

# CAPITAL PROJECT UPDATE

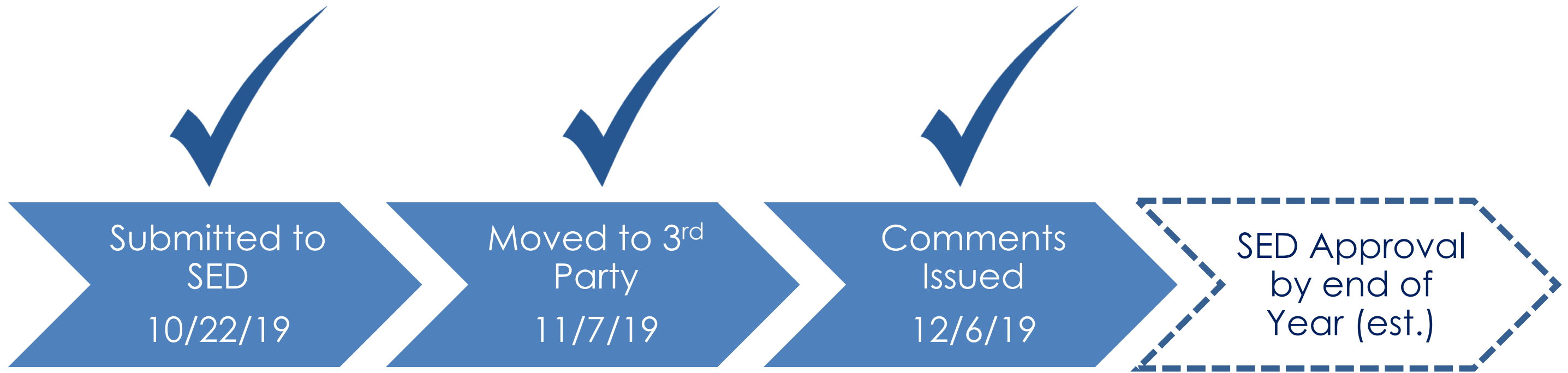
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December 12, 2019

# AGENDA

- **PERMITTING UPDATE**
- **SCHEDULE**
- **CONSTRUCTION COST ESTIMATES**
- **NEXT STEPS**

# SED PERMITTING



# OTHER AGENCIES

- **NEW YORK STATE DEPARTMENT OF STATE** ✓

- Issued An Administrative Variance For PVMS Pre-existing, Non-conforming Building Area

