

Rebuilding Albany High School

September 13, 2018

Board of Education Meeting



Construction Update

- Completed Milestones:
 - Power Restored to the Campus on 8/11/18
 - Water Restored to the Campus on 8/23/18
 - AC System Restarted Week of 8/27/18
 - Temporary Athletic Locker Room Trailers – Delivered 8/24
 - Anticipate Certificate of Occupancy Week of 9/10
- Athletic Building – Deteriorated Steel Update
 - Shoring anticipated to be completed 9/16/18
 - Spaces turn back over to District: main gym (limited occupancy), boys locker room and showers, weight/training room, pool (limited occupancy), misc. office spaces.
 - Steel Repairs – Design Team is finalizing the repair plan
 - Repair Completion – Currently Anticipated for November/December
 - Areas Offline Until Repair Completion: rubber gym, girls' locker room & showers, dance studio.



Construction Update (continued)

- Look Ahead Schedule
 - Tower Crane to arrive on site 9/19 – No Staff or Students this Day
 - Gym Bleachers – Anticipated to arrive 9/19
 - Temp Stairs – Anticipated to arrive week of 9/27
 - Steel erection tentatively scheduled to begin late October
- Concerns
 - Potential for additional deteriorated steel discovery as building demolition continues.
 - Schedule delays – currently almost 3 months behind schedule. General Contractor working with Steel Subcontractor for opportunities to gain back schedule.
 - Contingency used to date is just above 50% - well above what it should be. Turner and CSArch are actively working on a Contingency Study.



7.31.18—Area 8 (New Addition)



8.14.18—Tower Crane Prep



8.31.18—New Parking Lot



8.31.18— New Stair Foundation

Progress Photos

Budget Update

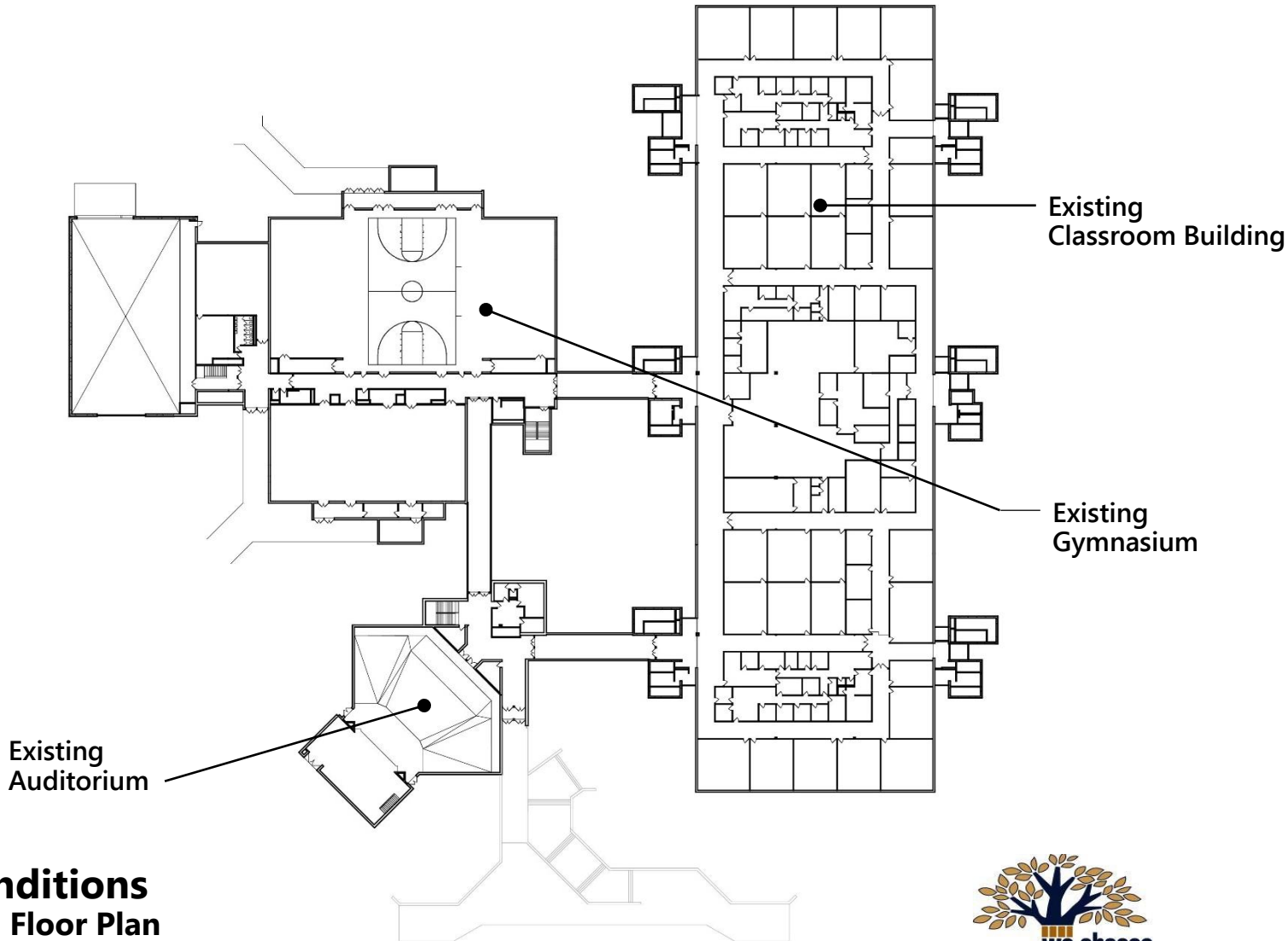
Construction Contract Costs (Phase 1 + Fuel Tanks)	
Estimated Contract Totals:	\$ 47,320,165
Purchased Contract Totals:	\$ 44,193,364
Delta from Estimate to Contract Buyout	
Becomes Overall Contingency Ph 2-4	\$ 3,126,801
Phase 1 Project Construction Total:	
Awarded Contract Totals:	\$ 44,193,364
Incidental Budget Amount	\$ 8,275,851
Construction Contingency	\$ 2,366,008
	\$ 54,835,223
Phase 1 Direct Work Budget:	
(less incidentals):	\$ 46,559,372.00
Construction Contingency	\$ 2,366,008
Change Orders & District PO's	
Issued To Date:	\$ 453,709
Remaining Direct Work Balance:	
(Direct work Contingency without potential changes)	\$ 1,912,299
Potential Change Orders	\$ 809,365
Remaining Construction Balance (Direct Work Contingency):	\$ 1,102,934



