

CITY SCHOOL DISTRICT OF ALBANY

Capital Project Updates

Board of Education Meeting

03.19.2020

CSARCH



Turner

Albany High School

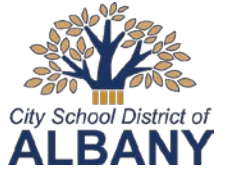
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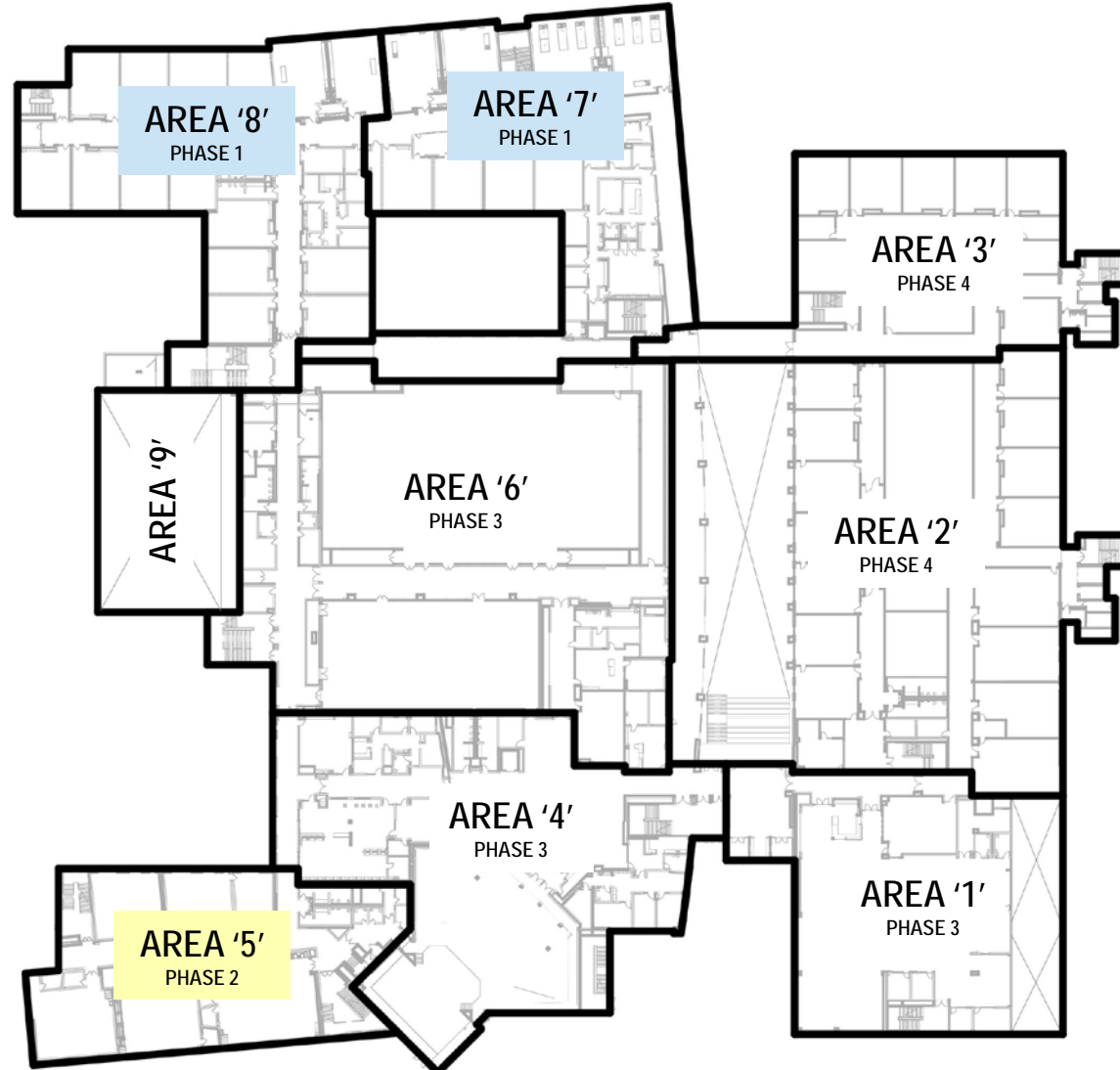
Overall Area Plan

