

**PRE-CONSTRUCTION UPDATE TO THE
BOARD OF EDUCATION**

February 2018

GERMANTOWN CENTRAL SCHOOL DISTRICT: CAPITAL PROJECTS



PROJECT TEAM

the Palombo Group

**SAMMEL
ARCHITECTURE**



**DISTRIBUTION LIST: Board of Education, Susan Brown, Sammel Architecture,
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ARCHITECTURE**

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Agenda



- Review State Education Approval Status / Bidding of Work
- Review Project Scope
- Revisit Pre-Construction Process
- Review potential Prime Contracts
- Review Project Schedule & Phasing of Work
- Review Site Staging / Logistics
- “Important things to Remember”
- Q & A

State Education Department Approval Status / Bidding of Work



- Plans are still under review at SED.
- Estimated Bidding schedule could be as follows:
 - Out to bid: *May 14th to June 15th*
 - Contractor Qualifications: *June 18st to June 25th*
 - BOE Recommendation / Award of Contracts: *June 27th*
 - Kickoff Meeting with Contractors: *July 9th*



Main Project Scopes of Work



- Site Work
 - New Sewer Line
 - New Parking and Bus Circulation
 - Reestablishment of existing baseball and softball fields
 - New Fire Circulation Loop
- Additions
 - Auditorium / Music Room Addition
 - Bathroom Addition Alternate
- Renovations
 - Sink and Countertop Replacements
 - New Secure entry area
 - Kitchen upgrades
 - OT / PT at existing Stage – temporary move
 - Locker room renovations
 - Fitness Center renovations
 - New Mechanical Upgrades required to support the addition

Review of Pre-Construction Process



- Prepare cost estimate
- Prepare Site Logistics plan
- Prepare Phasing Plans
- Prepare Milestone Schedule
- Prepare "Front End" specifications
 - Bid Forms
 - General Conditions / Contracts
 - Scope of work / Milestone Schedule
 - Alternates
 - Allowances / Unit Prices
 - Temporary Facilities

Potential Prime Contracts



- SITE CONSTRUCTION WORK – (PUBLIC BID)
- GENERAL CONSTRUCTION WORK – (PUBLIC BID)
- PLUMBING WORK – (PUBLIC BID)
- HVAC – MECHANICAL WORK – (PUBLIC BID)
- ELECTRICAL WORK – (PUBLIC BID)
- HAZARDOUS MATERIAL WORK – (PUBLIC BID)
- KITCHEN EQUIPMENT – (PUBLIC BID)
- THEATER SEATING & STAGE EQUIPMENT – (PUBLIC BID / STATE CONTRACT)
- TELEPHONE SYSTEMS / PA – (POTENTIALLY STATE CONTRACT)

Project Schedule and Phased Work



- **Site Work**

- Sewer Line
- New Parking and Bus Circulation
- Baseball and Softball field Renovations
- New Fire Circulation Loop

- **Additions**

- Auditorium / Music Room Addition
- Bathroom Addition Alternate

- **Renovations**

- Hazardous Materials abatement
- Sink and Countertop Replacements
- New Secure entry area
- Kitchen upgrades
- Locker room renovations
- Fitness Center renovations
- Mechanical Upgrades

