

Germantown Central School District
Capital Project Update
Schematic Design Report

SAMMEL ARCHITECTURE PLLC

March 23, 2016

Germantown Central School District Capital Project Update

Work in Progress – March 2016

A. Meetings

Theater Committee

Columbia Green Community College Visit

- B. Continue to evaluate project cost
- C. Developing schedule for SED submission
- D. Discuss benefits of Construction / Project Manager
- E. Refining the shape and volume for sightlines and acoustics

Work Planned – April 2016

- A. Final Design Meetings with Theater Committee
- C. Meet with Sewer Department regarding connecting to trunk on 9G.
- D. Study Auditorium acoustical environment with Mechanical Engineers and Theater Consultants
- E. Detailed code study
- F. Develop 9G parking lot layout
- G. Meet with Annese & Associates to evaluate District IT Network for expansion to include new Phone and Building Access devices.

Design Phase

Architect

- The Primary Contact for District
- Assist District in defining project goals
- Design to achieve project goals
- Prepare cost estimate

Construction Manager

- Review drawings for efficiency and constructability
- Prepare cost estimate

Construction Document Phase

Architect

- Primary contact for District
- Prepare construction documents
- Prepare SED documents for permit
- Coordinate work of other consultants
- Prepare cost estimate

Construction Manager

- Prepare “Front end” specifications
- Prepare phasing plans
- Prepare site logistics plan
- Prepare cost estimate

Bidding and Negotiating

Architect

- Answer questions from Bidders
- Evaluate low bids for conformance with Bid Documents

Construction Manager

- Primary contact for District
- Generate bidders interest in the Project
- Investigate bidder's qualifications

Construction Administration

Architect

- Review product submittals
- Answer Requests for Information
- Weekly site visits to review work
- Assist CM with evaluating change orders

Construction Manager

- Primary contact for District
- Full site time on site observation
- Ensure work is in compliance with Contract
- Document progress – Daily Reports / Photo Journal
- Conduct weekly job meetings
- Monitor project costs and schedule
- Evaluate contractor's claims for validity
- Keep BOE current on Project

