

CITY SCHOOL DISTRICT OF ALBANY

# Rebuilding Albany High School

## Board of Education Meeting

12.19.2019

CSARCH

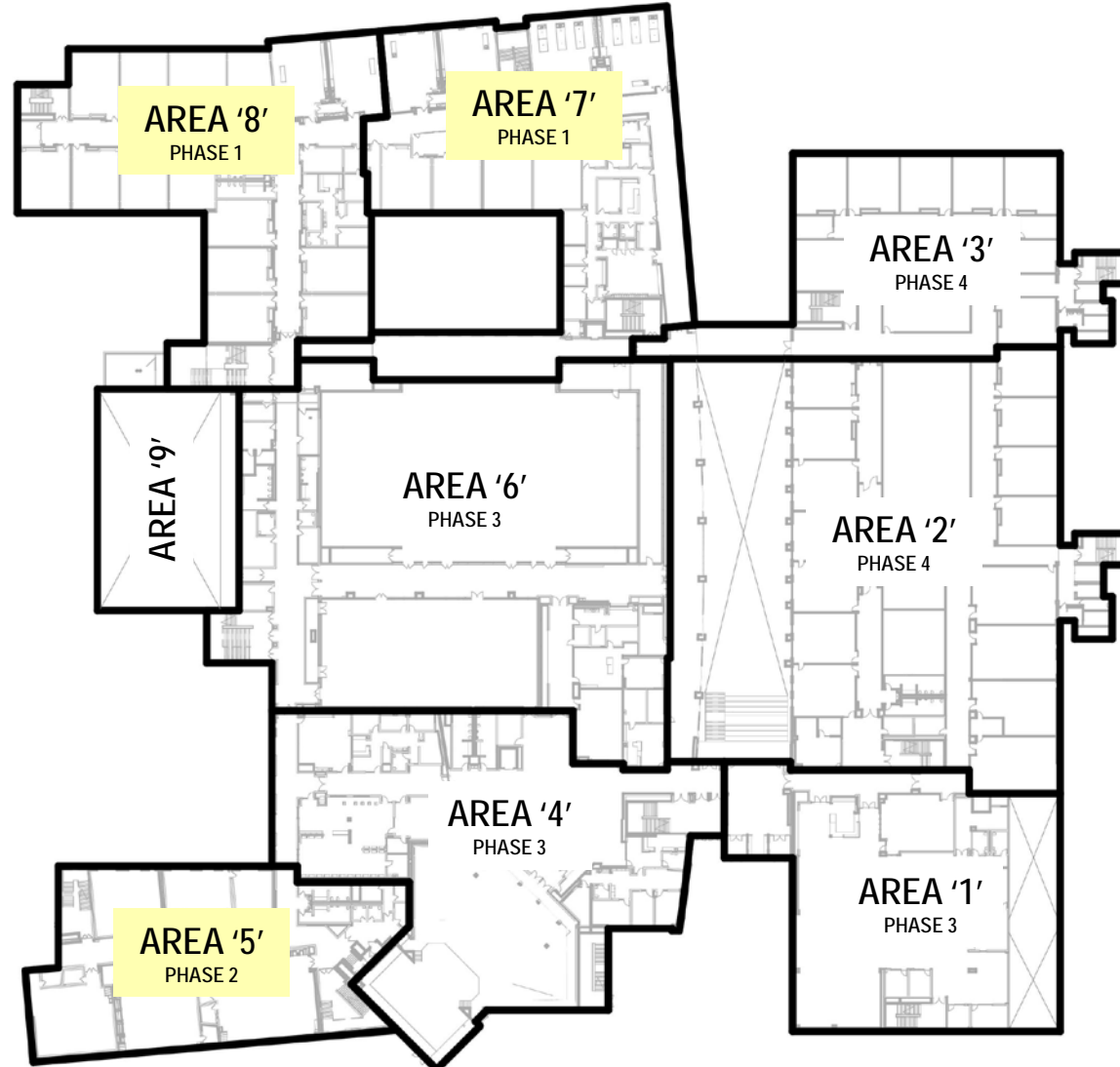


**Turner**

# Overall Area Plan



UNDER CONSTRUCTION



## Phases 1 & 2

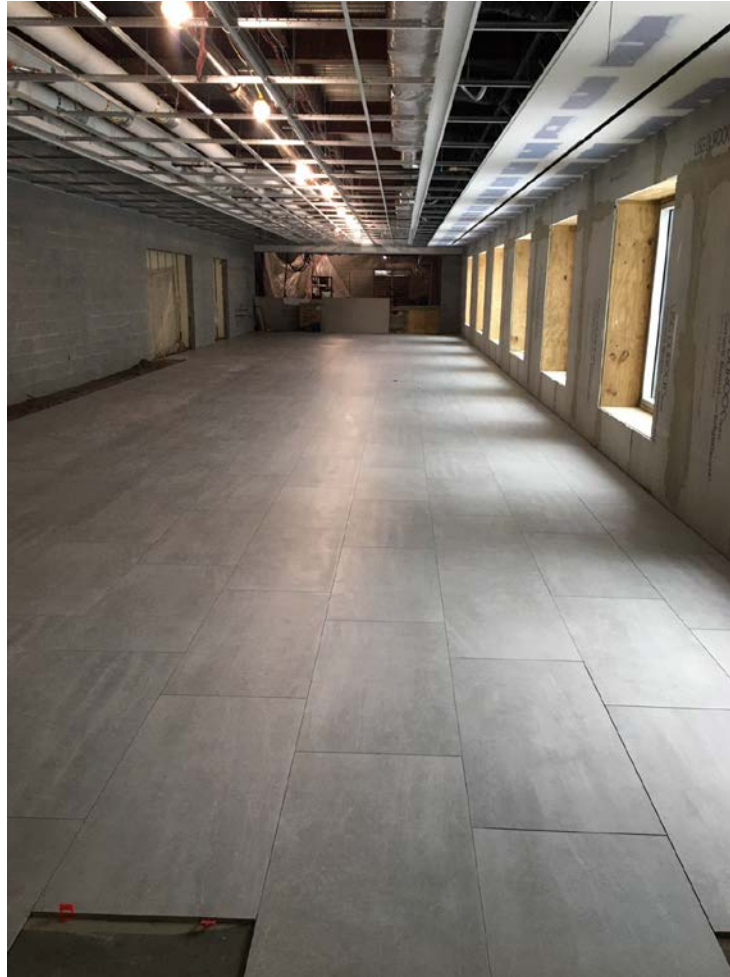


- Completed Milestones:
  - Phase 1 Sidewalks & Blacktop Driveway Installed
  - Phase 1 Trusses for Bridge Area 6 to Area 8 – Complete & Inspected
  - Phase 2 Foundation Complete
  - Phase 2 Firewall Complete
- Athletic Building
  - Pool & Pool Locker Rooms Offline until Fall Sports - August 2020



- Look Ahead Schedule
  - Phase 1 – Area 7/8 Classrooms, Bathrooms & Administrative Suite Finishes are Ongoing.
  - Phase 1 – Area 4/6 Mechanical & Electrical Installations are Ongoing.
  - Steel Installation Area 5 began late November; ongoing weather permitting
- Concerns
  - Phase 1 – National Grid installation of gas line and energization of switchgear.
  - Phase 2 – Steel Erection during winter

