

TO: Anthony Valenti, Manager of Facilities
FROM: Robert Lafayette, Project Manager
DATE: May 9, 2014
Project: Congers Elementary School Reconstruction
CSArch Project #: 151-14-03

PROJECT SUMMARY

As previously stated, the Contract Documentation phase of the project is currently in progress and is on schedule. The schematic phase is 100% complete and the next phase, Design Development, is underway with all members of the design team (See Attachment A for team) actively participating in the project development phase.

CURRENT STATUS

Highlights

- After a productive meeting, held May 2nd, CSArch and Ryan-Biggs Associates (CSA & RBA) collectively agreed on design concepts moving forward for the masonry wall reconstruction, partial roof replacement and the building accessibility (ADA) scope of work.
- CSA & RBA will meet on-site to further review the existing building conditions and analyze the design concepts developed on May 2nd.
- It is worth noting, RBA has added Mr. Jack Healy to the team, Jack is a valuable asset to masonry restoration projects. Dana H. has an outstanding rapport with Jack H. and their successful working relationship is well documented in recent successful masonry restoration projects.
- CSA & RBA agreed on retaining a geo-technical consultant to assist in earthwork analysis and design recommendations. RBA prepared the appropriate scoping language and CSA submitted (3) RFPs to geo-technical consultants on May 2nd. The RFPs imposed a deadline of May 7th at 12:00. CSArch will review the proposals received to verify they meet all of the requirements specified in the RFP and will make a recommendation to the Clarkstown CSD for award.
- Field testing for hazardous materials has been performed by QuEST in all areas affected by the approved scope of work for the project. Preliminary results from the testing are consistent with original budget estimates prepared for the project. Testing confirmed the presence of asbestos in select roof flashings, select window and curtain-wall perimeter caulking, and select areas of floor tile/mastic. In addition, test results for lead-based paint were performed and found various locations within the building where lead paint is present. In response to these test results, abatement will be specified to properly remove these hazardous materials in areas where our scope of work is affected.
- CSA & RBA reviewed the drawing layout and format for the construction drawings, decisions were made based on team experience, past history and drawing efficiency. During the contract documentation phase, construction document sheets are being prepared with detailed information as the design develops and decisions are finalized by the team.
- Proposals for having the pertinent elevations scanned are being reviewed by CSArch. We expect a decision to be made by May 9, 2014 with mobilization following shortly thereafter.

PROJECT REPORTING

The next Project Status Report will be delivered on May 23, 2014.

File: Central/CA/CM: File 16

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Status Report May 9 2014.doc

Attachment A

PROJECT TEAM

CSArch (CSA)- Architecture & Engineering
 Ryan-Biggs Associates (RBA)- Structural Engineering Consultants
 QuEST- Hazardous Material Consultants

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	2014												2015								
	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																					

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.

● - Current Progress Date