

Germantown Central School District  
Capital Project Update  
Project Update

SAMMEL ARCHITECTURE PLLC

June 22, 2016

# Germantown Central School District Capital Project Update

Work in Progress – June 2016

## Site:

Tectonic Engineering

Develop two athletic field layout options.

Layout for 44 car parking lot at 9G.

Sewer line design.

## Addition:

Theater Project Consultants

Develop shape, site lines, seating layout, and stage design.

Determine heat and electric loads guideline for OLA Engineering

Established budget for Audio Visual, lighting, rigging, drapery and acoustic requirements.

## Systems:

Annese Integrated Communication Systems

Budget

Equipment layout for Phones, PA, horns, video, and clocks.

# Germantown Central School District Capital Project Update

Work Planned – July 2016

Meet:

Theater Team for AV and lighting evaluation.  
Athletic Team for field placement evaluation.  
Sewer Department regarding connecting to trunk on 9G.

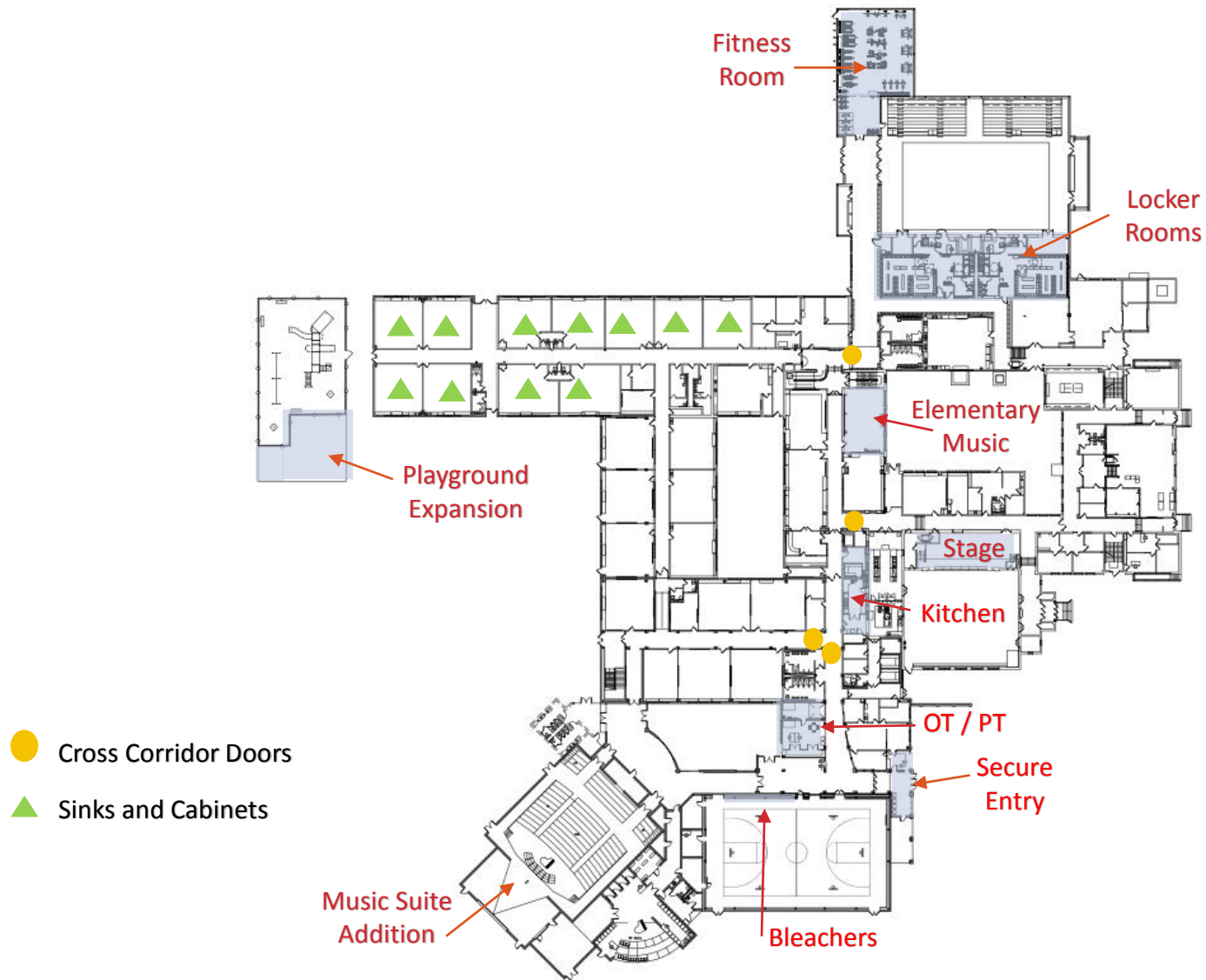
Develop:

Auditorium environment with OLA and TPC.  
Detailed code study.  
Materials and equipment lists for district review.

Continue:

Construction drawings for SED submission.  
Evaluate project cost.  
Establish SED submission schedule.

# Interior Program Scope



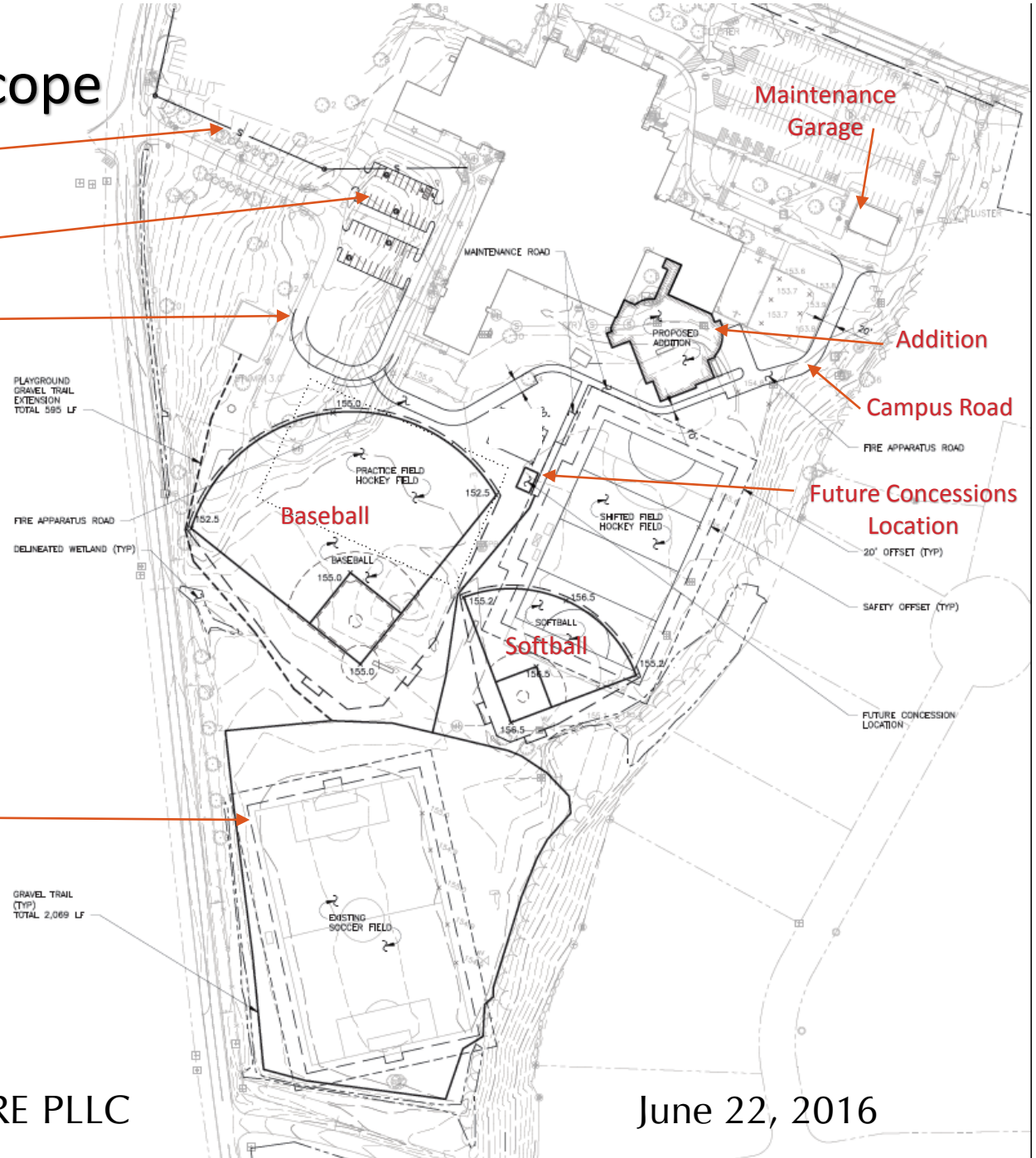
