

Germantown Central School District Capital Project Update

SAMMEL ARCHITECTURE PLLC

August 24, 2016

Germantown Central School District

Capital Project Update

Recent Committee Decisions

Addition

- Foot Print established
- Seating Layout and circulation established
- Acoustic design criteria established

Site Work

- Athletic Field location and layout established
- Sewer connection required standard application
- Recommend to accelerate Elementary Playground work

Interior Reconstruction

- Recommend to accelerate Locker Room & Kitchen work

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Auditorium

Status: Continue with design of the Auditorium form, in collaboration with the Theater & Acoustic Consultants.

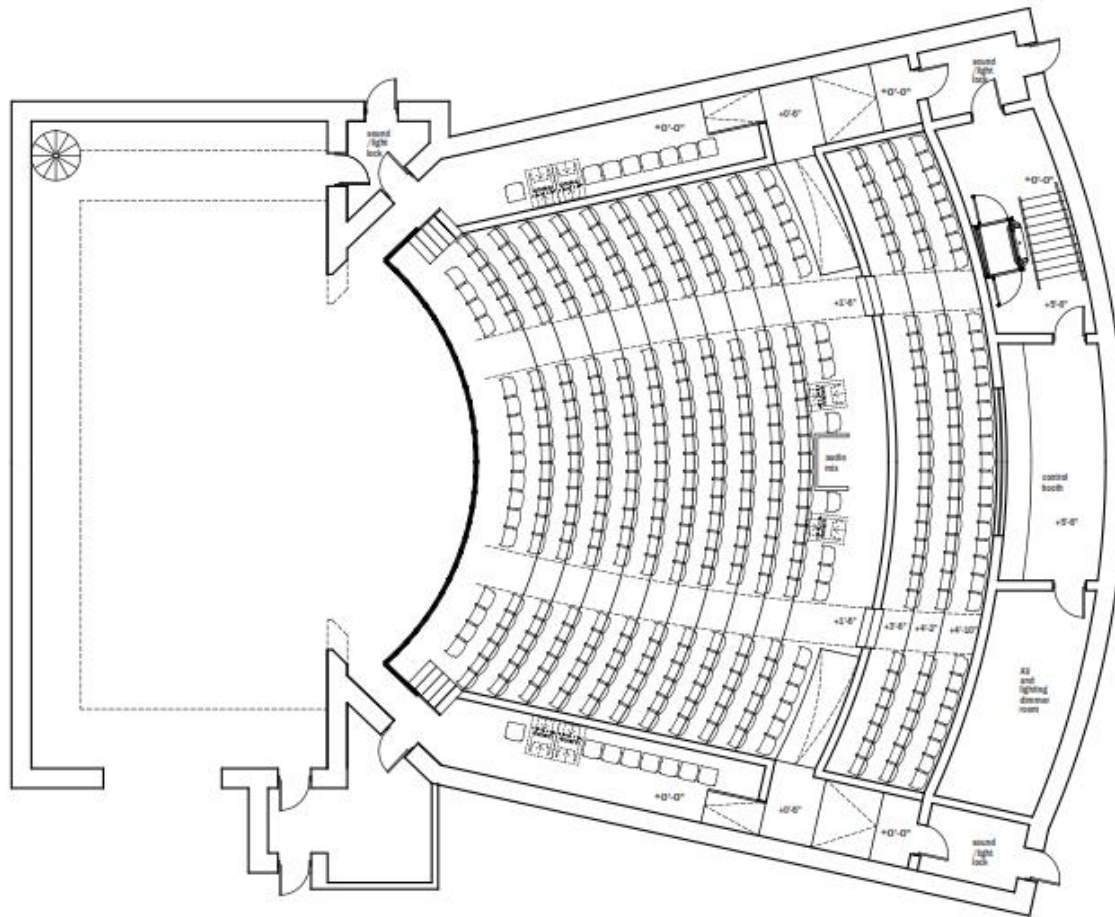
Challenges: Balancing the form of the space to maximize functional requirements for Music, Theater, Lectures & Graduation

Developing the optimum seating layout for venue size, sight lines, and house intimacy