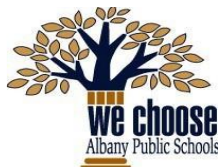
Overall Schedule

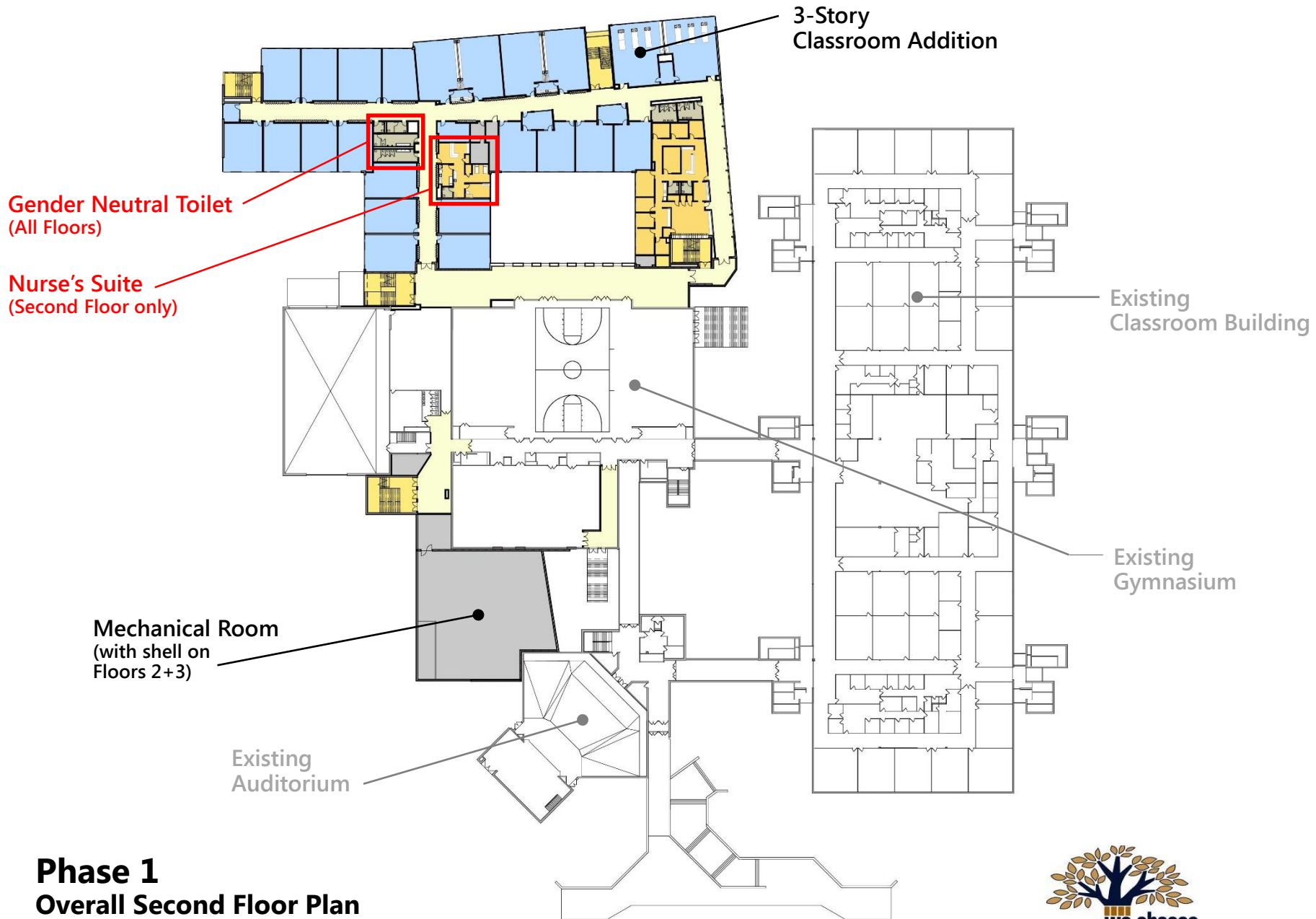
- **Phase 1** – Classroom Addition
 - Occupancy: Fall 2019
- **Phase 2** – Art / Music Classroom Addition
 - Occupancy: Fall 2020
- **Phase 3** – Media Center, New Main Entry, Partial Classroom Building, + Gymnasium / Athletics Renovation
 - Partial Occupancy: Fall 2021
 - Occupancy: 2022
- **Phase 4** – Courtyard Infill + Classroom Building Renovation
 - Occupancy: Fall 2025





