

CITY SCHOOL DISTRICT OF ALBANY

Capital Project Updates

Board of Education Meeting

06.04.2020

CSARCH



Turner

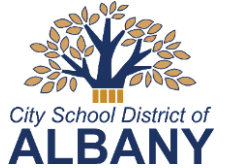
Albany High School

CSARCH

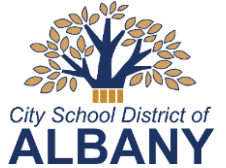


Turner

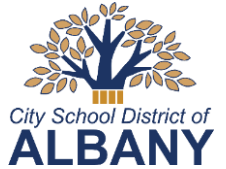
Overall Schedule



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

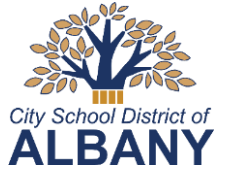


- Completed Milestones:
 - Phase 1 – Topsoil, Grading & Seeding Substantially Complete
 - Phase 2 – All Concrete Floors Poured
 - Phase 2 – Interior Framing Substantially Complete
 - Phase 2 – Masonry Installation in Pool Boiler Room Complete
 - Phase 2 – Fireproofing 2nd & 3rd Floors Complete
 - Phase 2 – Air Handlers Set on Roof in May

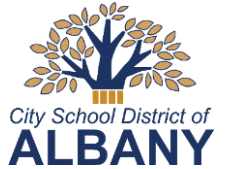


- Look Ahead Schedule
 - Phase 1 – Punch List Ongoing – 90% Complete for New Addition (Area 7/8)
 - Phase 1 – Area 4/6 – Chilled Water in Boiler Room Nearing Completion
 - Phase 2 – Stair 4-2 Installation Progressing
 - Phase 2 – Exterior Masonry Veneer Progressing
 - Phase 2 – Exterior Wall Panel Installation Continues
 - Phase 2 – MEP on all Floor Continues
 - Phase 2 – Interior Drywall Installation Progressing
- Concerns
 - Phase 1 – National Grid Schedule to Energize New Switchgear
 - Phase 2 – Claims Due to COVID-19
 - Phase 2 – General Contractor Claim for Schedule Delay

Progress Photos — Phase 2



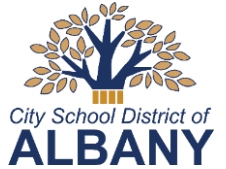
Phase 3 Schedule



- **Bidding** – April - May 2020
- **Award Contracts** – June 18, 2020
- **Start Construction** – July 6, 2020
- **Construction** - July 2020 – Fall 2023