Maintaining flexibility

Designing within the budget

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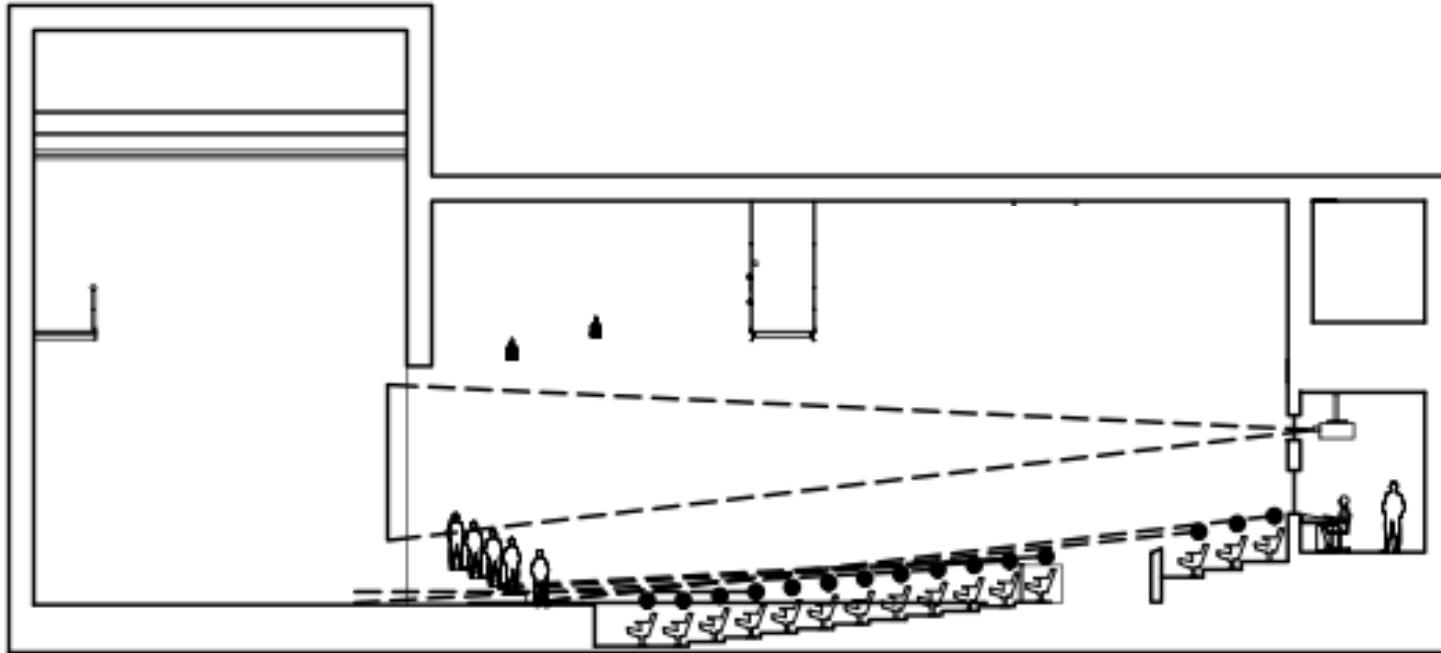


Auditorium Plan

Recent Changes:

- House is shorter and narrower
- Proscenium widened
- Apron extended into house
- Sit Pit eliminated
- Seats moved closer to stage
- Apron to be removable

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4.25" riser height in orchestra section
3'-6" stage height

Auditorium Section

- Elevated band and choir to stage for sound projection into the room
- Lower stage height
- Steeper seating slope for best viewing opportunities

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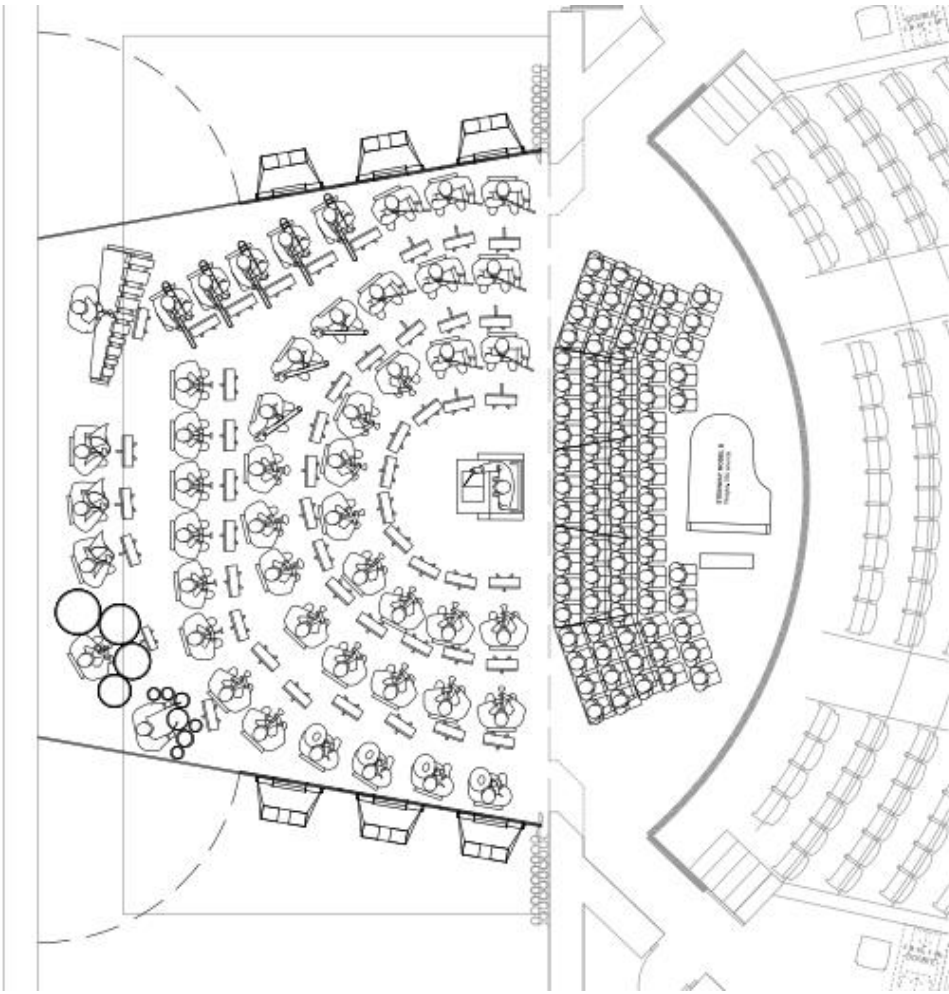