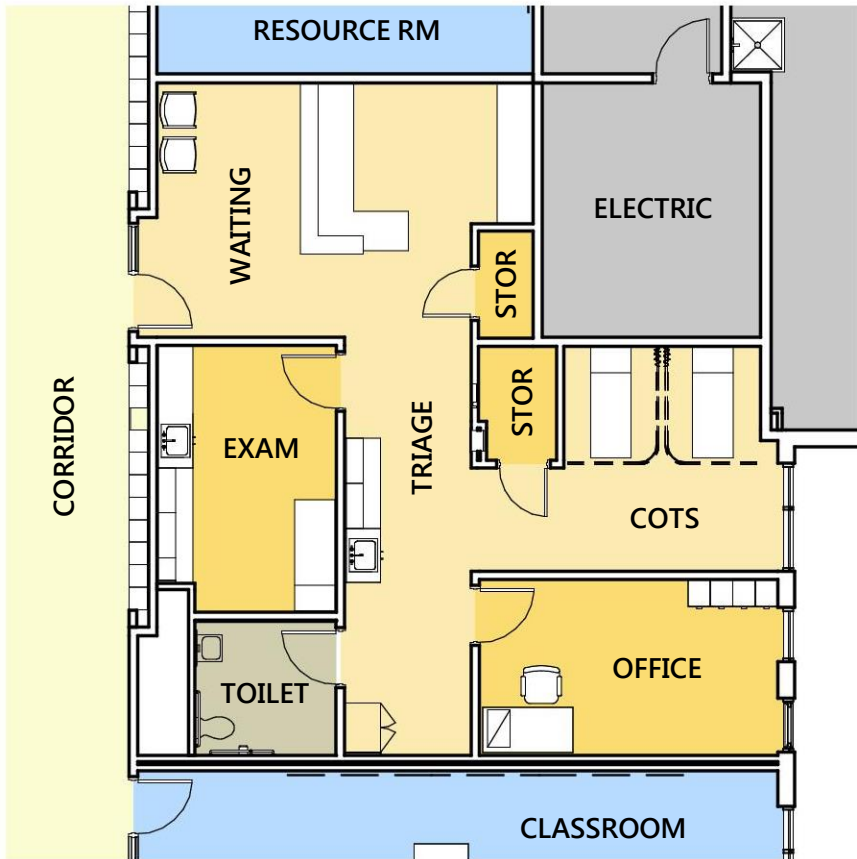
Existing Conditions Overall Second Floor Plan



