



Alden Central School District

April 16, 2019

CBC Update



Turner
Building the Future

Agenda

- Team Member Introductions
- Vision 20/20 Update
- Questions & Discussion



Team Member Introductions

Turner Construction:

- Fran Slavin – Project Manager
- Greg Leiby – Site Superintendent

Young + Wright Architectural:

- Jerry Young – Partner
- Steve Shchurowsky – Project Manager
- Michaelaele-Ann Palmer – Project Architect



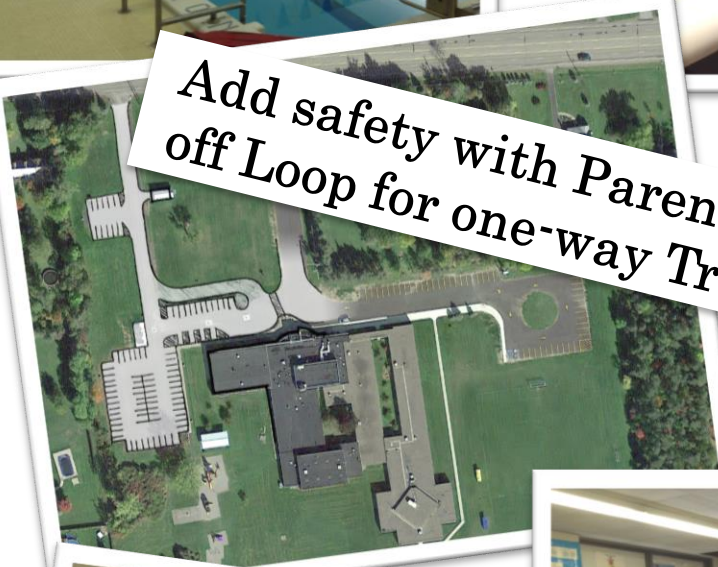
VISION 20/20

Full Renovation of Pool



ENERGY PERFORMANCE

Add safety with Parent Drop
off Loop for one-way Traffic



School & Community

Corridors



Science Rooms



Vision 20/20

Schedule:

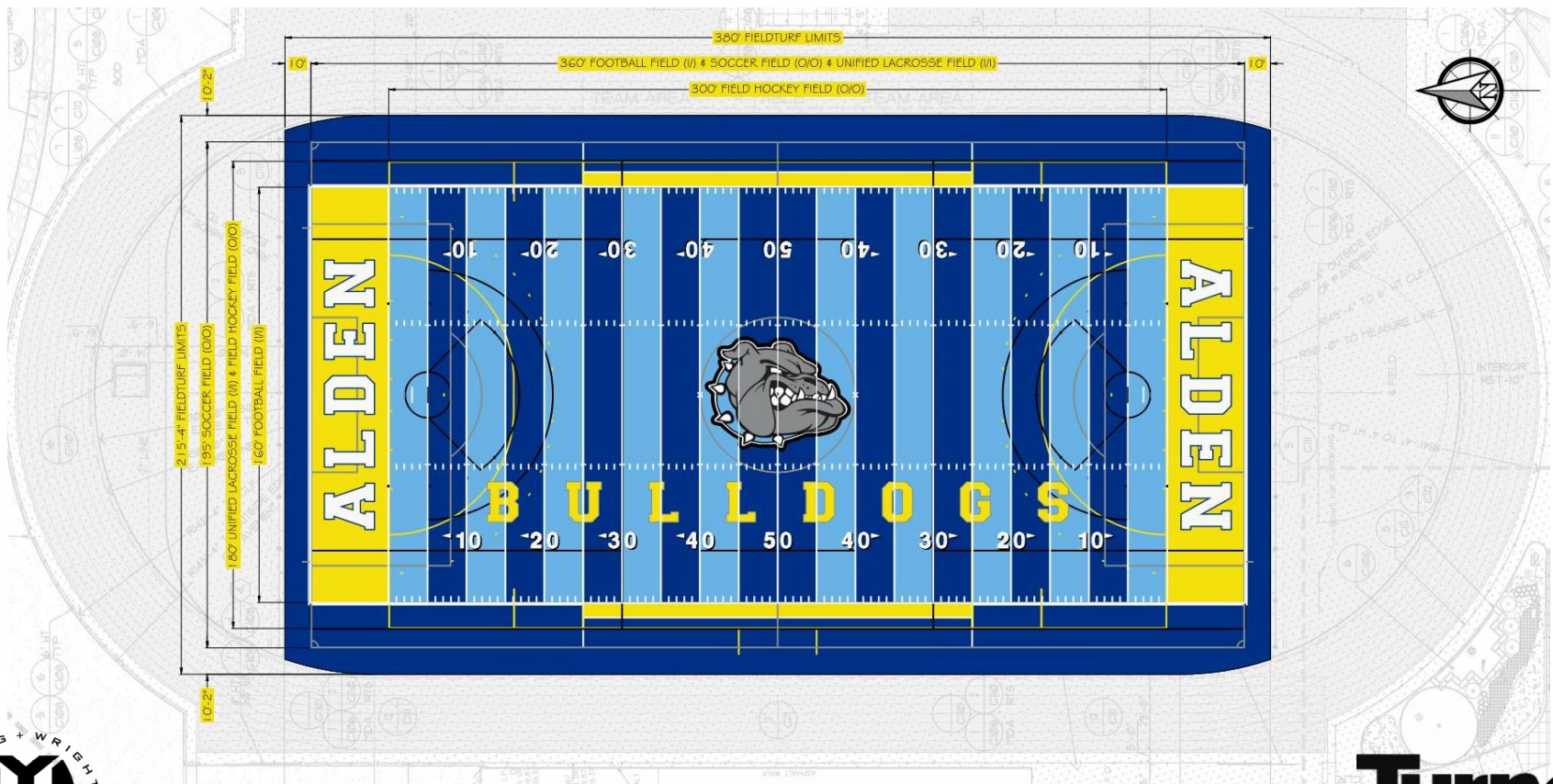
- Approved Referendum in December of 2017
- 3 Phase Project
 - Phase 1 - Track and Field: Construction will begin in May.
 - Phase 2 - High School Aquatic Center: Bid Opening Held on April 5, 2019.
 - Phase 3 – Remaining Work: Currently In Design
- Separate Project for an Energy Performance Contract
- Construction to begin in 2019