# Exterior Program Scope

Sewer Line

44 Parking Spaces

Bus Loop

Gravel Trail



Maintenance Garage

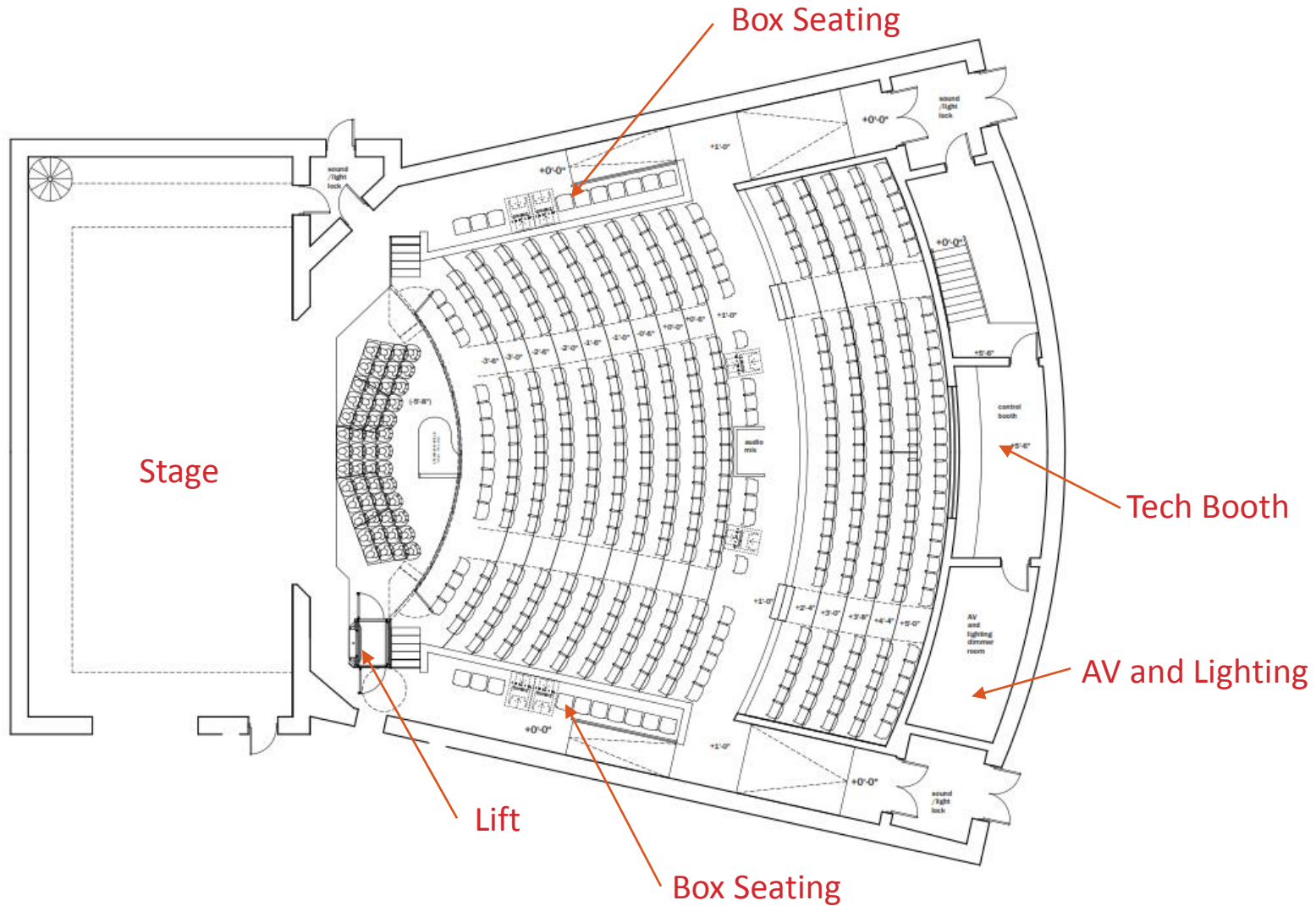
Addition

Campus Road

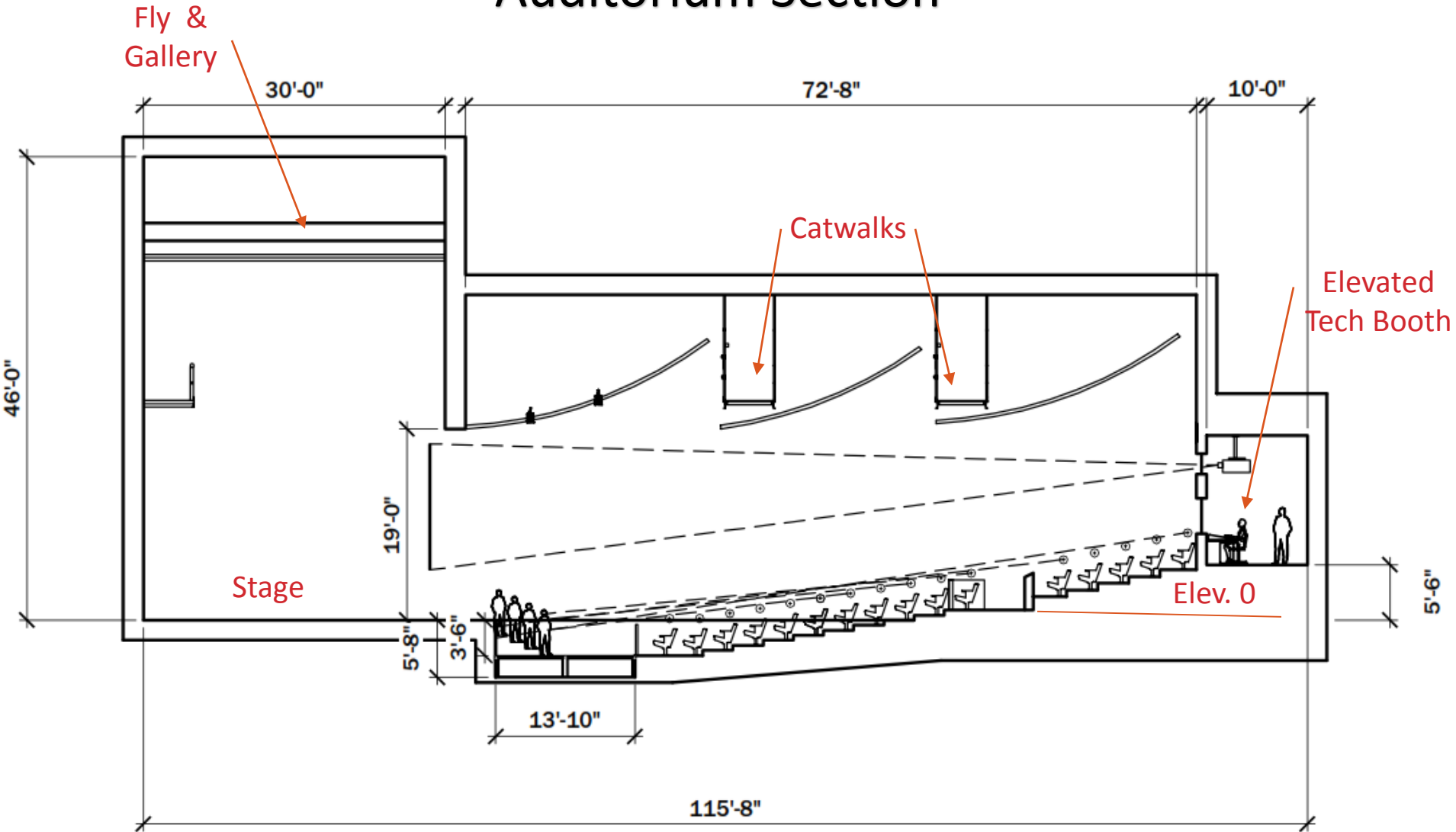
Future Concessions Location

# Auditorium Layout

400 seats



# Auditorium Section



# Germantown Central School District Capital Project Update

## Phone and PA Systems

Based on Proposal by Annese Integrated Communications Systems

Replace the existing Bogan phone, and PA systems with:

New handsets at classrooms and offices.

