

Rebuilding Albany High School

January 3, 2019

Board of Education Meeting



Construction Update

- Completed Milestones:
 - Area 7/8 Foundations completed 12/11/18
 - 2 of 4 Masonry Stair Towers in new Addition are complete
 - Area 8 Steel Erection started 11/1/18 and is approximately 60% complete
 - Area 8 Roof is approximately 80% complete
 - Area 8 Building wrap complete and temp heat started.
- Athletic Building – Deteriorated Steel Update
 - Mercury Abatement completed 12/28/18
 - Shoring scheduled for week of 1/11/19
 - Steel Repair Completion – Current anticipated completion 2/28/19
 - Areas Offline Until Repair Completion: rubber gym, girls' locker room & showers, dance studio.

Construction Update

(continued)

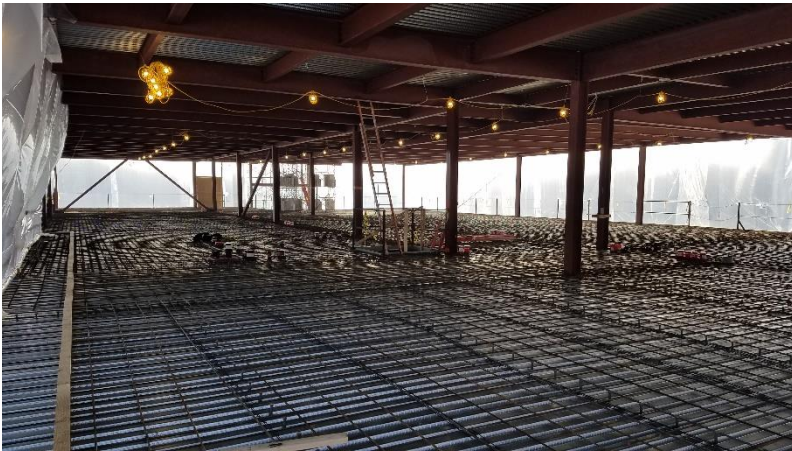
- Look Ahead Schedule
 - Area 7 Steel – Anticipated completion 1/31/19
 - Area 8 Concrete Slabs – Anticipated completion 1/25/19
 - Area 7 Concrete Slabs – Anticipated completion 2/28/19
 - Building Fit-Out to begin 1/07/19
 - Area 4 Anticipated start March 2019
- Concerns
 - Potential for additional deteriorated steel discovery as building demolition continues in April 2019.
 - Schedule delays – Currently 3 months behind schedule. Working closely with all contractors for opportunities to gain back schedule.



Area 8 (New Addition)



Area 7 & Stair Tower 2-2 (New Addition)



Area 8 2nd Floor (New Addition)



Stair Tower 2-1 (New Addition)

Progress Photos

Budget Update

3-Jan-19 BOE Meeting

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	\$ (1,415,940)	
New Contracts Issued to Date (No. 08)	\$ (46,600)	Shoring Contract - Rubber Gym Repair

Remaining Direct Work Balance: (Direct work Contingency without potential changes)	\$ 2,103,468	
---	--------------	--

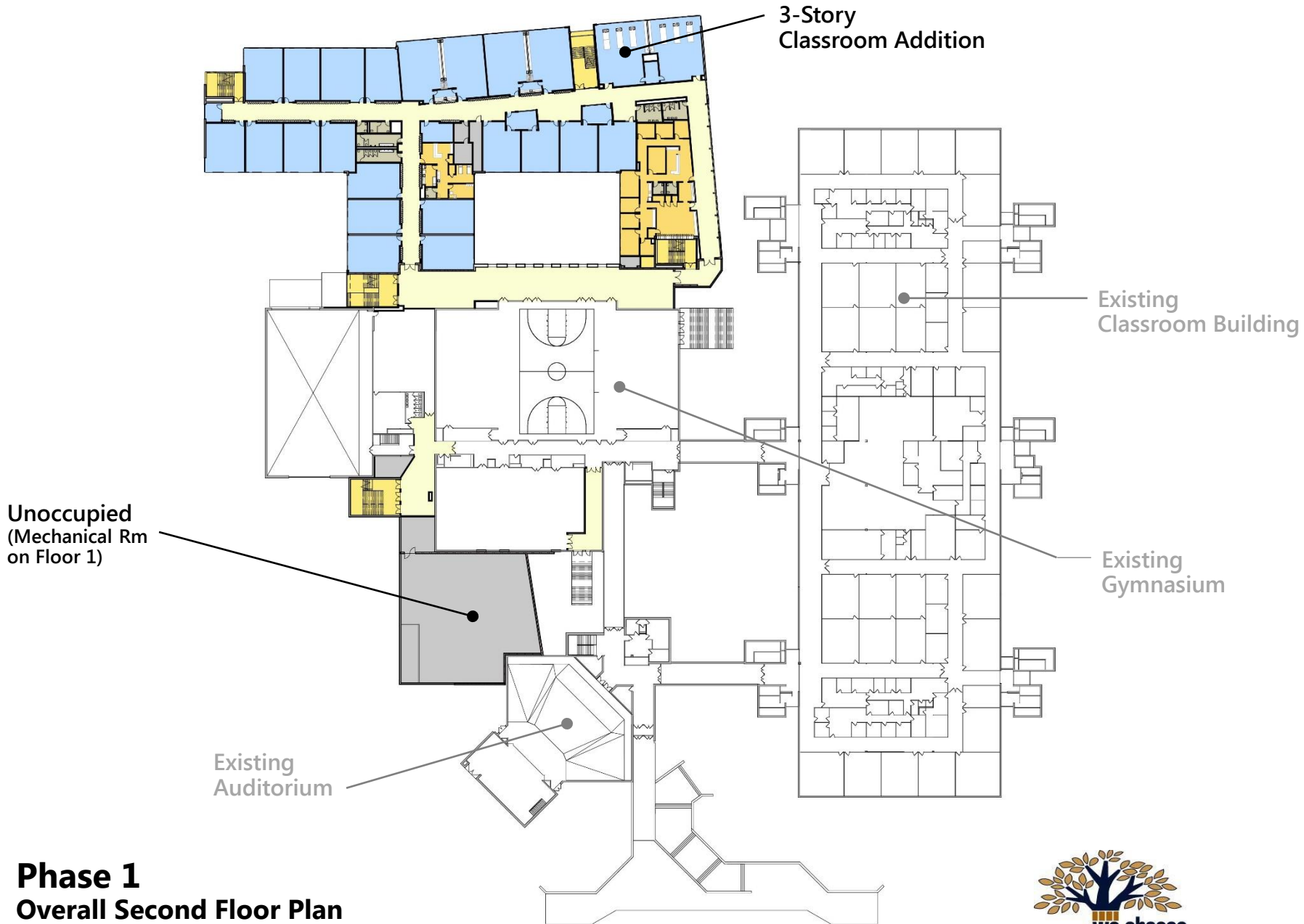
Potential Change Orders	\$ (1,669,447)	Includes the Jersen Claim of \$891,632.87
Potential Contract (Tennis Court Lights)	(150,000)	
Potential Contract (No. 09)	(94,000)	Demo/Abatement Contract - Rubber Gym
Potential Contract (No. 10)	(184,250)	GC Contract - Rubber Gym Repair
Potential Expenditures	\$ (2,097,697)	
Remaining Construction Balance (Direct Work Contingency)	\$ 5,771	Includes the Jersen Claim as noted above

