

CITY SCHOOL DISTRICT OF ALBANY

# Rebuilding Albany High School

Board of Education Meeting

09.12.2019

CSARCH

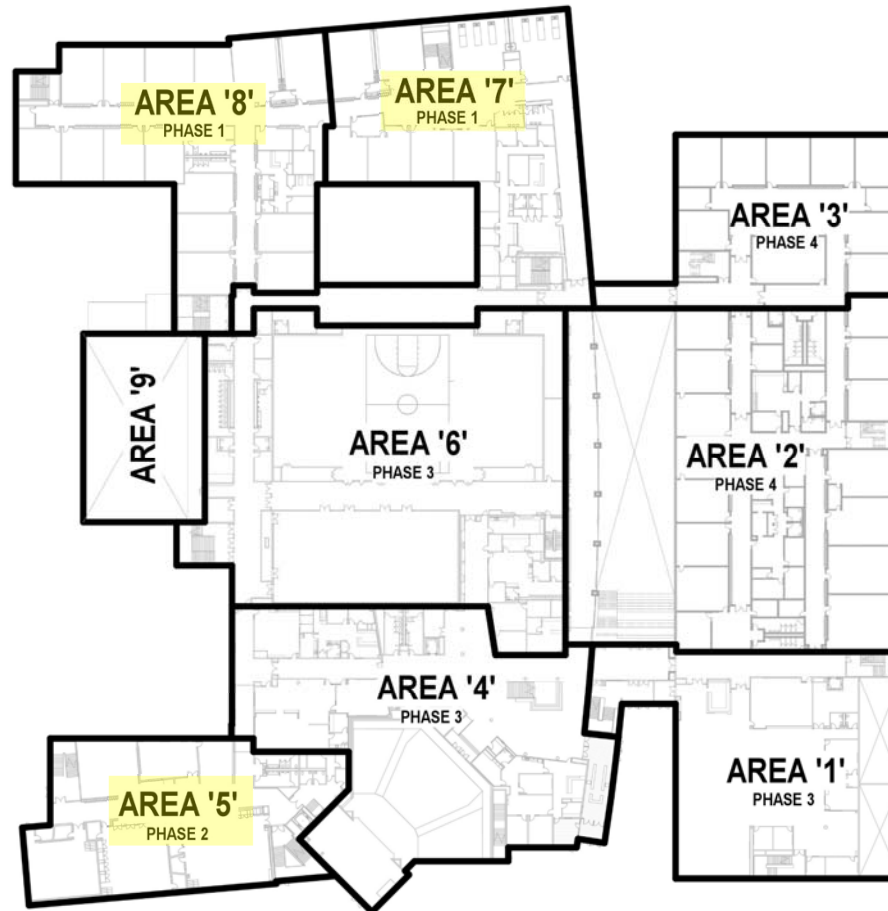


**Turner**

# Overall Area Plan



UNDER CONSTRUCTION





- Completed Milestones:
  - Steel Installation Area 4 - Complete
  - Area 7/8 Roof – Substantially Complete
  - Area 5 Excavations – Substantially Complete
- Athletic Building
  - Boys Team Rooms Substantially Complete & Occupied by District.
  - Pool Offline until January 2020 Turnover of Phase 1

# Phases 1 & 2



- Look Ahead Schedule
  - Area 4 Slab on Grade Scheduled for Mid September
  - Preparation for Area 6 & 8 Steel Connection Scheduled for early September 2019
  - Classrooms, Bathrooms & Administrative Suite Finishes Area 7/8 are Ongoing
  - Area 5 Footings and Foundations in Progress
  - Steel Installation Area 5 – Scheduled to Begin Early October 2019
  
- Concerns
  - Potential for additional deteriorated steel discovery as building demolition continues.

# Progress Photos – Ph 1



Area 7 & 8 (New Addition)



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



Area 4 (New Addition)

# Progress Photos – Ph 1



3<sup>rd</sup> Floor – Bathroom Finishes



Interior Framing 2<sup>nd</sup> Floor



3<sup>rd</sup> Floor – Classroom Finishes



Interior Framing 1<sup>st</sup> Floor

## Progress Photos – Ph 2



Area 5 (New Addition)



Area 5 (New Addition)