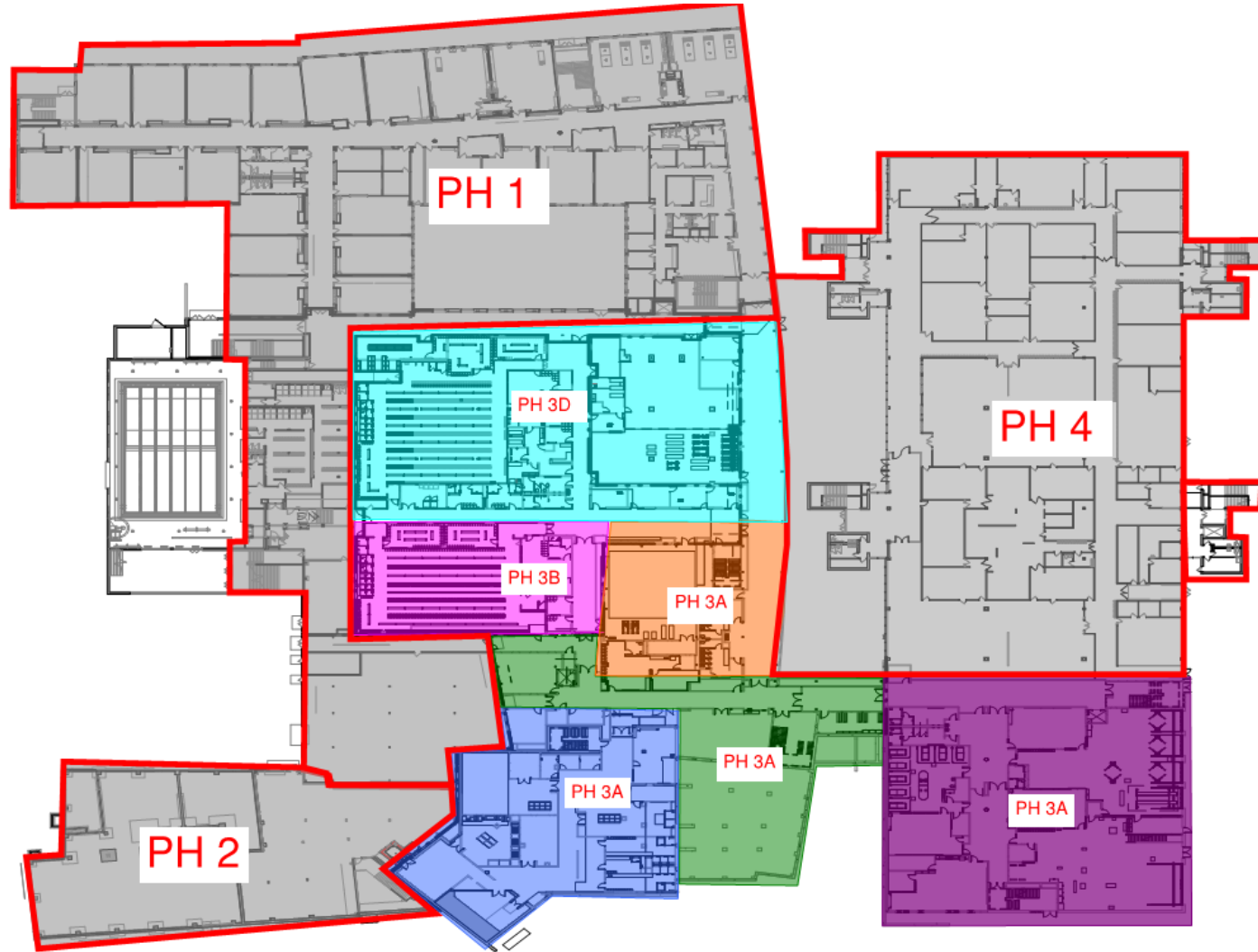
- **Bidding Status: 6 Prime Contractors**
 - Site Contractor
 - General Contractor
 - Mechanical Contractor
 - Plumbing Contractor
 - Electrical Contractor
 - Fire Protection Contractor