- **PUTNAM COUNTY DEPARTMENT OF HEALTH** ✓

- Reviewed And Approved Kitchen Construction Drawings

- **PUTNAM COUNTY HIGHWAY DEPARTMENT**

- Currently Reviewing the HS Temporary Access Road Configuration

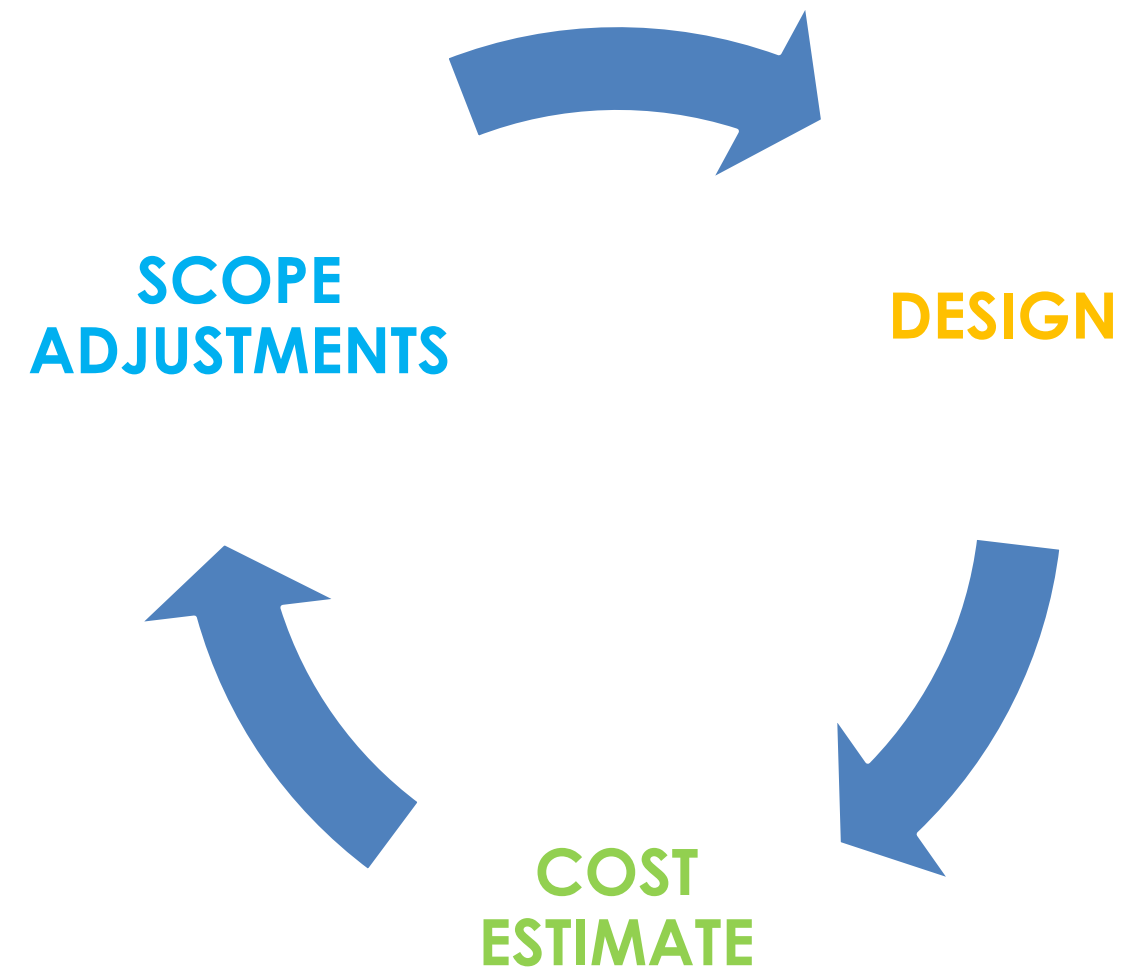


# SCHEDULE UPDATE

<b>SED APPROVAL</b>	<b>NO LATER THAN JANUARY 3, 2020 (ESTIMATED)</b>
<b>BIDDING</b>	
ISSUE FOR BID	JANUARY 9, 2020
PRE-BID CONFERENCE	WEEK OF JANUARY 13 <sup>th</sup>
BID OPENING	FEBRUARY 6, 2020
<b>BID AWARD (BOE MEETING)</b>	<b>FEBRUARY 13, 2020</b>
NOTICE TO PROCEED	FEBRUARY 14, 2020

# COST CONTROL PROCESS

- The Budget Is Established With Less Than 0.5% Of The Design Complete
- Construction Cost Estimates:
  - 30% Completion
  - 60% Completion
  - 100% Completion
- The Design is Modified at Each Stage to Meet the Budget



# ANATOMY OF COST ESTIMATES

<i>Item</i>	<i>%</i>	<i>Cost \$/SF</i>
<b>Direct Construction Costs</b>		<b>\$250</b>
<b>General Conditions</b>	<b>10%</b>	<b>\$25</b>
<b>Overhead and Profit</b>	<b>15%</b>	<b>\$41</b>
<b>Escalation</b>	<b>6% / Year</b>	<b>\$19</b>
<b>Total</b>		<b>\$335</b>