Project Close Out

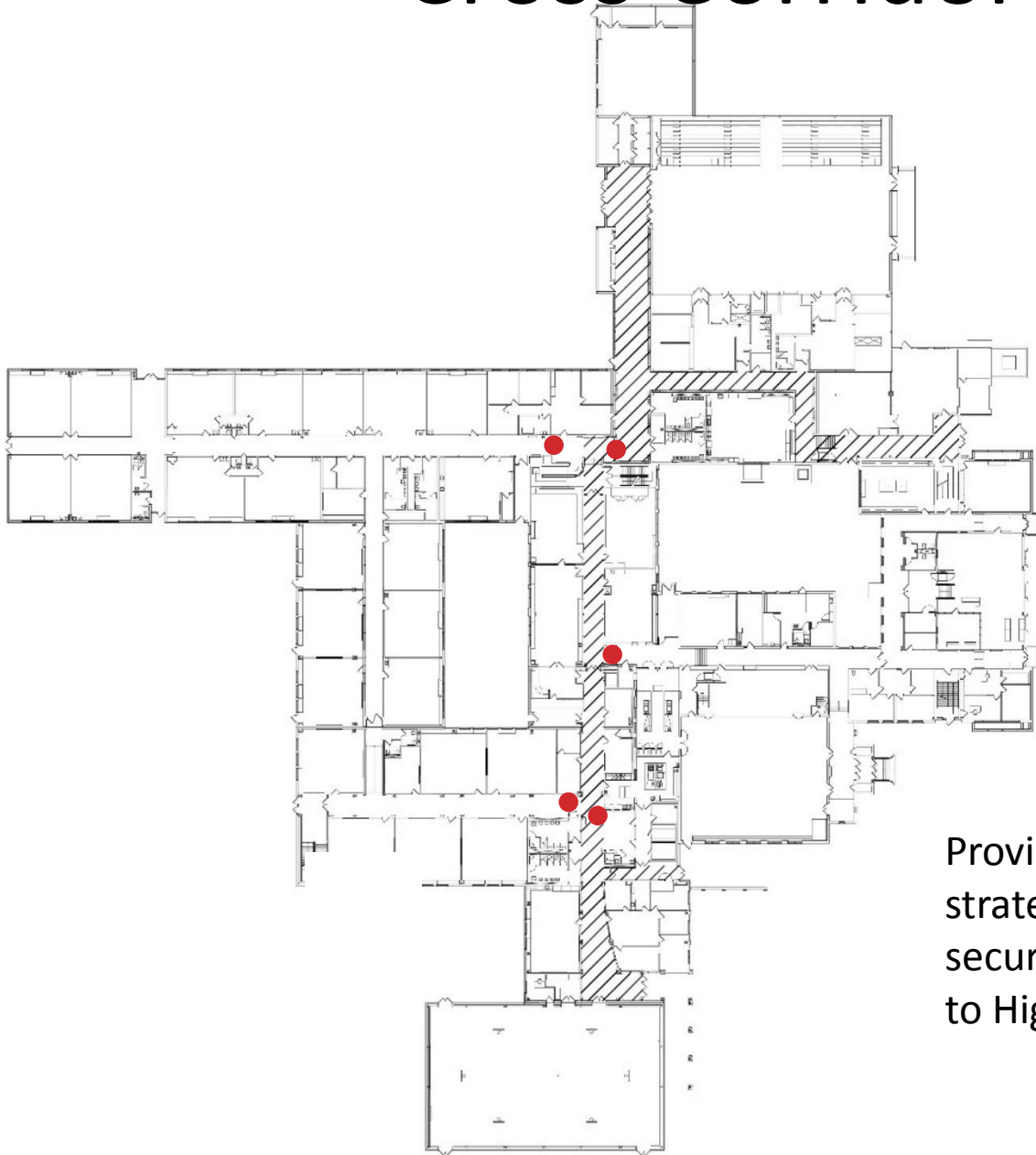
Architect

- Assist CM with punch-list and commissioning
- Prepare CSC for SED for Certificate of Occupancy

Construction Manager

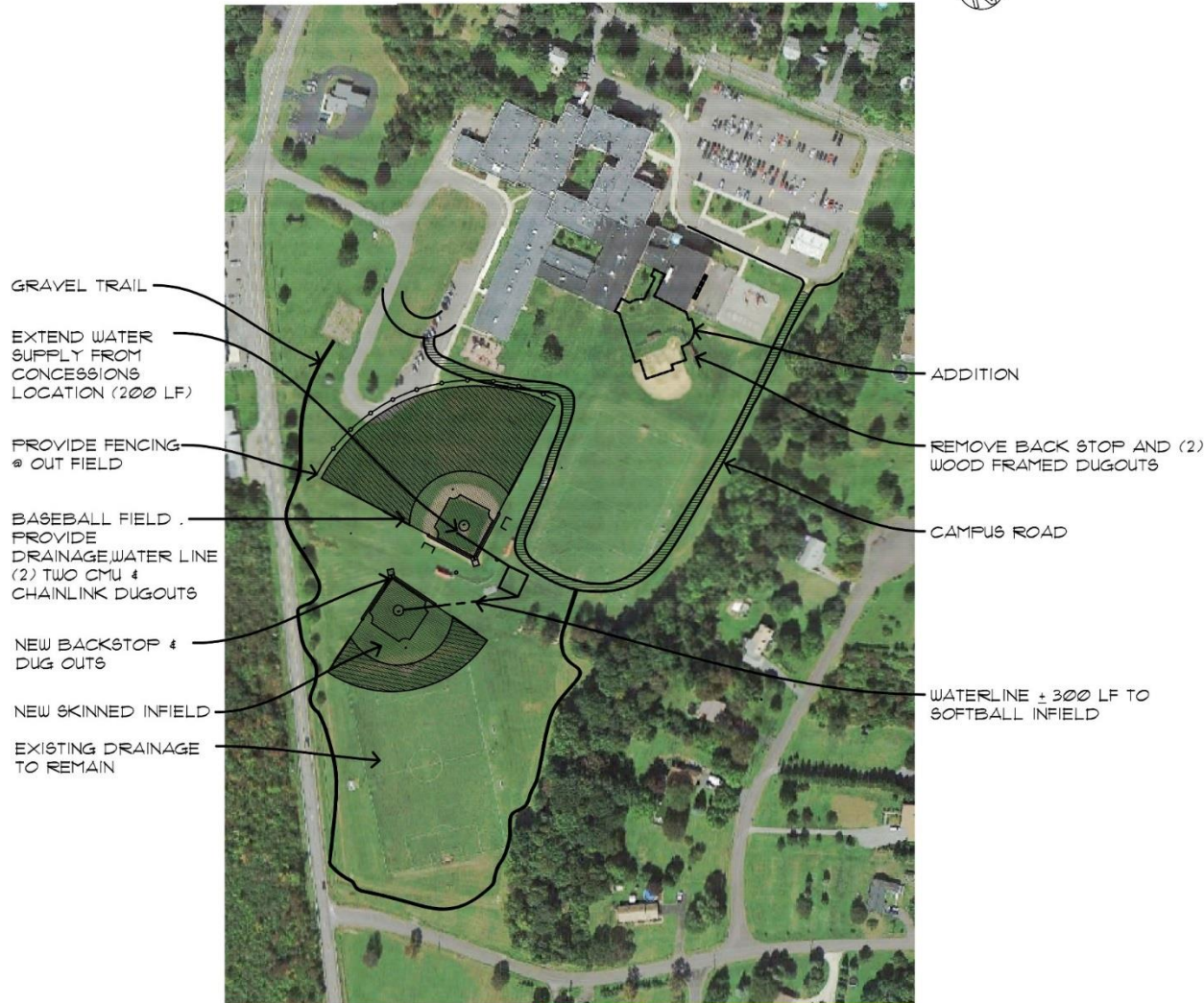
- Primary contact for District
- Coordinates and conducts punch-list walk through

