

# PRE-CONSTRUCTION UPDATE TO THE BOARD OF EDUCATION

November 2021

PORT JERVIS CITY SCHOOL DISTRICT: CAPITAL PROJECTS



## *PROJECT TEAM*



the Palombo Group &

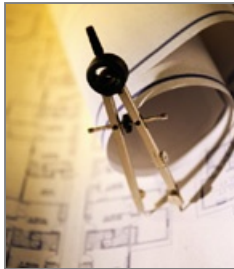


DISTRIBUTION LIST: Board of Education, Mike Rydell, John Timm, BCA, The Palombo Group

the Palombo Group



## *Agenda*



- Review State Education Approval Status / Bidding of Work
- Review Project Scope – Phase 1
- Revisit Pre-Construction Process
- Review Prime Contracts to be Bid
- Review Project Schedule & Phasing of Work
- “Important things to Remember”
- Q & A



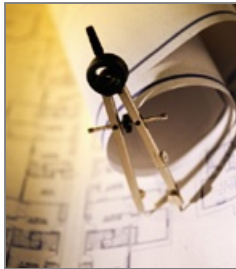
# State Education Department Approval Status / Bidding of Work



- Plans are under final review at SED for ***Phase 1***
  - *Note: as of today, we are still awaiting SED Project Manager approval. The schedule outlined below was based on having approval by now and will need to be adjusted accordingly.*
- Estimated Bidding schedule is as follows:
  - Out to bid: Plans Available November 15, 2021
  - Bids Due - December 15, 2021
  - Contractor Qualifications: Dec. 15 thru Early January 2022
  - BOE Recommendation / Award of Contracts: Mid January 2022
  - Kickoff Meeting with Contractors: Week of March 2022



# Main Project Scopes of Work for Phase 1



## BASE BID – 1ST FLOOR

### LEGEND

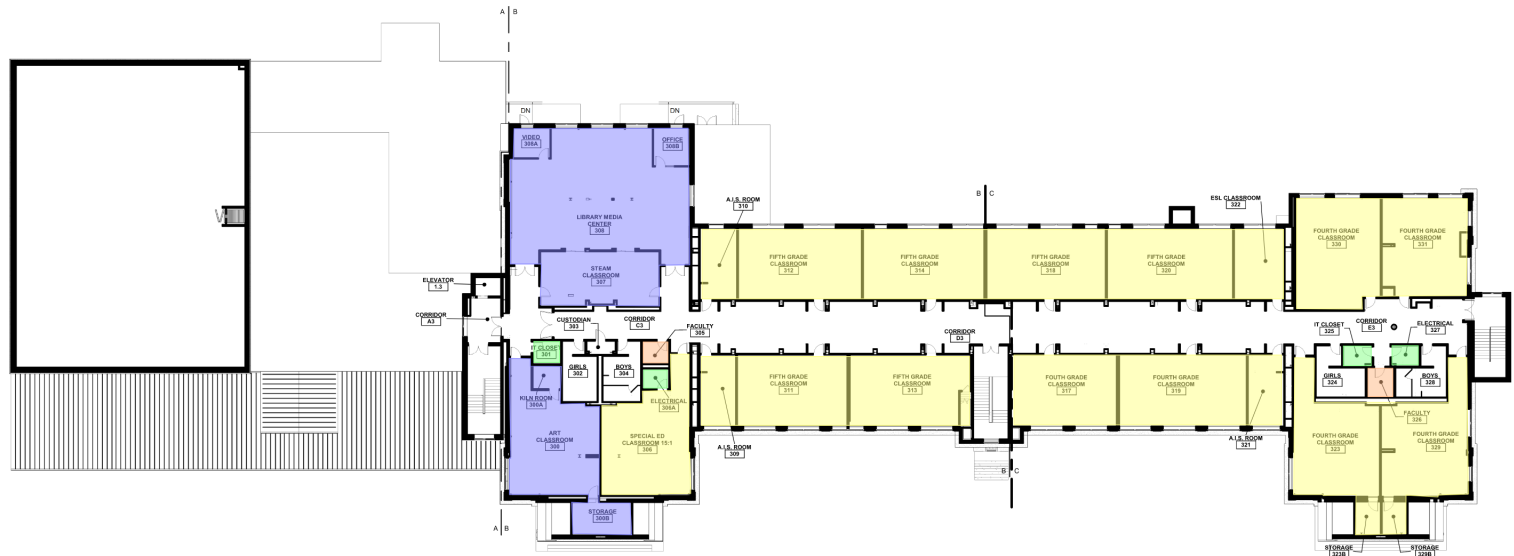
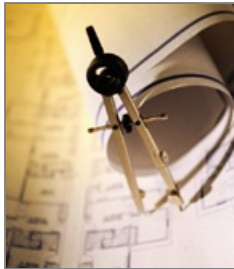
- CLASSROOMS
- SPECIALITY SPACES
- MECHANICAL SPACES
- ADMINISTRATION / FACULTY



