

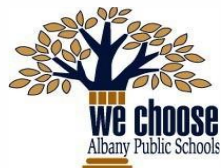
CITY SCHOOL DISTRICT OF ALBANY

Rebuilding Albany High School

Board of Education Meeting

05.02.2019

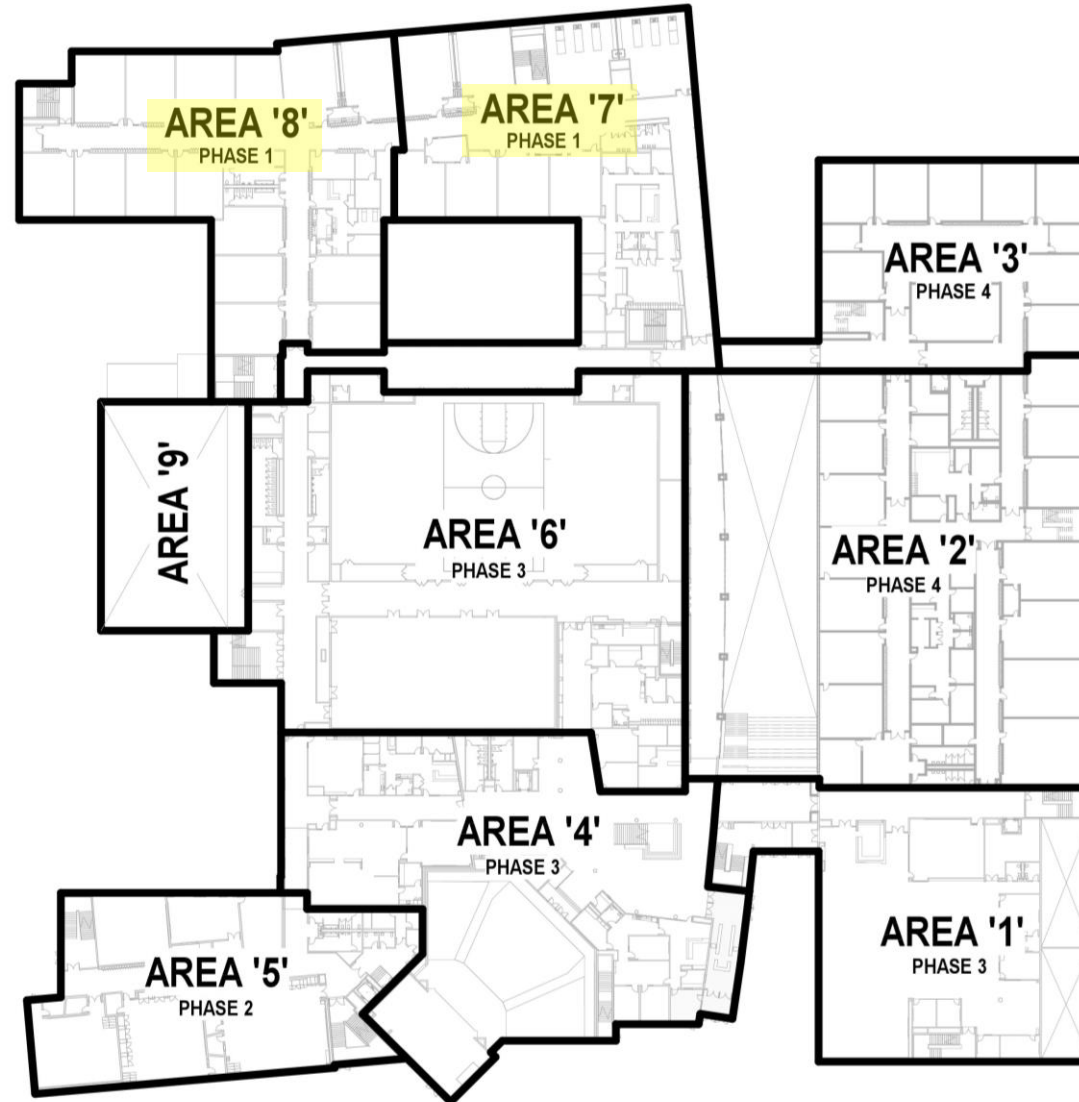
CSARCH



Overall Area Plan



UNDER CONSTRUCTION



Construction Update



- Completed Milestones:
 - Steel installation Area 8 – substantially complete
 - Steel installation Area 7 – substantially complete
 - Masonry for stair towers – substantially complete
 - Slab on deck for Areas 7 and 8 – substantially complete
 - Slab on grade for Area 8 – substantially complete
- Athletic Building – Deteriorated Steel Update
 - Contracted work is complete
 - The locker room has been re-occupied by the district
 - Flooring infill at the reconstructed slab still needs to be completed.

Construction Update



- Look Ahead Schedule

- Slab on grade concrete pour for Area 7 to be scheduled.
- Areas 4 & 6 – work in this Area has begun for Phase 1
- Phase 2 contracts awarded Area 5 work – scheduled to begin 6/1/19.

- Concerns

- Potential for additional deteriorated steel discovery as building demolition continues.
- Potential for unforeseen conditions during excavations for foundations at Area 5.

Progress Photos



Area 7 & 8 (New Addition)



Area 8 & Stair Tower 2-4 (New Addition)

Progress Photos



Interior Framing 3rd Floor (New Addition)



Interior Framing 2nd Floor (New Addition)

