



Averill Park Central School District

**Facilities Improvement Project
2021 Capital Referendum
BOE Progress & Status Update**

September 12, 2022



Presentation/Agenda

- 1. Project Overview**
- 2. Project Team, Project Mgmt., Communication & Decision-Making Structure**
- 3. Roles & Responsibilities**
- 4. Oversight, Management & Project Controls**
- 5. Project Development Process**
- 6. Review & Approval Checkpoints for BOE**
- 7. Current Status & Upcoming Calendar for 2022-2023 School Year**
- 8. Questions**

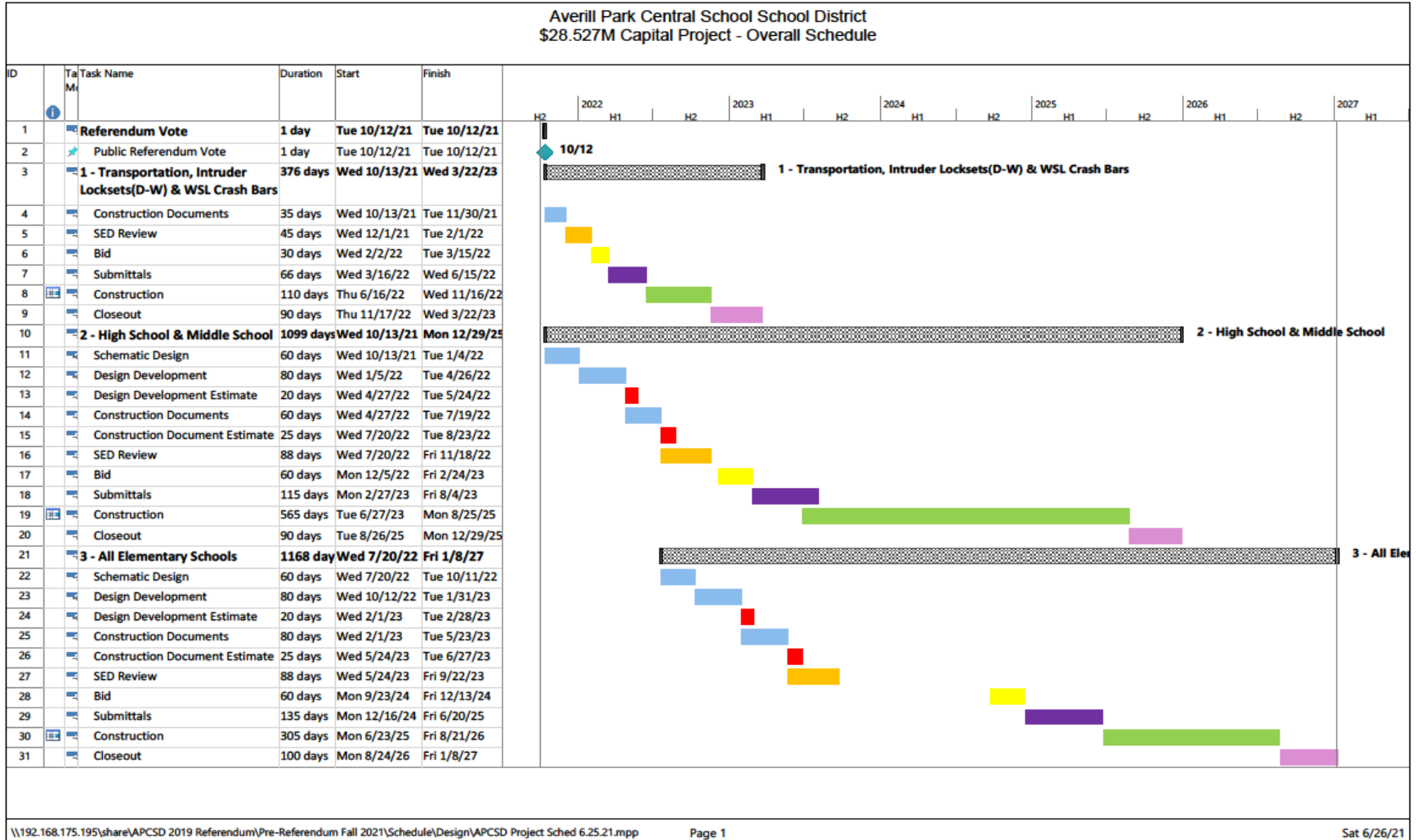


1. Project Overview

- Scope of Improvements
- Timeline
- BOE Approved Budget for Ref. Vote



Project Schedule

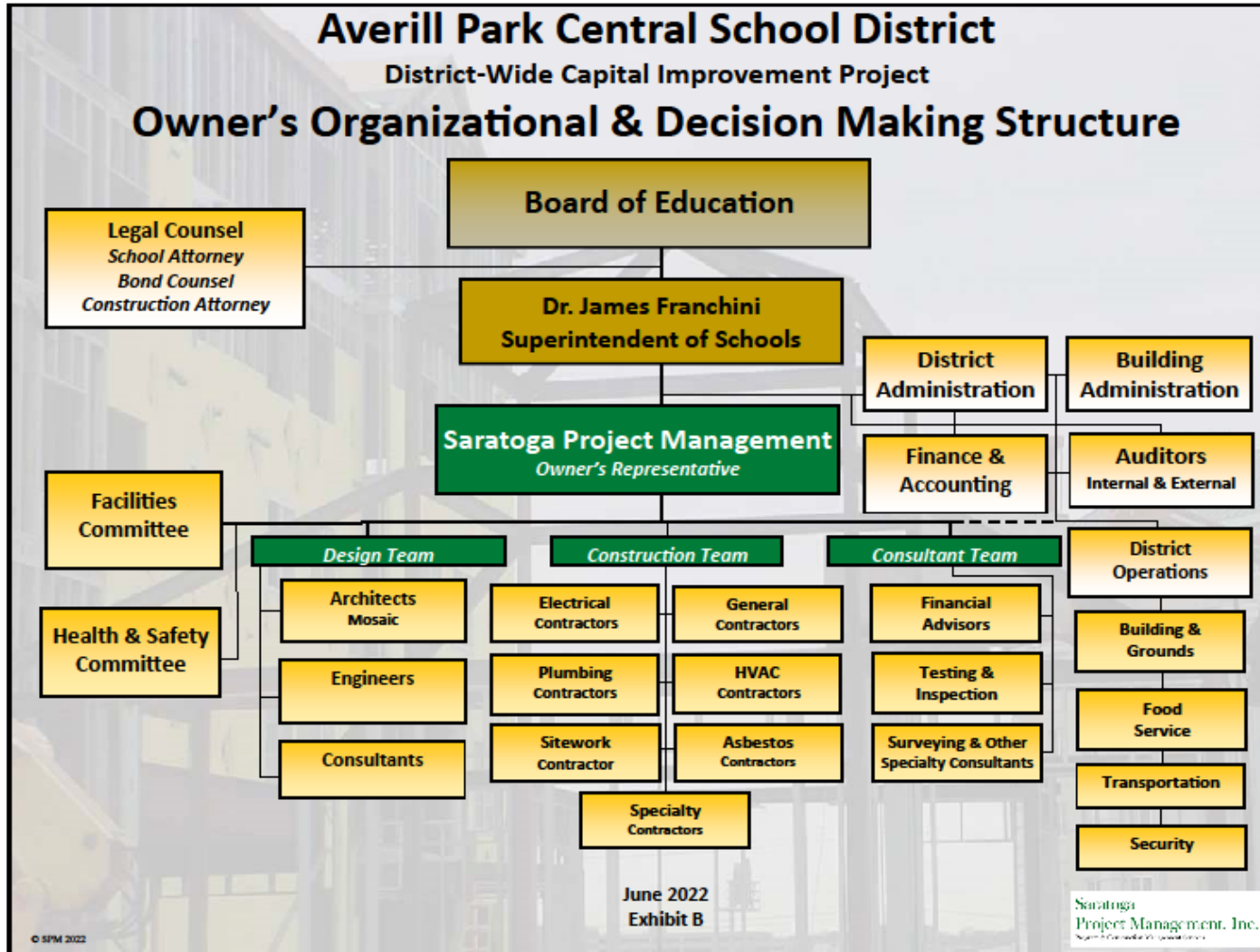


2. Project Team, Project Mgmt., Communication & Decision-Making Structure

- Saratoga Project Management Team – Owners Rep.
- Mosaic Associates Architects – Architect & Engineering
- Contractors