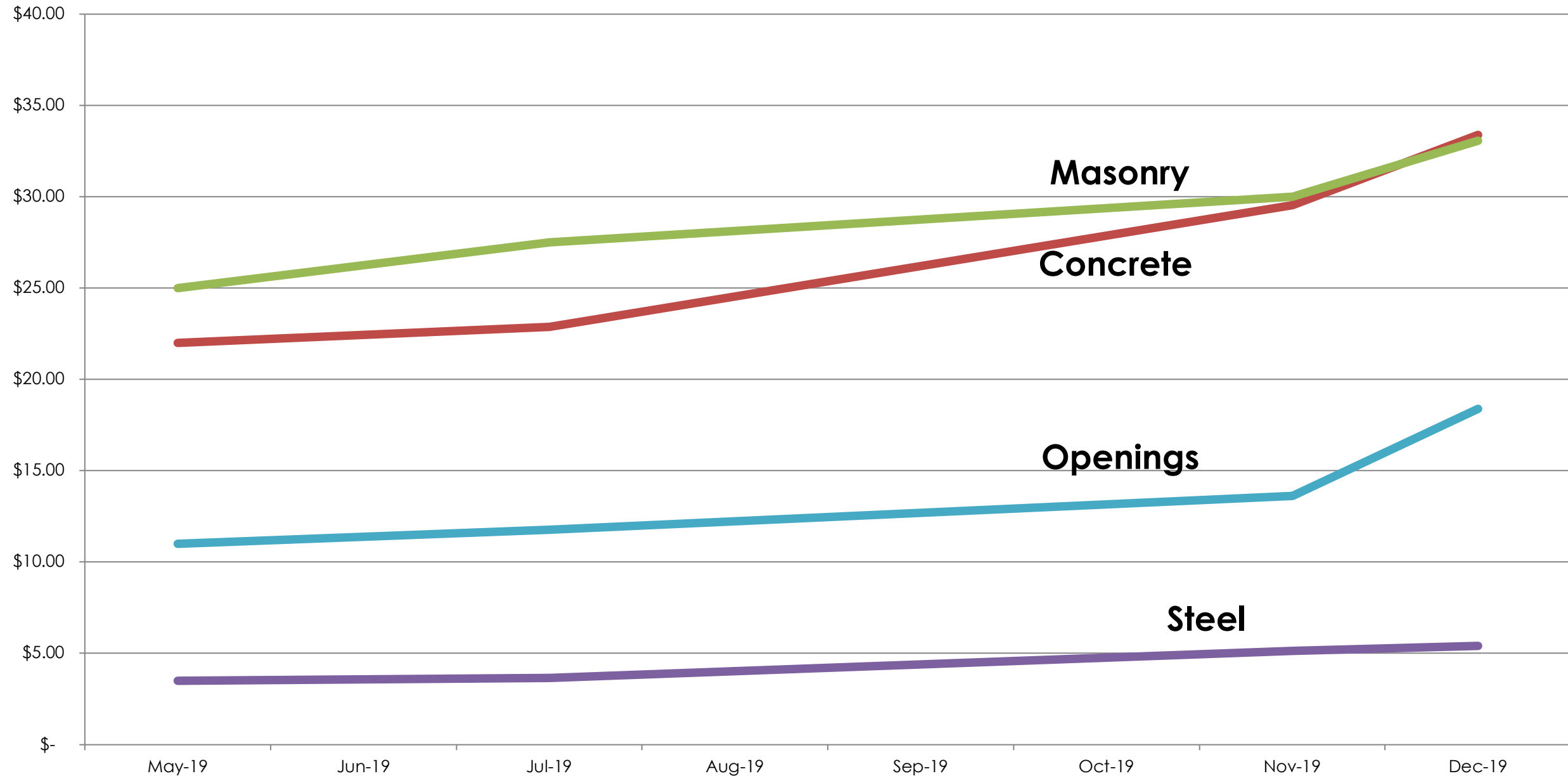
# RECENT BID RESULTS

- Recent Public K-12 School Construction Projects with **Higher Than Anticipated Bid Results** include:
  - Pelham Union Free School District (*KG+D Architects*)
  - Rye Neck School District (*Other Architect*)
  - Scarsdale UFSD (*Other Architect*)

