

WASHINGTON IRVING SCHOOL

Renovation
Project
Information
Session

3/1/07



Public Schools of the Tarrytowns



Presentation Overview

- Factors contributing to reduced project budget
- New project scope
- Comparison of new scope with original project objectives
- Revised construction timeline
- Questions



Original Design Estimate: Fall 2004

- Conceptual plans were developed for SH MS/HS and WI
- Budget estimates were developed independently by two firms: JMOA and Bovis Lend Lease
- The two estimates were within \$51,000 of each other

JMOA Estimate	
SH	57,800,000
WI	19,300,000
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TOTAL	77,100,000

Bovis Estimate	
SH	56,090,000
WI	21,061,000
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TOTAL	77,151,000



Approved Design Budget

- The original budget estimates were reduced through value engineering (district-wide committee)
- A final budget was submitted to, and approved by, voters

2005 bond approved by voters	72,200,000
2004 bond – unexpended balance (WI)	1,390,000
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TOTAL BUDGET	73,590,000



Design Budget: Breakdown

SH Construction	45,111,500
WI Construction	17,087,700
Contingency	2,911,100
Incidentals (A/E, CM, FFE, bonding, etc.)	8,479,700
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TOTAL BUDGET	73,590,000



Revised Construction Estimate*

- Almost a year after the conceptual estimate, the design estimate reflected increased costs

Original Estimate

SH	45,111,500
WI	17,087,700
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TOTAL	62,199,200

Revised Estimate

SH	50,983,292
WI	21,407,337
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TOTAL	72,390,629

(10,191,429)

* The construction portion of the total budget



Budget Impact Factors

- Scope adjustments during design development
- Increased cost of materials (pre- & post-Katrina)
 - Copper, concrete, steel
- Fuel cost increases
 - Manufacturing, shipping, construction machinery operation



Revised Budget: October 2005

- Project scope was reduced and estimates were modified to bring the totals back within budget

WI Construction Estimate	21,407,337
Deferral of south & west additions	(8,530,537)
Other scope reductions	<u>(104,000)</u>
Revised Subtotal	12,772,800

SH Construction Estimate	50,983,292
Reduction of south addition	(1,050,000)
Other scope reductions	<u>(755,092)</u>
Revised Subtotal	49,178,200

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Scope Reduction Rationale

- Keep SH scope intact, preserving benefits to students in grades 6-12 (representing more than half the total student population in the district)
- Eliminate addition of WI space needed to bring 3rd grade to WI (part of Phase 2)
 - WI will serve grades 4 & 5 instead of 3, 4, 5
 - Morse will continue to serve grades 2 & 3
- Use Phase 1 budget to deliver program objectives at WI, in terms of the quality of educational facilities



Revised Construction Budget: May 2006

SH MS/HS	49,178,200
- Telephone installation	248,200
Washington Irving	12,772,800
Contingency	2,911,100
Incidental costs	8,479,700
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TOTAL	73,590,000

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SH Contract Bidding Chronology

After three rounds of bidding, final bids came in significantly over estimates, requiring further scope adjustments

- Construction Budget Estimate: 49,178,115
- Original May Bids: 60,054,914
(10,876,799)
- June Rebid combining GC & Site: 57,386,687
(8,208,572)
- July Rebid combining GC, demo, masonry: 56,077,564
(6,899,449)



SH Contract Bidding Chronology (cont'd)

Influencing factors

- Uncertainties over future cost escalation for projects lasting more than 18 months drove up estimates
- Contractor workloads were high, which reduced competitiveness in bidding
- Smaller contractors could not qualify for bonding in the amounts necessary due to the large scale of the project



Budget Impact Factors



Construction costs outstripping estimates

On Board Online • Volume 7 • No. 13 • July 31, 2006

By Paul Heiser

Research Analyst

School district estimates for construction costs are falling far short of bids they are receiving from contractors, forcing cancellations and redesigns of school construction projects, according to an analysis by the Associated General Contractors of America (AGC).