Remaining Construction Balance (Direct Work Contingency)	\$ 897,404	Excludes the Jersen Claim of \$891,632.87
--	------------	---

Overall Schedule

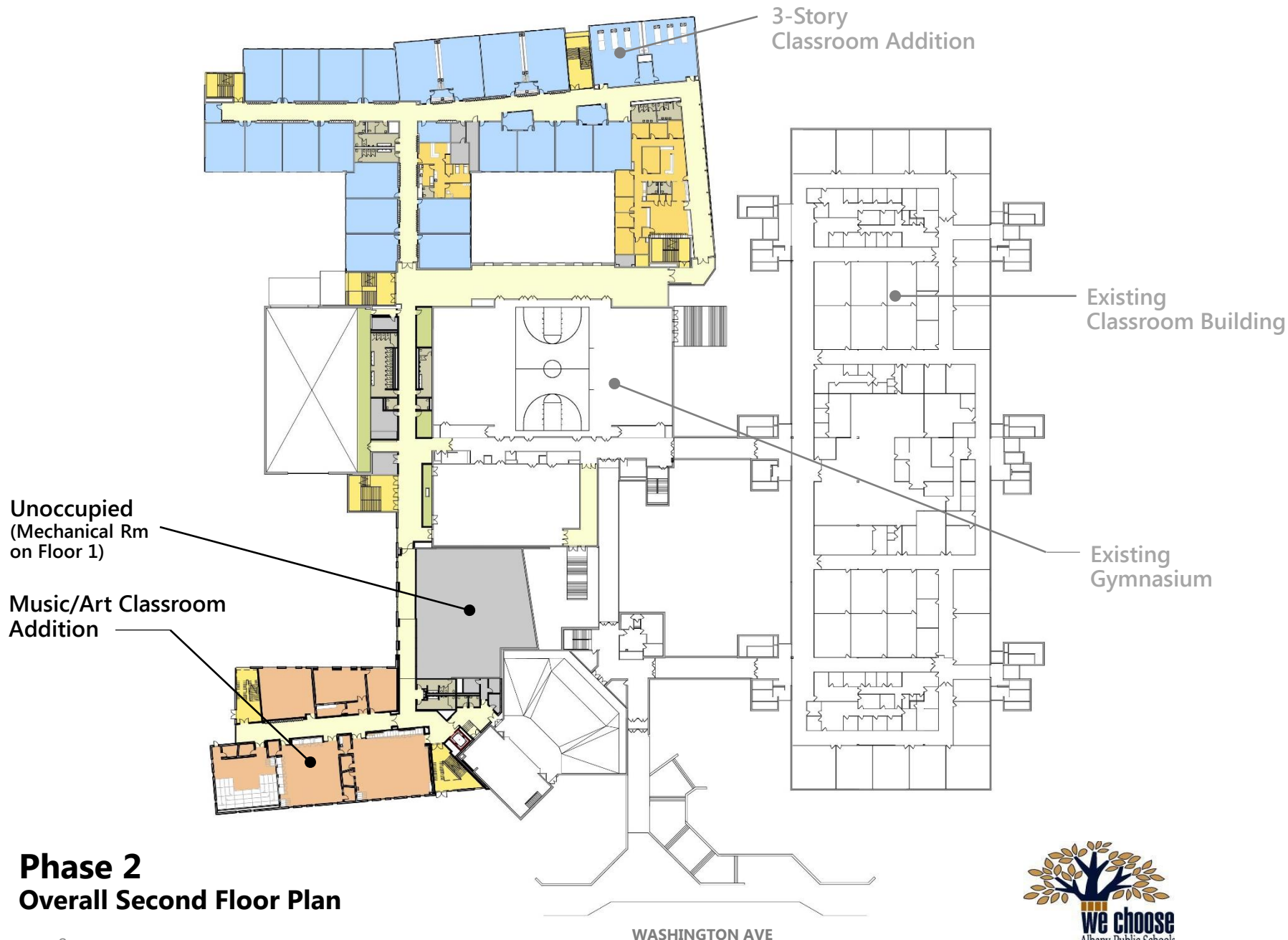
- **Phase 1** – Classroom Addition
 - Occupancy: February 2020
- **Phase 2** – Art / Music Classroom Addition
 - Occupancy: Fall 2020
- **Phase 3** – Media Center, New Main Entry, Partial Classroom Building, + Gymnasium / Athletics Renovation
 - Partial Occupancy: Fall 2021
 - Occupancy: 2022
- **Phase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