Phase 3

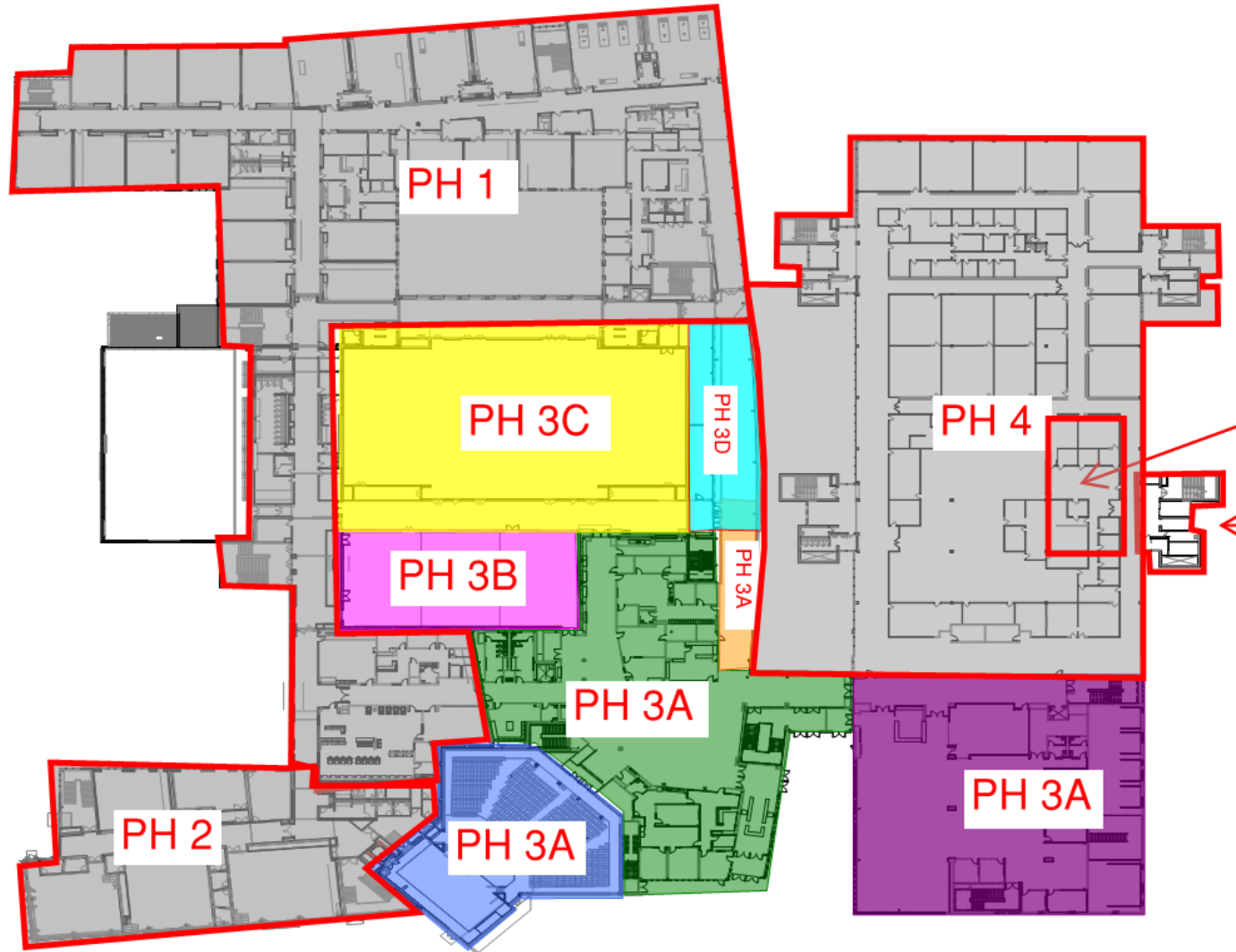


- **Four Phases Within Phase 3 –**
 - **3A – Loft / Auditorium / Courtyard - Summer 2020 – Spring/Summer 2022**
 - **Loft:** Summer 2020 – Fall 2021
 - **Auditorium:** Fall 2020 – Summer 2021
 - **Courtyard:** Fall 2020 – Spring/Summer 2022
 - **3B – Locker Rooms / Rubber Gym - Summer 2020 – Spring 2021**
 - **Locker Rooms:** Summer 2020 – Spring 2021
 - **Rubber Gym:** Summer 2020 - Spring 2021
 - **3C – Main Gym / Catwalk – Summer 2022 – December 2022**
 - **3D – Corridor Addition / Weight Room & Dance Studio Reno – Summer 2022 – Fall 2023**
 - **Corridor Addition:** Summer 2022 – Fall 2023
 - **Weight Room & Dance Studio:** Summer 2022 – Spring 2023