AGC found nationwide that spending on public school building construction rose 10 percent in the first four months of 2006 compared to the same months of 2005. As a result, school district cost estimates, made before their last bond issue or capital budget was passed, have increasingly fallen short of current bids.

Rebecca Meinking, president of the Empire State Chapter of Associated Builders & Contractors, believes this is becoming a trend in New York as well.

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Estimate of Committed Costs: Summer 2006



Revised WI Budget

• Total Funds Available	73,590,000
• Revised SH Budget	<u>(67,153,164)</u>
Available balance for WI	6,436,836
• Added Excel Funding	1,029,164
• Contingency allowances	130,000
• Contingency reduction	<u>1,000,000</u>
Adjusted WI balance	8,596,000



WI Scope Reduction Rationale

- SH space needs are a priority over added WI space
- Additional SH scope reduction would severely compromise project objectives
- “Doing it right” at SH benefits more than half the student body
- “Going back to the drawing board” would delay the project by a year and lead to further cost escalation
- Majority of WI educational objectives can be achieved in the context of a two-grade building



Revised WI Cost Estimate vs Revised Budget

- Original Budget \$17,087,700 3 new wings
- Oct. 2005 \$12,772,800 1 new wing
- Aug. 2006 \$ 8,596,000 No new wings

- Dec. 2006 \$10,400,000 Revised Cost Est.

- Cost vs Budget \$ 1,804,000 Over budget



Guiding Principles for Final Scope Revision

- Maintain commitment to work specifically authorized by the voters
- Maintain commitment to program space improvements that were part of the original project
- Take a new approach to infrastructure issues
 - Re-evaluate functionality and remaining useful life of infrastructure components (HVAC, electric, plumbing)
 - Replace improperly functioning or aged-out components
- Ensure that new design is compatible with master expansion plan for WI



Original Scope – (from propositions)

- * Library expansion
- * Auditorium renovation – (A/C alt.)
- * Bathroom renovation
- * Window replacement



Original Program Scope

- Increase size of general classrooms
- Music classroom upgrade
- New art room
- Administration/Nurse area reconfiguration (alternate)