**ADMINISTRATION / FACULTY**



# Main Project Scopes of Work for Phase 1



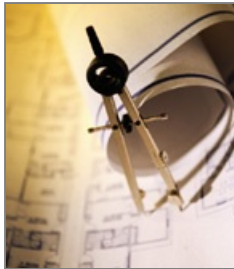
## BASE BID – 3RD FLOOR

### LEGEND

- CLASSROOMS
- SPECIALITY SPACES
- MECHANICAL SPACES
- ADMINISTRATION / FACULTY



# Review of Pre-Construction Process



- Cost estimates are completed for all of the work
- Site Logistics plan – Finalized – ready for bid
- Phasing Plans – Finalized – ready for bid
- Milestone Schedule – Finalized – ready for bid
- Final Preparation of “Plans” and “Front End” specifications
  - Bid Forms
  - General Conditions / Contracts
  - Scopes of work / Milestone Schedule
  - Alternates
  - Allowances / Unit Prices
  - Temporary Facilities

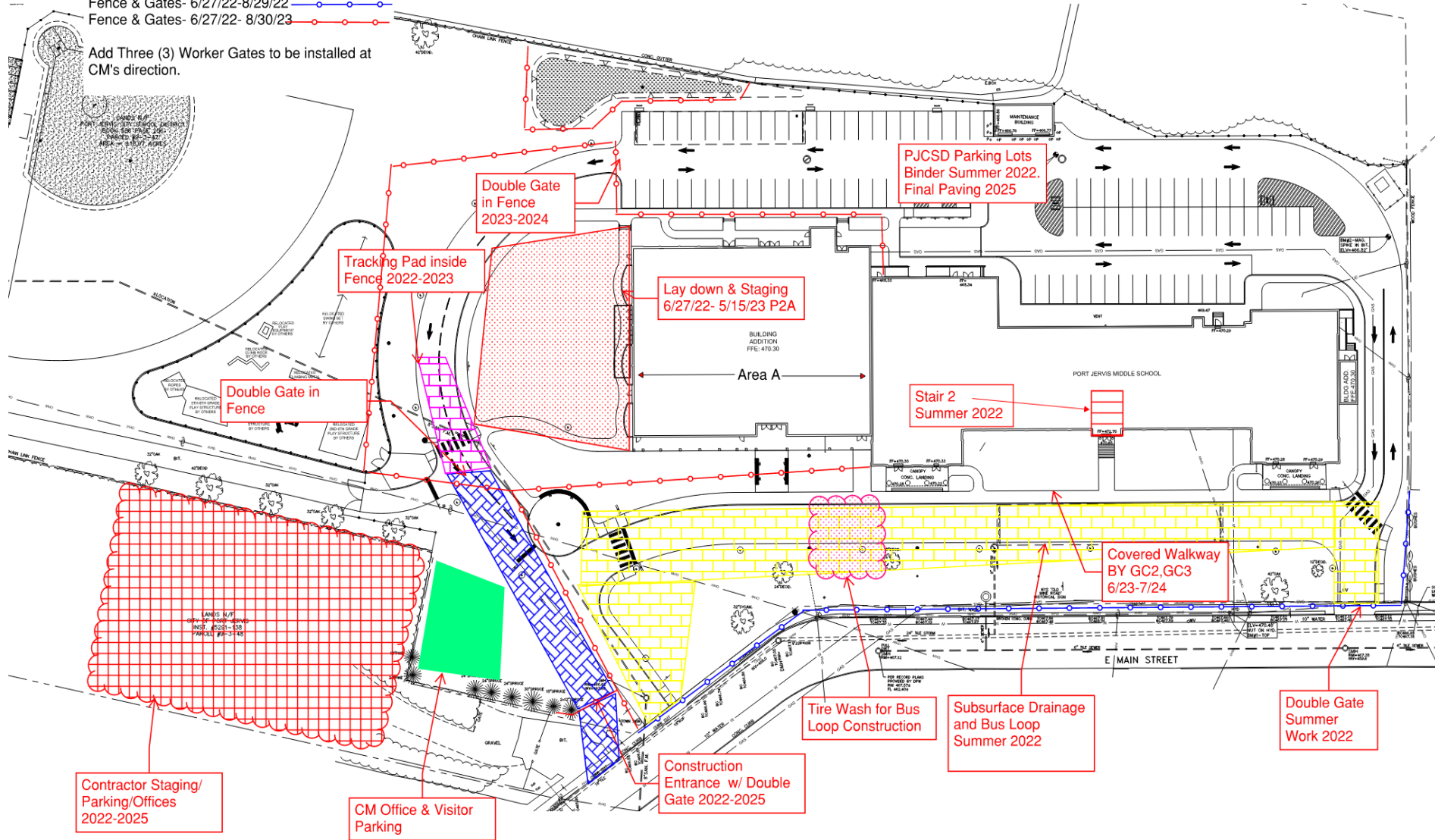
# Site Logistics – Phase 1

Legend= Phase 1

Fence & Gates- 6/27/22-8/29/22

Fence & Gates- 6/27/22- 8/30/23

Add Three (3) Worker Gates to be installed at CM's direction.





# Site Logistics – Phase 2

Legend = Phases 2 & 3

Fence & Gates- 7/1/23-8/29/25  
 Fence & Gates- 7/1/23- 9/22/23  
 Fence & Gates- 6/30/23-7/1/24  
 Fence & Gates 7/1/24- 7/1/25

Add Three (3) Worker Gates to be installed at CM's direction.

Double Gate in  
 Fence Ball  
 Field/Playground  
 Work Summer 2023

PJCSD Employee  
 Parking Lots

Boiler Room  
 Demolition and Infill  
 Summer 2024

Phase 2 Access  
 and Temp stairs  
 2023-2024

Phase 3 Access  
 and Temp stairs  
 2024-2025

Area B

Area C

Contractor Staging/  
 Parking/Offices  
 2022-2025

CM Office & Visitor  
 Parking 2021- 2025

Double Gate to  
 CM/Visitor Lot  
 2022-2025

Covered Walkway  
 BY GC2/GC3  
 6/23-7/24

# Contracts to be bid



CONTRACT NO. 1 - GENERAL CONSTRUCTION WORK – ADDITION

CONTRACT NO. 2 - GENERAL CONSTRUCTION WORK – ALTERATIONS

CONTRACT NO. 3 - GENERAL CONSTRUCTION WORK – COMBINED ADDITION & ALTERATIONS

CONTRACT NO. 4 – ELECTRICAL CONSTRUCTION WORK

