

Quarterly Report, East Hampton High School Renovation
State Project No. 042-0041 EA/RR
Period Ending June 30, 2015

TO: Town Council
FROM: Building Committee
RE: EHHS Quarterly Report No. 8

Dear Chair and Members:

April 2015:

The new owner's project manager (OPM), Colliers International (formerly Strategic Building Solutions) managed the negotiations of the GMP (Guaranteed Maximum Price) contract with Downes Construction Company. Colliers consulted with Robinson and Cole on contractual language, specifically assumption and exemptions of the contract provided by Downes.

The high school hosted a large track event on the weekend of April 11, 2015 without incident. However, through this event the building committee and project team learned that improved communication between the school administration, project team, building committee and the town staff is required moving forward on the project to ensure that all emergency services are kept abreast of how construction activities may impact emergency response to school activities at the high school. Members from the East Hampton Fire Department/Commission, East Hampton Police Department, board of education and school staff, town staff, Downes Construction and Colliers International were in attendance at project coordination meeting held on June 1, 2015.

SLAM and Colliers met with the Office of School Facilities to conduct the Plan Completion Test (PCT) for the Fixtures, Furniture and Equipment (FF&E) for the project.

May, 2015:

On May 7, 2015 the building committee approved the GMP contract with Downes Construction Company in the amount of \$43,666,941.00. The contract was reviewed by legal counsel prior to approving.

As a result of the existing construction at the front of the school, the Board of Education and the school administration moved graduation to Memorial School.

PCBs were identified in areas of the existing roof that was originally installed with building. The design team performed testing and inspections of the existing roof to confirm the materials that were installed originally as well as in the roofing materials installed in the 1990's. After laboratory tests were completed, it was determined that some of the original roofing materials contained PCBs. Where these materials are required to be removed the cost to do so will be an additional expense to properly handle and dispose of the materials.

Downes Construction reported that gas services is expected to be at the site in mid-July. It is anticipated that the gas service will be in place in time to service the new mechanical equipment currently being installed.

June, 2015

After the school year concluded, the administrative and guidance staff of the high school were relocated to the Memorial School for the summer to permit asbestos abatement activities to occur in the high school. The administrative suite will be completed in the summer of 2016.

FF&E quotes for Phase 1 (Science Wing and Locker Rooms) were received. Two of four package were approved by the building committee.

Most importantly, the general assembly passed notwithstanding legislation for the project changing the status to a "renovation" project and permitting the full building square footage to be eligible under the State Department of Education space standards. The project formerly exceeded the allowable spaces standards by approximately 20,000 square feet.

In terms of Construction, at this time:

Science Wing – The science wing roof and exterior walls have been installed. The exterior masonry brick is installed. The windows have just started to be installed currently. The mechanical, electrical and plumbing systems are well underway. Interior framing is complete with gypsum board installation being mostly completed. This wing is scheduled for completion in mid-October. Due to severe winter conditions, the original completion date of August has been pushed back approximately two months.

Gymnasium and Family Consumer Sciences – The concrete block walls have been installed at all four walls. The steel roof girders are being installed now. The steel for the FCS is approximately 75% complete.

Cafeteria – The structural steel for the cafeteria addition is complete and the roof has been installed. The exterior brick knee wall (bottom half of wall) is complete. The cafeteria curtain wall (windows) will be installed in the near future.

60's Wing (Locker Room Area) – The locker room area walls are complete. The mechanical, electrical and plumbing systems are mostly complete. Exterior brick façade on the south side is mostly complete.

Electrical Service – The primary electric service was installed successfully without significant disruption to town or board of education services.

Site Work - The front and side parking site work will be under heavy construction this summer with the front parking lot being completed for the start of school. The south parking lot and rear drop-off area will be completed in the fall.

Auditorium/Interior Renovations: The auditorium and select areas of Phase 2 are under construction this summer. A large portion of the remaining corridors are being removed due to asbestos containing material.

Budget: See Attached

EAST HAMPTON
High School Renovations
Financial Status Report - July 6, 2015
\$(000)

	A	B	C	D	E	F	G	
	Budget					D+E=F	C-F=G	
	Project Budget 2/24/15	Approved Transfers	Approved Budget with Transfers	Approved for Payment	Total Contract	Planned, but not Contracted	Anticipated Total Costs	Remaining Balance
I. <u>Building Construction</u>	43,666.9	-	43,666.9	7,638.4	43,666.9	-	43,666.9	-
II. <u>Related Construction</u>	-	-	-	-	-	-	-	-
Total Construction	\$ 43,666.9	\$ -	\$ 43,666.9	\$ 7,638.4	\$ 43,666.9	\$ -	\$ 43,666.9	\$ -
III. <u>Furniture, Fixtures & Equipment (FF&E)</u>	1,828.0	-	1,828.0	-	79.1	1,748.9	1,828.0	-
IV. <u>Fees and Expenses</u>	5,630.4	-	5,630.4	2,997.2	4,521.7	1,198.4	5,720.1	(89.7)
V. <u>Contingency</u>								
A. Construction & Owner's Project	569.7	-	569.7	-	-	-	-	569.7
B. Additional Need	-	-	-	-	-	501.2	501.2	(501.2)
Total Contingency	\$ 569.7	\$ -	\$ 569.7	\$ -	\$ -	\$ 501.2	\$ 501.2	\$ 68.5
VI. <u>Inflation</u>	-	-	-	-	-	-	-	-
Total Project	\$ 51,695.0	\$ -	\$ 51,695.0	\$ 10,635.6	\$ 48,267.7	\$ 3,448.5	\$ 51,716.2	\$ (21.2)

Transfers

From:
V. Contingency

To:
0.0 I.A Construction

% Contract Approved to Date:

Contractor 17.5% **Architect** 75.6%
FFE 0.0% **OPM** 40.4%

Note: OPM Percentage Includes CREC and Colliers Combined