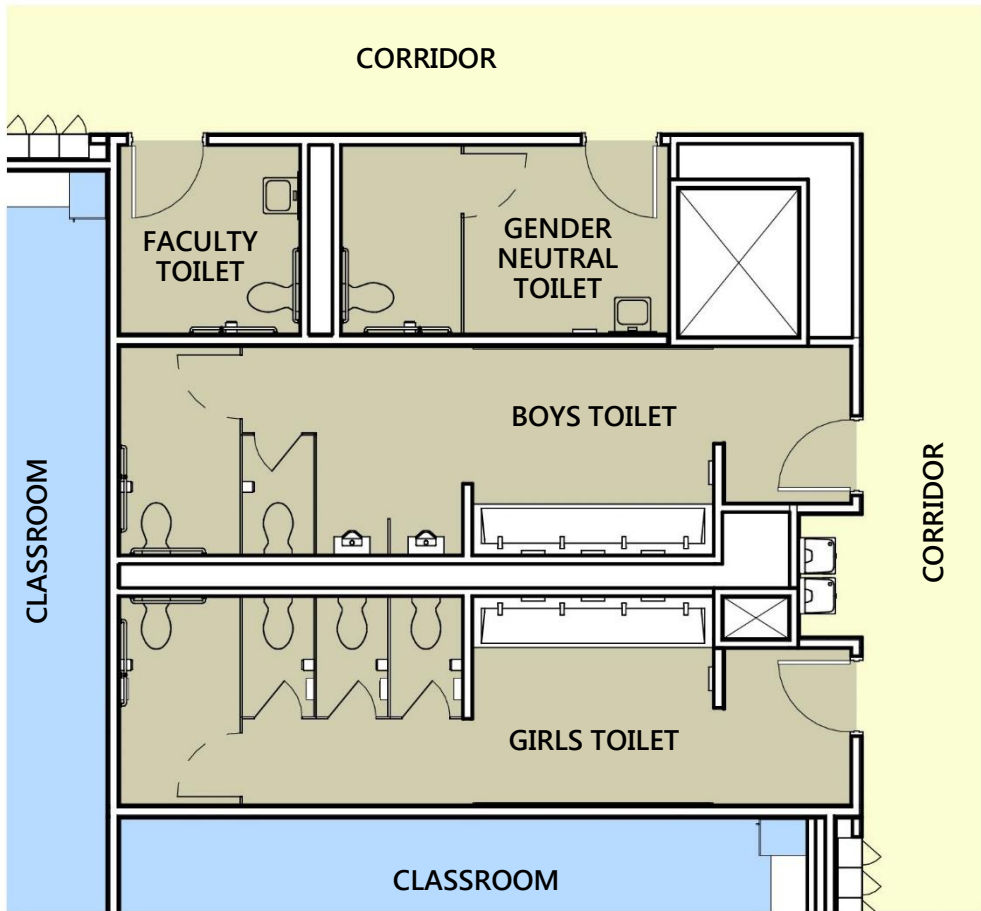


**Phase 1
Overall Second Floor Plan**

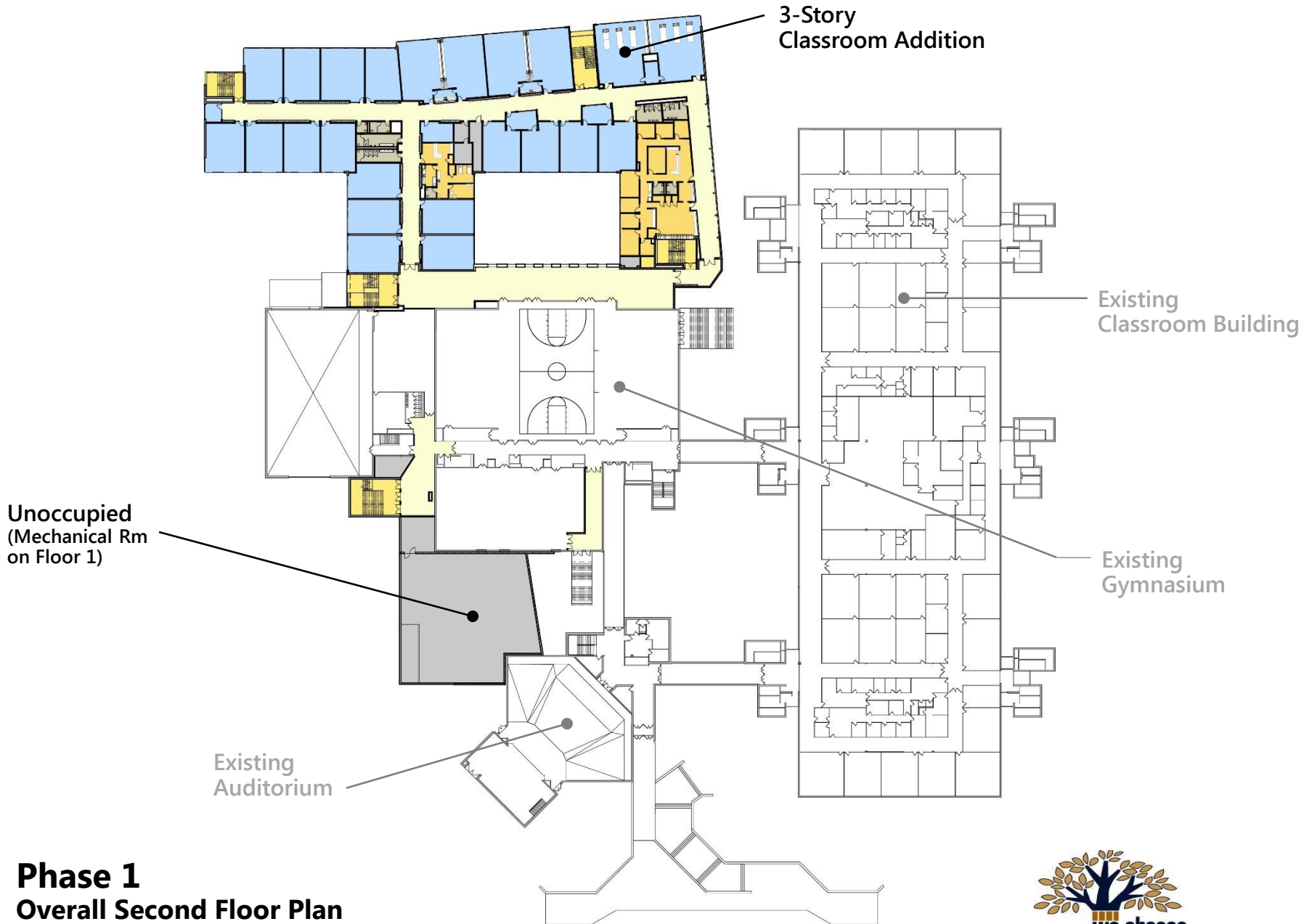




Phase 1 Second Floor Nurse's Suite

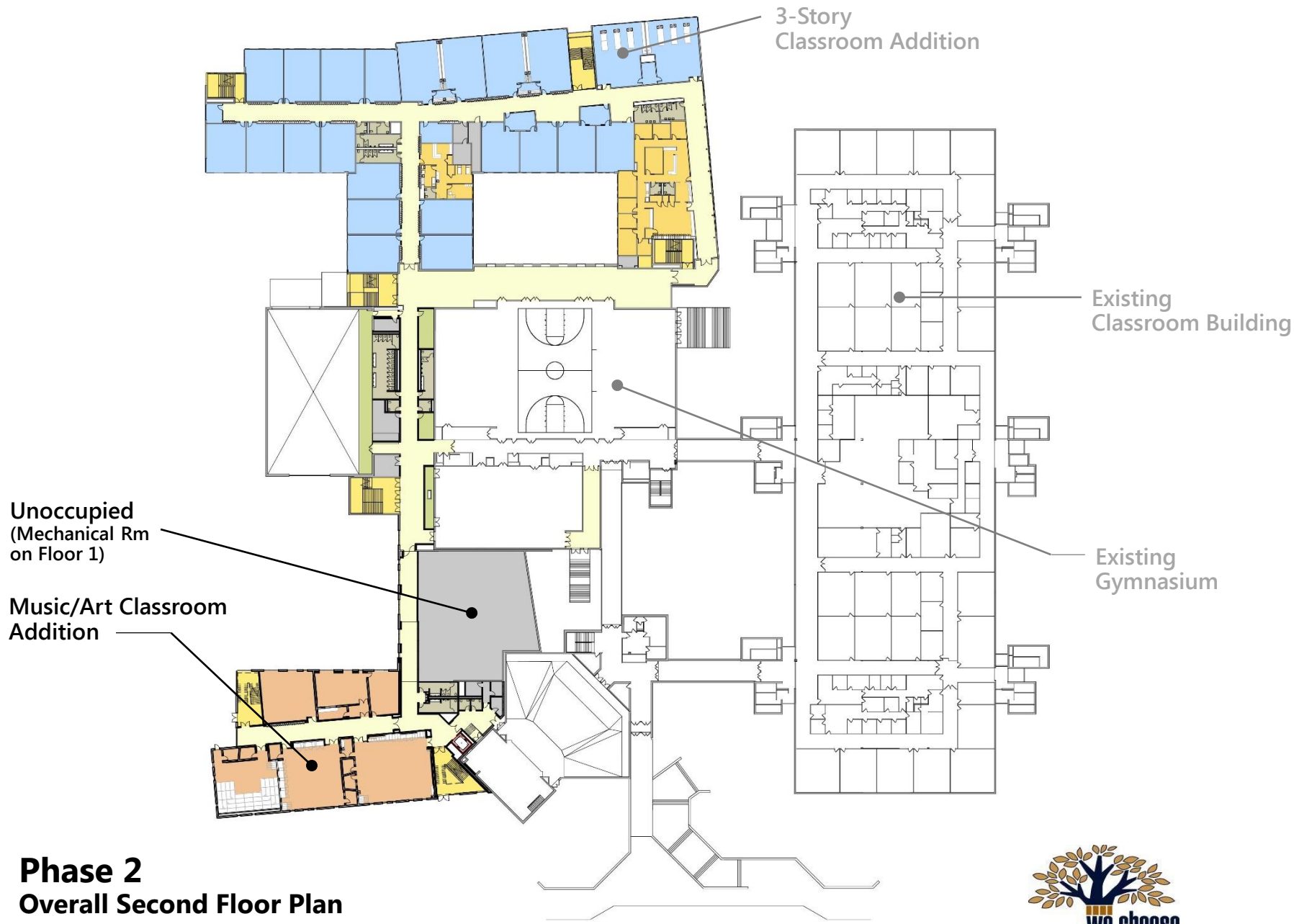


Phase 1 Gender Neutral Bathrooms



