

TO: Anthony Valenti, Manager of Facilities
FROM: Robert Lafayette, Project Manager
DATE: May 22, 2014
Project: Congers Elementary School Reconstruction
CSArch Project #: 151-14-03

PROJECT SUMMARY

Similar to our previous summary, the Contract Documentation phase of the project is rapidly progressing. 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

- While meeting on-site, CSArch and Ryan-Biggs Associates (CSA & RBA) further developed the early design concepts by closely examining the existing building conditions and surrounding adjacencies. The team identified some destructive testing locations to view hidden conditions affected by the reconstruction. Also, measurements were documented related to the gym wall masonry scope. RBA continues their analysis of the existing roof framing for snow drift loading in the areas impacted by the scheduled roof improvements. The design of the replacement gym wall using reinforced concrete masonry units is in progress.
- CSA & RBA agreed on retaining Dente Engineering for geotechnical services. Mr. Fred Dente, P.E. has over 25 years' experience and has provided consulting services for more than 2500 projects. Fred has an excellent working relationship with RBA & CSA and we look forward to his expertise, regarding earthwork and foundation systems.
- Now that the QuEST's field testing is completed, CSA & QuEST continue to develop the abatement scope. The team has agreed to meet for a project coordination meeting further refining the abatement scope as it pertains to the reconstruction project.
- CSA is currently reviewing references for an as-built drawing consultant to prepare as-built elevation drawings of the detailed front façade. The elevation drawings will assist CSA & RBA in accurately replicating the building's main entry masonry layout, the intricate diagonal brick pattern and the ornate terracotta building elements. Additionally, the as-built information will provide the masonry contractor with accurate detailed building information for construction.

PROJECT REPORTING

The next Project Status Report will be delivered on June 6, 2014.

File: Central/CA/CM: File 16

Document: \\csa12\csarch\101-399 K12\151-14-03 Clarkstown Congers Recon\00-TEXT\16-Reports_Submissions\Project Status Reports\
Status Report May 22 2014.doc

Attachment A

PROJECT TEAM

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

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