Cross Corridor Doors



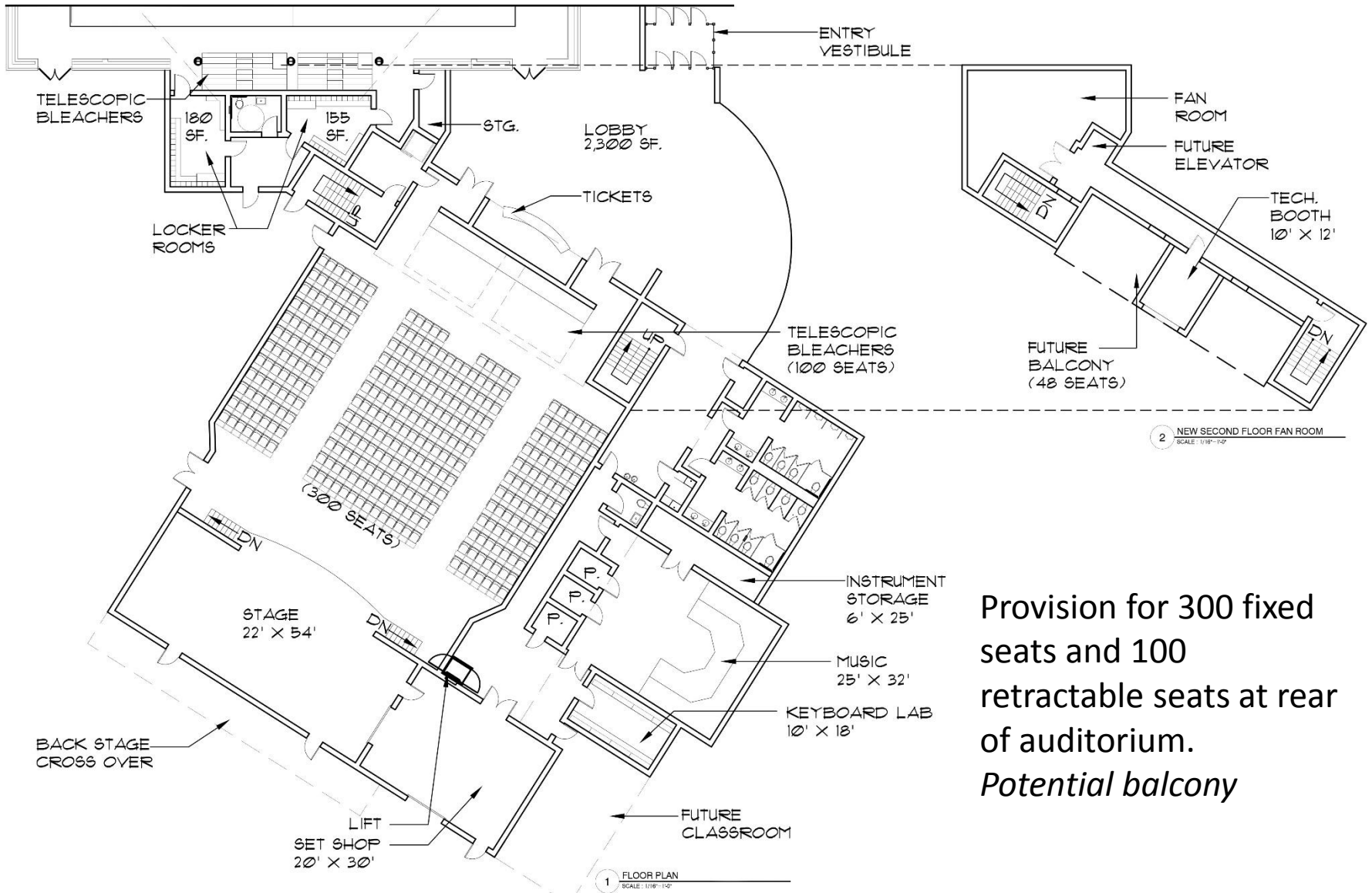
Provide Cross corridor at strategic locations providing a secure corridor from Main entry to High School Gym.

Campus Fields



By locating the Softball field aligned with the Soccer field grading and additional drainage will be minimized. This location will allow for the addition behind the school.