Budget Update

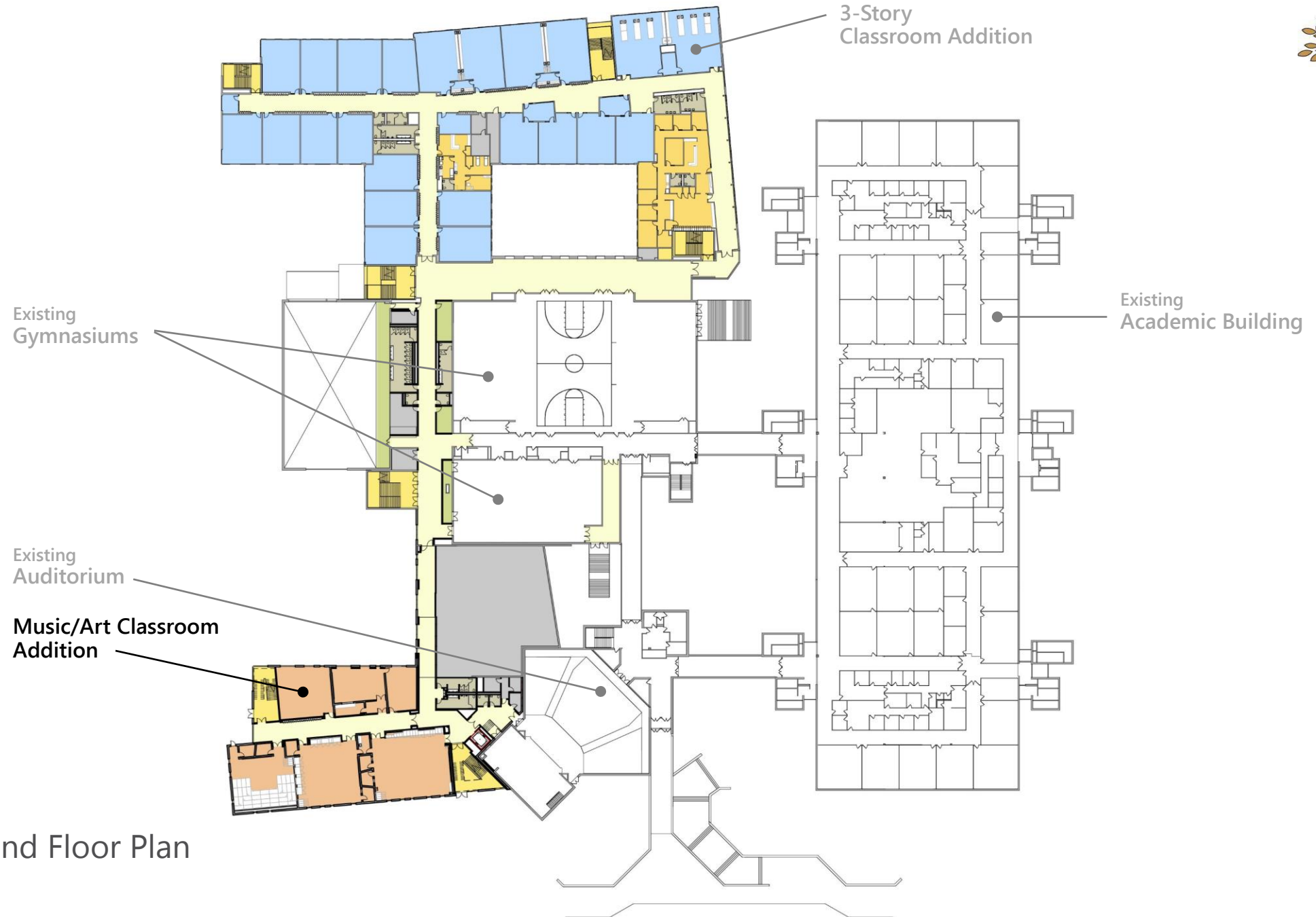


Construction Contract Costs (Phase 1 + Fuel Tanks)		
Estimated Contract Totals:	\$ 47,320,165	
Purchased Contract Totals:	(44,193,364)	
Delta from Estimate to Contract Buyout	\$ 3,126,801	
**Becomes Overall Contingency Ph 2-4		
Transfer Savings to Phase 1 Contingency	\$ (1,200,000)	
Balance Savings for Phases 2-4	\$ 1,926,801	
Phase 1 Project Construction Amount:		
Awarded Contract Totals:	\$ 44,193,364	
Incidental Budget Amount	8,275,851	
Construction Contingency	2,366,008	
	\$ 54,835,223	
Phase 1 Direct Work Budget (less incidentals):		
	\$ 46,559,372	
Construction Contingency	2,366,008	
Buyout Savings - Transferred to Ph 1 Contingency	1,200,000	
Revised Construction Contingency	\$ 3,566,008	
Change Orders Issued to Date	\$ (1,474,763)	
New Contracts Issued to Date (No. 08)	\$ (324,850)	Rubber Gym Repair – Contracts 8-10
Remaining Direct Work Balance: (Direct work Contingency without potential changes)	\$ 1,766,395	
Potential Change Orders	\$ (1,378,762)	Includes the Jersen Claim of \$891,632.87
Remaining Construction Balance (Direct Work Contingency)	\$ 387,634	Includes the Jersen Claim as noted above
Remaining Construction Balance (Direct Work Contingency)	\$ 1,279,266	Excludes the Jersen Claim of \$891,632.87

Overall Schedule



- **Phase 1** – Classroom Addition
 - Occupancy: February 2020
- **Phase 2** – Art/Music Classroom Addition
 - Occupancy: Fall 2020
- **Phase 3** – Media Center, New Main Entry, Partial Academic Building, + Gymnasium / Athletics Renovation
 - Partial Occupancy: Fall 2021
 - Occupancy: 2022
- **Phase 4** – Courtyard Infill + Academic Building Renovation
 - Occupancy: Fall 2025