# Budget Update

# Phase 1



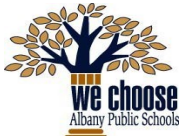
Construction Contract Costs (Phase 1 including Fuel Tank & Roof Projects)		
Phase 1 Awarded Contract Totals:	\$	44,039,439
AHS Roof Project:	\$	1,181,606
Fuel Tank Project:	\$	471,674
	\$	<b>45,692,719</b>
Original Contingency Budget	\$	2,275,837
Additional Contingency Funds from Overall Project	\$	1,200,000
		Transfer Effective 11/29/2018 due to unforeseen conditions at Rubber Gym and Project Delays
<b>REVISED CONSTRUCTION CONTINGENCY</b>	<b>\$</b>	<b>3,475,837</b>
<b>PHASE 1 TOTAL DIRECT WORK BUDGET</b>	<b>\$</b>	<b>49,168,556</b>
Incidental Budget Amount	\$	7,995,851
<b>PHASE 1 TOTAL PROJECT BUDGET:</b>	<b>\$</b>	<b>57,164,407</b>
<b>Change Orders Issued to Date</b>	\$	1,984,909.00
<b>New Contracts/ POs Issued to Date:</b>	\$	365,982.77
<b>Non-Incidental Costs Incurred</b>	\$	148,988.72
<b>Remaining Direct Work Balance:</b>	<b>\$</b>	<b>975,956.51</b>
<i>(Construction Contingency without potential changes)</i>		
<b>Potential Change Orders</b>	\$	423,632
<b>Remaining Construction Balance (Direct Work Contingency):</b>	<b>\$</b>	<b>552,324</b>

Phase 1 Projected Total			
<b>Contract Value to Date (8/27/19)</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	\$	4,967,989
Contract No. 03	Jersen - GC	\$	25,204,069
Contract No. 04	DiGesare - MC	\$	8,322,639
Contract No. 05	T Lemme - PC	\$	1,696,363
Contract No. 06	SHE Inc. - EC	\$	5,442,192
Contract No. 07	Condor - FP	\$	400,061
		<b>SUBTOTAL:</b>	<b>\$ 47,686,593</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	\$	26,317.77
		<b>SUBTOTAL:</b>	<b>\$ 26,318</b>
		<b>TOTAL:</b>	<b>\$ 48,043,611</b>
<b>Pending Costs</b>			
		<b>Potential COs</b>	<b>\$ 423,632</b>
		<b>Uncommitted Contingency</b>	<b>\$ 552,324</b>
		<b>TOTAL:</b>	<b>\$ 49,019,567</b>