2. Project Team & Project Mgmt.

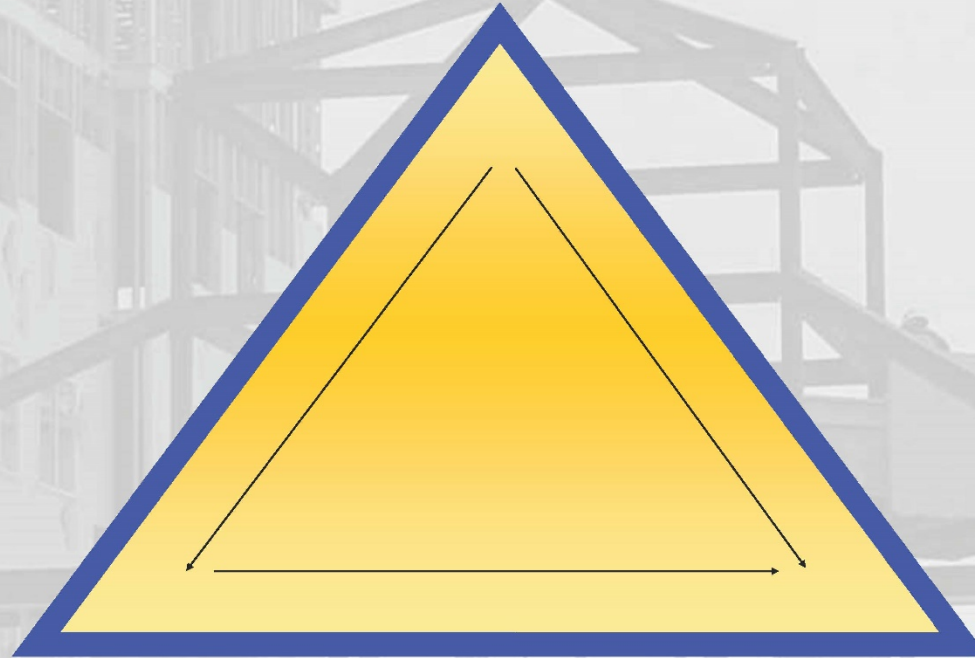


3. Roles & Responsibilities

- Owner Triangle (R&R's – Checks & Balances)
- Roles & Responsibilities –
 - Architect/Engineers (Mosaic Associates)
 - Owner (District) / Owner's Rep. (SPM)
 - Contractors
- Contracts & General Conditions

The Building Team

OWNER



- **Architects**
- **Engineers**
- **Consultants**

- **Contractors**
- **Suppliers**
- **Labor**

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3. Roles & Responsibilities

- **Project Documents, Contracts & General Conditions:**
 - Plans
 - Specifications
 - Construction Contracts
 - General Conditions & Supplemental Conditions
 - Owner- Architect Agreement
 - Owner's Representative Agreement
 - SED Authorization & Permits
 - BOE Resolutions, Authorizations
 - Approved Voter Referendum

4. Oversight, Management & Project Controls

6 Key Aspects of Project Management & Oversight:

- Financial
- Time
- Quality
- Regulatory Compliance – SED, DEC, others
- Health & Safety
- Communication

4. Oversight, Management & Project Controls

- **Financial**

- Budget Control – Cost-Risk Management
 - Contingency Budgeting
 - Cost Escalation Budgeting
 - Cost Estimate Updates @ Key Design Milestones
- Cost Control, Accounting, Tracking, Monitoring & Reporting Processes & Systems

4. Oversight, Management & Project Controls

Financial Controls – Accounting, Cost Tracking & Reporting Processes & Systems:

- **Project Cost Accounting System**
- **Construction Contract Bidding & Award Process/State Contracts**
- **Monthly Invoicing Process - Invoice Approval & Payment Authorization Process – 3 tier process**
- **Monthly Cost Draw Process**
- **Payment Claims Auditing Process**
- **Construction Contract Change Order Review & Approval Process**
- **Budget Status Tracking & Reporting – Projected Final Cost Report (PFC)**
- **SED Final Project Cost Reports**