Scheme 1



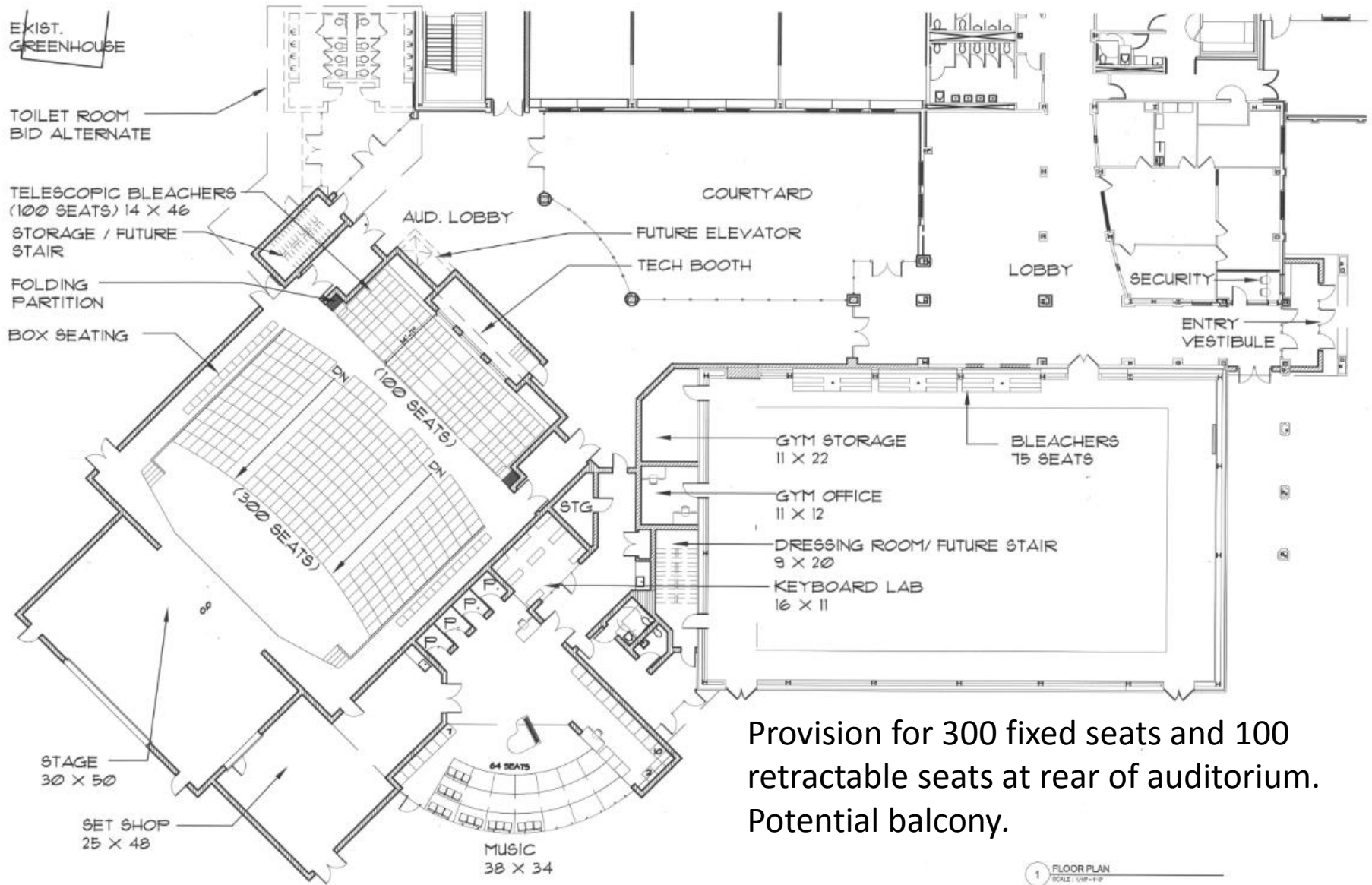
Provision for 300 fixed seats and 100 retractable seats at rear of auditorium.
Potential balcony

