



Sackets Harbor CSD
Project Update
Capital Improvement Project – Phase 1 & 2
BCA Project No. 2017-013
November 13th, 2018

Capital Improvement Project – Phase 1

➤ **Project Scope**

- **General Construction – Lawman**
 - Wood door and HM frame replacements (fire rated assemblies)
 - Exterior aluminum entrance replacements
 - Door hardware replacements
 - Aluminum window replacements
 - Rubber stair tread and riser replacements
 - Gym floor refinishing (new line paint, logos, text, etc.)
 - Concrete slab replacement at the Bus Garage wash bay
- **Roofing – RSI**
 - EPDM roof system replacements at a majority of the K-12 building and the entire Bus Garage.
 - Re-flashed and re-seamed the only remaining roof area at the K-12 building. Extended life of the existing roofing system.
 - Provided a temporary metal cover over a deteriorating corner of the bus garage. Full reconstruction and rehab of this masonry to occur in Phase 2.

➤ **Project Schedule & Budget**

- General Construction work was substantially completed in time for school opening. Punch list work has extended into the fall season, partially due to contractor having to re-order some wood doors that they had made errors on. Punch list and closeout are being completed this month. Final payment to follow.
- Roofing work completed on time. Closeout completed. Only final payment left.
- Project is on budget:
 - Spent approximately \$54,000 of additional funds on GC Contract (Additional door, frame, and hardware replacements, gym court upgrades, stair treads upgrade, existing unforeseen conditions)
 - Saved approximately \$59,000 from the Roofing Contract (Eliminated steel parapet bracing and credited unspent field allowance)
- Substantial Completion (SED) – September 10th, 2018
- Final Completion – November 2018
- Total Construction Cost (base bids) - \$1,416,290

Capital Improvement Project – Phase 2

➤ Project Scope

○ Sitework

- Asphalt paving – main entrance and parking lot adjacent to bus garage
- Replace concrete sidewalks along main entrance
- Replace concrete apron along the front of bus garage
- Site stormwater drainage (drains, piping, catch basins, etc.)
- Foundation waterproofing at main entrance

○ K-12 Building

- Masonry rehab across entire façade (pointing, caulking, etc.)
- Remove tall chimney (no longer required)
- Door, frame, and hardware replacements
- Flooring replacements – VCT and carpeting
- Replace all 6" and 9" lockers with 12" lockers
- Replace stair down to basement at main entrance
- Replace the existing 1993 vintage elevator
- Replace phone, intercom, and clock system throughout the building
- Replace plumbing piping and fixtures beyond service life
- Replace steam boilers with high efficiency hot water boilers
- Replace all steam piping and coils with hot water piping and coils
- Replace AC systems beyond service life
- Replace classroom CUVs beyond service life
- Replace air handling units beyond service life
- Replace all HVAC Controls – pricing via state contract and alternate bid
- Replace/add smoke detection system components to meet code

○ Bus Garage

- Reconstruct deteriorated exterior masonry walls
- Provide code required ventilation systems for service bay and office areas

➤ Project Schedule and Budget

○ Schedule

- Friday, November 16th - Bid Advertisement
- Wednesday, November 28th, 3:00pm – Pre-bid walkthrough
- Tuesday, December 18th, 3:00pm – Public Bid Opening (Library)
- Tuesday, December 18th, 5:00pm – BOE Meeting (Library) – Brief review of bids and overall project budget
- Tuesday, January 15th, 5:00pm - BOE Meeting – BCA to provide recommendation letter for contract awards, BOE to award contracts
- February - Preconstruction Meeting - Date/Time TBD after contracts are awarded
- Monday, May 6th – Contractor Mobilization (only for work not impacting school or hazardous materials, details TBD with Contractors at Preconstruction Meeting)
- Friday, May 31st – Heating Season Ends
- Monday, July 1st – Full Contractor Mobilization
- Tuesday, September 3rd – School Year Begins
- Sunday, September 15th – Heating Season Begins
- September/October – Substantial/Final Completion

- Total Estimated Construction Cost – approx. \$3,783,096