**Phase 1
Overall Second Floor Plan**





**Phase 2
Overall Second Floor Plan**



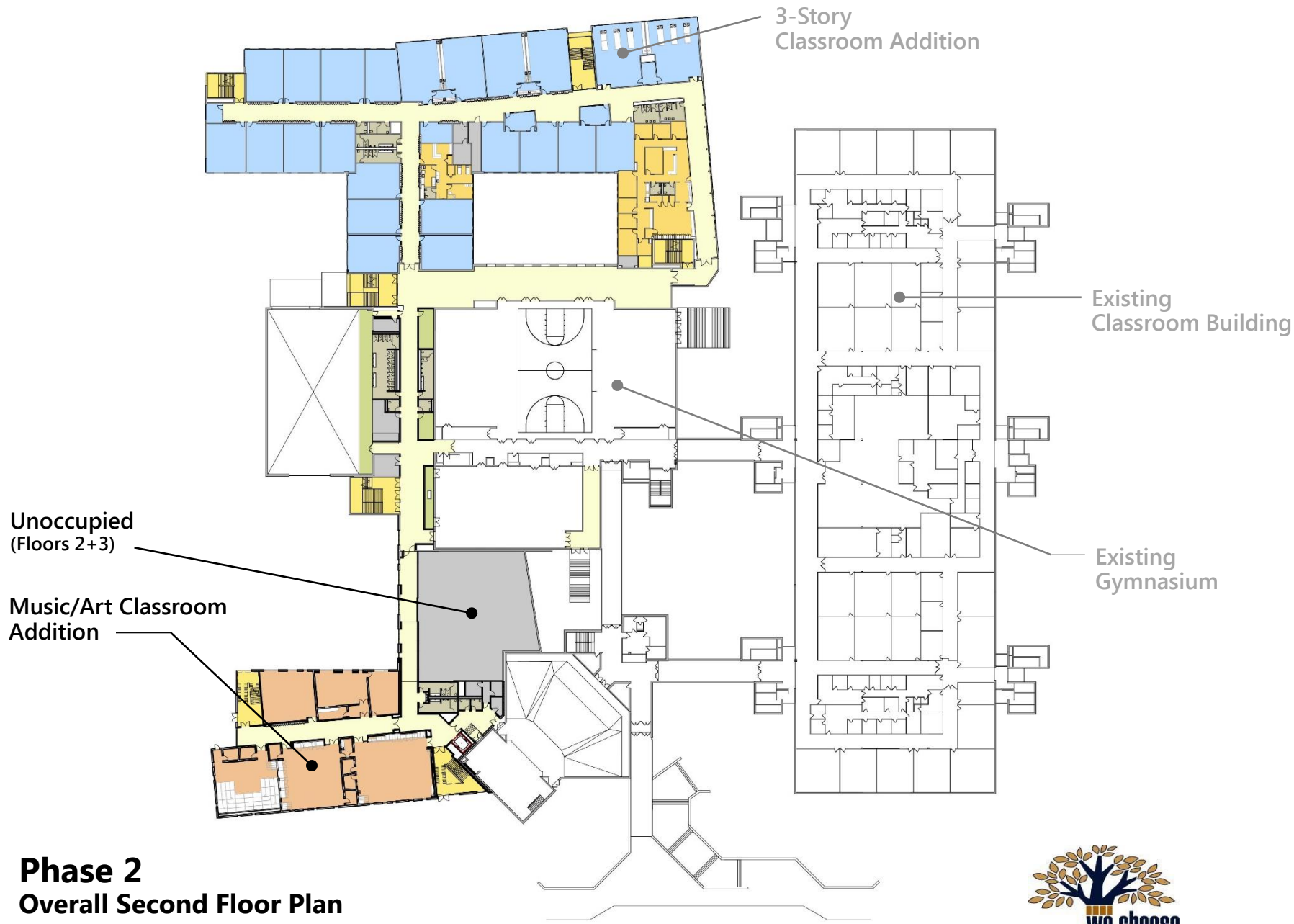
Phase 2 - Schedule

- October 2017 – February 2018
 - Schematic Design
- March 2018 – May 2018
 - Design Development
- June 2018 – August 2018
 - Construction Documents
- September 2018 – December 2018
 - SED Review and Approval
- January 2019 – March 2019
 - Bidding and Award
- April 2019 – August 2020
 - Construction



