



Capital Project Update Board of Education Meeting

April 27, 2021

DRAFT



Background Information

- Capital project of \$18,867,642 approved by voters on May 21, 2019
- Scope of work proposed includes
 - Addressing aging facility infrastructure needs
 - HVAC upgrades, repairs and replacement
 - Paving/sidewalk projects
 - Safety and security improvements
 - Modernizing academic spaces to support collaborative learning, instructional needs and increased and new technology
 - Addressing storage needs
- Project divided into two phases



Phase 1 Projects

- Dows Lane boiler - Completed September 2020
- Middle School/CMS renovations - Awarded and work has begun for completion in Summer 2021
 - Campus enclosures, IMS vestibule upgrade, science rooms, music room casework, new bleachers/pressbox
- New Campus Learning Pavilion - Awarded and construction in progress
 - Space for outdoor classroom, athletic equipment storage/Trainer/Concession/Outdoor Bathroom
- Dows Lane renovations - Awarded and work has begun for completion in Summer 2021
 - Library roof, gym AC and flooring, new vestibules, outdoor bathroom, parking lot paving, *basketball court paving*
- District-wide projects - SED Approval received late March 2021
 - LED lighting and card access doors

Phase 1 was originally scheduled for construction in Summer 2020. However, due to COVID shutdowns, SED approvals did not come in time to bid this work to meet this timeline. *Item in italics was not awarded at this time but is included in the cost estimate presented on the next slides.*



Phase 1 Costs/Bids

Project	Cost/Bid/ Estimate*	Contingency Allowance in Bid/Estimate
Dows Boiler	\$820,036	
Middle School/CMS Renovations/ Campus Learning Pavilion	\$4,288,632	\$125,000
Dows Lane Renovations/Outdoor Restroom (paving of basketball court and District office outdoor steps in estimates, (approximately \$62,525) but not awarded	\$2,051,934	\$82,000
District Wide Lighting/Card Access	\$1,231,845	
Total Phase 1	\$8,392,067	\$207,000

***Cost** - if complete, **Bid** - if already received bids, **Estimate** - if still in design stage

Bid figures contain allowances for change orders - may or may not be fully used.



Phase 1 Construction Progress

[Irvington UFSD MS March-April 2021 Report.pptx](#)





Phase 2 Projects

- Facilities storage building (MS/HS Campus)
- High School/Library Gym Arts Building (LGA)
 - New entrance and vestibule, univents, Maher Gym AC, art room casework, *girl's bathroom upgrade*, library/media center renovation
- Theater Gym Building
 - Campus Gym AC, Theater carpeting
- Main Street School renovations
 - PLTW/STEM classroom and computer lab updates, Gym AC, paint bell tower, *enclose walkway to gym*
- Dows Innovation Suite
 - Library and computer rooms renovation (creating PLTW/STEM labs)

Phase 2 is scheduled for construction in Summer 2022. Currently at the 60% design stage and estimating costs. Expect SED submission by April 2021 for fall bidding. *Items in italics are not included in the cost estimate presented on the next slides.*



The Design Process & Project Cost Estimates

Design process includes cost estimating at 30%, 60% and 90% design phases.

Where are we relative to capital project budget?

- Value Engineering/Design Modifications
 - Look for materials with same functionality but lower cost
 - Efficiency of design to reduce costs
- Bid Alternates/Use of Other Purchasing Sources
 - Seek outside bids (using state contracts/purchasing cooperatives) to compare pricing; reduces contractor overhead
 - Provides flexibility for awarding bids based on allowable budget
- Modification of Project Scale
 - Hold off on certain aspects of project until funding picture is solid
 - Current examples include Shed and paving basketball court at Dows