Scheme 1



Proposed Building Massing of Music Suite Addition on North Side

Scheme 2A

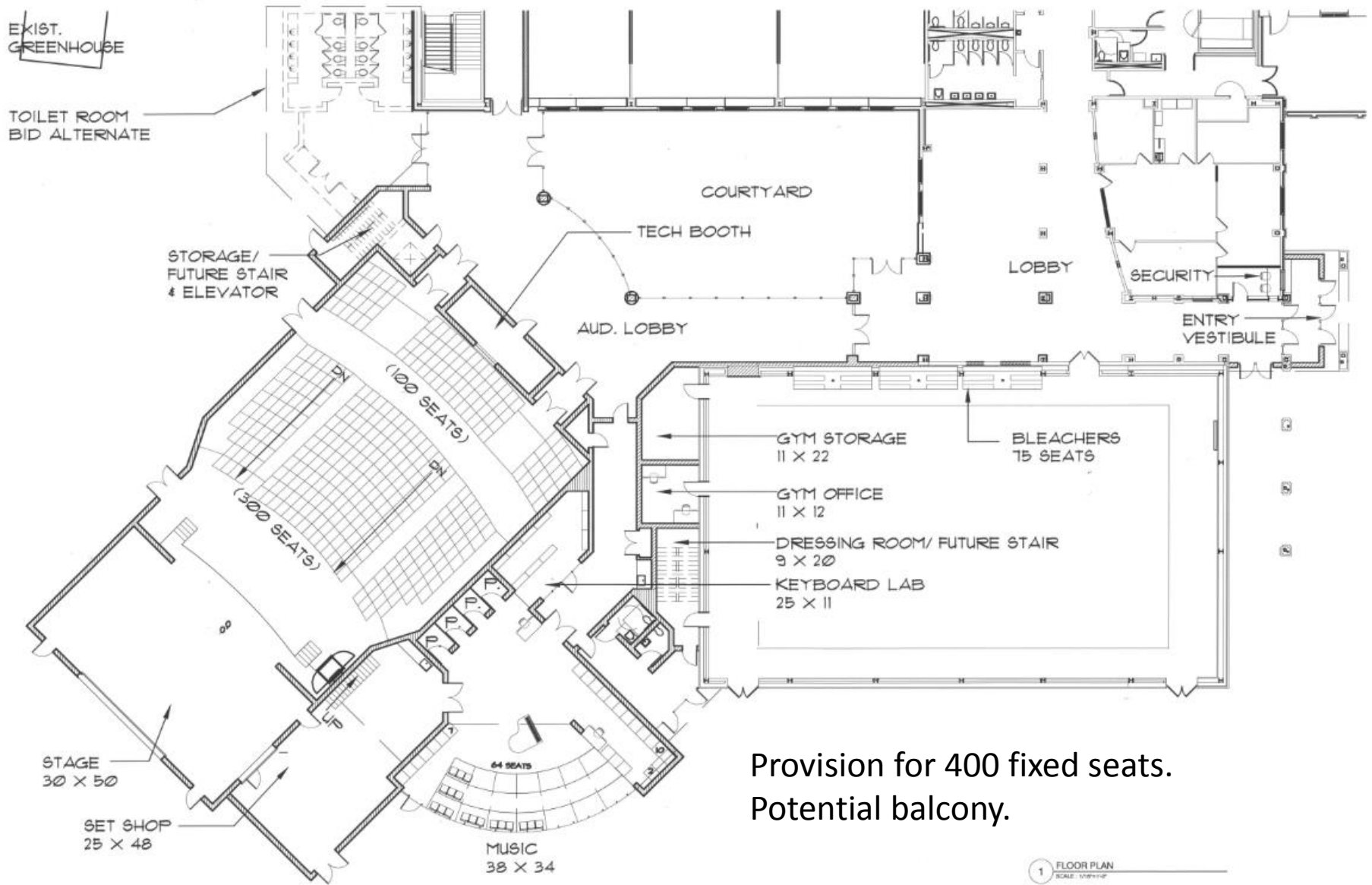


Provision for 300 fixed seats and 100 retractable seats at rear of auditorium. Potential balcony.