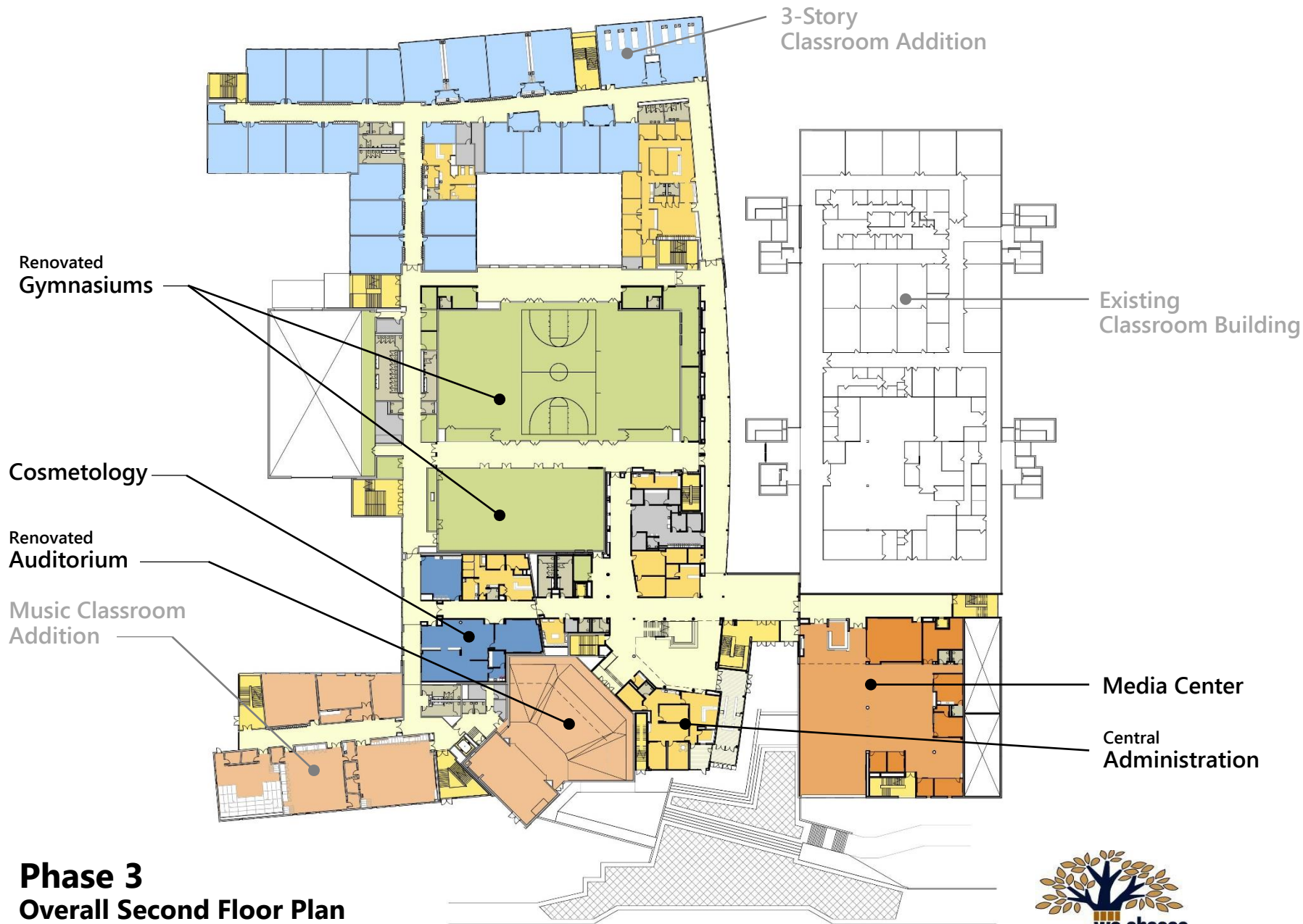


Phase 2
Music / Art Addition at Washington Ave



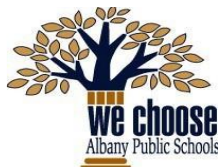
**Phase 2
Overall Second Floor Plan**





WASHINGTON AVE

**Phase 3
Overall Second Floor Plan**