Flexible Stage Management Solutions

Rolling folding choral risers and Acoustic Towers can be easily re-arranged for band and choir performances.



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- Allows for largest Band and Chorus
- Both Band and Chorus on stage
- Acoustic towers set up behind Chorus
- Requires short intermission between Chorus and Band (Estimated to be 10 minutes with 3 stage hands)
- Requires riser and piano removal.

CHOIR AND BAND CONCERTS

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Final Field Layout

Field Hockey practice field
in BB outfield

Expand Pk -2 playground

Preserve tree



Limit of utility trench

Shift Field Hockey
field slightly

Preserve practice
backstop and tree

Walking path around
fields not between

Concession location between Baseball & Softball
dugouts (extended utilities trench as a Bid
Alternative)

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Status of the Work

A. Locker Rooms , Kitchen & Elementary Playground

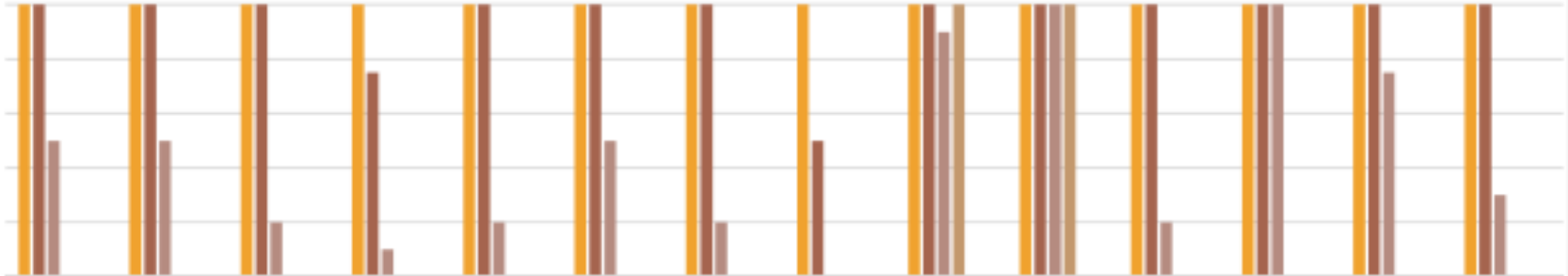
- Complete Construction Documents
- Submission November
- Final SED Comments Spring 2017
- Bid Spring 2017
- Construction Summer 2017 complete by September 2017

B. Addition, Interior Reconstruction and site work

- Submission January
- Final SED Comments Summer 2017
- Bid Summer 2017
- Construction Fall 2017 through Summer 2018

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% Complete



	Kitchen	Locker Room	Phone & PA	Addition	Athletic Fields	Elementary Playground	Site Lighting	Sewer & 9G Parking Lot	Masonry Reconstruction	Maintenance Garage	Building Access System	Cross Corridor Doors	Fitness Room	Other Interior Reconstruction
SD	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
DD	100%	100%	100%	75%	100%	100%	100%	50%	100%	100%	100%	100%	100%	100%
CD	50%	50%	20%	10%	20%	50%	20%		90%	100%	20%	100%	75%	30%
SED									100%	100%				
BID														
CONSTRUCT														

SD DD CD SED BID CONSTRUCT

Other Open Issue:

Request for Proposal of Construction Manager

A. What are the District's priorities?

B. Outline of responsibilities:

- Value engineering
- Construction scheduling & estimating
- Specifications and front end review
- Construction building and site logistics
- Over see and document all pre-construction site activities.
- Monitor construction daily
- Maintain general conformance with architect's drawings
- Maintain general conformance with construction schedule
- Maintain daily reports of job activity, shop drawings, and revisions
- Coordinate time of deliveries of materials
- Review contractor requisitions
- Oversee and document all required testing
- Maintain communication with the Owner and provide progress reports
- Monitor the completion of the work after punch list

Responsibilities of the Construction Manager

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