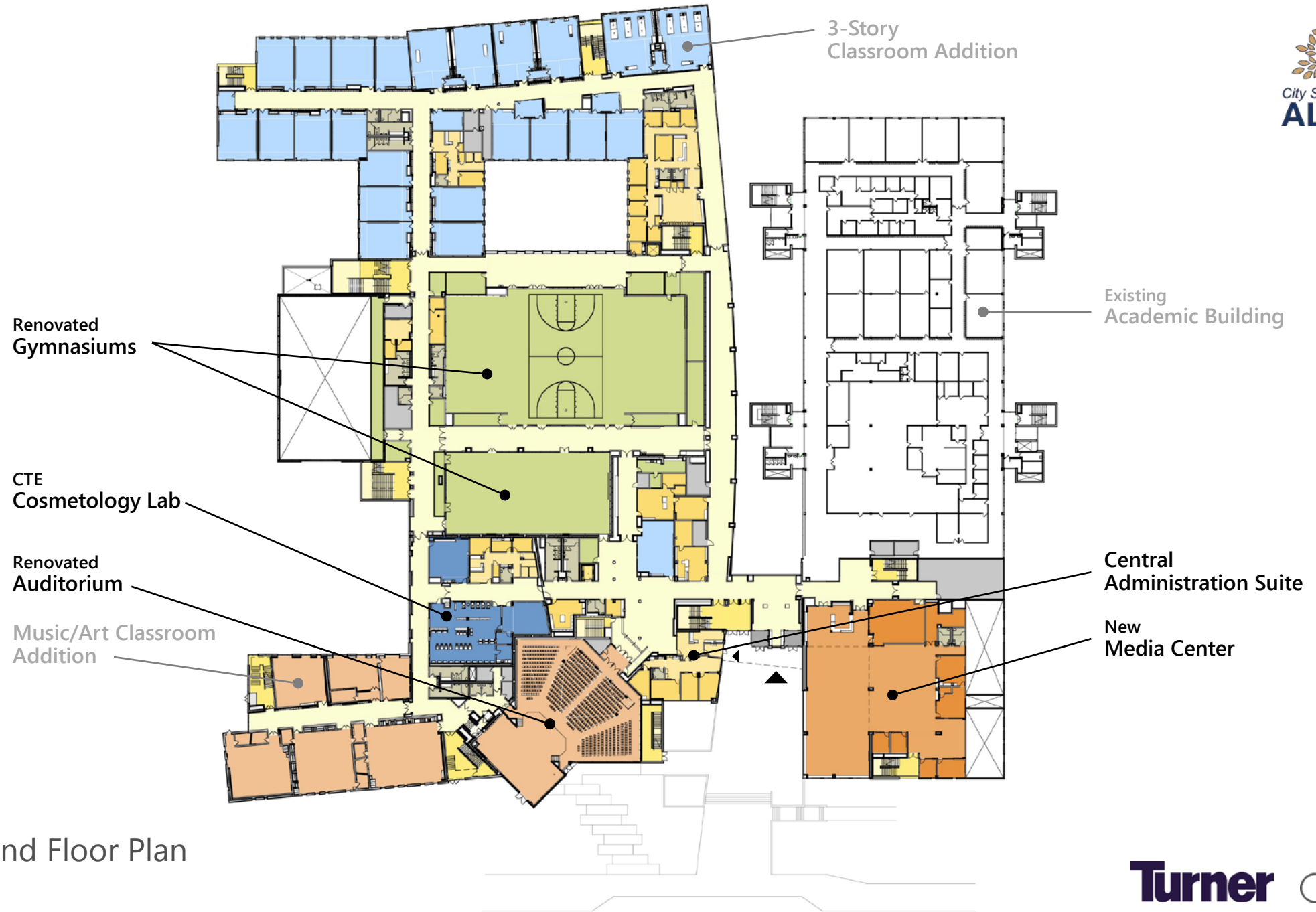
# Progress Photos — Phase 1





# Progress Photos — Phase 2





**Phase 3**  
Overall Second Floor Plan





**Phase 3**  
Overall Third Floor Plan





## Phase 3

### Overall First Floor Plan



**Main Entrance at Washington Ave**  
Phase 3





Main Entrance at Washington Ave  
Phase 3





**Secure Entrance (with Queuing Lines)**  
Phase 3



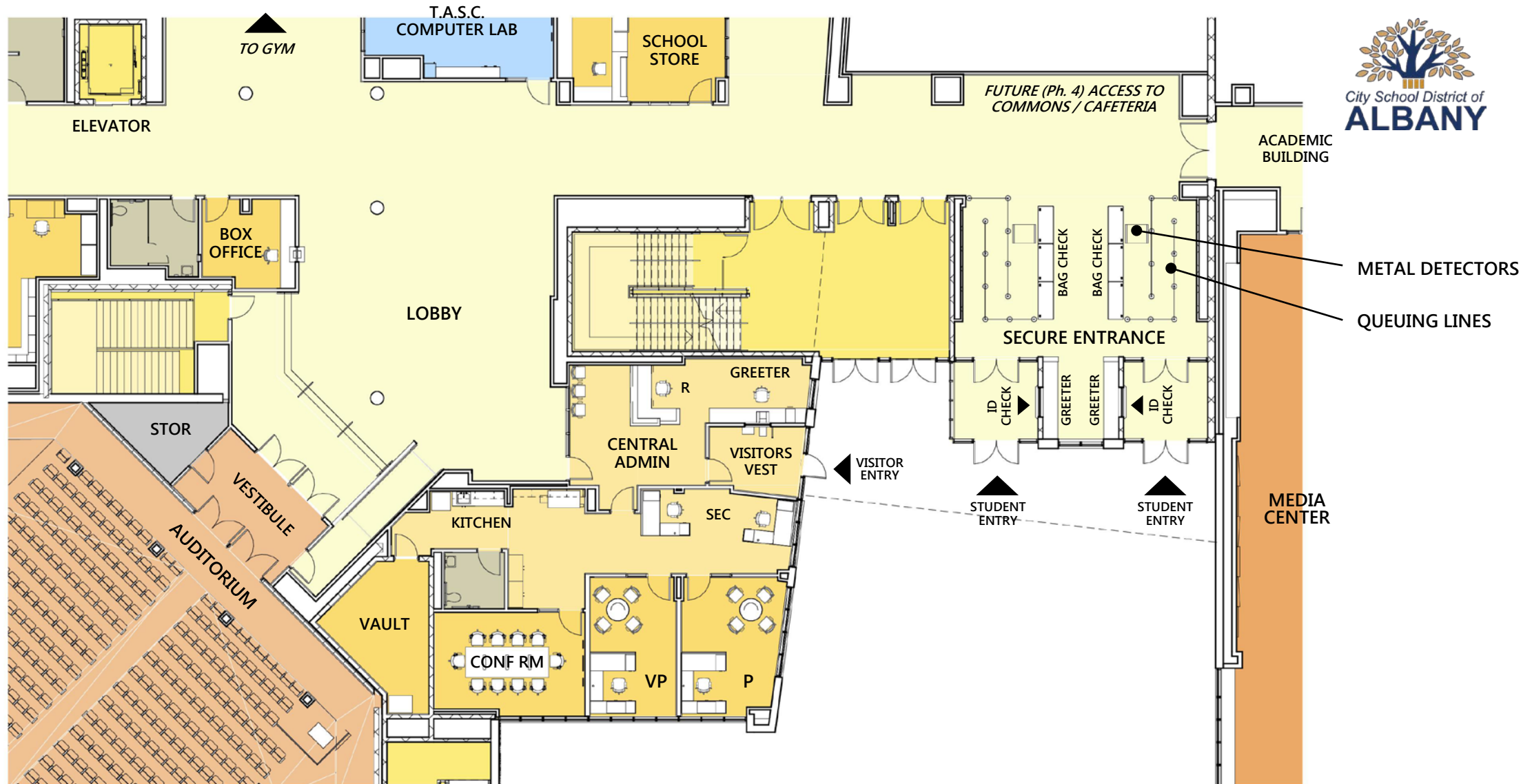


**Media Center**  
Phase 3





**Media Center**  
Phase 3



### Phase 3

Partial Second Floor Plan – Secure Entrance + Lobby





**Auditorium**  
Phase 3



# Overall Schedule



- **Phase 1** – Classroom Addition
  - Occupancy: January 27, 2020
- **Phase 2** – Art/Music Classroom Addition
  - Occupancy: November 2020
- **Phase 3** – Media Center, New Main Entry, Partial Academic Building, + Gymnasium / Athletics Renovation
  - Partial Occupancy: Fall 2021
  - Occupancy: 2023
- **Phase 4** – Courtyard Infill + Academic Building Renovation
  - Occupancy: Fall 2025

# Budget Update

# Phase 1



Construction Contract Costs (Phase 1 + Fuel Tanks + AHS Roof)		
Phase 1 Awarded Contract Totals:	\$	44,039,439
AHS Roof Project	\$	1,181,606
Fuel Tank Project	\$	471,674
	<b>\$</b>	<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>\$</b>	<b>3,475,837</b>
<b>PHASE 1 TOTAL DIRECT WORK BUDGET</b>	<b>\$</b>	<b>49,168,556</b>
Incidental Budget Amount	\$	7,855,851
