

Project Status Report

TO Mr. Anthony Valenti, Manager of Facilities
FROM Robert Lafayette, Project Manager
DATE April 25, 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.

CSArch is pleased to report the Schematic Design phase is now finished. The second phase of Contract Documentation, Design Development is underway. The design team is scheduled to meet, Friday May 2nd to



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discuss the reconstruction and the development of the construction documents. We expect our meeting on May 2nd to focus on the following;

1. Further review Ryan-Biggs(RBA) results from their field visit on April 17th
2. Discuss the need of a geo-technical consultant for design
3. Co-develop design concepts for reconstruction
4. Establish the final drawing sheets required for the construction document package

It should be noted, CSArch has added Mr. Dana Hochberg to our team. Dana is an accomplished designer with 18 years' experience in design, construction, and project management, with a strong background in masonry reconstruction projects. Dana holds an extensive knowledge of masonry building types and has an excellent working relationship with RBA. He has designed multiple projects similar to Congers Elementary School with successful results. CSArch is excited he has joined the team and we look forward to continued success under his specialty leadership.

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 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 has completed the development of electronic base plan drawings of the building in conjunction with performing extensive field investigations and verification of existing building construction. Base plan 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. As noted above, this phase (Schematic Design) of the project is currently finished and met the earlier schedule presented to the district.

Highlights

- The design team has conducted multiple field visits to the school to verify the existing conditions and complete the Schematic Design phase base plan drawings.
- Base wall sections, elevations, and details for reconstruction of the 1927 Gymnasium wall reconstruction and the 1927 north and east wall reconstruction are in progress and that progress will continue throughout the remaining phases, Design Development & Construction Documentation.
- Preliminary designs 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, are in progress and that progress will continue throughout the remaining phases, Design Development & Construction Documentation.



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- Preliminary design for the roof replacement is in progress. CSArch is scheduled to meet with a roof materials representative, April 30th. We expect our meeting to focus on the following;
 - Review appropriate roof materials for the replacement scope
 - Review existing roof conditions and all associated details for the contract documents
- Proposals for having the pertinent elevations scanned are being reviewed by CSArch. We expect a decision to be made by May 8th with mobilization following shortly thereafter.
- QuES&T has completed initial field investigations and are compiling findings into a report, which we expect the results to be delivered by May 6th and a coordination meeting with QuES&T will be held shortly thereafter.
- Ryan Biggs completed initial field investigation, and is working with CSArch to determine strategies for reconstructing the north and east wall. As noted above, the design team will meet May 2nd to co-develop strategies for the wall construction details.
- Construction document sheets are being prepared for the final drawing set. This task includes team interaction with multiple pieces filled-in as the details are developed during coordination meetings.

UPCOMING PROJECT ACTIVITIES

The focus over the next two weeks will be developing the documents, incorporating the field work information and the details gleaned from our coordination meetings with our consultants. CSArch is also receiving proposals to have the pertinent elevations scanned in order to accurately reconstruct the intricate terracotta façade. As needed, the design team will continue to perform field work required for the roof replacement and wall reconstruction. But this task will become secondary to our primary task of developing the construction documents. QuES&T has conducted a hazardous materials survey of the scope, and will develop a hazardous materials abatement plan pending the results of the survey. Ryan Biggs Associates has begun structural investigation field work and is working with CSArch to develop design strategies for reconstructing north and east wall. A geotechnical report is being considered in order to verify the subsurface conditions needed for the design effort.

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



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CSArch is recommending Project Status Reports be distributed on a bi-weekly basis. The next Project Status Report will be delivered on May 9, 2014.

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