Box Seating Example

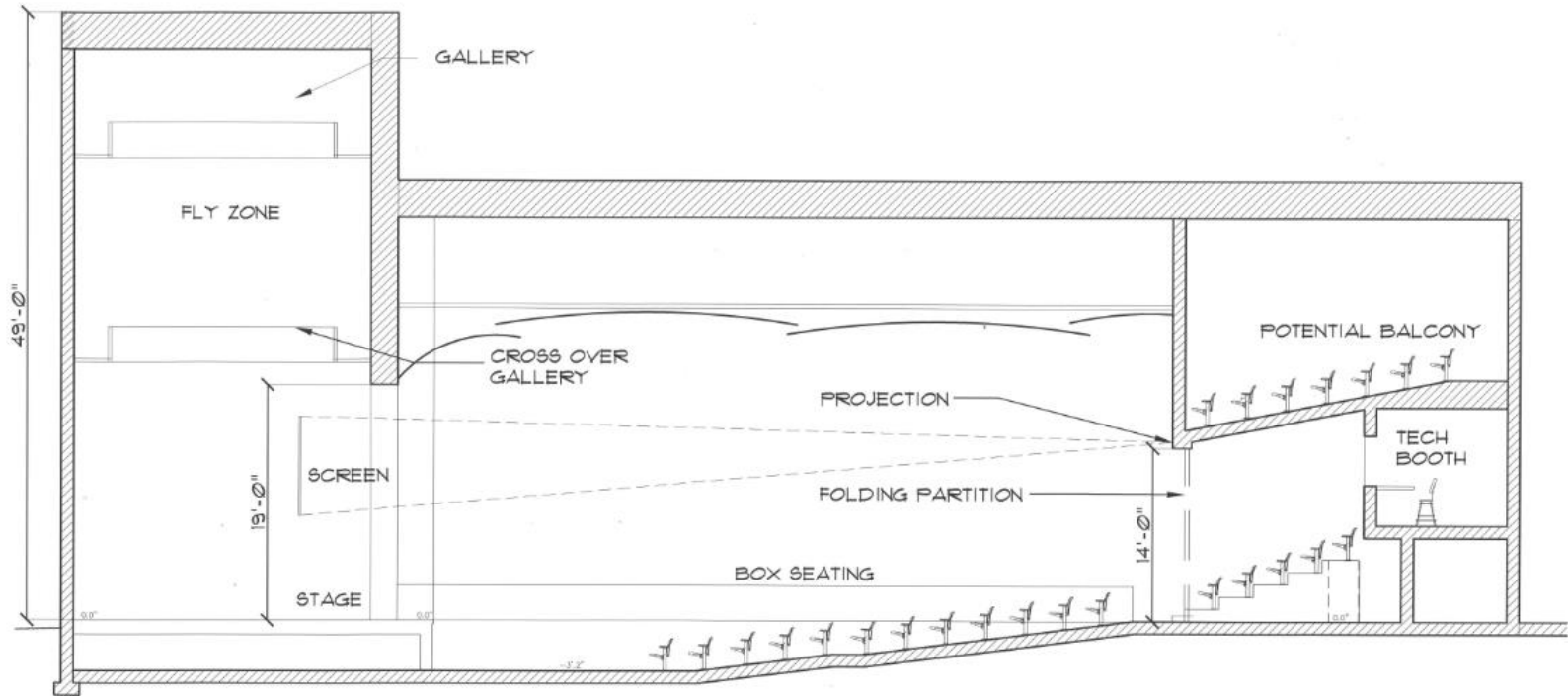


Scheme 2B



Provision for 400 fixed seats.
Potential balcony.

