

CITY SCHOOL DISTRICT OF ALBANY

Capital Project Updates

Board of Education Meeting

03.18.2021

CSARCH



Turner

Albany High School

CSARCH



Turner

Overall Schedule



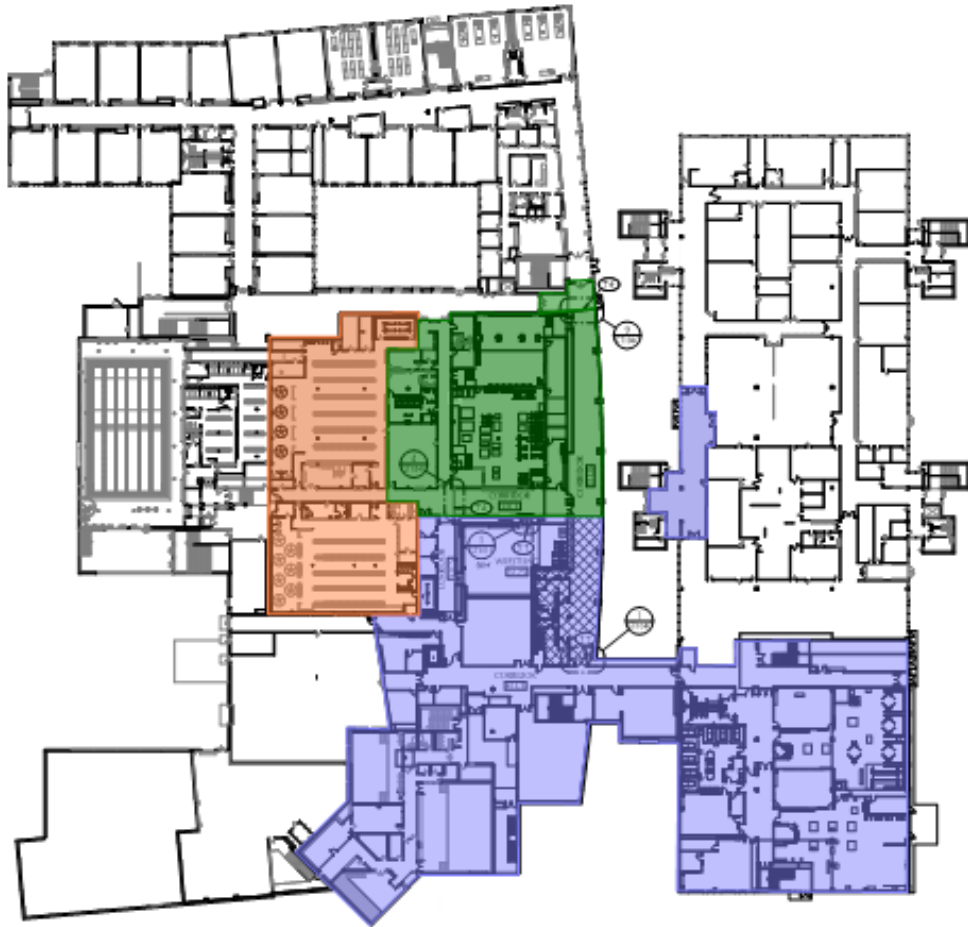
- **Phase 1** – Classroom Addition
 - Occupied
- **Phase 2** – Art/Music Classroom Addition
 - Occupied
- **Phase 3** – Media Center, New Main Entry, Partial Academic Building, + Gymnasium / Athletics Renovation, Auditorium
 - Partial Occupancy: Fall 2022
 - Occupancy: Fall 2023
- **Phase 4** – Academic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

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 – Fall 2021 & Spring 2021**
 - **Locker Rooms:** Summer 2020 – Fall 2021
 - **Rubber Gym:** Summer 2020 - Spring 2021
 - **3C – Main Gym / Catwalk – Summer 2022 – Fall 2022** (Student Access Fall '21 – Spring '22)
 - **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



LEGEND:


Phase 3A - Loft / Auditorium / Courtyard

 Summer 2020 - Fall 2022

Phase 3B - Locker RMs / Rubber Gym

 Summer 2020 - Fall 2021 - Locker Rooms
Summer 2020 - Spring 2021 - Rubber Gym

Phase 3C - Main Gym Corridor

 Summer 2020 - Fall 2021
(Student Access - Fall 2021-Spring 2022)
Spring 2022 - Fall 2022