# Budget Update

# Phase 2



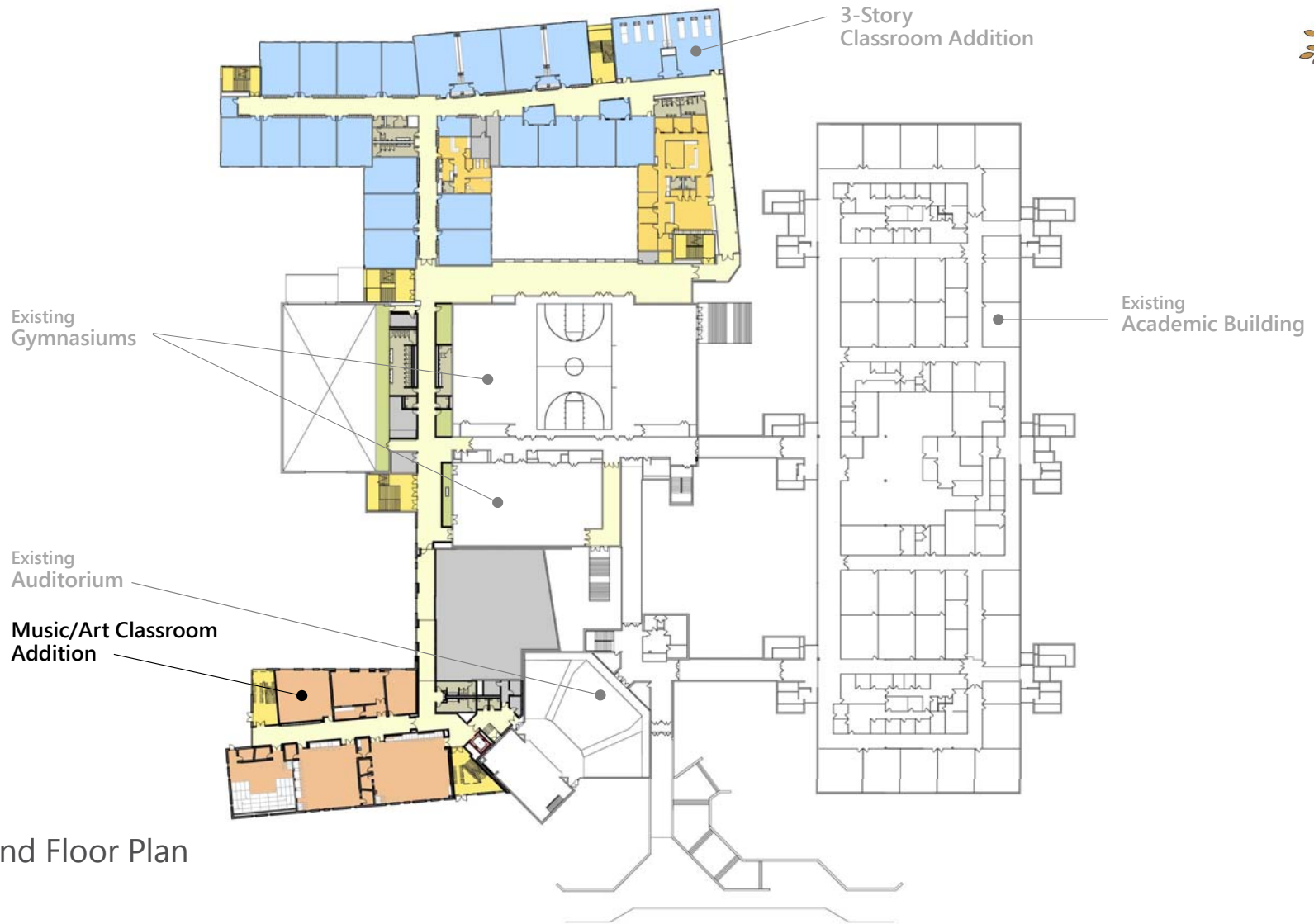
Construction Contract Costs (Phase 2)		
Budget Contract Totals:	\$	13,479,602
Purchased Contract Totals:	\$	15,224,209
<b>Delta from Estimate to Contract Buyout</b>	<b>\$</b>	<b>(1,744,607)</b>
<b>Phase 2 Project Construction Amount:</b>		
<b>Awarded Contracts (11-16) Totals:</b>	<b>\$</b>	<b>15,224,209</b>
<b>State Contracts:</b>		
Awarded BMS Contract 17 - Trane	\$	398,023
Awarded Fire Alarm Equipment	\$	50,666
State Contracts - To Be Awarded:	\$	328,532
<b>Subtotal:</b>	<b>\$</b>	<b>777,221</b>
Incidental Budget Amount	\$	2,660,095
Construction Contingency	\$	802,144
<b>Phase 2 Project Total:</b>	<b>\$</b>	<b>19,463,669</b>
<i>All Contracts, Incidentals &amp; Contingency</i>		
<b>Phase 2 Direct Work Budget:</b>	<b>\$</b>	<b>16,803,574</b>
<i>(less incidentals):</i>		
<b>Change Orders Issued to Date</b>	\$	(24,804)
<b>Remaining Direct Work Balance:</b>	<b>\$</b>	<b>826,948</b>
<i>(Direct work Contingency without potential changes)</i>		
<b>Potential Change Orders</b>	<b>\$</b>	<b>(257,485)</b>
<b>Remaining Construction Balance</b>	<b>\$</b>	<b>1,084,433</b>
<i>(Direct Work Contingency):</i>		

Phase 2 Projected Total			
<b>Contract Value to Date (8/27/19)</b>			
Contract No. 11	M. Sullivan (SC)	\$	914,000
Contract No. 12	Sano-Rubin (GC)	\$	9,490,000
Contract No. 13	John W. Danforth (MC)	\$	1,943,000
Contract No. 14	DiGesare Mechanical (PC)	\$	1,079,000
Contract No. 15	SHE Inc. (EC)	\$	1,496,984
Contract No. 16	Condor (FP)	\$	276,421
		<b>SUBTOTAL:</b>	<b>\$ 15,199,405</b>
Contract No. 17	Trane - Controls	\$	398,023
	PO Fire Alarm	\$	50,666
		<b>SUBTOTAL:</b>	<b>\$ 448,689</b>
		<b>TOTAL</b>	<b>\$ 15,648,094</b>
<b>Pending Costs</b>			
		<b>Potential COs</b>	<b>\$ (257,485)</b>
		<b>Uncommitted Contracts</b>	<b>\$ 328,532</b>
		<b>Uncommitted Contingency</b>	<b>\$ 1,084,433</b>
		<b>TOTAL:</b>	<b>\$ 16,803,574</b>

# 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: 2022
- **Phase 4** – Courtyard Infill + Academic Building Renovation
  - Occupancy: Fall 2025



**Phase 2**  
Overall Second Floor Plan



**Music/Art Classroom Addition**  
Phase 2

## Next Steps – Design Team



- **Phase 3**
  - Complete construction documents and submit to SED – Fall 2019.
  - Bid and award contracts – Spring 2020
- **Phase 4**
  - Complete programming and Schematic Design

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