Phase 2
Overall Second Floor Plan



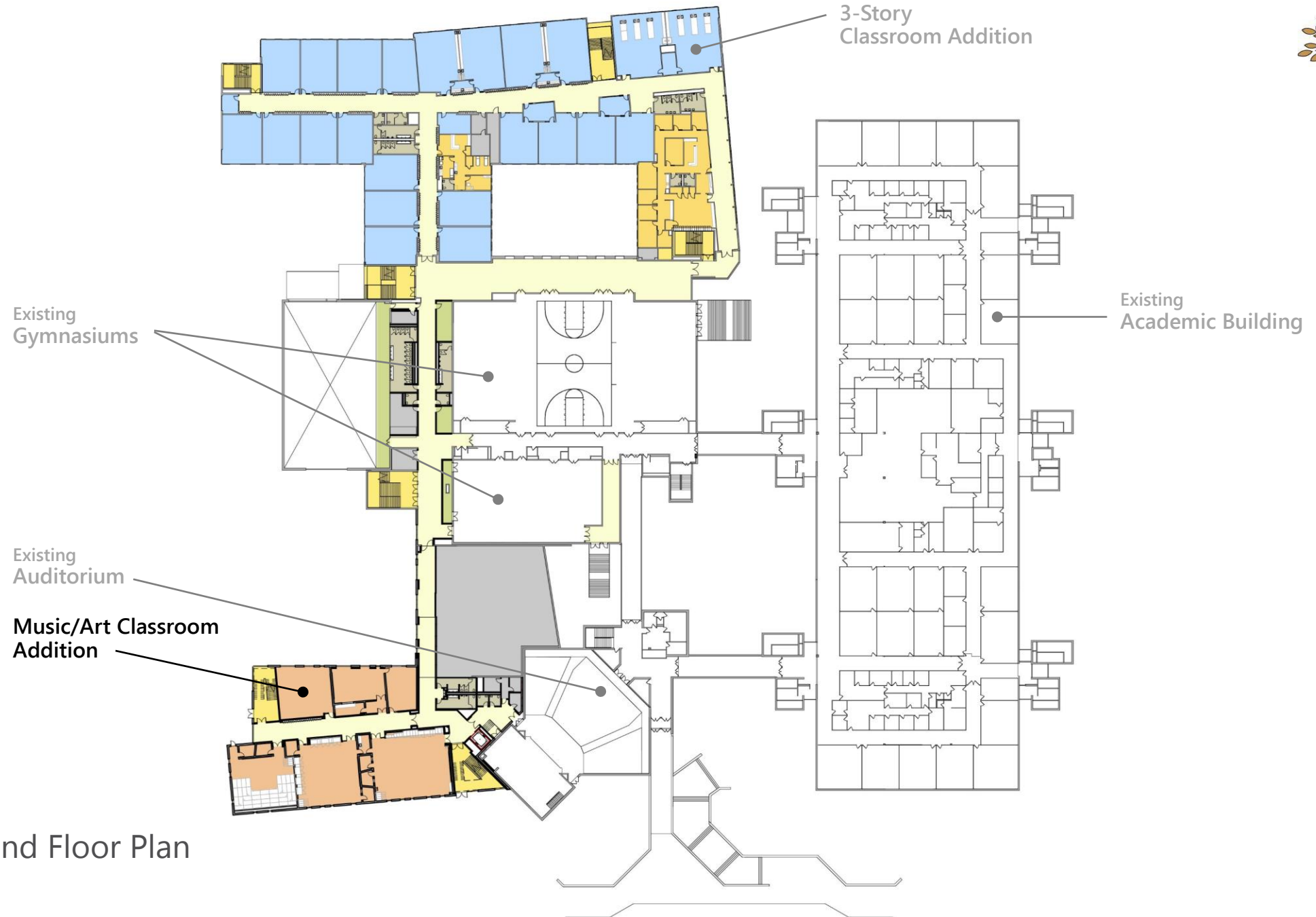
Music/Art Classroom Addition
Phase 2



Band Rehearsal Classroom
Phase 2



Studio Art Classroom
Phase 2



Phase 2

Overall Second Floor Plan



Phase 3

Overall Second Floor Plan



Phase 3
Overall Third Floor Plan



Phase 3

Overall First Floor Plan



Secure Main Entry Vestibule

Phase 3



Main Lobby
Phase 3



CTE – Cosmetology Lab
Phase 3



CTE – Building Trades Shop
Phase 3



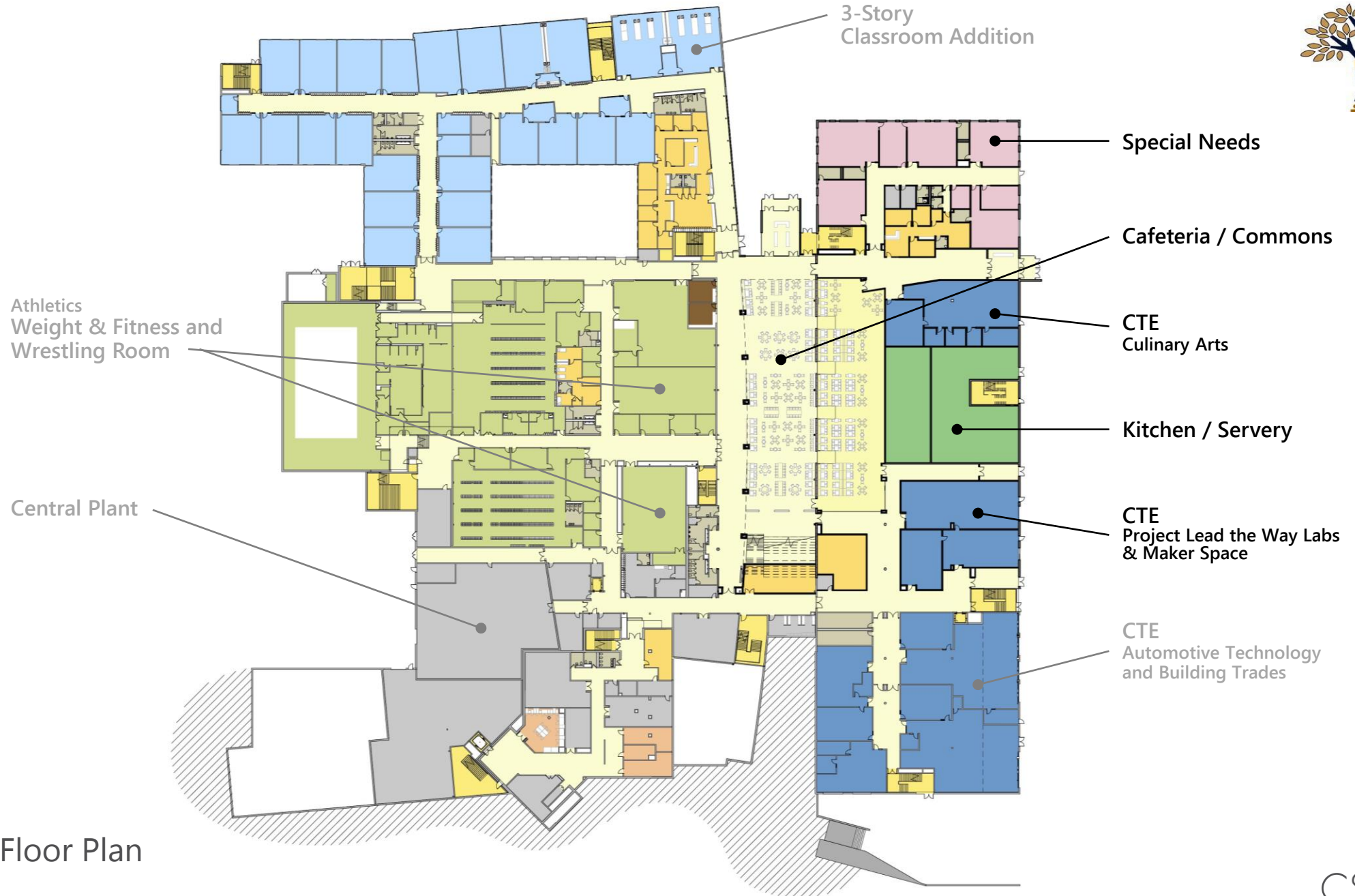
CTE – Automotive Technology
Phase 3



CTE – Health Science Lab
Phase 3



Phase 3
Overall First Floor Plan



Phase 4
Overall First Floor Plan



Phase 4
Overall Second Floor Plan



Phase 4
Overall Third Floor Plan

- **Phase 2**
 - Review any potential cost saving changes
 - Start construction – June 2019
- **Phase 3**
 - Design development has been submitted to Turner for estimating
 - Complete construction documents and submit to SED.
 - Bid and award contracts – Spring 2020
- **Phase 4**
 - Complete programming and Schematic Design

CSARCH