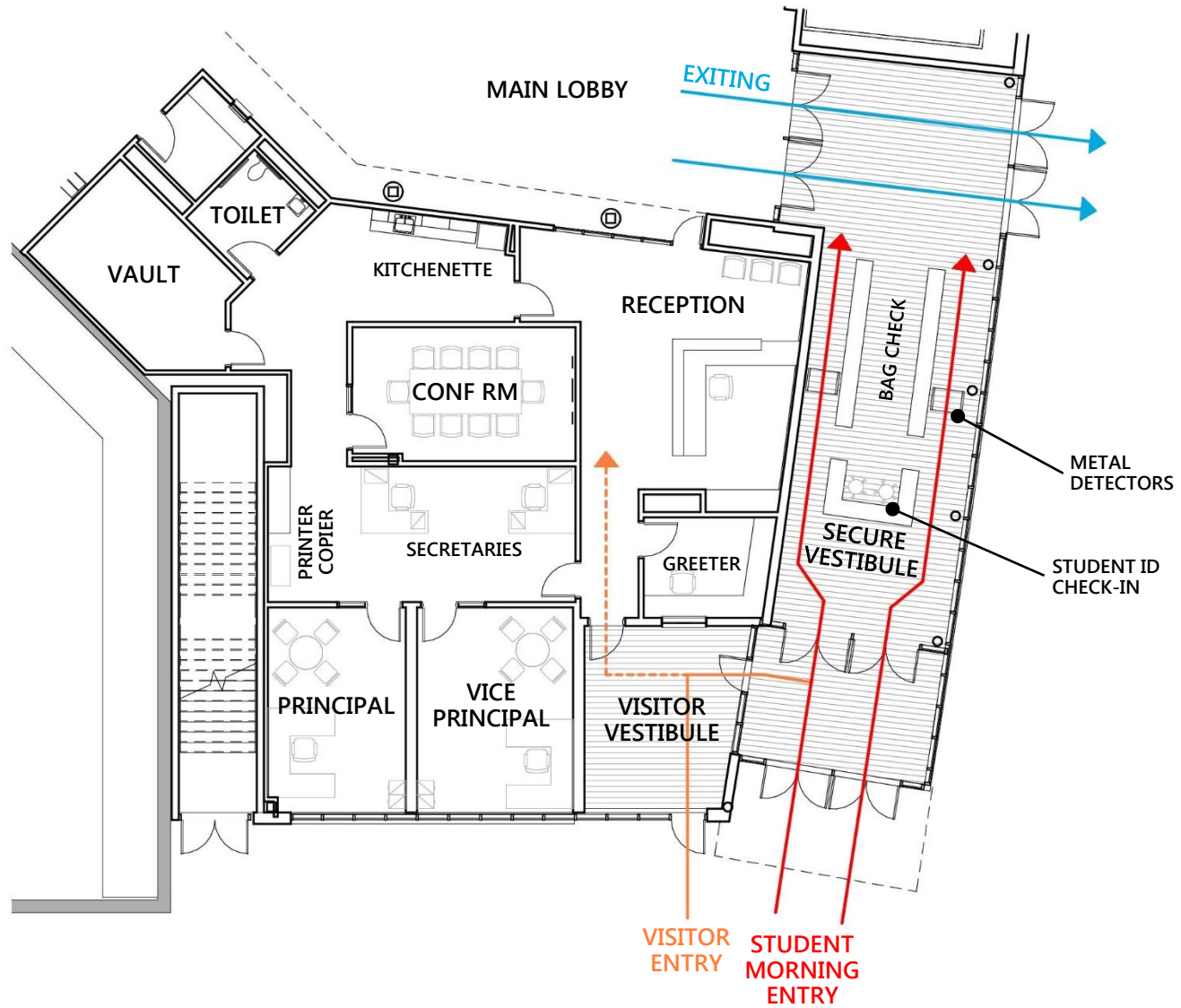


Phase 3 Overall Third Floor Plan



**Phase 3
Overall First Floor Plan**



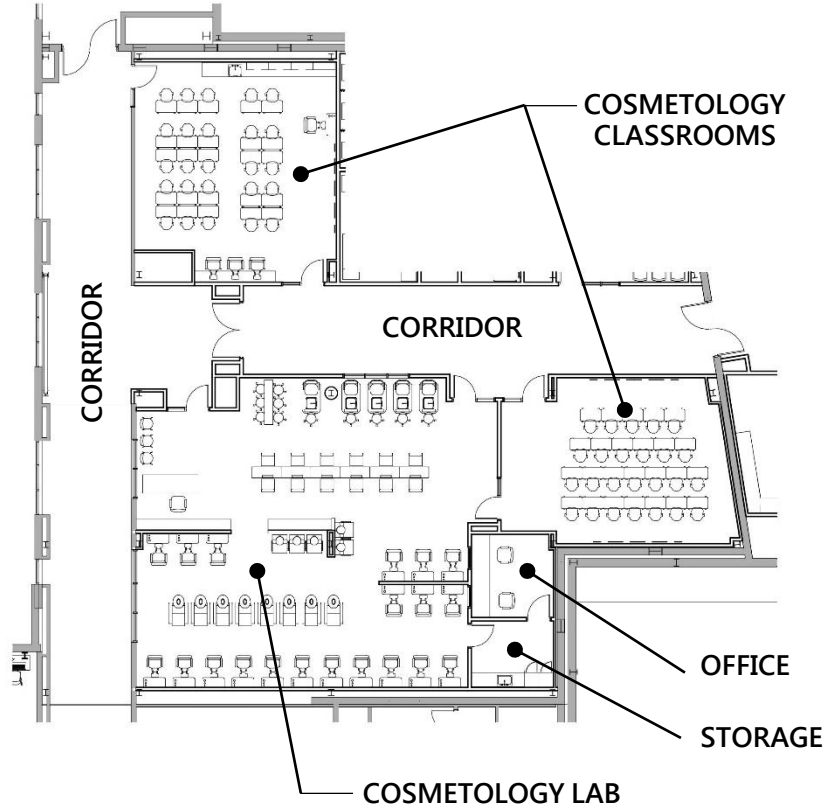
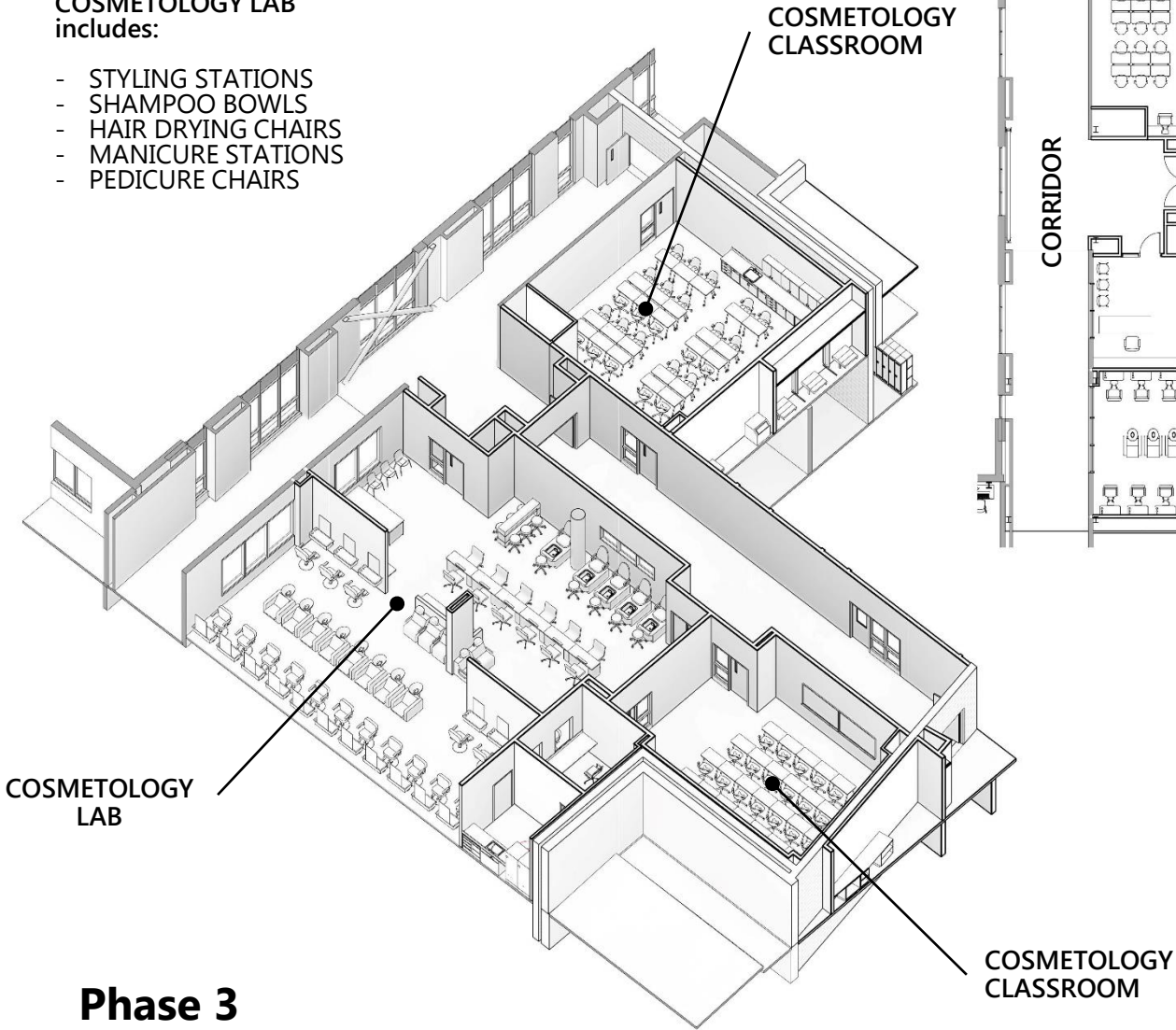