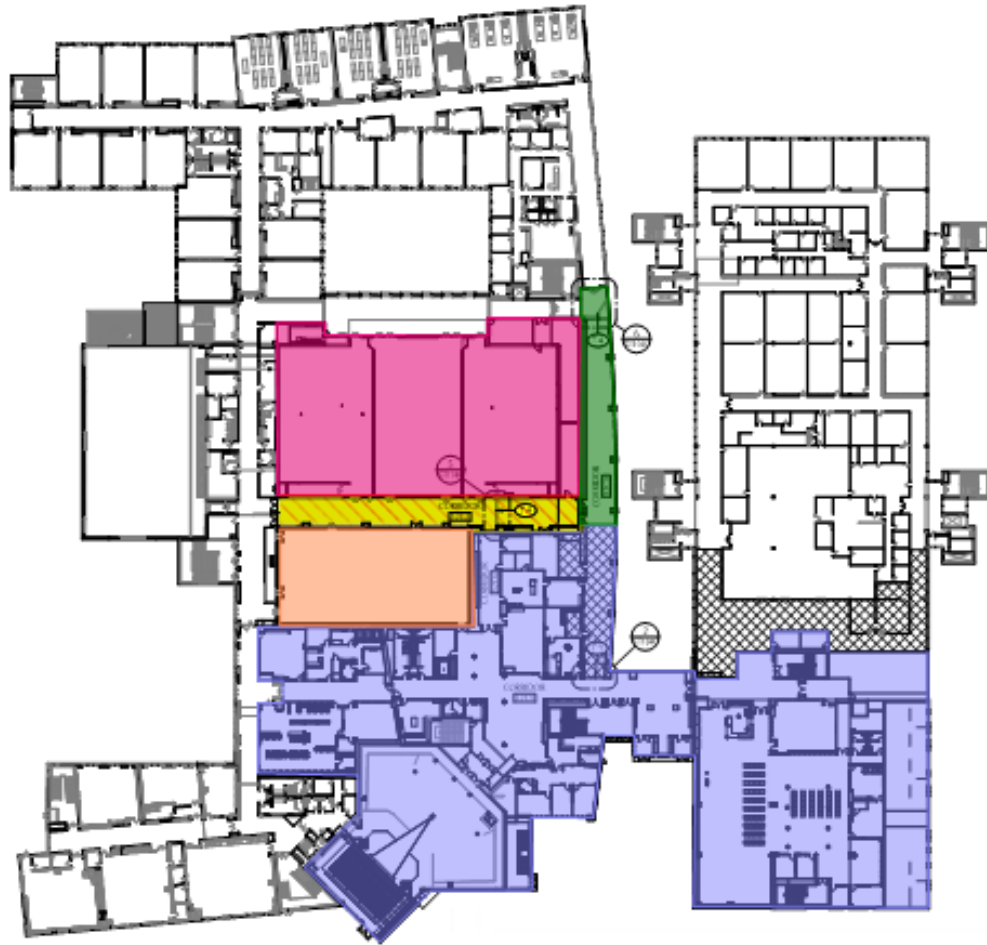
Phase 3C - Main Gym

 Spring 2022 - Fall 2022

Phase 3D - Corridor Addition / Weight RM / Dance RM

 Summer 2022 - Fall 2023

Phase 3 – Second Floor



LEGEND:


Phase 3A - Loft / Auditorium / Courtyard

 Summer 2020 - Fall 2022

Phase 3B - Locker RMs / Rubber Gym

 Summer 2020 - Fall 2021 - Locker Rooms
Summer 2020 - Spring 2021 - Rubber Gym

Phase 3C - Main Gym Corridor

 Summer 2020 - Fall 2021
(Student Access - Fall 2021-Spring 2022)
Spring 2022 - Fall 2022

