

The background features a large, faded green circular seal. The seal contains the text "IRVINGTON" at the top, "NEW YORK" in the center, and "UNION FREE SCHOOL DISTRICT" at the bottom. In the center of the seal is a stylized green letter "I".

# Capital Project Update Board of Education Meeting

January 7, 2021



# 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 broken out into two phases



# Phase 1 Projects

- Dows Lane Boiler - Completed September 2020
- Middle School/CMS Renovations
  - Campus enclosures, MS vestibule upgrade, science rooms, music room casework, new bleachers/pressbox
- New Campus Learning Pavilion
  - Space for outdoor classroom, athletic equipment storage/Trainer/Concession/Outdoor Bathroom
- Dows Lane Renovations
  - Library roof, gym AC and flooring, new vestibules, outdoor bathroom, parking lot paving, *basketball court paving*
- District-wide Projects
  - LED lighting and Card Access Doors, *facilities shed at Dows Lane*

Phase 1 originally scheduled for construction in Summer 2020. Due to COVID shutdowns, SED approvals did not come in time to bid this work to meet this timeline. Now scheduled for Spring/Summer 2021. Bids received for most work listed above. Items in italics will not be awarded at this time and not included in the cost estimate presented on the next slides.



# Phase 2 Projects

- Facilities Storage Building
- High School/Library Gym Arts Building (LGA)
  - New entrance and vestibule, univents, Maher Gym AC, art room casework, girl's bathroom upgrade, library renovation
- Theater Gym Building
  - Campus Gym AC, Theater carpeting
- Main Street School Renovations
  - Science room and computer lab updates, Gym AC, paint bell tower, *enclose walkway to gym*
- Dows Innovation Suite
  - Library and Computer rooms renovation

Phase 2 scheduled for construction in Summer 2022. Currently at 30-60% design and cost estimating. Expect SED submission by March 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 original projections (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 1 Costs/Bids

Project	Pre-Bond Projection	Cost/Bid/ Estimate*	(Over) Under Projection
Dows Boiler	\$798,000	\$820,839	(\$22,839)
Middle School/CMS Renovations/ Campus Learning Pavilion	\$3,776,485	\$4,312,568	(\$536,084)
Dows Lane Renovations/Outdoor Restroom (paving of basketball court and District office outdoor steps in pre-bond projection, but not in estimate, approximately \$96,340)	\$1,944,952	\$2,076,448	(\$131,496)
District Wide Lighting/Card Access (shed in pre-bond projection, but not in estimate - approximately \$103,000)	\$1,328,331	\$1,316,607	\$12,033

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



# Phase 2 Estimates - Still in Design

Project	Pre-Bond Projection	Estimate	(Over) Under Projection
Facilities Storage Building	\$937,650	\$781,950	\$155,700
High School/LGA Renovations	\$6,321,009	\$6,455,140	(\$134,131)
Theater Gym Building	\$580,119	\$810,653	(\$230,534)
Main Street School Renovations (Walkway included in PreBond Projection but not in estimate - approximately \$268,000)	\$2,110,885	\$1,361,511	\$739,374
Dows Innovation Suite	\$1,038,211	\$1,147,224	(\$109,013)



# Total Project Estimates To Date

	<b>Pre-Bond Projection</b>	<b>Estimate</b>	<b>(Over) Under Projection</b>
<b>Total Capital Project</b>	\$18,867,642	\$19,082,631	(\$256,990)

- Phase 1 includes allowances of \$207,000 - may or may not be needed
- Phase 2 estimates includes construction contingency of \$397,120
- Will complete Phase 1 construction by September 2021 prior to Phase 2 bids
- 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 to support project budget





# Current & Future Decisions

## Current

- Recommend awarding Phase 1 to low bidders on January 12th
- Monitor Phase 1 costs closely - change orders versus allowances
- Hold off on shed and paving of basketball court at Dows Lane until total project expenses (Phase 1 & Phase 2) are known

## Future

- Continue to look at Phase 2 designs for savings - currently at 60% design stage and cost estimating.
  - Plans not at SED yet for approval
- Make parts of projects “alternates”
  - Example - MSS Walkway which is currently not reflected in estimate due to estimated cost over budget
- Make adjustments to projects as needed - maintain focus on quality and safety



# Bid Process

- Upon SED approval of design plans, bid documents are prepared and published by H2M Architects
- Bids are advertised in the newspaper and through REVPLANS
  - Rev is a bidding document repository to place design plans (bid specs) and manage bids
- Conduct a contractor walkthrough during the bid preparation period
  - Led by Triton Construction and H2M
- Open bids in public - facilitated via Zoom
- Low Bidders - vetting process led by Triton/H2M
  - Bid specifications met? Insurance, bond, OSHA certifications, etc.
  - Review of scope with low bidder
  - Reference checks
- Recommendation to award/reject bid presented to B&G committee including which alternates to award
  - Must award to low bidder unless lawful disqualifying reason can be substantiated
  - May reject all bids and start over



# Recommendation of Bid Awards

Contract	Dows	Total Bids Received	Middle School/Campus Learning Pavillion	Total Bids Received
<b>G - General Construction</b>	Grace Contracting	6	Bertussi Contracting	6
<b>C- Site Work</b>	Derosa Sports	11	Landtek Group	4
<b>H - HVAC</b>	ACS Systems	6	ACS Systems	6
<b>P - Plumbing</b>	TWP Plumbing	5	Southeast Plumbing	6
<b>E - Electrical</b>	Healy Electric	4	Healy Electric	5



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



**Thank you!**

The logo of Irvington Union Free School District is a circular seal. It features a large, stylized letter 'I' in the center. The word 'IRVINGTON' is written in an arc across the top of the seal, and 'UNION FREE SCHOOL DISTRICT' is written in an arc across the bottom. Below the 'I', the Latin motto 'PER ASPERA AD ASTRA' is inscribed.

**Every Student, Every Day!**