Phase 3 Central Administration / Main Entrance



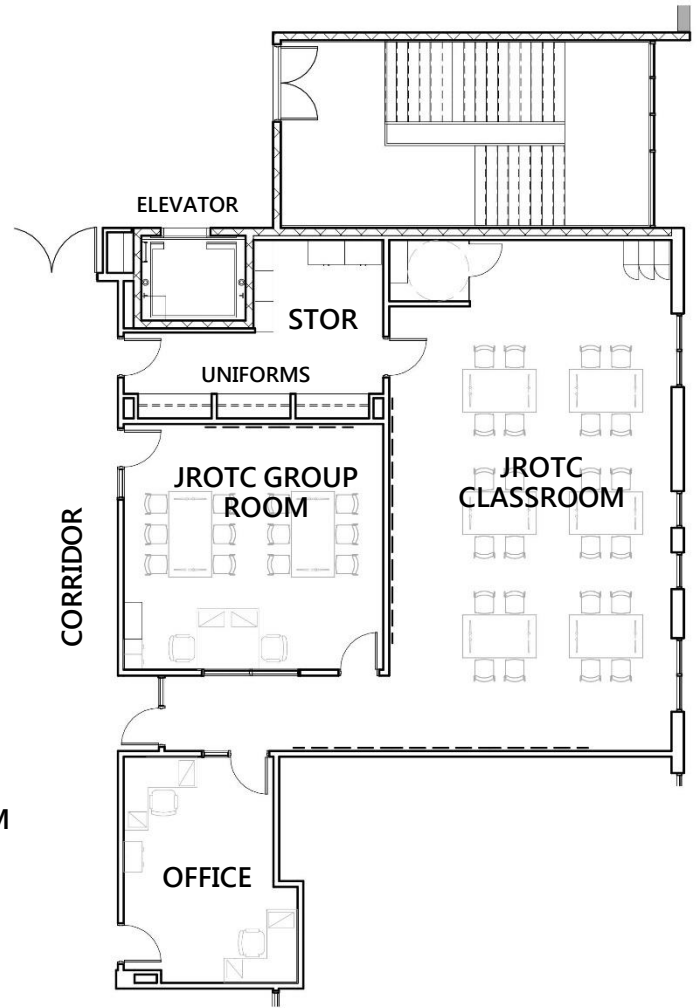
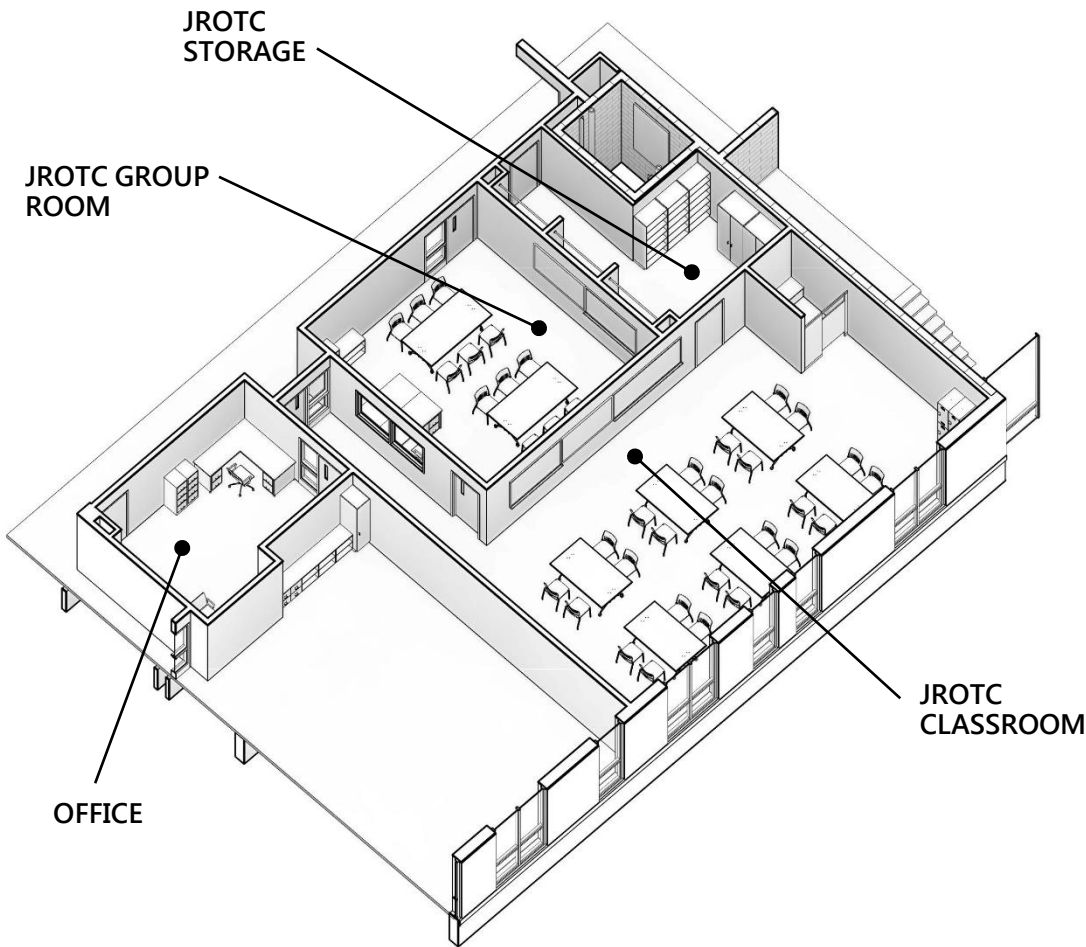
COSMETOLOGY LAB includes:

- STYLING STATIONS
- SHAMPOO BOWLS
- HAIR DRYING CHAIRS
- MANICURE STATIONS
- PEDICURE CHAIRS

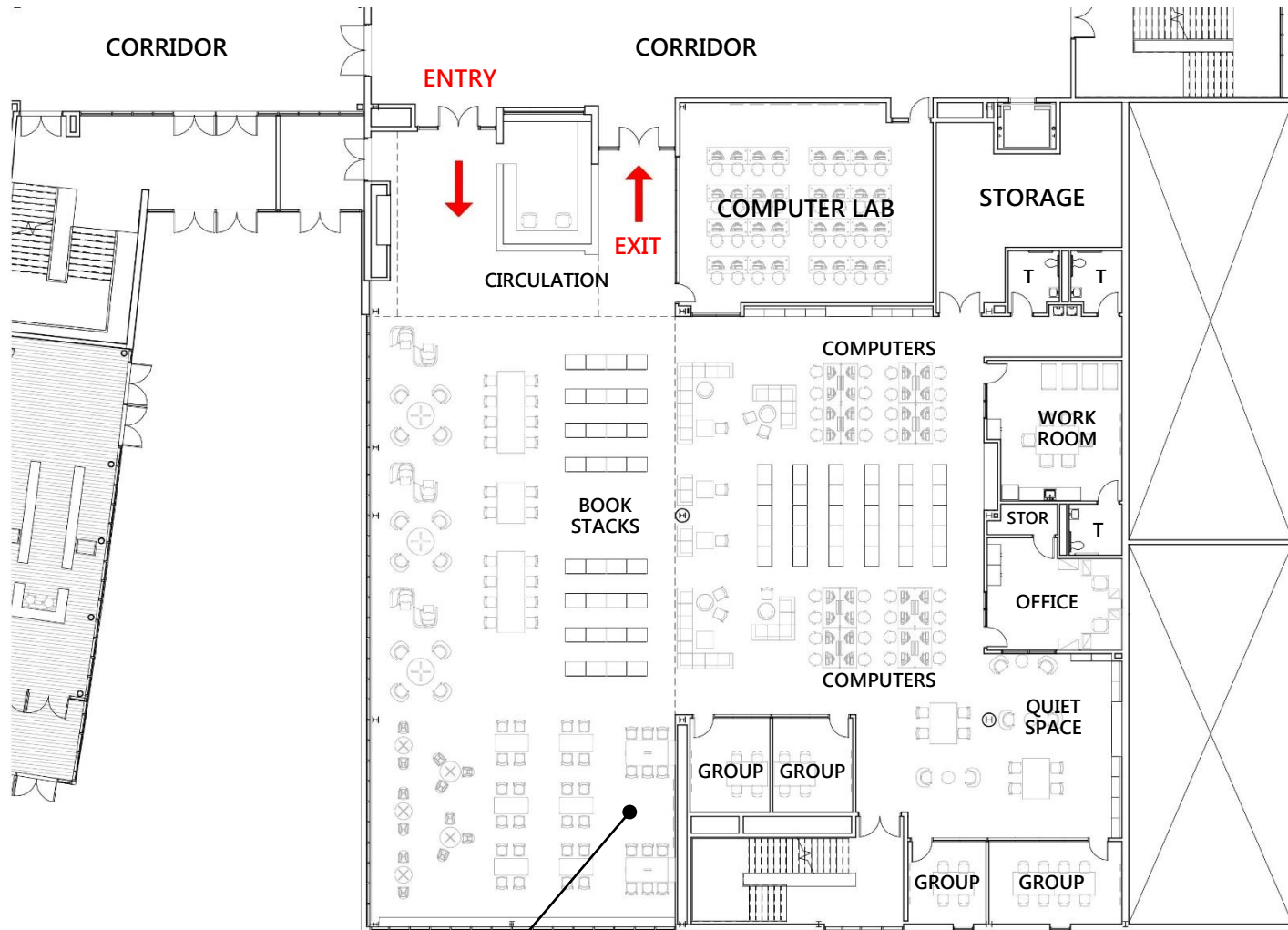


**Phase 3
Cosmetology Lab + Classrooms**





Phase 3 JROTC Classroom

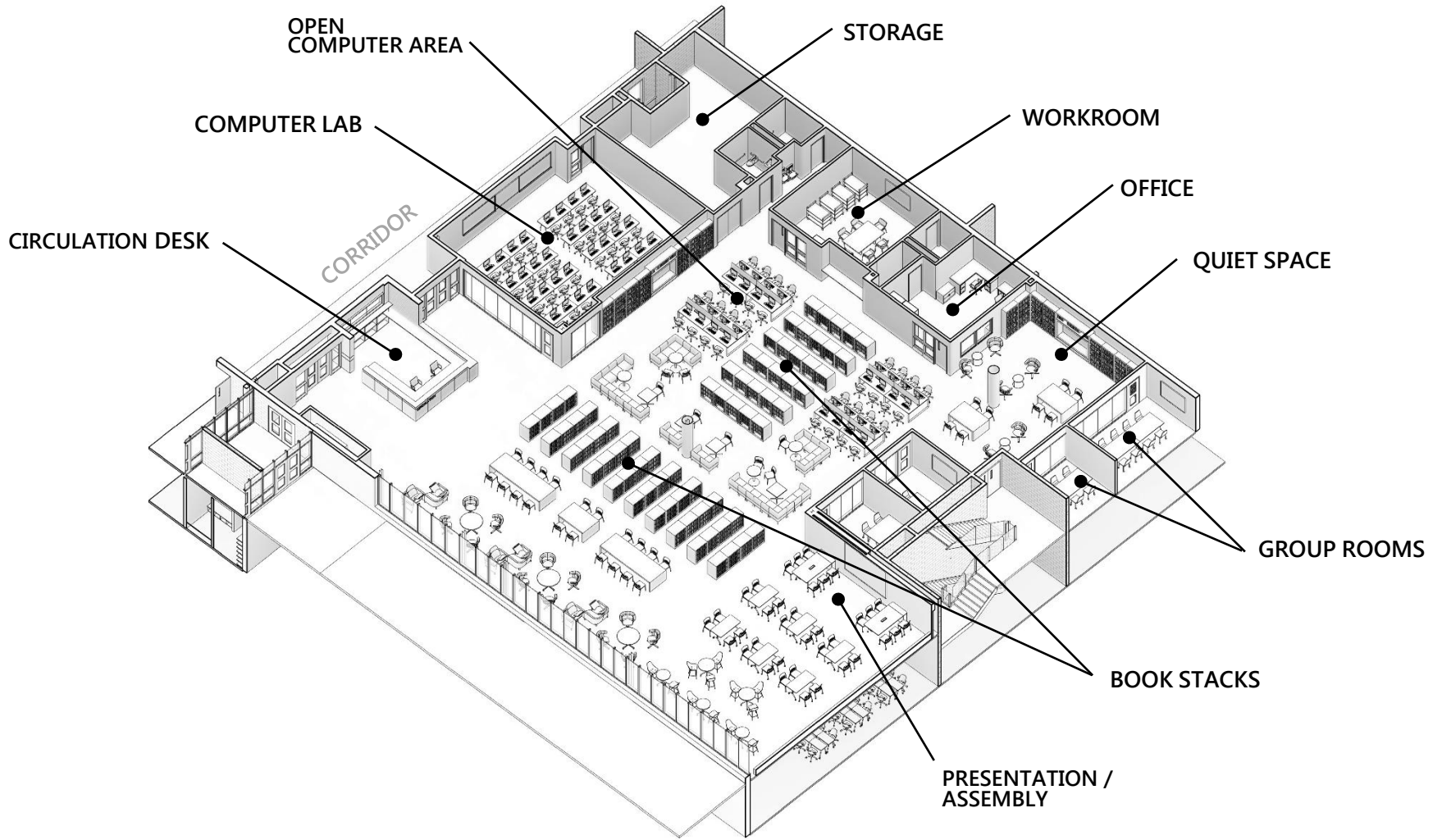


PRESENTATION / ASSEMBLY

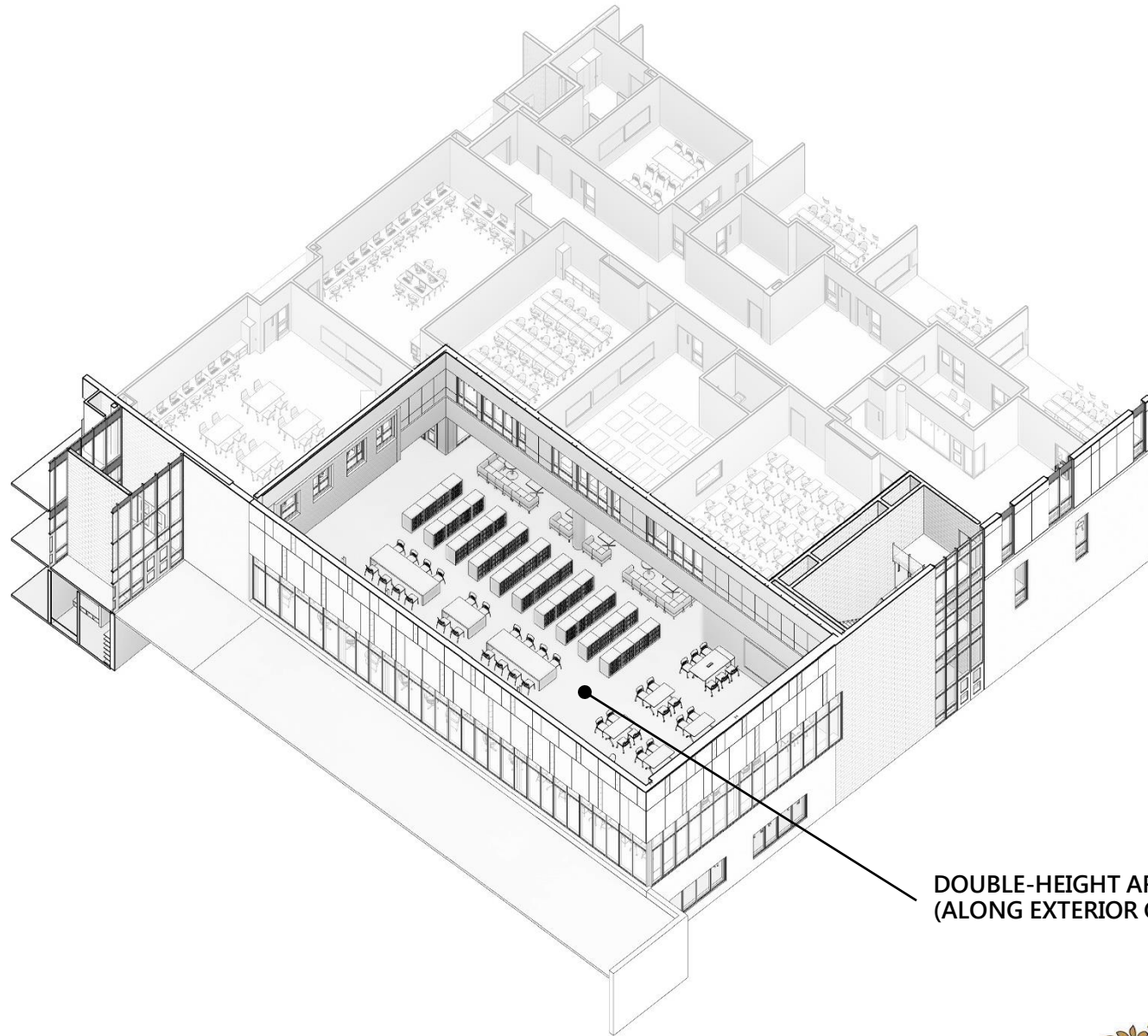
WASHINGTON AVE

Phase 3 Media Center





Phase 3 Media Center



DOUBLE-HEIGHT AREA
(ALONG EXTERIOR GLAZING)