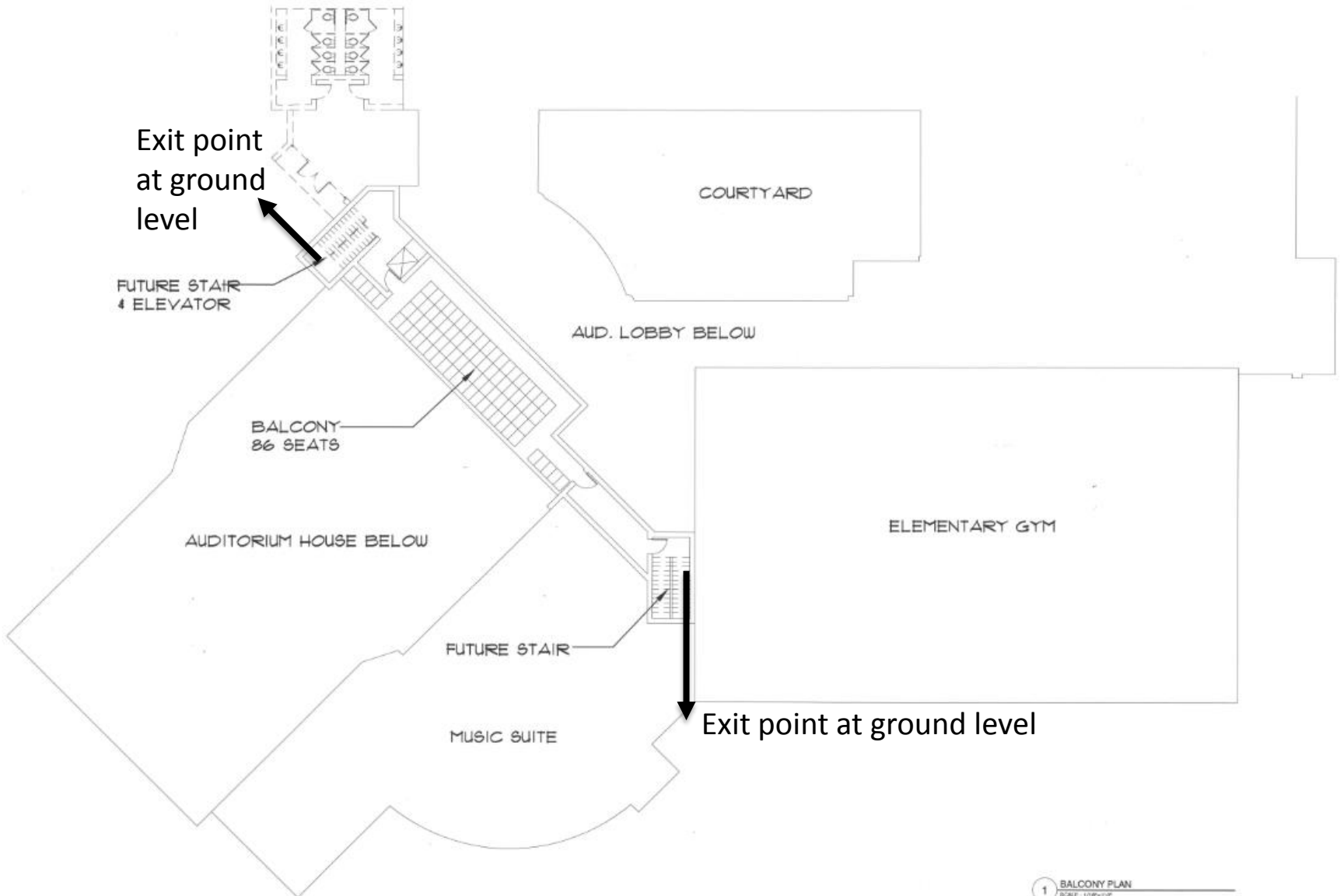
Section



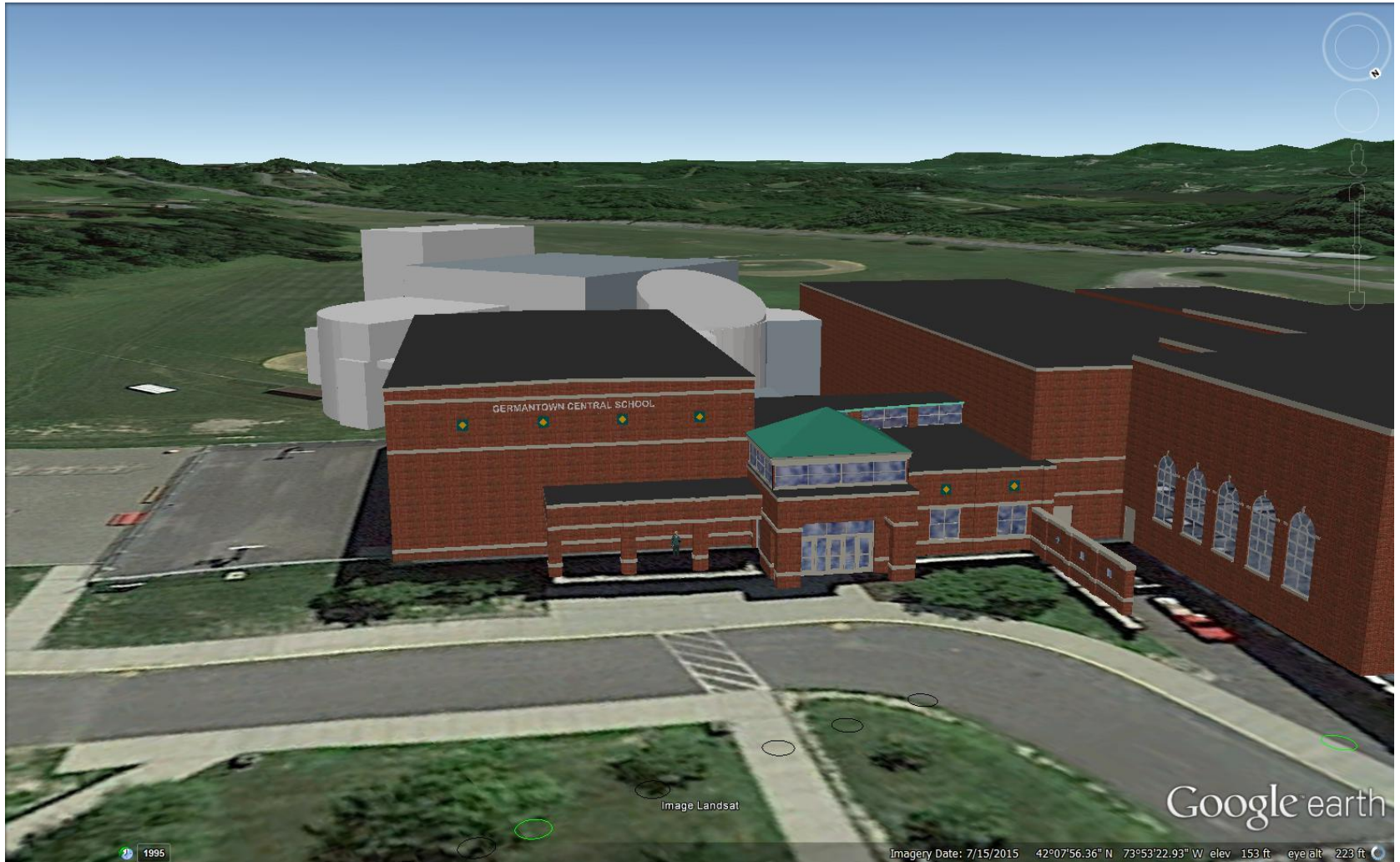
1 SECTION
SCALE 1/8" = 1'-0"