PHASED SCHEDULE

Summer 2019

Summer 2019

Summer / Fall 2018

Summer / Fall 2019

July 2018 to October 2019

July 2018 to October 2019

Summer 2018

Summer 2019

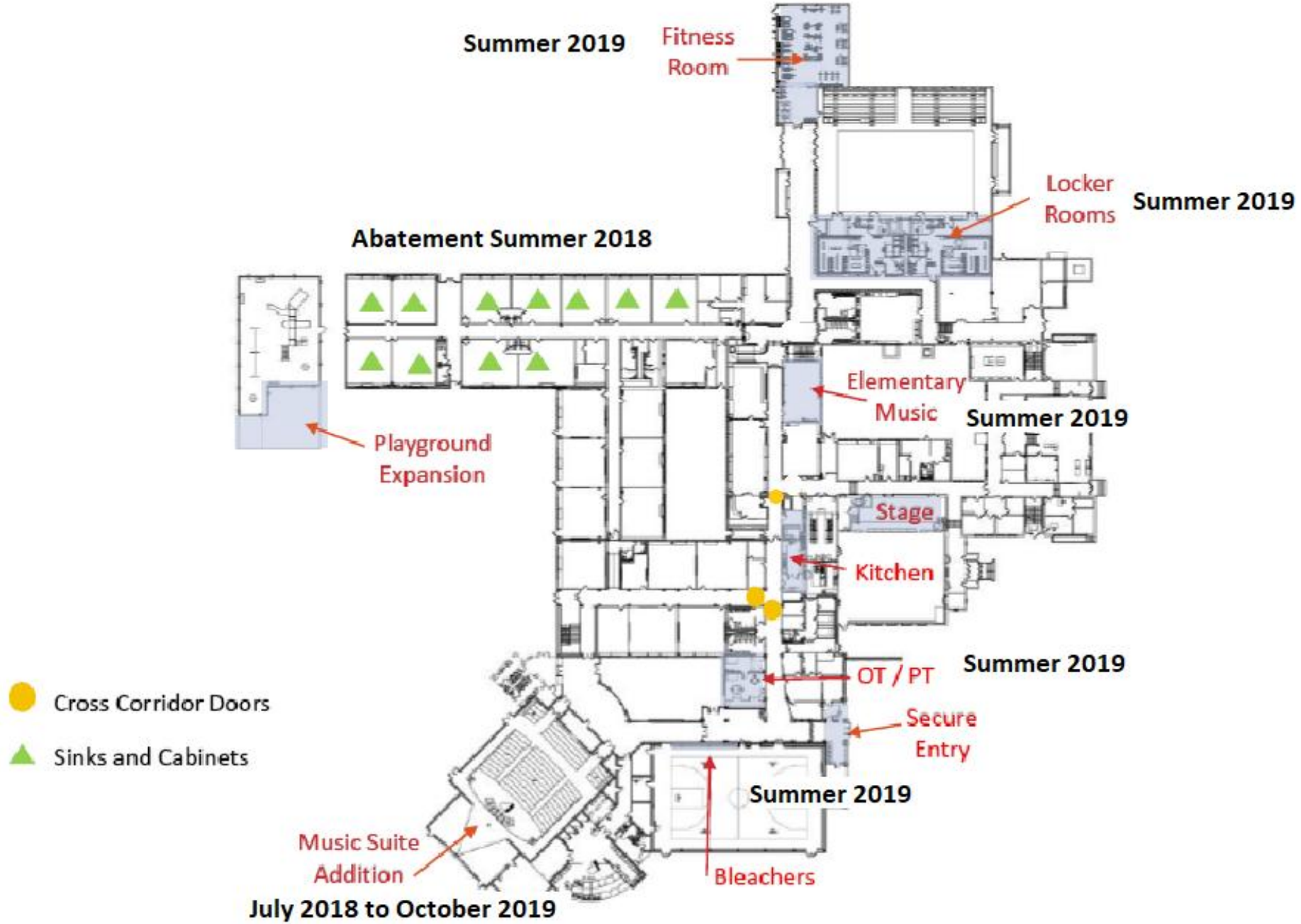
Summer 2019

Summer 2019

Summer 2019

Summer 2019

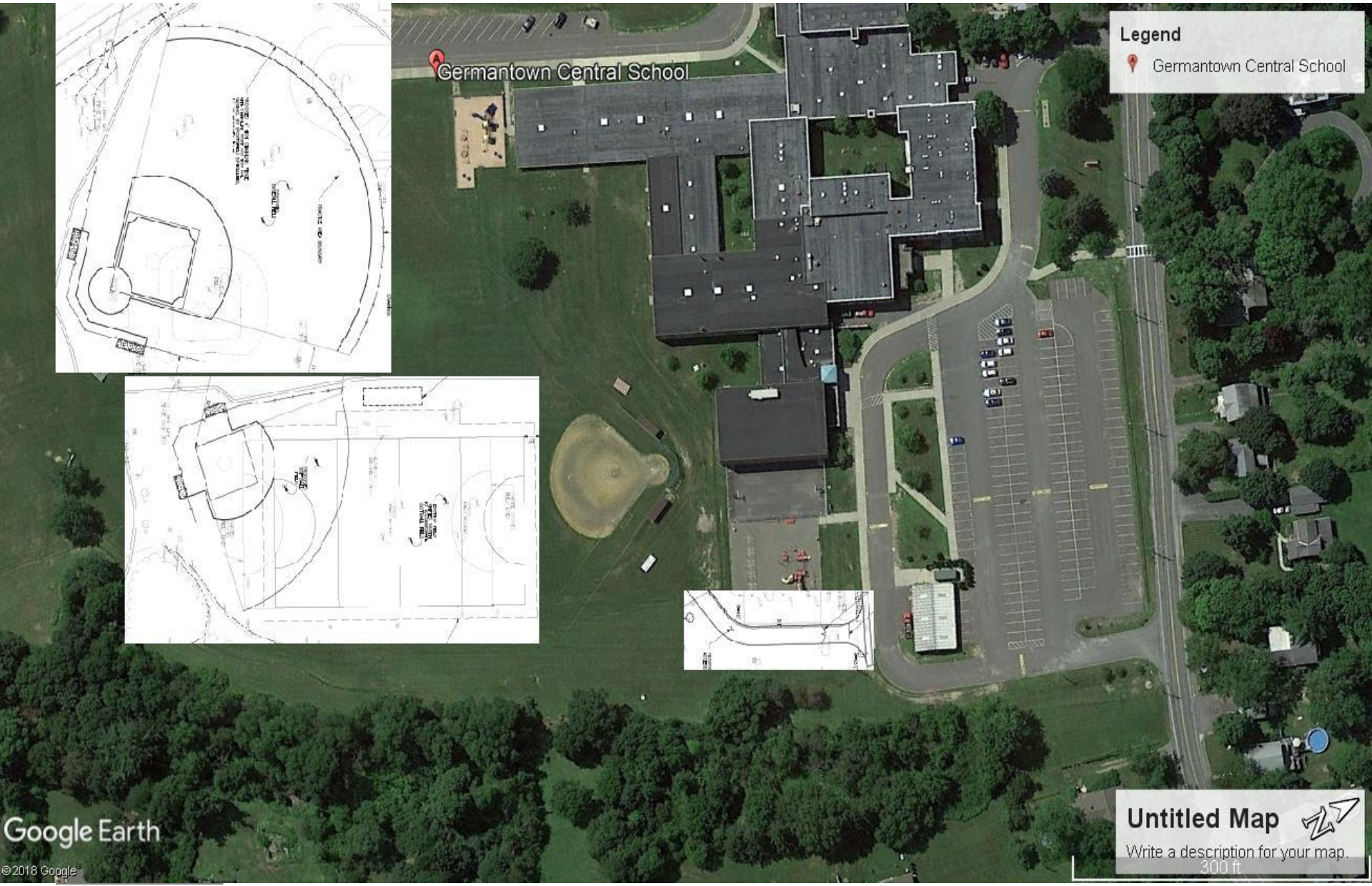