Albany High School



UNDER CONSTRUCTION

COMPLETE



Phases 1 & 2



- Completed Milestones:
 - Phase 1 - Building Substantially Complete – February 7, 2020
 - Phase 1 - Area 4/6 Mechanical & Electrical Substantially Complete – February 21, 2020
 - Phase 2 - Steel Installation Substantially Complete – February 14, 2020
 - Phase 2 - Building Temporary Enclosure Completed – February 28, 2020
 - Phase 2 - Roof Decking Substantially Completed – February 24, 2020

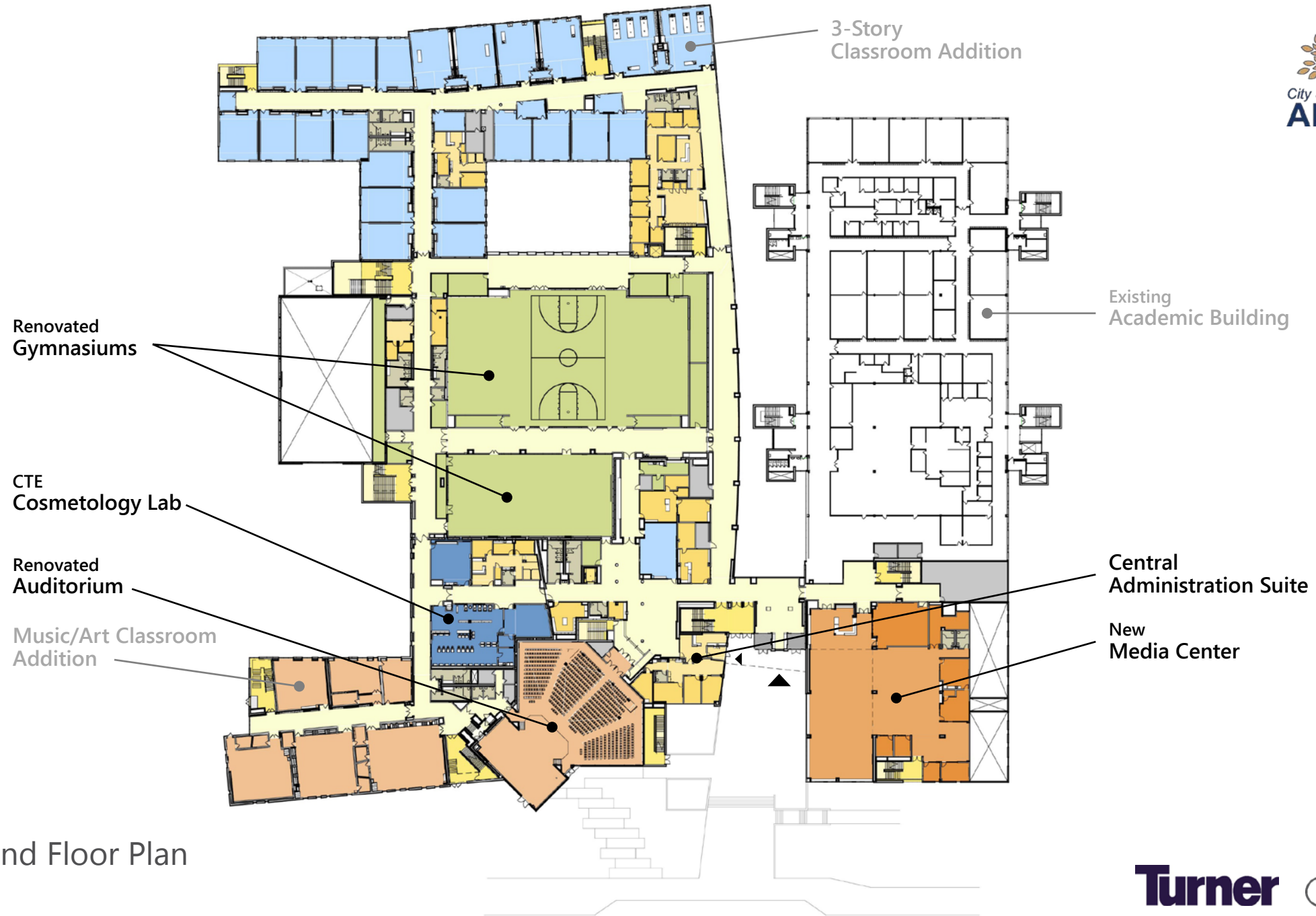


- Look Ahead Schedule
 - Phase 1 – Punch List ongoing.
 - Phase 2 – Third Floor Slab On Deck Concrete Pour – 3/9/20
 - Phase 2 – Roofing scheduled for March
 - Phase 2 – Exterior CMU scheduled for April

- Concerns
 - Phase 2 – Schedule Delays Due to Engineering Challenges at the Start of Construction.