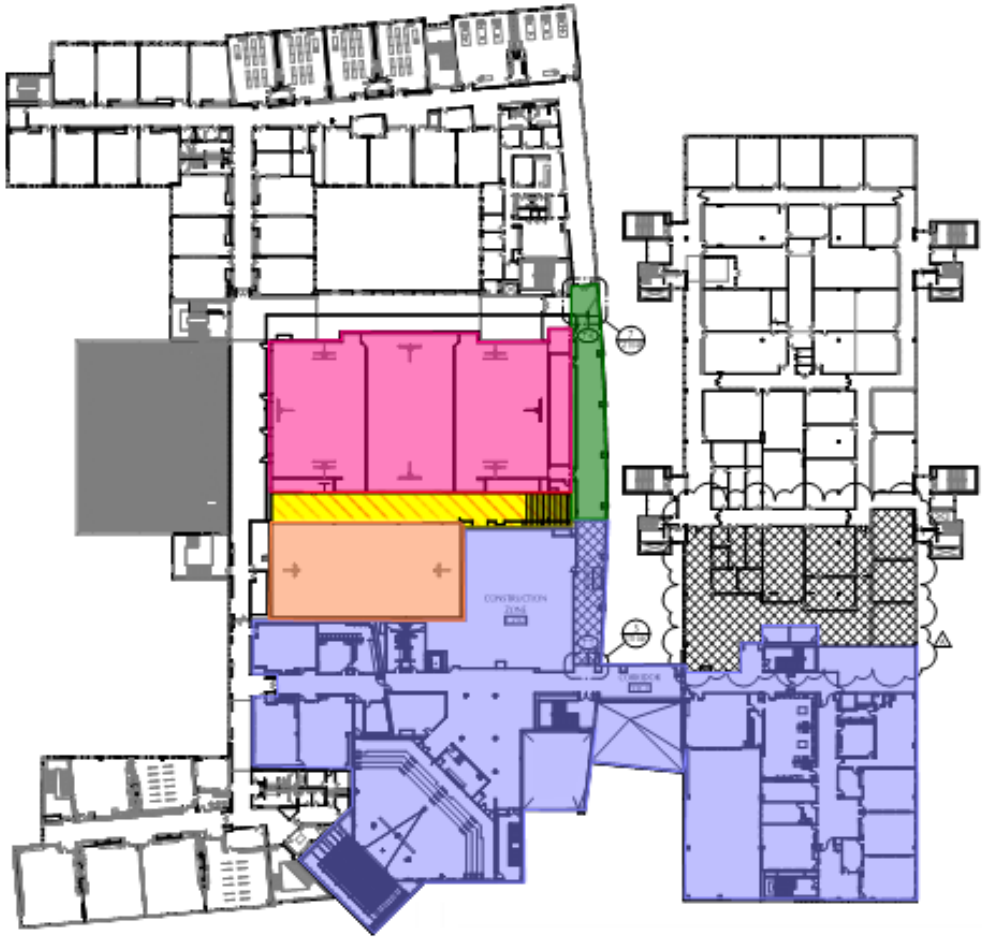
Phase 3C - Main Gym

 Spring 2022 - Fall 2022

Phase 3D - Corridor Addition / Weight RM / Dance RM

 Summer 2022 - Fall 2023

Phase 3 – Third Floor



LEGEND:


Phase 3A - Loft / Auditorium / Courtyard

 Summer 2020 - Fall 2022

Phase 3B - Locker RMs / Rubber Gym

 Summer 2020 - Fall 2021 - Locker Rooms
Summer 2020 - Spring 2021 - Rubber Gym

Phase 3C - Main Gym Corridor

 Summer 2020 - Fall 2021
(Student Access - Fall 2021-Spring 2022)
Spring 2022 - Fall 2022

Phase 3C - Main Gym

 Spring 2022 - Fall 2022

Phase 3D - Corridor Addition / Weight RM / Dance RM

 Summer 2022 - Fall 2023

Phase 3 Project Update -

• **Completed Work:**

- Steel in Automotive Program Area Complete
- Temp Water & Gas Tie-In Complete
- Floor Drainage Piping & Complete & Tested
- Demolition of Stair Tower 3 Complete (Removal of Debris in Progress)
- Exterior Foundation Along Loft Bldg North side Complete
- Abatement of Columns, Windows, Ductwork, Flooring is complete
- Auditorium Abatement Complete
- Temporary Wall Gym Corridor is Complete
- Demolition of Courtyard Stairs at Washington Ave is complete & Ramp Installed
- Demolition of Auditorium, existing band rooms is complete

• **Ongoing Work & Upcoming Work:**

- Stair Tower 4 Demolition to Start (delays due to labor agreement discussions)
- Interior Masonry & Stairwell Masonry Ongoing
- Structural Steel Work Continues in the Loft Building
- Mechanical, Electrical & Plumbing (MEP) Rough-In Continues on all three floor in the loft building
- Framing on all three floors of loft building continues
- Misc. Structural Steel Roof Work Continues