<b>PHASE 1 TOTAL PROJECT BUDGET:</b>	<b>\$</b>	<b>57,024,407</b>
<b>Change Orders Issued to Date</b>	\$	2,193,924
<b>New Contracts/ Pos Issued to Date:</b>	\$	418,744
		(Rubber Gym & Flooring PO)
<b>Non-Incidental Costs Incurred</b>	\$	190,089
<b>Remaining Direct Work Balance:</b>	<b>\$</b>	<b>673,080</b>
<i>(Construction Contingency without potential changes)</i>		
Potential Change Orders	\$	343,646
<b>Remaining Construction Balance</b>		
<i>(Direct Work Contingency):</i>	\$	329,434

Phase 1 Projected Total		
<b>Contract Value to Date (12/2/19)</b>		
Contract No. 00	JAE Roofing - RC	\$ 1,181,606.00
Contract No. 01	Shaker Flats - FC	\$ 471,674
Contract No. 02	M. Sullivan - SC	\$ 5,074,378
Contract No. 03	Jersen - GC	\$ 25,237,753
Contract No. 04	DiGesare - MC	\$ 8,359,856
Contract No. 05	T Lemme - PC	\$ 1,718,282
Contract No. 06	SHE Inc. - EC	\$ 5,451,998
Contract No. 07	Condor - FP	\$ 400,061
	<b>SUBTOTAL:</b>	<b>\$ 47,895,608</b>
<b>Added Contracts for Rubber Gym Repair (Current Value; Completed Work)</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>\$ 330,700</b>
<b>Owner Issued POs</b>		
PO for Flooring (State Contract)	Flooring Environment	\$ 26,318
	<b>SUBTOTAL:</b>	<b>\$ 26,318</b>
	<b>TOTAL:</b>	<b>\$ 48,252,626</b>
<b>Pending Costs</b>		
	Potential COs	\$ 343,646
	Uncommitted Contingency	\$ 329,434
	<b>PHASE 1 TOTAL:</b>	<b>\$ 48,925,705</b>