5. Project Development Process

Phases of the Project Development Process:

- **Planning & Voter Approval Phase** – *Completed – 10-12-21*
- **Design** – *Underway – (Completed Phase 1, 1A and 2 Projects; Phase 2 underway)*
 - Schematic Design (SD)
 - Design Development (DD)
 - Construction Documents (CD)
- **SED Review & Permitting Phase** – *Underway - (Complete Phase 1 Underway Phase 1A & Phase 2)*
- **Bid/Award Phase** – *Completed Phase 1*
- **Pre-Construction Phase** – *Completed Phase 1*
- **Construction Phase** – *Commenced Phase 1*
- **Substantial Completion/Turnover Phase** – *Not Yet Commenced*
- **Close-out & Warranty Administration Phase** – *Not Yet Commenced*

6. BOE Review & Approval Checkpoints

- Referendum Scope & Financing Plan – Ref. Vote
- Const. Document Design Completion & SED Submissions
- Bidding & Construction Contract Award
- Construction Progress Updates
- Final Completion & Submission of Final Cost Reports to SED

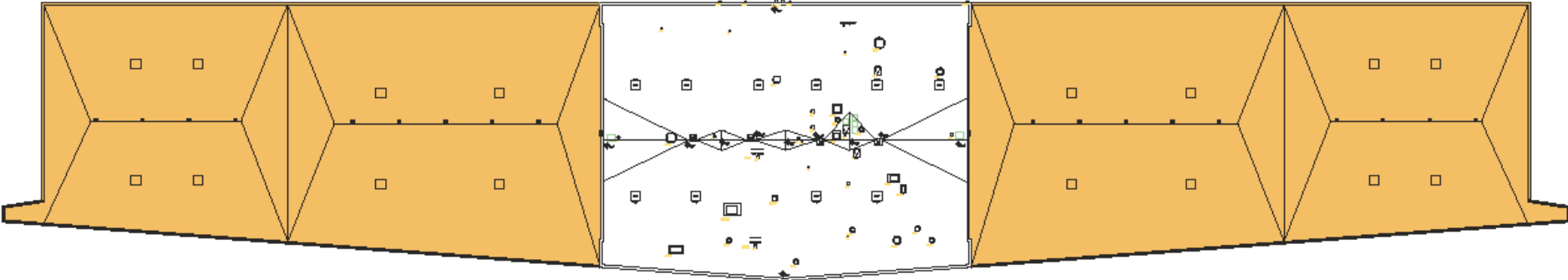
7. Current Status & Upcoming Activities in 2022-2023 School Year

- **Phase 1 Projects - Bus Garage & D-W Intruder Hardware**
 - Construction Contracts Awarded – July & Aug. 2022
 - Work Commenced at Bus Garage – 9-12-22
 - D-W Intruder Hardware – Commence on 9-19-22
 - Overhead Door Replacement @ Bus Garage – In Fabrication, Construction period – March 2023 – August 2023

- **Phase 1A Projects – AMS Boiler & WSL Domestic Water Heater**
 - Plans at SED under Review (Submitted June 2022)
 - Bidding Anticipated - October - November 2022
 - Submittals & Fabrication – December 2022 – June 2023
 - Construction – July 2023 – Fall 2023



Bus Garage Roof



Bus Garage Roof



Bus Garage Overhead Door Replacement



7. Current Status & Upcoming Activities in 2022-2023 School Year

- **Phase 2 – AMS & APHS Renovation Projects**
 - SED Submission – 9-8-22
 - Bid/Award Anticipated – December 2022 – February 2023
 - Commence Construction – End of June 2023
 - Substantial Completion Construction – August 2025
 - Construction Close-out – Fall 2025

- **Phase 3 – Elementary School Renovation Projects**
 - Schematic Design – Recently commenced and underway
 - Design Completion Anticipated – May 2023
 - SED Submission Anticipated – May 2023
 - Bid/Award Anticipated – October – December 2024
 - Commence Construction – End of June 2025
 - Substantial Completion Construction – August 2026
 - Construction Close-out – Fall 2026



8. Questions



THANK YOU