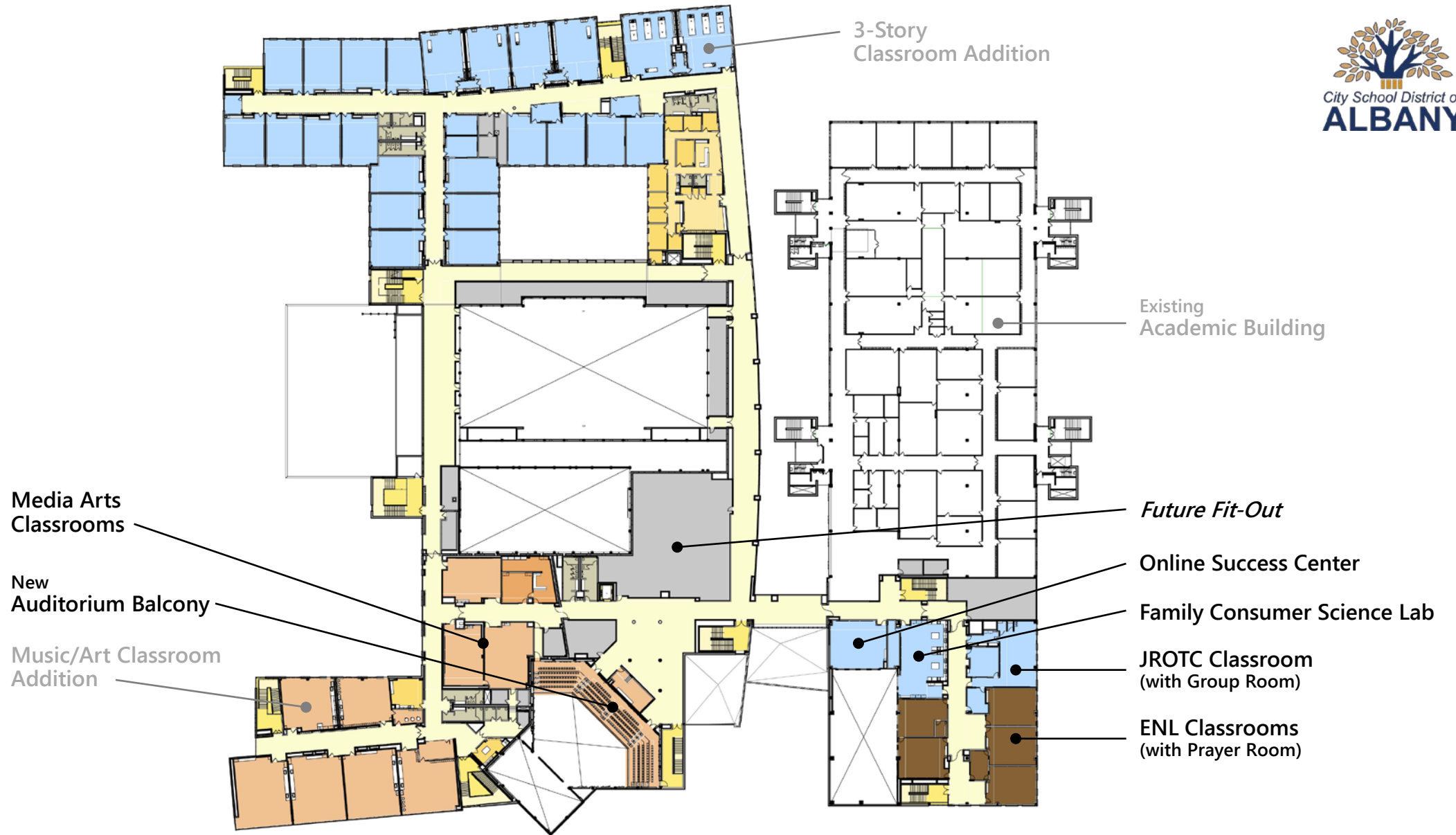
Progress Photos — Phase 2





Phase 3

Overall Second Floor Plan



Phase 3
Overall Third Floor Plan