**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



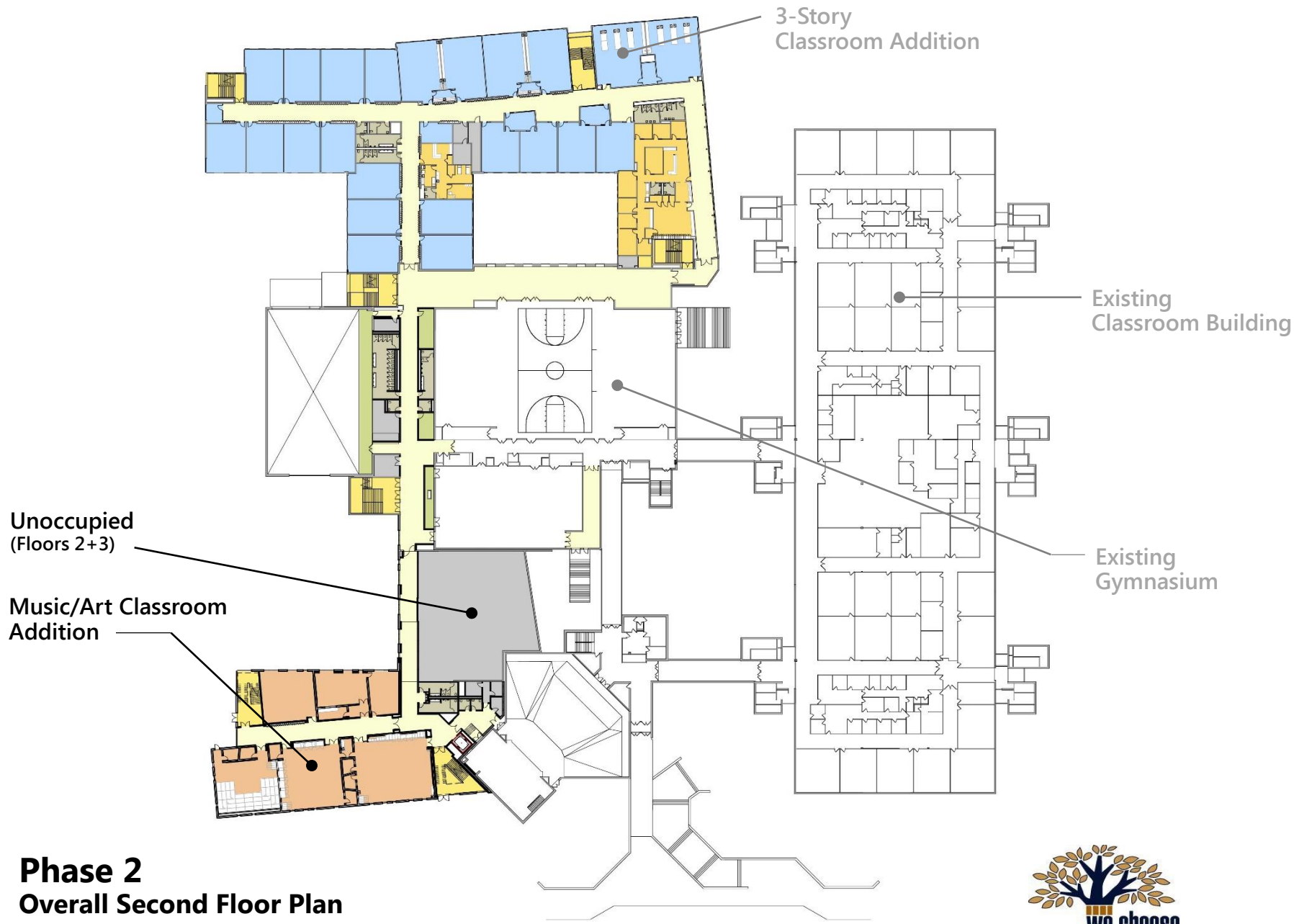
Phase 2 Band Rehearsal Classroom



Phase 2 Chorus Rehearsal Classroom

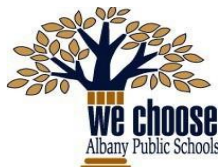