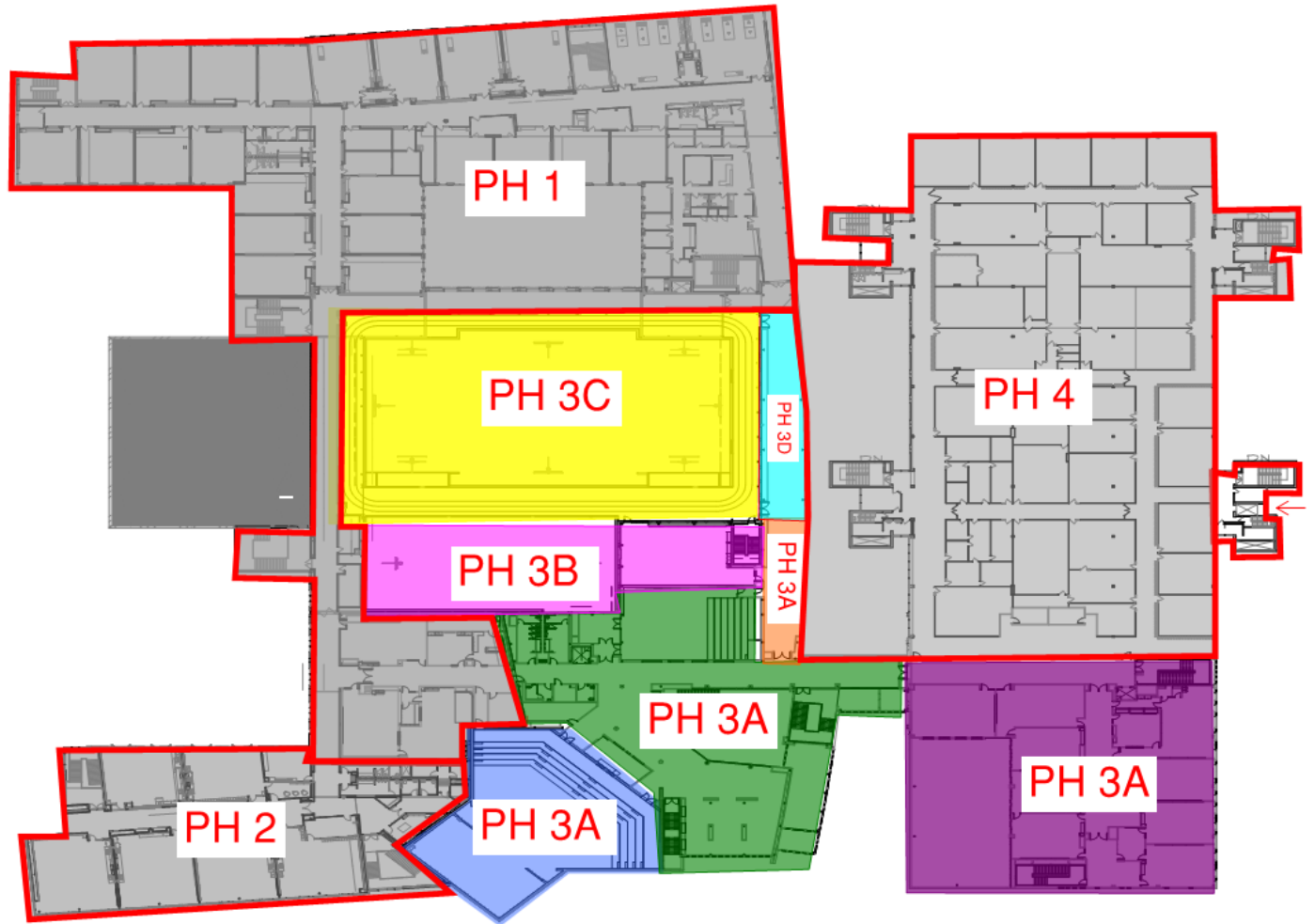
Phase 3 – First Floor



Phase 3 – Second Floor

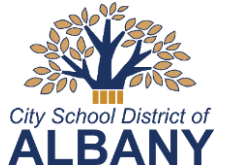


Phase 3 – Third Floor



Budget Update

Phase 1

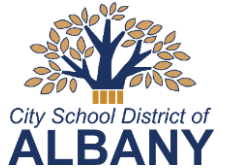


Friday, May 22, 2020		
Construction Contract Costs (Phase 1)		
Phase 1 Awarded Contract Totals:	\$ 44,039,439	
AHS Roof Project:	\$ 1,181,606	
Fuel Tank Project:	\$ 471,674	
	\$ 45,692,719	
Original Contingency Budget:	\$ 2,275,837	
Additional Contingency Funds from Overall Project:	\$ 1,200,000	Transfer Effective 11/29/2018 due to unforseen 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:	\$ 8,275,851	
PHASE 1 TOTAL PROJECT BUDGET:	\$ 57,444,407	
Change Orders Issued to Date:	\$ 2,496,311	
New Contracts/ Pos Issued to Date:	\$ 370,783	
Remaining Direct Work Balance:	\$ 608,743	
<i>(Construction Contingency without potential changes)</i>		
Potential Change Orders:	\$ 189,894	
Reduced Contingency (Tennis Courts in PH 3)	\$ (360,000)	
Remaining Construction Balance (Direct Work Contingency):	\$ 58,849	5.57%