Phase 3

Overall First Floor Plan

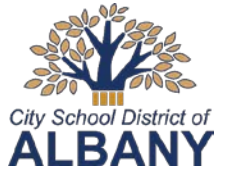
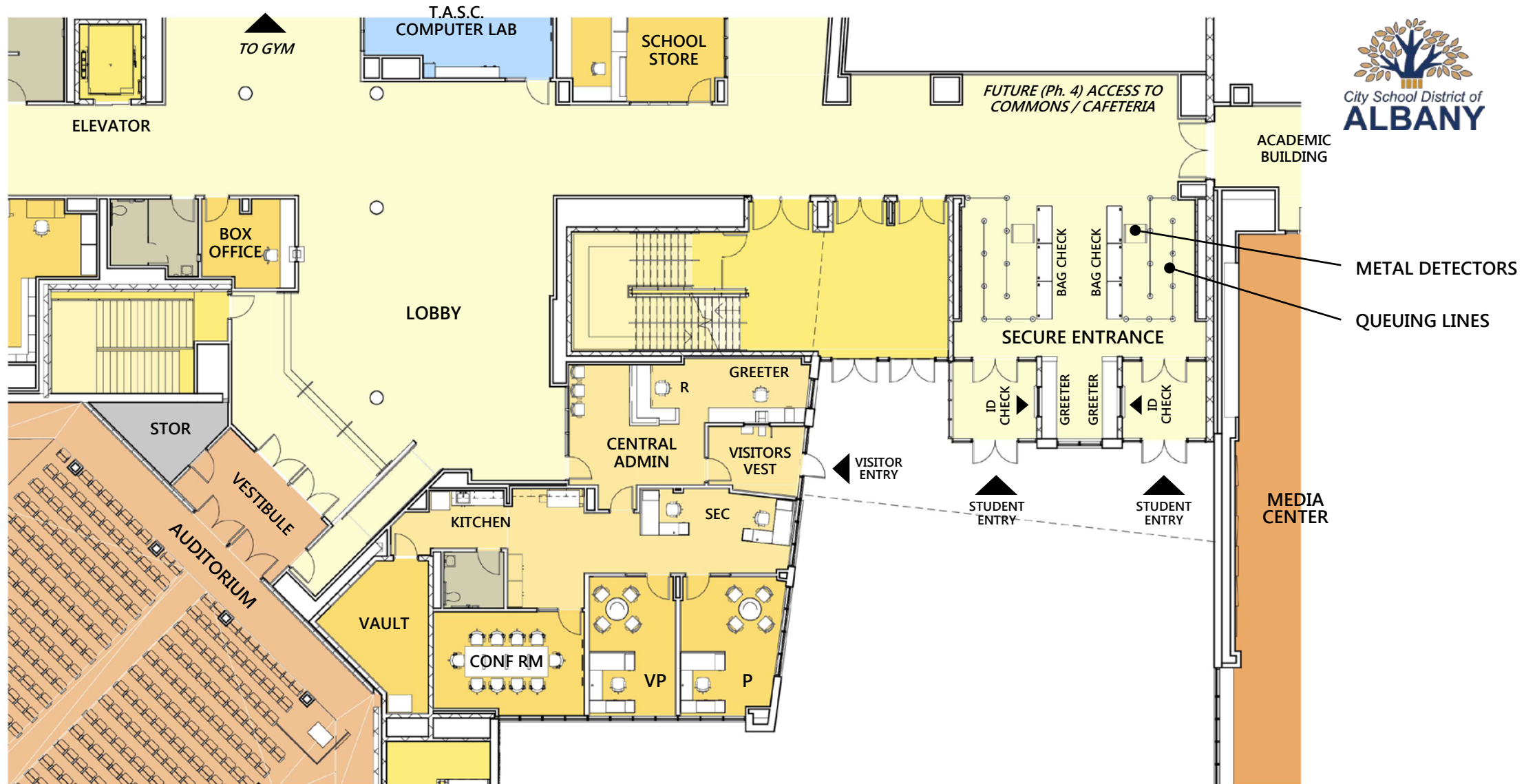