Phase 2 Studio Art Classroom



WASHINGTON AVE

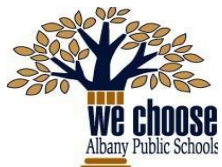
**Phase 2
Overall Second Floor Plan**





WASHINGTON AVE

**Phase 3
Overall Second Floor Plan**



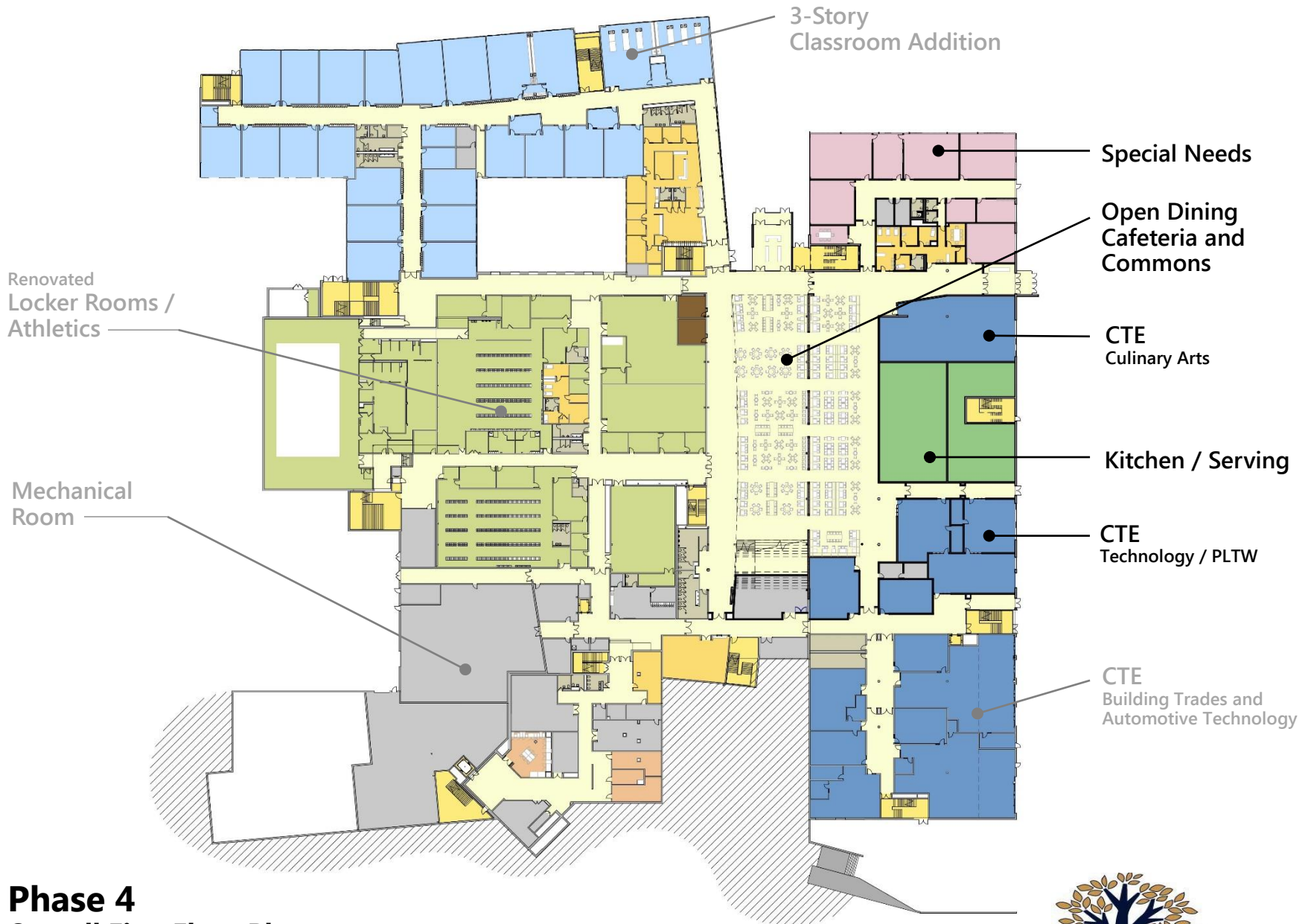


Phase 3 Overall Third Floor Plan

