

TO: Anthony Valenti, Manager of Facilities
FROM: Robert Lafayette, Project Manager
DATE: June 6, 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. Construction Documentation has commenced with all members of the design team (See Attachment A for team) actively participating in the final phase of Contract Documentation.

CURRENT STATUS

Highlights

- RBA has completed their analysis of the existing roof framing for snow drift loading in the areas impacted by the scheduled roof improvements. Existing roof framing that requires reinforcing to meet current code required design snow loads have been determined. The preliminary design and structural details of the replacement gym wall using reinforced concrete masonry units is complete. Design to be reviewed at project team coordination meeting on June 11.
- Soil boring locations have been identified by CSA & RBA. Dente Engineering is on schedule to mobilize on June 9.
- On May 27, roof cores were taken at the roof areas to be replaced. Roof cores show exactly what the roof is composed of, helping to produce accurate construction documents for the roof replacement.
- CSA & QuEST continue to develop the abatement scope. The team will meet for a project coordination meeting to further refine the abatement on June 11. CSA is reviewing proposals to have two select windows removed in order to determine existing wall construction and further the design of the wall reconstruction and window installation details. QuEST will be providing Asbestos Abatement Monitoring & Management Services in support of the window removal.
- After receiving positive references, CSA has contracted with Drafting Services, an as-built consultant to prepare documentation of the detailed terra cotta façade. The field work was completed Thursday, May 29. CSA received the documentation from the consultant on June 3. This service will help CSA & RBA illustrate the north façade, and document the scope of work required for the reconstruction project.

PROJECT REPORTING

The next Project Status Report will be delivered on June 20, 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 Report Project Status Report June 6 2014 - DRAFT.doc

Attachment A

PROJECT TEAM

CSArch (CSA)- Architecture & Engineering
 Ryan-Biggs Associates (RBA)- Structural Engineering Consultants
 QuEST- Hazardous Material Consultants
 Dente Engineering- Geotechnical Consultants
 Brian M. Curran- Drafting Consultant

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