CONTRACT NO. 5 – PLUMBING CONSTRUCTION WORK

CONTRACT NO. 6 – HAZARDOUS MATERIALS CONSTRUCTION WORK

CONTRACT NO. 7 - SITE CONSTRUCTION WORK

CONTRACT NO. 8 - FOOD SERVICE EQUIPMENT

CONTRACT NO. 9 – WINDOW CONSTRUCTION WORK

CONTRACT NO. 10 - FIRE PROTECTION WORK

CONTRACT NO. 11 – MECHANICAL CONSTRUCTION WORK



## Bid Award Phase, *"Goals for a Successful Bid"*



- Solicit contractors to assure competitive bidding
- Contracts have been broken out to bring the most value back to the district



- Schedule and conduct pre-bid conferences
- Advertise for the project and notify the local plan houses
- Publicly open bids, tabulate and evaluate bids



- Qualify the low bid prime contractors
- Develop recommendations for award of prime contracts

# Project Schedule and Phased Work



**Bid Award:** On or about Feb. 15, 2022

## **Construction:**

- **Phase 1 (Addition):** June 27, 2022 – August 4, 2023  
**& Stair No. 2:** June 27, 2022 – Sept. 2, 2022

*Note: Construct new bus loop summer 2022 and move Building Admin & Cafeteria staff to addition – Summer 2023*

- **Phase 2 (Area B):** July 3, 2023 – August 2, 2024  
*Note: Abate Area B – Summer 2023 & create temporary library out of existing Admin space*

- **Phase 3 (Area C):** July 1, 2024 – August 15, 2025  
*Note: Abate Area C – Summer 2024  
Take Existing Boiler room offline May 2024, exact date TBD*

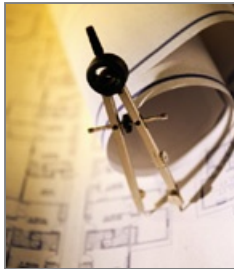
**Substantial Completion:** August 31, 2025

**Final Completion:** November 1, 2025





## “Important Things to Remember”



- Students and Staff Safety is First Priority
- Construction workers and students / staff will be separated
- All Contractors are Required to Wear ID Badges
- Students and Staff will be Inconvenienced
- CM has Fulltime Supervision During Construction
- All Communications are through the Construction Manager





## Q & A