ALBANY HIGH SCHOOL

VISITORS

STUDENTS

Main Entrance at Washington Ave
Phase 3



Phase 3

Partial Second Floor Plan – Secure Entrance + Lobby

MAIN OFFICE



AUDITORIUM

Main Lobby
Phase 3



Auditorium
Phase 3



Media Center
Phase 3

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
 - Partial Occupancy: Fall 2021
 - Occupancy: 2023
- **Phase 4** – Courtyard Infill + Academic Building Renovation
 - Occupancy: Fall 2025

Phase 3 Schedule



- **Bidding** – March – April 2020
- **Award Contracts** – May 2020
- **Start Construction** – June 2020
- **Construction** - June 2020 – Fall 2023

Budget Update

Phase 1



Tuesday, March 3, 2020		
Construction Contract Costs (Phase 1 + Fuel Tanks + AHS Roof)		
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 unforeseen 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:	\$	2,266,924
New Contracts/ Pos Issued to Date:	\$	370,783
Remaining Direct Work Balance:		
(Construction Contingency without potential changes)	\$	838,130
Potential Change Orders:	\$	386,467
Reduced Contingency (Tennis Courts in PH 3)	\$	(238,556)
Remaining Construction Balance		
(Direct Work Contingency):	\$	213,107

Phase 1 Projected Total			
Contract Value to Date (1/29/20)			
Contract No. 00	JAE Roofing - RC	\$	1,181,606
Contract No. 01	Shaker Flats - FC	\$	471,674
Contract No. 02	M. Sullivan - SC	\$	4,508,385
Contract No. 03	Jersen - GC	\$	25,545,157
Contract No. 04	DiGesare - MC	\$	8,452,732
Contract No. 05	T Lemme - PC	\$	1,717,110
Contract No. 06	SHE Inc. - EC	\$	5,684,787
Contract No. 07	Condor - FP	\$	407,157
	SUBTOTAL:	\$	47,968,608
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:	\$	48,330,426
Pending Costs			
	Potential COs:	\$	386,467
	Uncommitted Contingency:	\$	-
		\$	48,716,893

Budget Update

Phase 2



Tuesday, March 3, 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
State Contracts - To Be Awarded:	\$	239,650
Subtotal:	\$	698,326
Incidental Budget Amount:	\$	802,144
Reduce Contingency (Value Engineering)	\$	(403,352)
Revised Construction Contingency:	\$	398,792
Phase 2 Project Total:	\$	18,981,423
<i>All Contracts, Incidentals & Contingency</i>		
Phase 2 Direct Work Budget:	\$	16,321,327
<i>(less incidentals)</i>		
Change Orders Issued to Date:	\$	(328,965)
Remaining Direct Work Balance:	\$	727,757
<i>(Direct work Contingency without potential changes)</i>		
Potential Change Orders:	\$	424,710
Remaining Construction Balance	\$	303,047
<i>(Direct Work Contingency):</i>		

Phase 2 Projected Total			
Contract Value to Date (12/2/19)			
Contract No. 11	M. Sullivan (SC)	\$	703,416
Contract No. 12	Sano-Rubin (GC)	\$	9,386,835
Contract No. 13	John W. Danforth (MC)	\$	1,927,687
Contract No. 14	DiGesare Mechanical (PC)	\$	1,080,088
Contract No. 15	SHE Inc. (EC)	\$	1,499,664
Contract No. 16	Condor (FP)	\$	297,554
		SUBTOTAL:	\$ 14,895,244
Contract No. 17	Trane - Controls	\$	398,023
	PO Fire Alarm	\$	50,666
	PO PA System	\$	9,987
		SUBTOTAL:	\$ 458,676
		TOTAL	\$ 15,353,920
Pending Costs			
		Potential COs	\$ 424,710
		Uncommitted Contracts	\$ 239,650
		Uncommitted Contingency	\$ 303,047
		PHASE 2 TOTAL:	\$ 16,321,327