Phase 1 Projected Total			
Contract Value to Date (5/4/20)			
Contract No. 00	JAE Roofing - RC	\$	1,181,606
Contract No. 01	Shaker Flats - FC	\$	471,674
Contract No. 02	M. Sullivan - SC	\$	4,491,250
Contract No. 03	Jersen - GC	\$	25,651,301
Contract No. 04	DiGesare - MC	\$	8,461,092
Contract No. 05	T Lemme - PC	\$	1,738,168
Contract No. 06	SHE Inc. - EC	\$	5,795,747
Contract No. 07	Condor - FP	\$	407,157
	SUBTOTAL:	\$	48,197,995
Added Contracts for Rubber Gym Repair (Current Value; Completed Work)			
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 Fire Sound & Security (Report 12.17.19)		\$	4,800
	SUBTOTAL:	\$	31,118
	TOTAL:	\$	48,559,813
Pending Costs			
	Potential COs:	\$	189,894
	Uncommitted Contingency:	\$	58,849
		\$	48,808,556

Budget Update

Phase 2



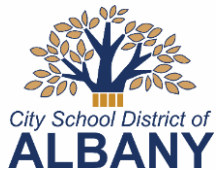
Friday, May 22, 2020		
Construction Contract Costs (Phase 2)		
Budget Contract Totals:	\$ 13,479,602	
Purchased Contract Totals:	\$ 15,224,209	
Delta from Estimate to Contract Buyout:	\$ (1,744,607)	
Phase 2 Project Construction Amount:		
Awarded Contracts (11-16) Totals:	\$ 15,224,209	
State Contracts:		
Awarded BMS Contract 17 - Trane	\$ 398,023	
Fire Alarm PO	\$ 50,666	
PA system PO	\$ 9,987	
Clock PO	\$ 2,512	
Door Hardware PO	\$ 74,650	
State Contracts - To Be Awarded:	\$ 179,181	
Subtotal:	\$ 715,019	
Incidental Budget Amount	\$ 2,660,095	
Construction Contingency	\$ 802,144	
Reduce Contingency (Value Engineering)	\$ (150,000)	*Adjusts to hold 5% contingency
Revised Construction Contingency:	\$ 652,144	
Phase 2 Project Total:	\$ 19,251,468	
<i>All Contracts, Incidentals & Contingency</i>		
Phase 2 Direct Work Budget:	\$ 16,591,372	
<i>(less incidentals)</i>		
Change Orders Issued to Date:	\$ (52,070)	
Remaining Direct Work Balance:	\$ 704,214	
<i>(Direct work Contingency without potential changes)</i>		
Potential Change Orders:	\$ 315,428	
Remaining Construction Balance	\$ 388,786	5.05%
<i>(Direct Work Contingency):</i>		

Phase 2 Projected Total		
Contract Value to Date (5/5/20)		
Contract No. 11	M. Sullivan (SC)	\$ 716,410
Contract No. 12	Sano-Rubin (GC)	\$ 9,602,907
Contract No. 13	John W. Danforth (MC)	\$ 1,975,236
Contract No. 14	DiGesare Mechanical (PC)	\$ 1,062,903
Contract No. 15	SHE Inc. (EC)	\$ 1,513,917
Contract No. 16	Condor (FP)	\$ 300,766
SUBTOTAL:		\$ 15,172,139
Contract No. 17	Trane - Controls	\$ 398,023
	PO Fire Alarm	\$ 50,666
	PO PA System	\$ 9,987
	PO Clock	\$ 2,512
	PO Door Hardware	\$ 74,650
SUBTOTAL:		\$ 535,839
TOTAL		\$ 15,707,978
Pending Costs		
	Potential COs	\$ 315,428
	Uncommitted Contracts	\$ 179,181
	Uncommitted Contingency	\$ 388,786
PHASE 2 TOTAL:		\$ 16,591,373

QUESTIONS

North Albany Middle School

CSARCH



Turner

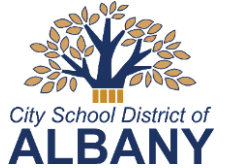
- **SED Submission** – June 2020
- **SED Review and Approval** – July – Oct 2020
- **Bidding** – Nov. – Dec. 2020
- **Contract Award – January 2021**
- **Construction** - Feb. 2021 – Fall 2023

NAMS - Issues



- Gender Neutral Toilet Rooms
- Boiler and Chiller Scope
- Overall Integration of New and Existing Finishes

Other Projects Schedule



- **Sunshine and Edmund J. O'Neal Roofs**
 - Construction – June – July 2020
- **New Scotland Chiller Replacement**
 - Construction – June – August 2020
- **Harriet Gibbons Roof Top Unit**
 - Construction – August 2020

QUESTIONS

CSARCH