Phase 3 Media Center



Phase 3 Media Center

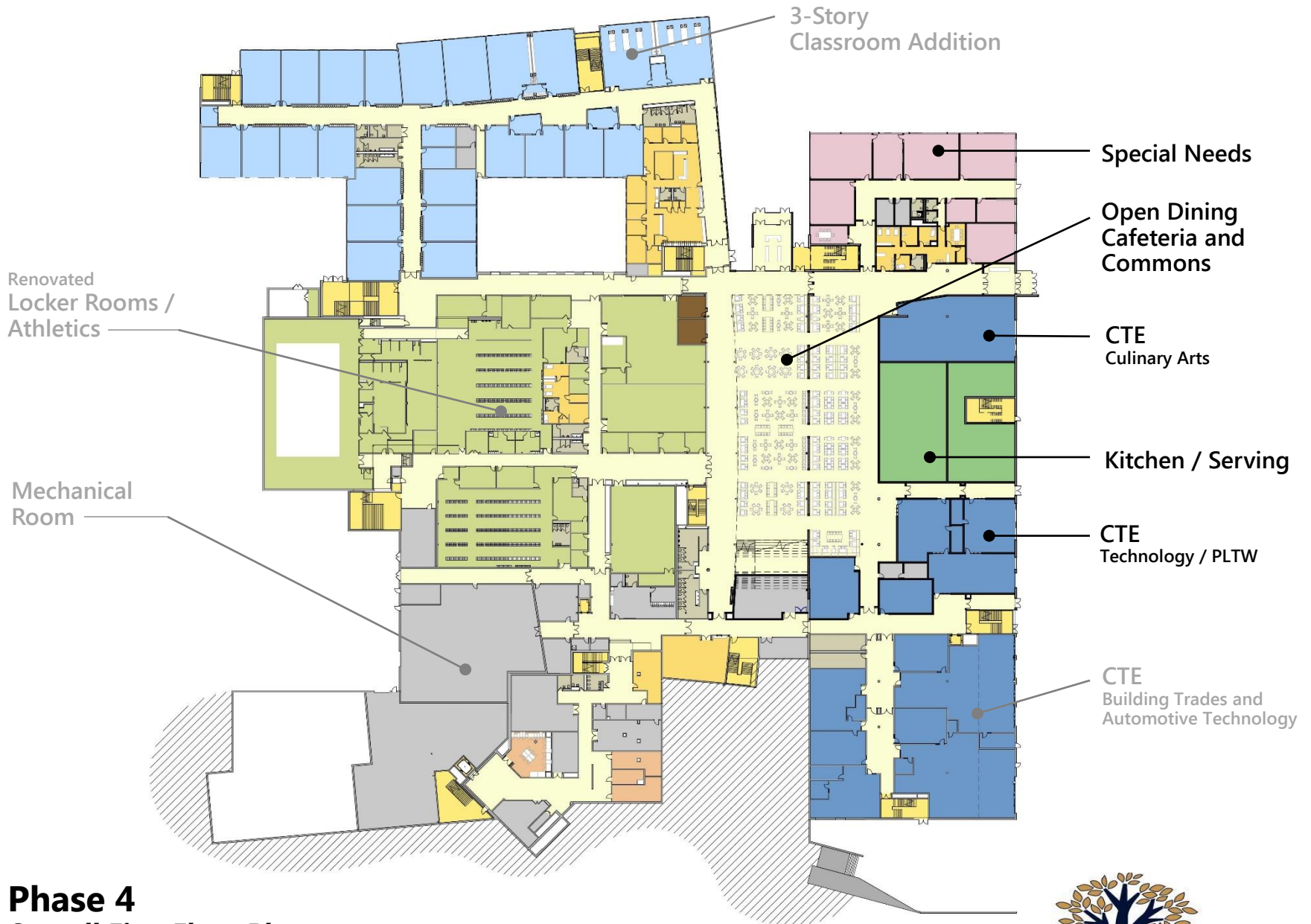


**Phase 3
Media Center**

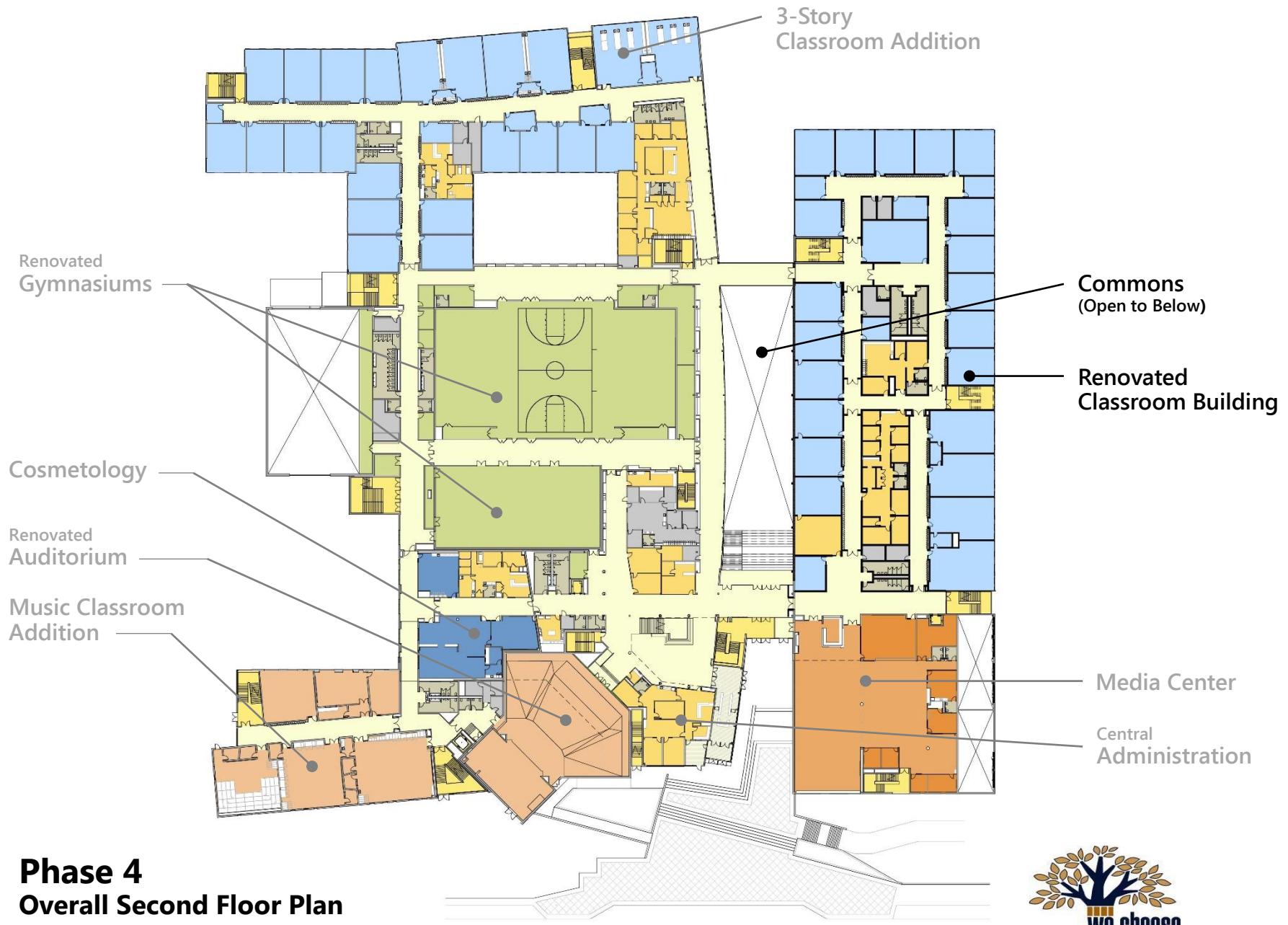




**Phase 3
Overall First Floor Plan**



Phase 4 Overall First Floor Plan



**Phase 4
Overall Second Floor Plan**





**Phase 4
Overall Third Floor Plan**

Next Steps

- **Phase 2**

- Complete bid documents
- Bid and award contracts
- Start construction – June 2019

- **Phase 3**

- Review updated designs with the school
- Complete design development for Turner to estimate.
- Complete construction documents and submit to SED.
- Bid and award contracts - Spring 2020

- **Phase 4**

- Complete programming and Schematic Design



Questions / Discussion