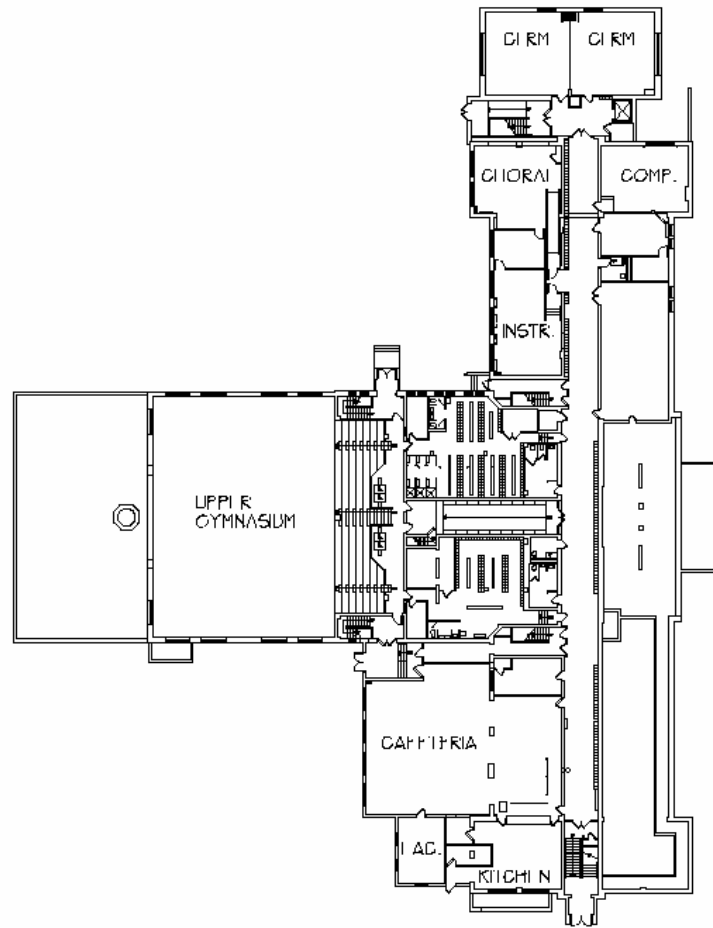


New Infrastructure Scope

- Electrical
 - Fire alarm, intercom, clocks, data transmission, power distribution, limited lighting, accommodation to new power requirements, A/C for admin. (alt.)
 - New corridor ceilings and lights
- HVAC
 - Partial DDC controls (alt.), unit ventilators in selected areas, ventilation
- Plumbing
 - Backflow preventor, water service for stage sprinkler, water piping for toilet rooms, new drains



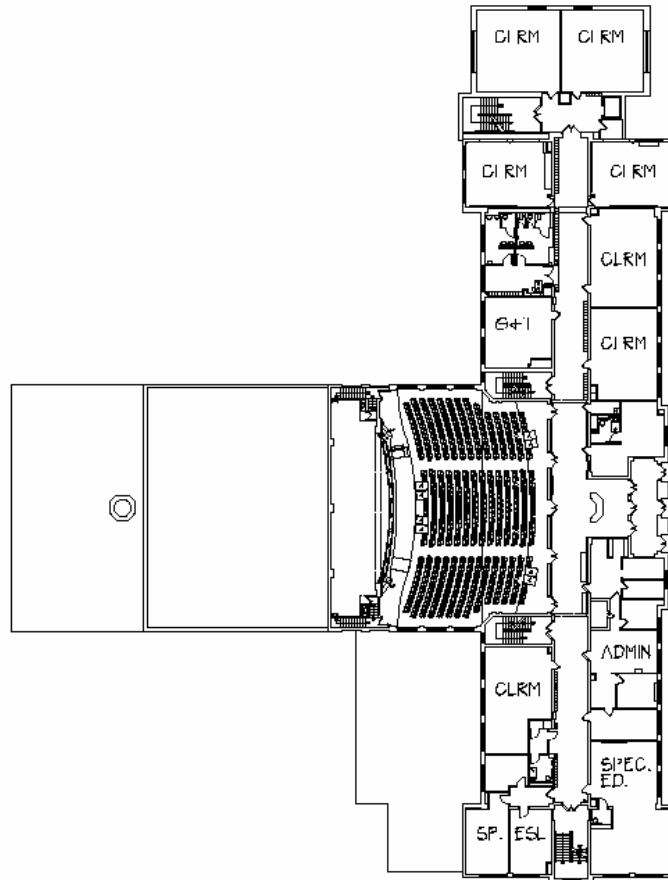
WI – Revised Design – Ground Floor



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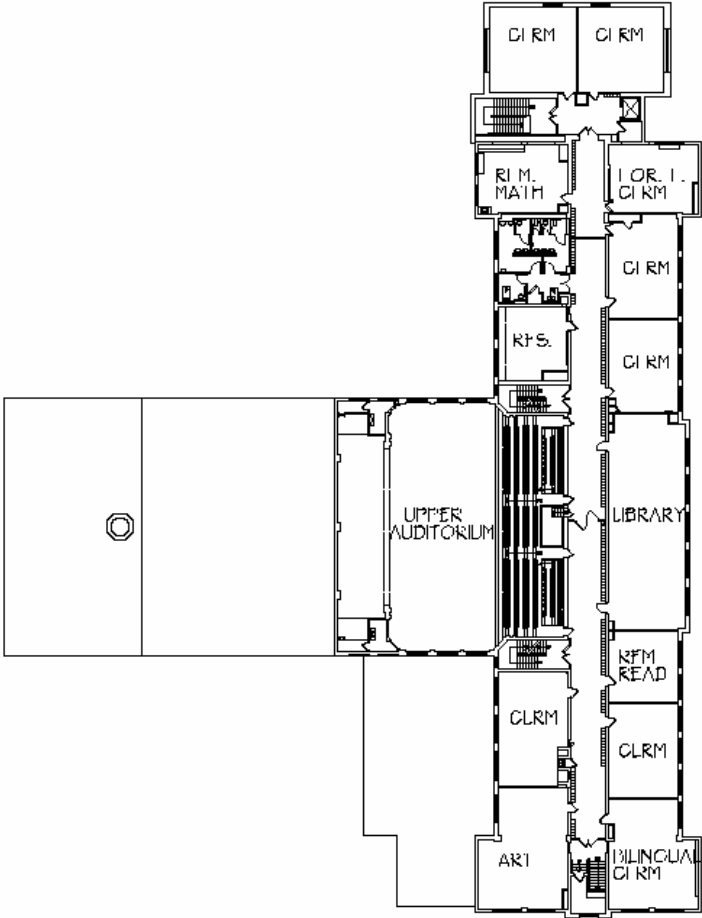
WI Revised Design – Main Floor