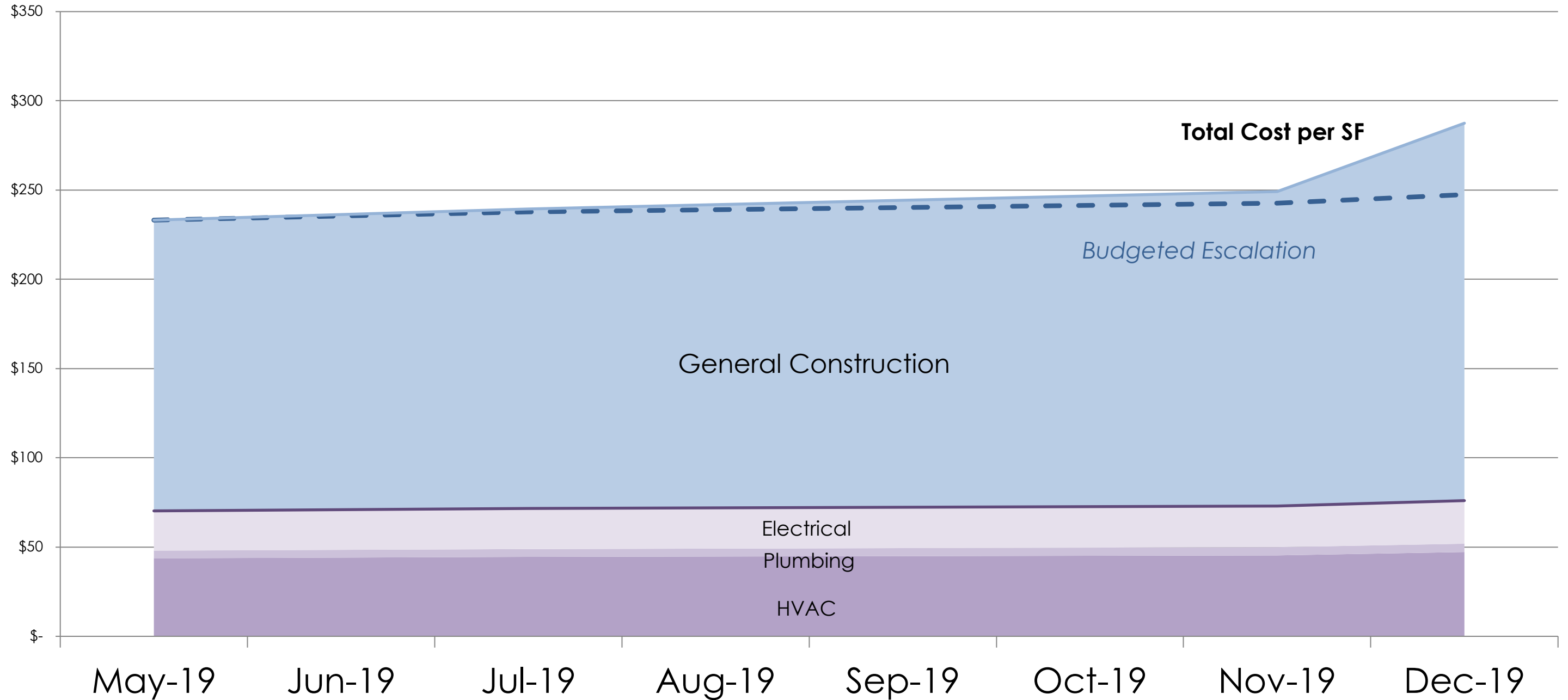
# RECENT BID RESULTS

- **Direct Cost Increase** Related to;
  - Steel, Concrete, Masonry, & Windows
- Increases in **General Contractor Overhead & Profit**

# DIRECT COST INCREASES



# DIRECT COST INCREASES



# RECENT BID RESULTS

- Some Districts Have Reported **Successful Bid Results** Within Budget:
  - Yorktown Central School District (*Other Architect*)
  - Middletown City Schools (*KG+D Architects*)
  - Brewster Central School District (*KG+D Architects*)
  - Mount Pleasant Central School District (*Other Architect*)



# COST CONTROL MEASURES

- Refine the Construction Documents
  - **Quality Control Consultant**
  - Additional **Hazardous Material** Testing & Scoping

# COST CONTROL MEASURES

- Develop the Most Cost Effective and Attractive Contract Configurations
  - **Multiple Prime Contracts, By Building**
  - Additional **Primes for: MS Windows & Turf**
  - **Option to Combine Contracts at the MS & HS**

# COST CONTROL MEASURES

- Solicit Contractor Interest in the Projects
  - **Local Qualified Contractors**
  - **Specialty Contractors**
    - **Pre-Engineered Building**
    - **Window Installers**

