

# Project Status Report

**TO** Mr. Anthony Valenti, Manager of Facilities  
**FROM** Robert Lafayette, Project Manager  
**DATE** April 11, 2014  
**PROJECT** Congers Elementary School Reconstruction  
**CSArch PROJ. #** 151-14-03

## PROJECT OVERVIEW

Based upon the February 4, 2014 approved referendum, the scope of work for the Congers Elementary School reconstruction includes the following:

1. Reconstruction of the original (1927) Gymnasium wall.
2. Reconstruction of the north and east walls of the original construction (1927).
3. Select ADA accessibility upgrades at the main floor level.
4. Partial window replacement (1956/1970 wings).
5. Replacement of approximately 23,000 square feet of existing roofing.

## PROJECT SCHEDULE

The project schedule presented to the Board of Education on February 27, 2014 is summarized below:

PHASE	2		0		1		4				2		0		1		5				
	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O
Contract Documentation		■	■	■	■	■															
SED Review / Approval							■														
Bidding and Award								■	■												
Construction										■	■	■	■	■	■	■					
District Occupancy																			■	■	

The **Contract Documentation** phase of the project is currently in progress and is on schedule.

Contract Documentation consists of three phases. The first phase is Schematic Design which represents 20% of the overall Contract Documentation design effort and includes extensive field work and development of base drawings. This phase is currently in progress and is on schedule to be completed by the end of April. The second phase is Design Development which is a refinement of the work completed in the Schematic Design and represents 25% of the Contract Documentation effort. This phase will overlap with the Schematic Phase and will commence in late-April with completion by the end of May. The final phase is Construction Documentation which represents 55% of the Contract Documentation effort. This phase is scheduled to commence in late May with completion by August 1, 2014, as shown in the above schedule. Upon completion of the Construction



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Documentation phase, the completed design package will be submitted to New York State Education Department (NYSED) for review and issuance of a building permit. **CSArch** will engage with NYSED during the Contract Documentation process in order to streamline the review process.

## **CURRENT STATUS**

The design team is completing the development of electronic base drawings of the building in conjunction with performing extensive field investigations and verification of existing building construction. Base drawings need to be developed as a result of limited availability of detailed construction drawings of the original building at either the District or NYSED locations. This phase of the project is currently in progress and on schedule.

### **Highlights**

- The design team has conducted multiple field visits to the school to verify existing conditions.
- Base plans for the partial window replacement (1956/1970 wings) and select ADA accessibility upgrades on the main floor are 100% complete. Remaining base plans are in progress.
- Base plans for the partial roof replacement are 50% complete.
- Base wall sections and elevations for reconstruction of the 1927 Gymnasium wall reconstruction and the 1927 north and east wall reconstruction are in progress.
- Preliminary design for the ADA accessibility upgrades; including the construction of an interior ramp at the main floor, an exterior ramp at the main entrance, and accessible upgrades to the main floor level toilets with associated signage, is in progress.
- Preliminary design for the roof replacement is in progress.

## **UPCOMING PROJECT ACTIVITIES**

The focus over the next two weeks will be completing the base drawings for the roof replacement and continuing to develop existing wall sections through field work and structural investigation. **CSArch** is also conducting research into using laser scanning as a way of documenting the north façade to be replaced, in order to accurately reconstruct the intricate terracotta façade. The design team will continue to perform field work required for the roof replacement and wall reconstruction. Ryan Biggs Associates is scheduled for structural investigation field work on Thursday, April 17, 2014. Based on these findings, a geotechnical report will be developed which verifies the subsurface conditions needed for the design effort. In addition, Quality Environmental Solutions & Technologies, Inc. is scheduled to perform a hazardous materials survey of the scoped work on Monday, April 21, 2014. The results of this survey will be used in the development of the project hazardous materials abatement plan.



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## **BUDGET**

Based upon the total authorized budget of \$6.5 million, this would provide \$5,200,000 for construction and \$1,300,000 (20%) for standard incidental expenses. Incidental expenses include professional fees, administrative expenses, testing, legal fees, insurances, etc.

At the end of the Schematic Design phase, the project estimate will be updated to confirm the scope of work per the approved referendum and authorized budget.

## **PROJECT REPORTING**

CSArch is recommending Project Status Reports be distributed on a bi-weekly basis. The next Project Status Report will be delivered on April 25, 2014.

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