommitted Contingency:	\$	11,369
		\$	48,874,235

Tuesday, November 24, 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	
	\$	45,692,719	
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
REVISED CONSTRUCTION CONTINGENCY:	\$	3,475,837	
PHASE 1 TOTAL DIRECT WORK BUDGET:	\$	49,168,556	
Incidental Budget Amount:	\$	8,969,002	
PHASE 1 TOTAL PROJECT BUDGET:	\$	58,137,558	
Change Orders Issued to Date:	\$	2,668,804	
New Contracts/ Pos Issued to Date:	\$	374,514	
Remaining Direct Work Balance:	\$	432,519	
<i>(Construction Contingency without potential changes)</i>			
Potential Change Orders:	\$	126,829	
Reduced Contingency (Tennis Courts in PH 3)	\$	250,000	
Transferred Contingency to PH 3	\$	65,000	
PCO-457 Stair 3-3 (CIC-209) Transfer to Ph 3	\$	5,000	
Transfer to Phase 2 for Ph 2 PCO-177 (EC)	\$	2,221	
Transfer to Phase 2 for Ph 2 PCO-177 (GC)	\$	2,100	
New Addition Floor Repair - Hold	\$	5,000	
SUBTOTAL:	\$	456,150	
Transfer from PH 2 Contingency to PH 1 for PCO-462	\$	35,000	
Remaining Construction Balance			
<i>(Direct Work Contingency):</i>	\$	11,369	3.98%

Budget Update

Phase 2



Tuesday, November 24, 2020	
Construction Contract Costs (Phase 2)	
Budget Contract Totals:	\$ 13,479,602
Purchased Contract Totals:	\$ 15,224,209
Delta from Estimate to Contract Buyout	\$ (1,744,607)
Phase 2 Project Construction Amount:	
Awarded Contracts (11-16) Totals:	\$ 15,224,209
State Contracts Issued To Date	\$ 777,130
Incidental Budget Amount	\$ 3,690,349
Phase 2 Project Total:	\$ 20,493,832
All Contracts, Incidentals & Contingency	
Phase 2 Direct Work Budget:	\$ 16,803,483
(less incidentals):	
Construction Contingency	\$ 802,144
Change Orders Issued to Date	\$ 434,766
Remaining Direct Work Balance:	\$ 367,378
(Direct work Contingency without potential changes)	
Transfer Contingency Ph 1 to Ph 2	\$ 4,321
Scope Transfer Between Phases	
Transfer Contingency Ph 2 to Ph 3	\$ (18,768)
Scope Transfer Between Phases	
Transfer Contingency Ph 2 to Ph 1	\$ (35,000)
Scope Transfer Between Phases	
Remaining Direct Work Balance:	\$ 317,931
Potential Change Orders	\$ 80,206
Hold for FS&S Door Contacts Potential PO	\$ 1,398
Remaining Direct Work Balance:	\$ 236,327

Tuesday, November 24, 2020			
Phase 2 Projected Total			
Current Contract Values			
Contract No. 11	M. Sullivan (SC)	\$	728,165
Contract No. 12	Sano-Rubin (GC)	\$	9,863,294
Contract No. 13	John W. Danforth (MC)	\$	2,059,673
Contract No. 14	DiGesare Mechanical (PC)	\$	1,094,290
Contract No. 15	SHE Inc. (EC)	\$	1,609,308
Contract No. 16	Condor (FP)	\$	304,245
		SUBTOTAL:	\$ 15,658,975
Contract No. 17	Trane - Controls	\$	398,023
	PO Fire Alarm	\$	50,666
	PO Door Hardware	\$	74,650
	PO Cameras	\$	83,704
	PO PA System	\$	9,987
	PO Clock	\$	2,512
	PO Lockers	\$	24,022
	PO Security System	\$	105,340
	PO Motion Detector	\$	28,226
		SUBTOTAL:	\$ 777,131
		TOTAL	\$ 16,436,105
Pending Costs		Potential COs	\$ 80,206
		Uncommitted Contingency	\$ 236,327
		TOTAL:	\$ 16,752,639

Budget Update

Phase 3



Tuesday, November 24, 2020		
Construction Contract Costs (Phase 3)		
Budget Contract Totals:	\$	44,144,318
Purchased Contract Totals:	\$	46,131,000
Delta from Estimate to Contract Buyout	\$	(1,986,682)
Phase 3 Project Construction Amount:		
Awarded Contracts (18-23) Totals:	\$	46,131,000
State Contracts - Awarded:	\$	1,287,459
State Contracts - To Be Awarded:	\$	406,981
Incidental Budget Amount	\$	9,221,155
Phase 3 Project Total:	\$	60,370,866
All Contracts, Incidentals & Contingency		
Phase 3 Direct Work Budget:	\$	51,149,711
(less incidentals):		
Construction Contingency	\$	3,324,271
Change Orders Issued to Date:	\$	(696,391)
(includes V/E of -\$816,682)		
Direct Work / Contingency Balance:	\$	3,203,980
(Contingency Balance Without V/E & Without PCOs)		
Transfer Contingency Funds from Ph 1 to Ph 3 (Stair 3-3)	\$	5,000
Transfer Contingency Funds from Ph 2 to Ph 3 (Pool Ramp)	\$	18,768
Revised Direct Work / Contingency Balance:	\$	3,227,748
Contingency Funds Towards District Direct Pos	\$	119,329
Potential Change Orders	\$	276,037
Remaining Construction Balance:	\$	2,832,382
(Direct Work Contingency): 7.0%		

Tuesday, November 24, 2020		
Phase 3 Projected Total		
Current Contract Values		
Contract No. 18	Jersen (SC)	\$ 2,734,000
Contract No. 19	AOW (GC)	\$ 26,228,368
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)	\$ 788,241
SUBTOTAL:		\$ 45,434,609
Contract No. 24	Trane - Controls	\$ 1,039,721
PO #210833	Fire Alarm	\$ 191,335
	PO Security Hardware	\$ -
PO#211175	PA/Clocks	\$ 56,403
	PO Lockers	\$ -
	PO Carpet	\$ -
SUBTOTAL:		\$ 1,287,459
TOTAL		\$ 46,722,068
	Potential COs	\$ 276,037
	Uncommitted Contracts	\$ 406,981
	State Contracts to be funded from FF&E	\$ (425,000)
	Uncommitted Contingency	\$ 2,832,382
PHASE 3 TOTAL:		\$ 49,812,468

QUESTIONS

Other Projects Schedule



- **Sunshine and Edmund J. O'Neal Roofs**
 - Final Closeout Phase
- **New Scotland Chiller Replacement**
 - Fine Tuning Temperature Controls
 - Scheduled Closeout December
- **Harriet Gibbons Roof Top Unit**
 - Completing Punch List
 - Scheduled Closeout December

North Albany Middle School

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NAMS - Schedule



- | | |
|--------------------------------|------------------------------|
| 1. Submitted to SED | November 6, 2020 |
| 2. Final Document Coordination | December 2020 – January 2021 |
| 3. SED Approval | February 2021 |
| 4. Bidding and Award | March – April 2021 |
| 5. Start Construction | May 2021 |
| 6. Construction Complete | August 2023 |

QUESTIONS

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