# Budget Update

# Phase 2



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>\$ (1,744,607)</b>
<b>Phase 2 Project Construction Amount:</b>	
<b>Awarded Contracts (11-16) Totals:</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
State Contracts - To Be Awarded:	\$ 318,322
<b>Subtotal:</b>	<b>\$ 776,999</b>
Incidental Budget Amount	\$ 2,660,095
Construction Contingency	\$ 802,144
<b>Phase 2 Project Total:</b>	<b>\$ 19,463,447</b>
<i>All Contracts, Incidentals &amp; Contingency</i>	
<b>Phase 2 Direct Work Budget:</b>	<b>\$ 16,803,352</b>
<i>(less incidentals):</i>	
<b>Change Orders Issued to Date</b>	<b>\$ (300,777)</b>
<b>Remaining Direct Work Balance:</b>	<b>\$ 1,102,921</b>
<i>(Direct work Contingency without potential changes)</i>	
<b>Potential Change Orders</b>	<b>\$ 61,502</b>
<b>Remaining Construction Balance</b>	<b>\$ 1,041,419</b>
<i>(Direct Work Contingency):</i>	

Phase 2 Projected Total		
<b>Contract Value to Date (12/2/19)</b>		
Contract No. 11	M. Sullivan (SC)	\$ 782,069
Contract No. 12	Sano-Rubin (GC)	\$ 9,358,591
Contract No. 13	John W. Danforth (MC)	\$ 1,927,687
Contract No. 14	DiGesare Mechanical (PC)	\$ 1,079,000
Contract No. 15	SHE Inc. (EC)	\$ 1,499,664
Contract No. 16	Condor (FP)	\$ 276,421
<b>SUBTOTAL:</b>		<b>\$ 14,923,432</b>
Contract No. 17	Trane - Controls	\$ 398,023
	PO Fire Alarm	\$ 50,666
	PO PA System	\$ 9,987
<b>SUBTOTAL:</b>		<b>\$ 458,676</b>
<b>TOTAL</b>		<b>\$ 15,382,108</b>
<b>Pending Costs</b>	<b>Potential COs</b>	<b>\$ 61,502</b>
	<b>Uncommitted Contracts</b>	<b>\$ 318,322</b>
	<b>Uncommitted Contingency</b>	<b>\$ 1,041,419</b>
<b>PHASE 2 TOTAL:</b>		<b>\$ 16,803,574</b>

## Rationale

In order to address the long term curriculum revisions, interest of students and recent facility acquisition, the District has reexamined and reprioritized various design elements which impact select learning spaces in phases 3 and 4 of the AHS project.

## Elements Impacting the need to Reprioritize

- Curriculum Enhancements and Requirements (NYSED)
- Student Interest and Programming
- Acquisition of YMCA

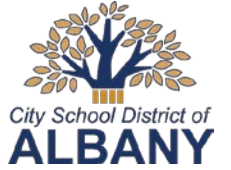


# Building Modifications



- Lobby reconfiguration
- Art Gallery space
  - Historical stained glass windows
- Fitness Center (increased square footage)
  - Lifelong fitness
  - PE Stations
  - Supports Athletic Program
- Dance Studio (increased square footage)
  - Enhanced Equipment (mirrors, bars, etc.)
  - Access to high-interest courses
- Wrestling Room (increased square footage)
  - Enhanced Equipment (mirrors, bars, etc.)
  - Access to high-interest courses

# Stakeholder Feedback Cycle



- Curriculum Revisions (NYSED)
- Student Voice/Student Survey responses
- Parent Focus Group
- Teachers/Coaches Input

# Future Considerations

## Areas Outside the Scope of the Referendum

- The Little Theater
- Renovating existing space under the auditorium
- Locker room renovation
- Team rooms

- **Phase 3**
  - Complete bid documents – January 2020
  - SED Review scheduled for February 2020
  - Bid and award contracts – February - March 2020
- **Phase 4**
  - Complete bid documents – 2022
  - SED Review scheduled for early 2023
  - Bid and award contracts – Spring 2023

QUESTIONS



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