As required throughout the year



Review Phasing of Site Work – Summer / Fall 2019



Review Phasing of Site Work – Summer / Fall 2018

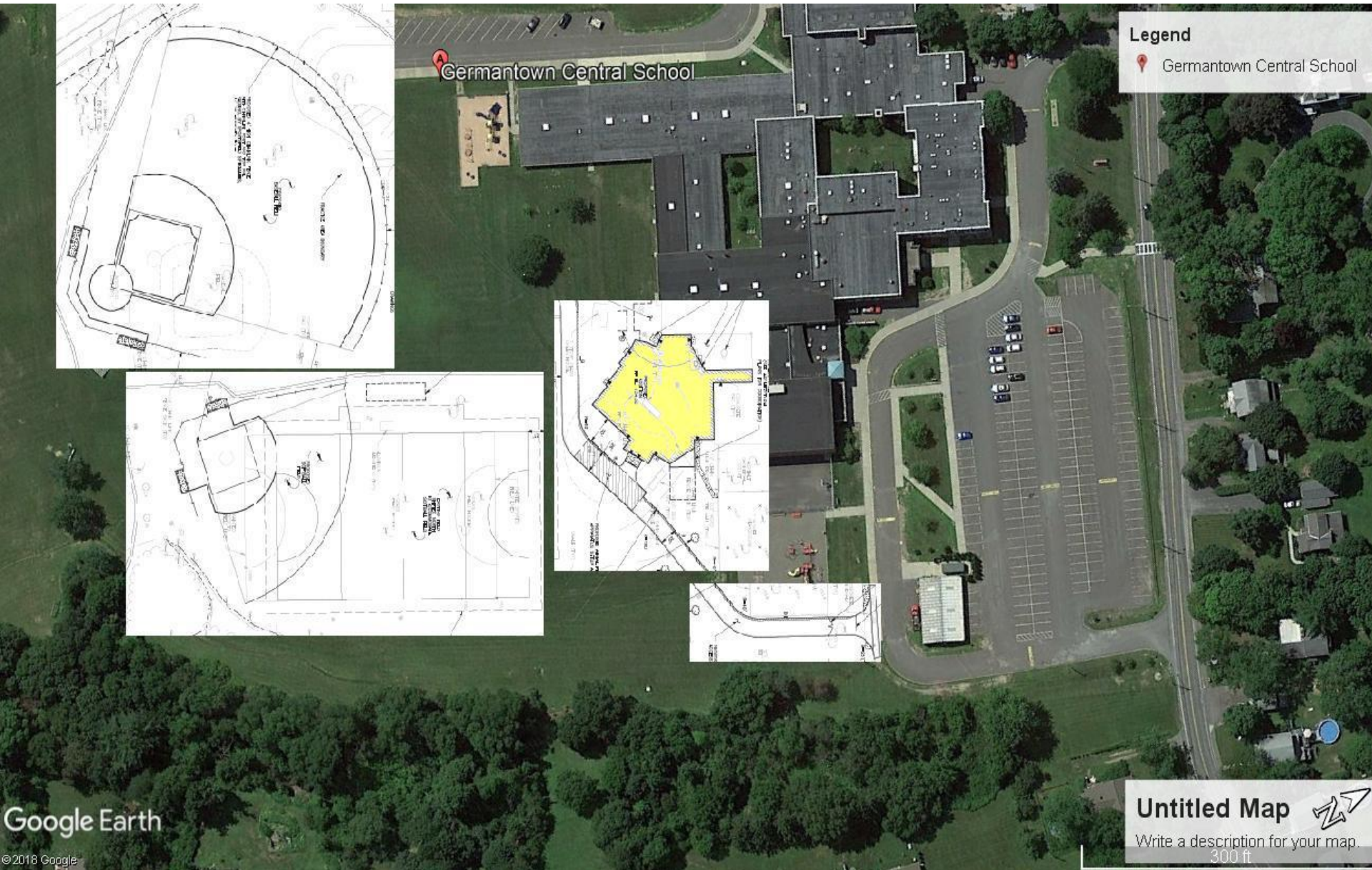


Legend
📍 Germantown Central School

Untitled Map ↗
Write a description for your map.
300 ft

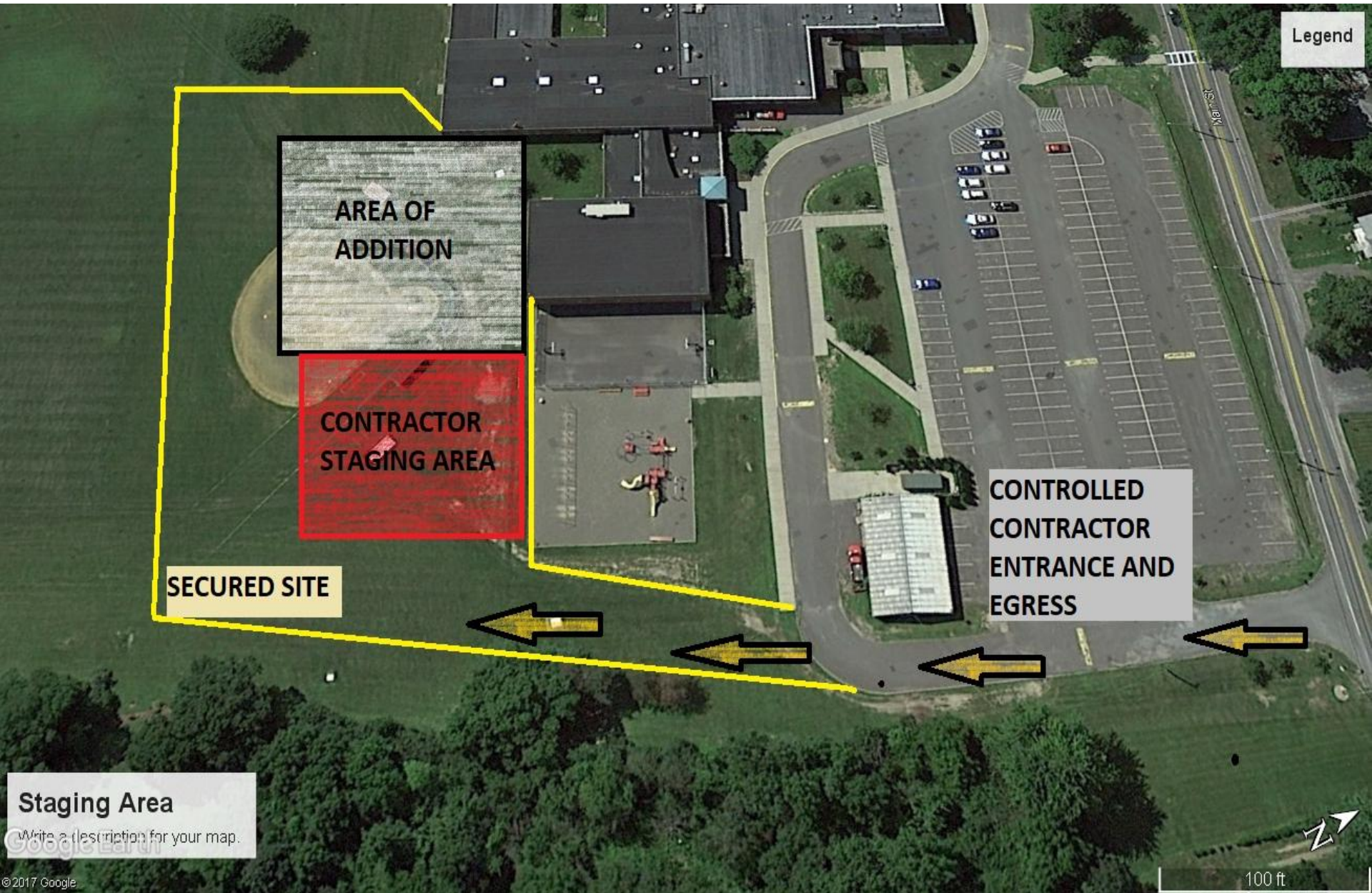
Google Earth
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Review Phasing of Work – June 2018 through Sept. 2019



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Site Containment / Site logistics – Secured throughout Construction Period





“Important Things to Remember”



- Students and Staff Safety is First Priority
- Construction workers and students / staff will be separated
- All Contractors are Required to Wear ID Badges
- Students and Staff will be Inconvenienced
- CM has Fulltime Supervision During Construction
- All Communications are through the Construction Manager



Q & A