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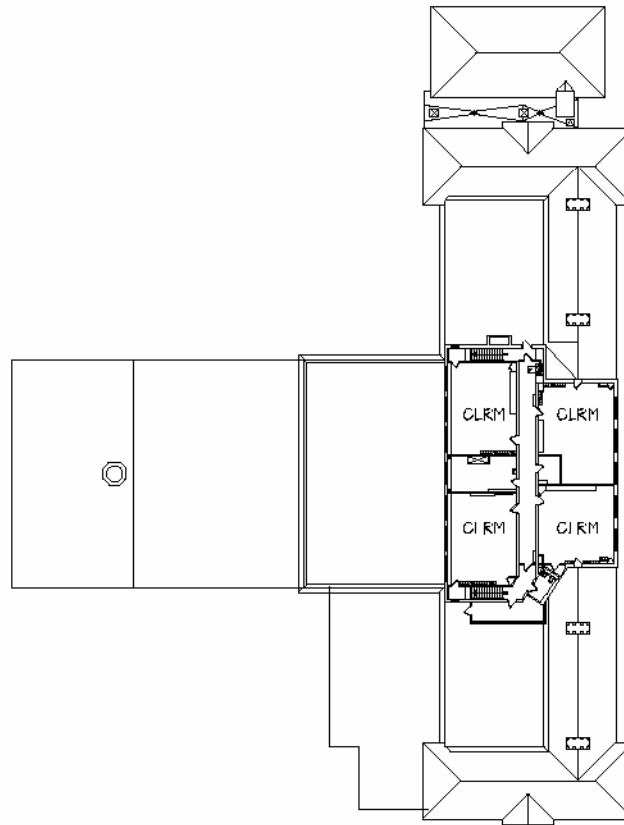
WI – Revised Design – 2nd Floor



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WI – Revised Design – 3rd Floor



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Revised Cost Estimate

Budget – Approximately	\$ 8,596,000
Estimate	<u>\$ 7,700,000</u>
Balance	\$ 896,000
Alternates	<u>\$ 565,000</u>
Budget vs Expense Margin	\$ 331,000



Original vs Revised Features

Original

- 3-grade building
- Larger classrooms
- New library
- New art room
- New music rooms
- Renovated auditorium
- New nurse's station
- Redesigned offices

Revised

- 2-grade building
- Larger classrooms
- Expanded library
- New art room
- Renovated music rooms
- Renovated auditorium
- New nurse's station
- Existing offices



Infrastructure Comparison

Original

- New heating system
- New electric service
- Upgraded water service
- New lighting system
- New bathrooms
- New windows

Revised

- Upgraded heating system
- Upgraded electric serv.
- Upgraded water service
- Existing lighting system
- New bathrooms
- New windows



Revised Construction Timeframe

- 6/1/07 Revised plans submitted to SED
- 12/1/07 SED approval anticipated
- 1/17/08 Bids awarded
- 7/1/08 Construction commences
- 12/31/09? Construction completed



Moving Forward

Our goal is to honor the spirit of the original project objectives and to provide an appropriate educational environment for our 4th and 5th grade students



Public Schools of the Tarrytowns