# COST CONTROL MEASURES

- Evaluate Ways to Deliver the Design for Less Cost
  - **More Cost Effective Interior Finishes**
    - *Ceiling Finishes, Wall Finishes, Interior Window Stools*
  - **More Cost Effective Exterior Wall System at the Wellness Center**
    - *Brick System, Quantity of Kalwall Windows, Reduction in Concrete Foundation Wall Thickness*

# COST CONTROL MEASURES

- Evaluate Ways to Deliver the Design for Less Cost
  - **Reduce Kitchen Equipment Costs**
  - **Cost Effective Lighting**





















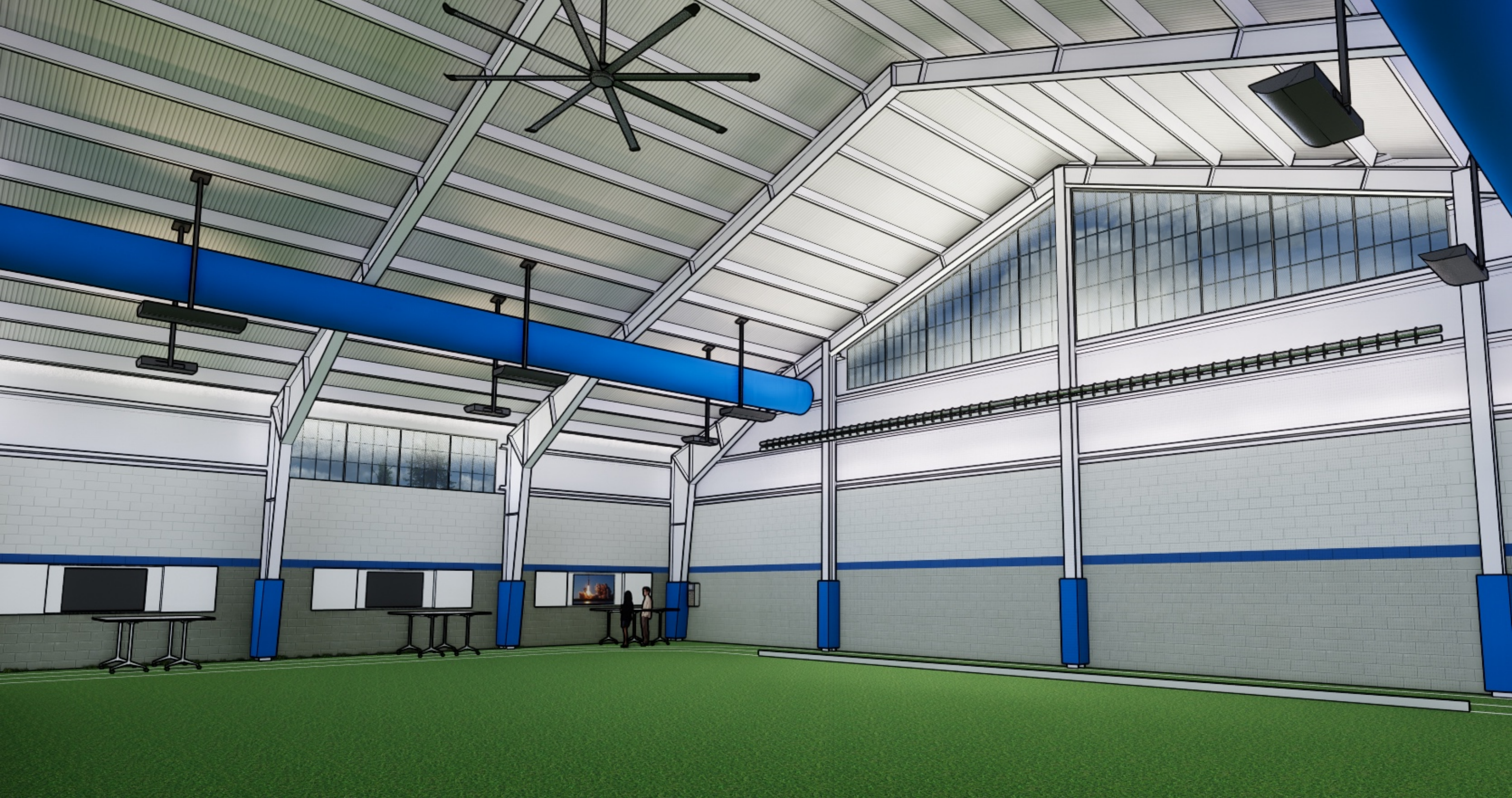






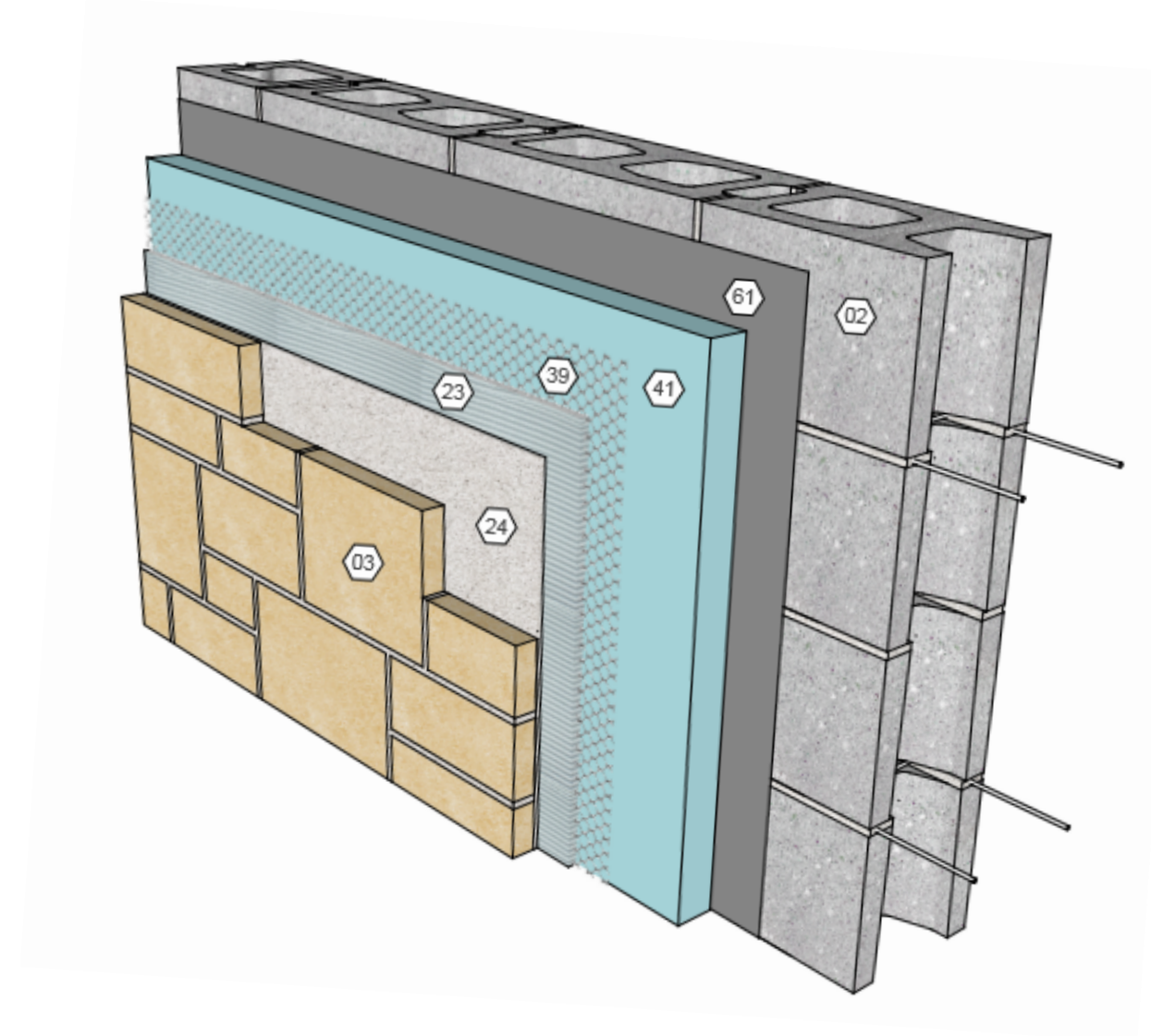
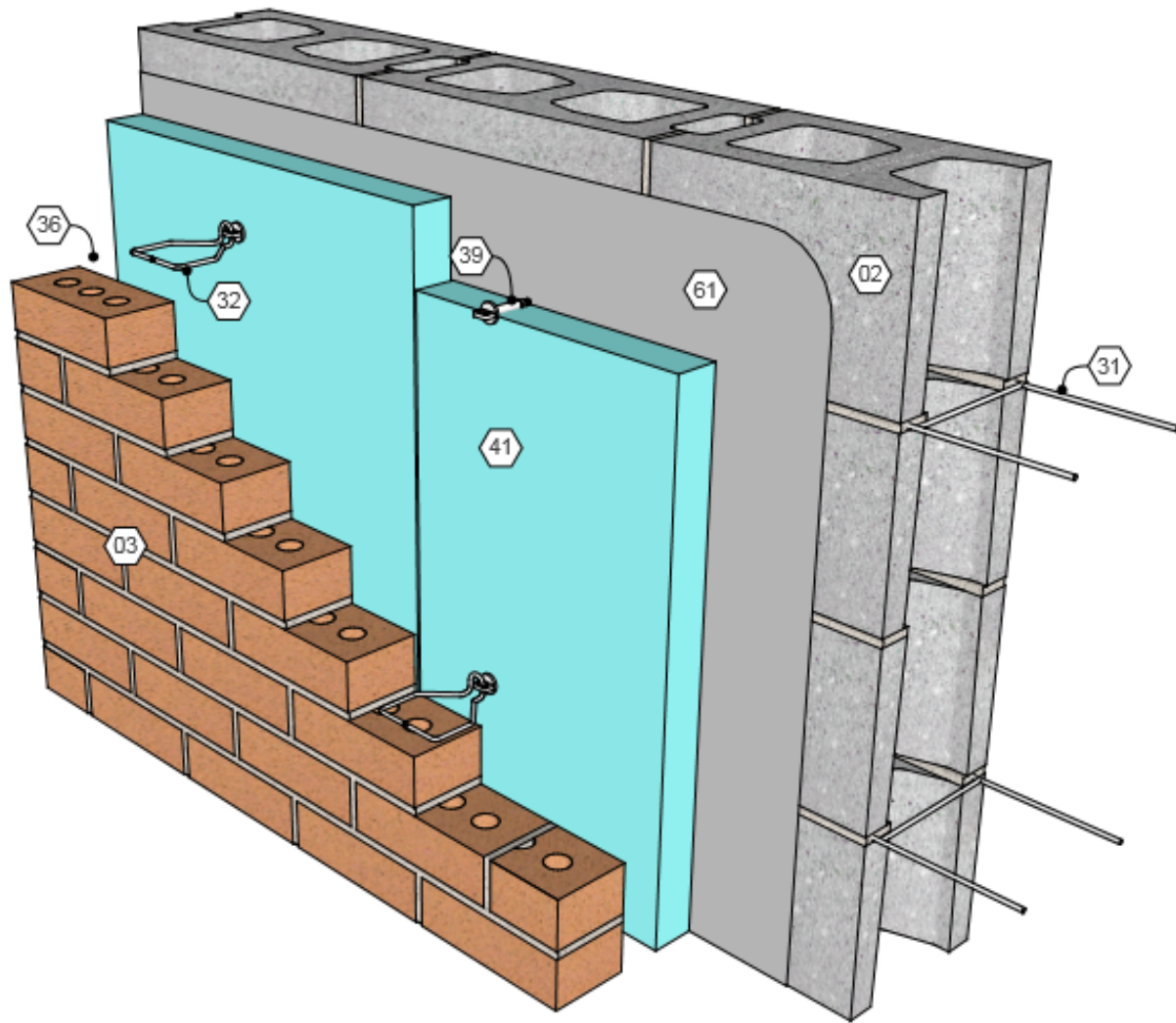








# EXTERIOR WALL DETAILS



# COST CONTROL MEASURES

- Consider **Bid Alternates** to Maximize what can be Awarded
  - ES Auditorium Stage Refinishes & Flooring
  - MS Central Spaces
  - Wellness Center Physical Education Equipment

# NEXT STEPS

- **Complete the SED Approval Process**
- **Finalize the Construction Documents**
- **Contact Contractors**
- **Proceed Through Bidding**





listen

imagine

build