Rubber Gym Update

- Slab Removal is Complete
- Repair Work has Begun
- Turnover Date – May 2021



Progress Photos — Phase 3



Direct Work Budget

PHASE	Pre Ref (in M)	Current (in M)
Phase 1	\$ 39.10	\$ 48.82
Phase 2	\$ 30.00	\$ 16.75
Phase 3	\$ 46.44	\$ 49.95
Phase 4	\$ 34.80	\$ 34.82
	\$ 150.34	\$ 150.34

Budget Update

Phase 3



Monday, March 1, 2021		
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:	\$ 1,332,441	
State Contracts - To Be Awarded:	\$ 324,527	
Additional Owner POs/Contracts to be issued:	\$ 105,687	
Incidental Budget Amount	\$ 9,221,155	
Phase 3 Project Total:	\$ 60,439,082	
All Contracts, Incidentals & Contingency		
Phase 3 Direct Work Budget:	\$ 51,193,366	
(less incidentals):		
Construction Contingency	\$ 3,324,271	
Change Orders Issued to Date:	\$ (458,324)	
(includes V/E of -\$816,682))		
Direct Work / Contingency Balance:	\$ 2,965,913	
(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	
Contingency Funds Towards District Direct POs	\$ (82,241)	
Balance of contingency to budget update	\$ (22,655)	
Transfer Ph 1 Contingency Balance to Ph 3	\$ 56,429	
Revised Direct Work / Contingency Balance:	\$ 2,941,214	
Potential Change Orders	\$ 443,202	
Remaining Construction Balance:	\$ 2,498,012	7.18%
(Direct Work Contingency):		

Monday, March 1, 2021		
Phase 3 Projected Direct Work Total		
Current Contract Values		
Contract No. 18	Jersen (SC)	\$ 2,779,042
Contract No. 19	AOW (GC)	\$ 26,250,685
Contract No. 20	DiGesare Mechanical (MC)	\$ 7,656,000
Contract No. 21	BPI Piping (PC)	\$ 2,194,276
Contract No. 22	DLC (EC)	\$ 5,986,999
Contract No. 23	Condor (FP)	\$ 795,474
	SUBTOTAL:	\$ 45,662,476
State Contracts]		
Contract No. 24	Trane - Controls	\$ 1,039,721
PO #210833	Fire Alarm	\$ 191,335
	PO Security Hardware	\$ -
PO #211175	PAClocks	\$ 56,403
PO #211865, 211864, 211862	Lockers	\$ 44,982
	PO Carpet	\$ -
	PO Camera Relocation	VOIDED
	PO Controls Demo	\$ -
	PO Cores & Keying	\$ -
	SUBTOTAL:	\$ 1,332,441
State Contract Changes		
Contract No. 24 / Trane	Change Orders Total:	\$ 10,200
	SUBTOTAL:	\$ 10,200
	TOTAL	\$ 47,005,117
	Potential COs	\$ 443,202
	Uncommitted Contracts	\$ 430,214
	State Contracts to be funded from FF&E	\$ (425,000)
	Uncommitted Contingency	\$ 2,498,012
Direct Work:	PHASE 3 TOTAL:	\$ 49,951,546



Contingency / Change Orders / Potential Change Orders

Description	Items	Amount
Total Changes Tracking (4 pending costs - see below)	105	\$ (15,122)
Change Orders:		
Changes Fully Executed	53	\$ (501,099)
Changes in DocuSign for Approval	7	\$ 42,775
Change Order Subtotal:		\$ (458,324)
Potential Change Orders:		
Changes w/ Architect for Review	17	\$ 92,825
PCO Pending Scope of Work from Architect	4	TBD
Changes in w/ CM for Review	7	\$ 30,578
Changes Pending District	3	\$ 86,500
Changes waiting on contractor pricing	14	\$ 233,299
PCO Subtotal:		\$ 443,202
TOTAL:	105	\$ (15,122)

Description	Amount	%
Revised Direct Work / Contingency Balance:	\$ 2,941,214	
Potential Change Orders	\$ 443,202	
Remaining Construction Balance:	\$ 2,498,012	7.18%
(Direct Work Contingency):		

- Contingency Balance is at 7.18% of work to complete for the project. This is where we want to be.
- Some of the Change Orders
 - Unsuitable Soils at Stair Towers
 - Controls for Existing Equipment in Pool Area
 - Additional Abatement
 - Modifications to Existing Columns in Automotive Area
- Some of the PCOs –
 - Auditorium Seating Modifications –
 - Domestic Water Back feed Loft Building
 - Additional Abatement
 - Rubber Gym Slab

QUESTIONS