Vision 20/20

Phase 1:

- Ground Breaking Scheduled for May 9th



Vision 20/20

Energy Performance Project:

- Received SED Approval on April 5th
- Siemens is currently working on Financing for the project
- Construction to begin this summer, 2019



Vision 20/20 – Aquatic Center

Phase 2 Includes:

- All work associated with the Pool (Proposition 2 from the referendum)
- Locker Room Work (Proposition 1) and High School Roof Work (Proposition 1)



Vision 20/20 – Aquatic Center

Bid Results:

Alden Central School District - Vision 20/20 Phase II										April 5th, 2019
Low Bid Summary - (Alternates Not Assessed)										
Bid Package	Company	Base Bid	Alternate 1: Locker Room HVAC Renovations	Alternate 2: North Bleachers	Alternate 3: Existing Locker Room Tile	Alternate 4: Roof Warranty	Alternate 5: Plaster Pool Finish	Alternate 6: Interior Metal Signage	Alternate 7: Exterior Metal Signage	Total
BP-01 General Trades	NCI Construction	\$ 4,960,000.00	\$ -	\$ 100,000.00	\$ 14,000.00	\$ -	\$ -	\$ 8,000.00	\$ 2,500.00	\$ 5,084,500.00
BP-02 Masonry	King Brothers Construction, LLC	\$ 739,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 739,000.00
BP-03 Roofing	Elmer W. Davis, Inc.	\$ 798,977.00	\$ -	\$ -	\$ -	\$ 5,000.00	\$ -	\$ -	\$ -	\$ 803,977.00
BP-04 Plumbing	D.V. Brown & Associates, Inc	\$ 463,800.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 463,800.00
BP-05 HVAC	Quackenbush Co., Inc.	\$ 1,561,000.00	\$ 24,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,585,000.00
BP-06 Electrical	Industrial Power & Lighting Corp.	\$ 624,000.00	\$ 5,900.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 629,900.00
BP-07 Pool	William L. Watson Co., Inc.	\$ 1,135,000.00	\$ -	\$ -	\$ -	\$ -	\$ (47,500.00)	\$ -	\$ -	\$ 1,135,000.00
NYS Contract	SI Technologies, Inc.	\$ 38,273.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 38,273.00
Total:		\$ 10,320,050.00	\$ 29,900.00	\$ 100,000.00	\$ 14,000.00	\$ 5,000.00	\$ (47,500.00)	\$ 8,000.00	\$ 2,500.00	\$ 10,479,450.00

- Highlighted yellow items are the 'base bid'
- Highlighted blue items are recommended alternates - \$159,400



Vision 20/20 – Aquatic Center

Bid Summary:

Phase II Bid Summary	
Total Phase II Project Construction Bids	\$ 10,320,050.00
Recommended Alternates	\$ 159,400.00
Phase II Construction Contingency (5%)	\$ 516,002.50
Total Phase II Projected Construction Cost	\$ 10,995,452.50
Phase II Construction Budget	\$ 5,816,370.00
Savings from Phase I Transferred to Phase II	\$ 562,823.00
Savings/(Overrun)	\$ (4,616,259.50)

- *Over Budget by approx. \$4.6 million*



Vision 20/20 – Aquatic Center

Factors Impacting Cost:

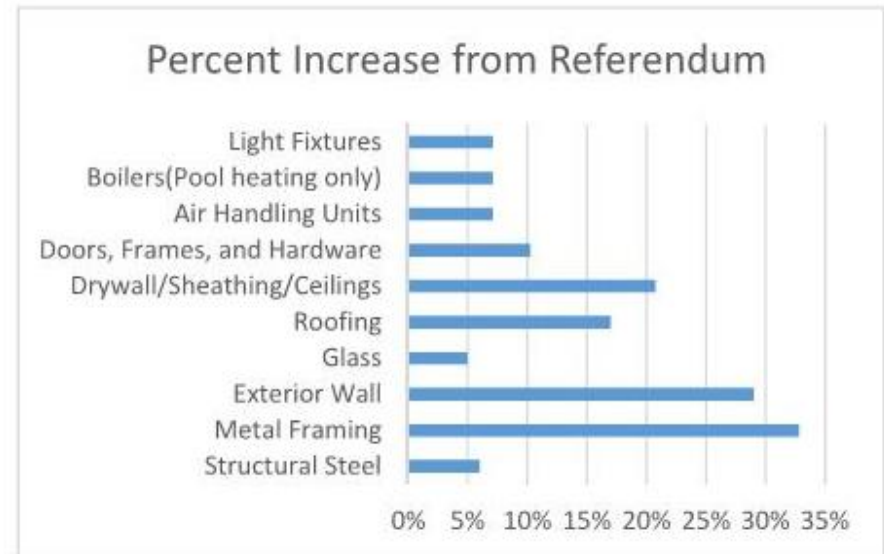
- Material Cost Escalation
- Bidding Climate and Timing
- Design Changes
- NYSED Code Required Changes
- Logistical Impacts