Balcony Exiting

Passage to exterior required

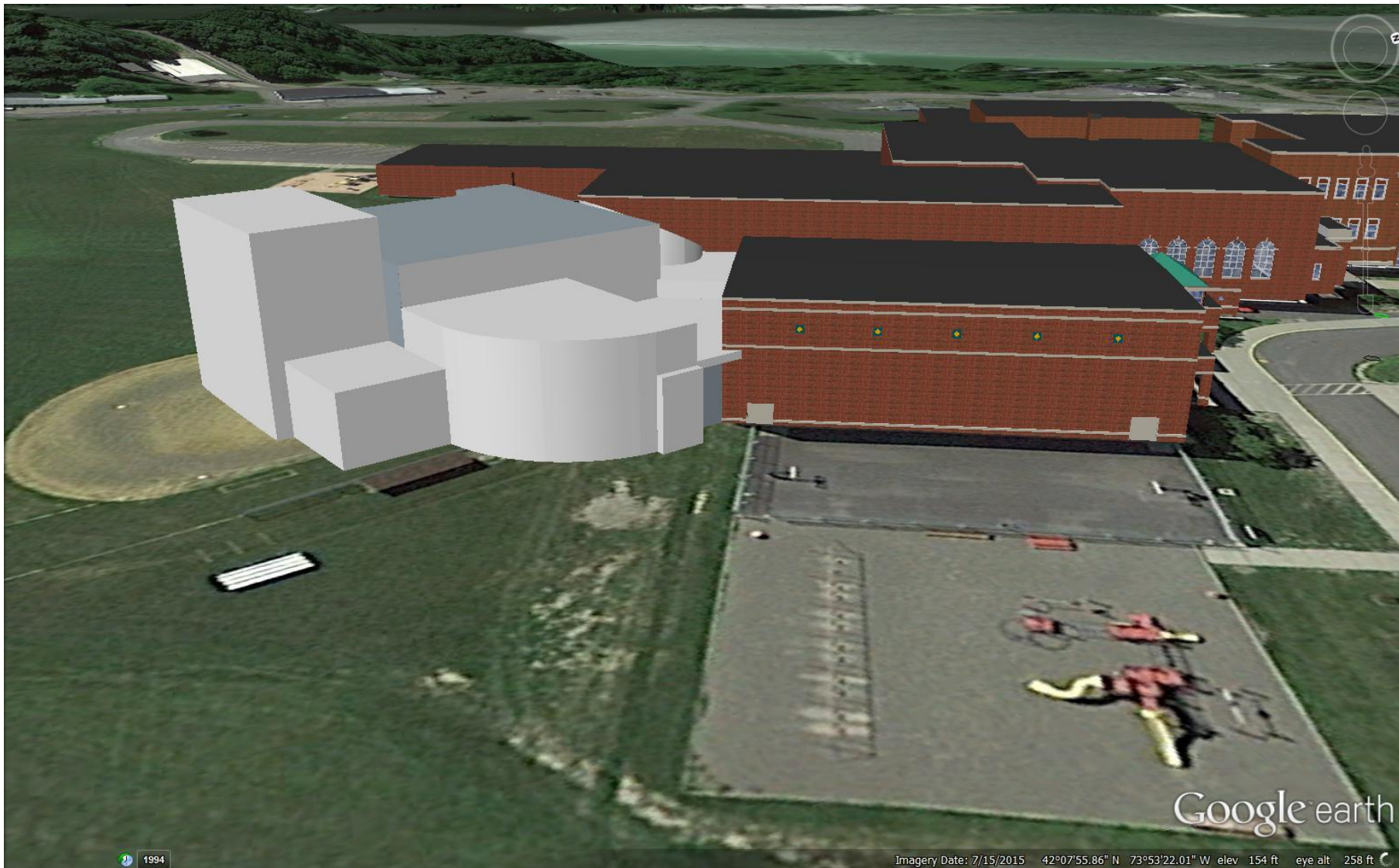


Scheme 2



Proposed Building Massing of Music Suite Addition on South Side

Scheme 2



Proposed Building Massing of Music Suite Addition on South Side

Scheme 2



Proposed Building Massing of Music Suite Addition on South Side

Questions?