Speakers in corridors, and large instruction rooms.

Exterior Horns.

Exterior video phone.

Integrated software controls.

Clocks at key locations.

\$ 153,539

Annual repeating cost for maintenance.

\$ 2,586

Total cost

\$ 156, 125

ADD

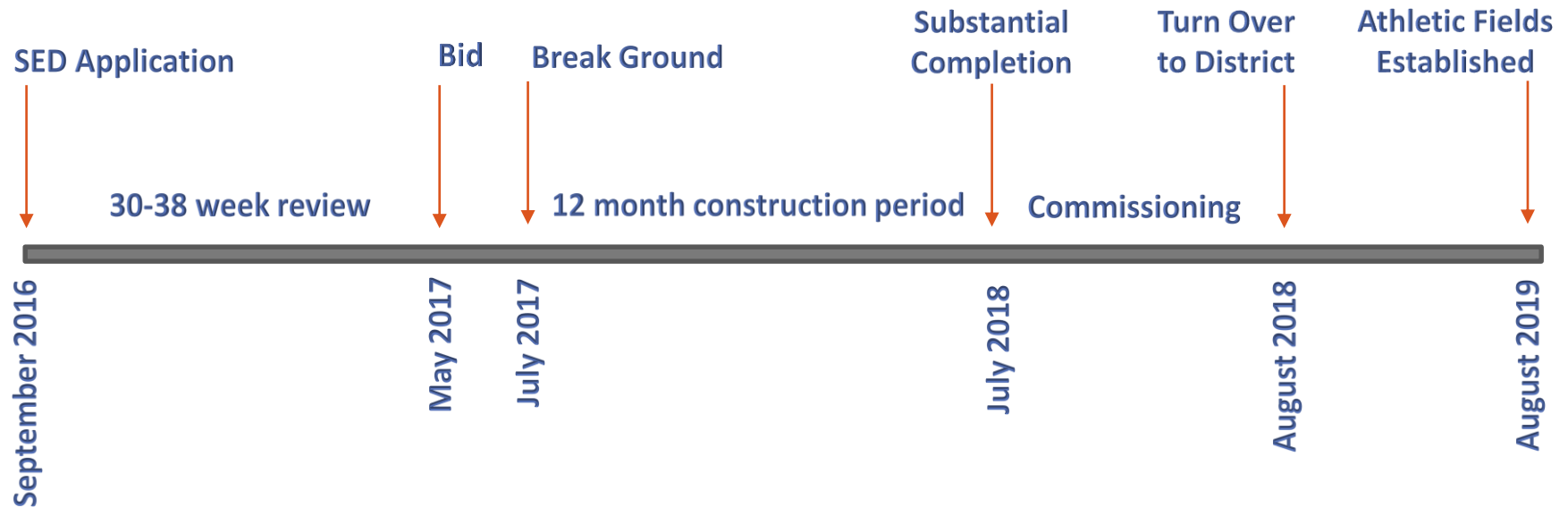
Speakers for every classroom 50 total.

\$ 36,149



# Germantown Central School District Capital Project Update

## Schedule



# Responsibilities of the Construction Manager

## 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

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

- Prepare “Front end” specifications
- Prepare phasing plans
- Prepare site logistics plan
- Provide value engineering
- Bid process

# Responsibilities of the Construction Manager

## Construction Phase

### Architect

- Approve / reject submittals
- Attend job meetings
- Review contractor requisitions
- Respond to RFI by contractor
- Review schedule for conformance to established milestones
- Review progress and financial reports
- Maintain and update contract documents
- Visit site
- Insurance bond review

### Construction Manager

- Primary contact for District
- Daily on site representation
- Monitor construction to maintain conformance with drawings
- Maintain schedule
- Maintain daily Logs
- Coordinate deliveries to the site
- Review contractor requisitions prior to payment
- Oversee and document all testing
- Conduct job meetings
- Provide progress and financial reports

# Responsibilities of the Construction Manager

## 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