Vision 20/20 – Aquatic Center

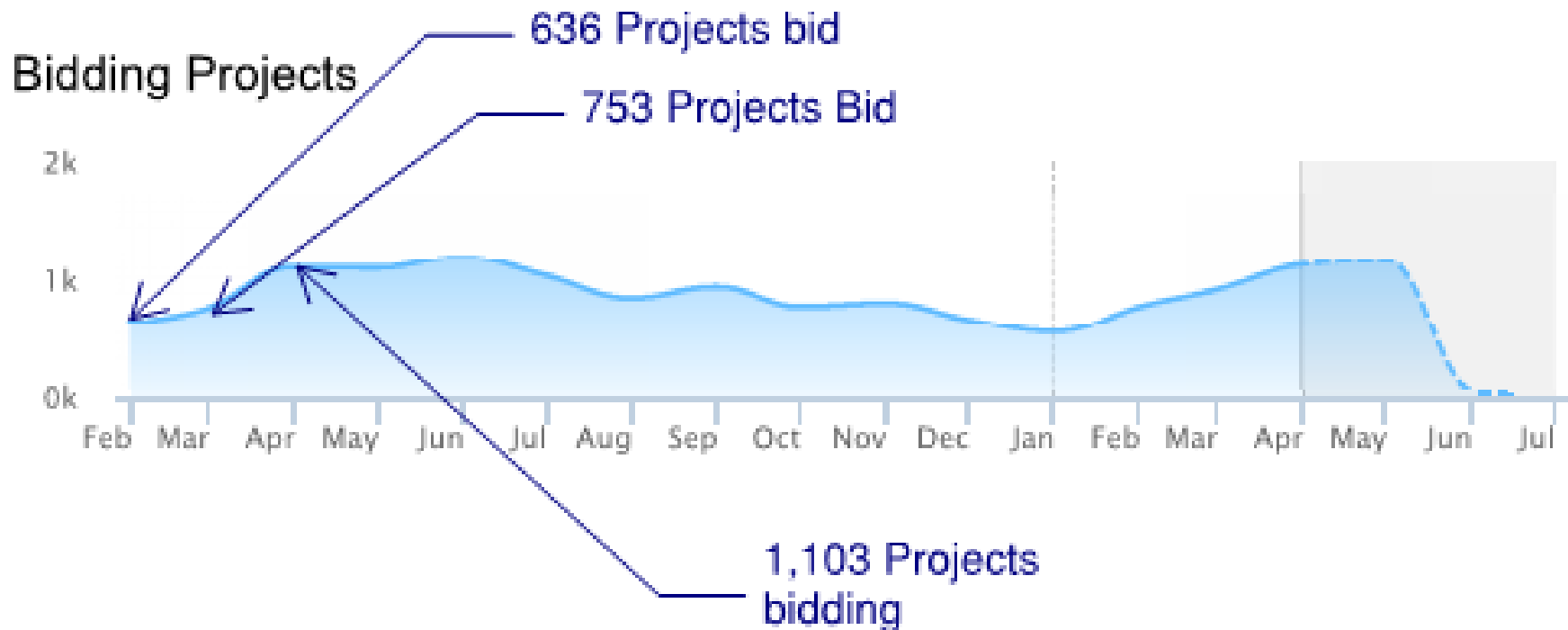
Material Cost Increase: 2017 to 2019

ITEM	Percent Increase from Referendum
Structural Steel	6%
Metal Framing	33%
Exterior Wall	29%
Glass	5%
Roofing	17%
Drywall/Sheathing/Ceilings	21%
Doors, Frames, and Hardware	10%
Air Handling Units	7%
Boilers(Pool heating only)	7%
Light Fixtures	7%



Vision 20/20 – Aquatic Center

Bidding Climate:



- To combat the bidding climate, Turner and YWA reached out to over 80 companies to gain interest in the bid.

Vision 20/20 – Aquatic Center

Bidding Climate:

- Over 15 projects bidding in the last month alone:
 - Alden – Phase 2 4/5/19
 - Lancaster – Phase 7c89 4/4/19
 - Campus West Apartments 4/3/19
 - Williamsville CSD 4/2/19
 - Springville CSD 4/2/19
 - Falconer – Phase 2 3/29/19
 - Iroquois CSD 3/27/19
 - Renaissance Campus Resource Center Expansion 3/25/19
 - Islamic Center Expansion 3/21/19
 - Cuba-Rushford CSD 3/20/19
 - Maryvale CSD – Phase 1 3/14/19
 - Buffalo Airport 3/13/19
 - Lockport CSD 3/13/19
 - Eden CSD – Phase 4 3/12/19
 - Erie 1 BOCES exterior restoration project 3/8/19
 - Canalside Interpretive Structure 3/4/19
 - Catt County DPW Facility 3/4/19
 - Willson Building Upgrade (Buffalo) 3/1/19



Vision 20/20 – Aquatic Center

Bidding Climate:

- Poor Turnout from Bidders:
 - General Trades Package – 2 Bidders
 - Roofing – 3 Bidders
 - Plumbing – 3 Bidders
 - General Trades and Masonry Combined Bid – 0 Bidders
- A lack of competition can cause an increase in prices

Vision 20/20 – Aquatic Center

Design Changes:

- Reuse existing foundation walls \$50,000
- Foundation Shoring and Supplemental Reinforcing \$125,000
- Inability to re-use existing HVAC equipment \$240,000
- Insufficient Capacity of existing Boiler Plant \$180,000
- Increased size of the facility \$782,000
- Salt Water Filtration System \$60,000



Vision 20/20 – Aquatic Center

Code Required Changes:

- | | |
|---|----------|
| • Temporary Exiting Corridors | \$30,000 |
| • Fire Separation in existing corridors | \$15,000 |
| • Additional Fire Hydrants | \$10,000 |
| • Additional drivable emergency vehicular access road | \$20,000 |
| • Supplemental Pool Deck Lighting | \$25,000 |



Vision 20/20 – Aquatic Center

Logistical Impacts:

- | | |
|---|-----------|
| • Demo Complexity | \$370,000 |
| • Access to the Site and Temporary Paving | \$50,000 |
| • Winter Weather Schedule | \$70,000 |



Vision 20/20 – Aquatic Center

Summary:

- +/- \$2,000,000 in changes
 - Bidding Climate considerations
 - Market Changes over 2+ years
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- With a deficit of \$4.6 million, how do we want to proceed?

Vision 20/20 – Aquatic Center

Potential Sources of Savings/Additional Funding:

- Re-Bid the Project in a 'better' bidding climate?
- Savings from Phase 3 Project Work?
- Use of money from DASNY and Capitalized Interest Allocation?
- Request additional funds from another referendum?
- Delay the project for future consideration (2-5 years)?

Vision 20/20 – Aquatic Center

Next Steps:

- Research financing options and determine impacts of a project of this magnitude to District finances.
- Research all options for Value Engineering, Bidding Timing.
- Present findings to the CBC and the BOE.



Discussion