Phase 2 Estimates - Still in Design

Project	Pre-Bond Projection	Jan 2021 Estimate	60 % Estimate	60% (Over) Under Projection	Contingency Allowance in Estimate
Facilities Storage Building	\$937,650	\$781,950	\$920,698	\$16,952	\$48,852
High School/LGA Renovations	\$6,321,009	\$6,455,140	\$6,827,632	(\$506,624)	\$332,507
Theater Gym Building <ul style="list-style-type: none"> Initial projection had incorrect square footage for the campus gym resulting in under estimation of budget 	\$580,119	\$810,653	\$818,694	(\$238,575)	\$44,088
Main Street School Renovations <ul style="list-style-type: none"> Walkway included in PreBond Projection but not in estimate - approximately \$283,000 	\$2,100,885	\$1,361,511	\$1,185,478	\$915,407	\$56,029
Dows Innovation Suite	\$1,038,211	\$1,147,224	\$1,076,753	(\$38,542)	\$42,654
Total Phase 2	\$10,977,875	\$10,556,479	\$10,829,255	\$148,619	\$524,130



Phase 2 Project Considerations

Address HVAC issues in Campus Library - not included in original scope

- Replace entire LGA system and put in a variable air volume system with individual controls
 - Approximate cost: \$806,000
- Create a hybrid system of variable controls for closed spaces within library utilizing existing system and ductwork and adding split system pumps
 - Approximate cost: \$250,000



Phase 2 Project Considerations

High School Entry Design

- H2M Architects provided original sketch of entry vision
- Civil engineering review and full design results in substantial cost to increase elevation
- H2M provided options to lower cost by maintaining some of the grade and steps
- New design protects integrity of vision to re-establish the High School entry as the main entry
- Probable cost savings of \$200,000 - \$250,000





Total Project Estimates To Date

	Pre-Bond Projection	Estimate	(Over) Under Projection	Contingency Allowance in Estimate
Total Capital Project Jan 2021	\$18,867,642	\$19,082,631	(\$256,990)	\$1,002,545
Total Capital Project April 2021	\$18,867,642	\$19,221,323	(\$353,681)	\$731,130
Project with AC alternate in High School Library	\$18,867,642	\$19,513,823	(\$646,181)	\$748,630
Project with AC alternate and revised High School Entrance	\$18,867,642	\$19,250,573	(\$382,931)	\$732,880



Factors to Consider

- Will complete Phase 1 construction by September 2021 prior to Phase 2 bids
- Unused contingency funds from Phase 1 returned to budget for Phase 2
- Board can integrate budgetary funds to supplement project expenses and still receive building aid
- Borrowing costs will likely be lower than estimated due to low interest rate environment which may provide additional funds (2022-23 Budget) to support capital project budget



Current Planning Considerations

- Hold off paving of basketball court at Dows Lane until total project expenses (Phase 1 & Phase 2) are known
 - Paving alternate \$62,525
- Hold off on Card Key Access Project until after Phase 2 bidding is complete
 - Project can be completed during school year
 - Projected cost of \$257,995, not including soft costs
- Identify components of Phase 2 projects to be “alternate bids”
 - MSS Walkway is currently not reflected in estimates due to anticipated cost and possible future theater work : Projected cost of \$283,340
- Hold off on awarding Facilities Building project if bids come in over budget



Next steps - Phase 2

- H2M Architects submitting plans to SED now for all Phase 2 projects
 - Early May for High School project
- Triton Construction to work on 90% cost estimate - mid June
- Review 90% cost estimates to budget and make any final value engineering decisions
- Submit addendums to SED if necessary
- Work on bid packages during SED approval time
 - Determine which portions of the project can be bid as alternates
- Publicize bids for October/November timeframe
- Evaluate bids relative to total capital project budget to determine what can be awarded/completed



If you have a question, please type it in the Q & A when prompted



Thank you!

The logo of the Irvington Union Free School District is a circular seal. It features the word "IRVINGTON" at the top and "UNION FREE SCHOOL DISTRICT" at the bottom. In the center is a large, stylized letter "I". Below the "I" is the Latin motto "PER ASPERA AD ASTRA".

Every Student, Every Day!