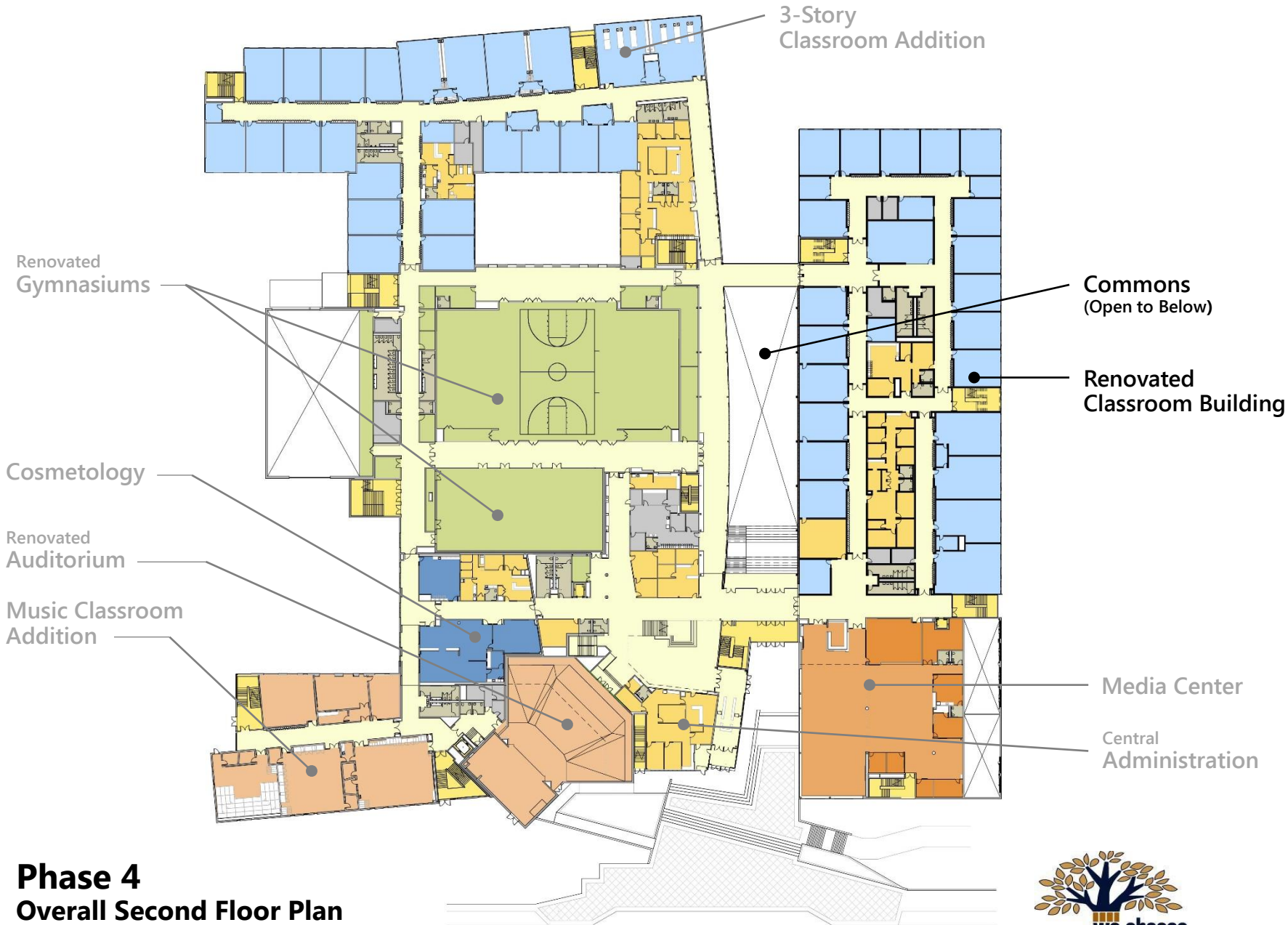


**Phase 3
Overall First Floor Plan**





Phase 4 Overall First Floor Plan



**Phase 4
Overall Second Floor Plan**

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**Phase 4
Overall Third Floor Plan**



Next Steps

- **Phase 2** – Complete Bid Documents
- **Phase 3** – Continue review of project development with the school
- **Phase 4** – Complete programming and Schematic Design

Questions / Discussion