QUESTIONS

North Albany Middle School

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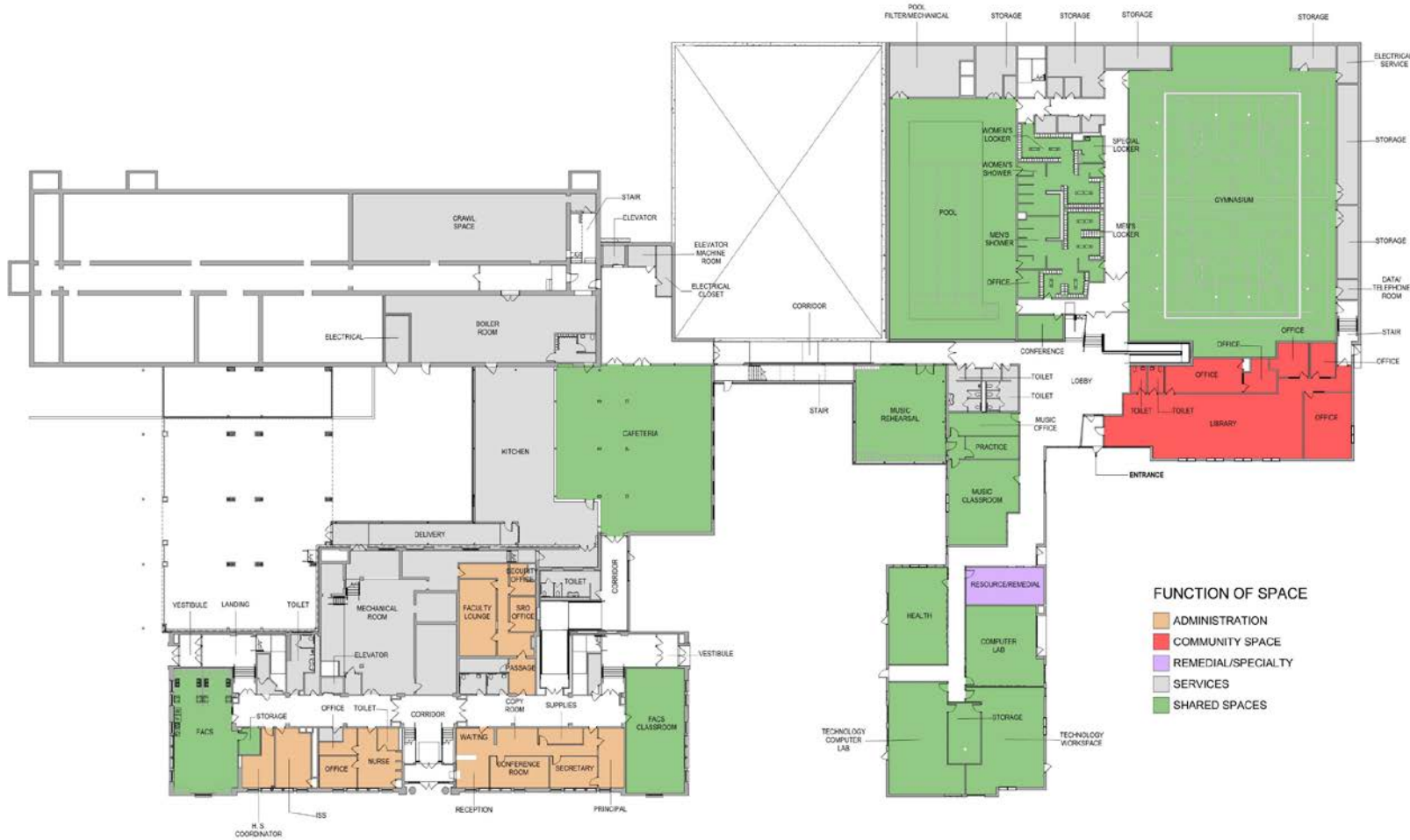


Turner

Site Plan



First Floor



- FUNCTION OF SPACE**
- ADMINISTRATION
 - COMMUNITY SPACE
 - REMEDIAL/SPECIALTY
 - SERVICES
 - SHARED SPACES

Second Floor



Third Floor





Classroom Building
North Albany Middle School



Auditorium (Front)
North Albany Middle School



Auditorium (Rear)
North Albany Middle School

- **SED Submission** – April 2020
- **SED Review and Approval** – May – June 2020
- **Bidding** – July - August 2020
- **Contract Award – August 2020**
- **Construction** - Sept. 2020 – Fall 2023

QUESTIONS

CSARCH