



Construction Update



Presenter – H2M

Saverio Belfiore, AIA
Vice President | Market Director, Education

March 13, 2023

Presenter – H2M

Mike Lantier
Assistant Vice President | Deputy Mkt
Director – Education

Presenter – H2M

Cole Podolsky
Senior Project Designer

Presenter – Triton

Kevin Sawyer
Vice President, Project Executive

John Hansen
Preconstruction, Manager

Construction Update – Capital Project

\$71.4M (\$60M Bond & \$11.4M Cap. Reserve) Capital Improvement Project & \$1.5M Gen. Fund

- **Summer 2023 Construction – Projects are at NYSED under Review**
 - New WPHS Turf Field & Loucks Field Track Replacement
 - WPHS Interior Improvements (Ceilings & Music Room Casework)
 - Dammann House Demolition
- **WPHS New Addition – In Design**
 - Preliminary Filing sent to NYSED last week
 - Schematic Design to Continue throughout Early Spring – H2M to provide update to BOE on May 8th
 - NYSED Submission Target: August 2023 (on-track)

Construction Update – ARP/CRSSA/DASNY/Capital Reserve



District-Wide HVAC and Unit Ventilator Upgrades (ARPA/CRSSAA/DASNY/ \$12.65M Cap. Reserve)

- **Summer 2023 – Spring 2024 Construction (WPHS, Highlands MS, Eastview MS, Church St. ES, George Washington ES)**
The District has taken advantage of different purchasing avenues for best pricing; including Cooperative Contracts and Public Bidding.

Equipment: District has authorized \$6.57M in Equipment Purchase from Daikin Applied LLC. for HVAC Upgrades

Labor: District/ Triton/ H2M have solicited pricing from both Cooperative Contracts and Public Bids:

Equipment & Labor through Cooperative Contracts:

- Highlands Middle School:
- Church St. Elementary School:

Equipment (Cooperative Contract) & Labor (Public Bid):

- Eastview Middle School:
- George Washington Elementary School:
- White Plains High School:

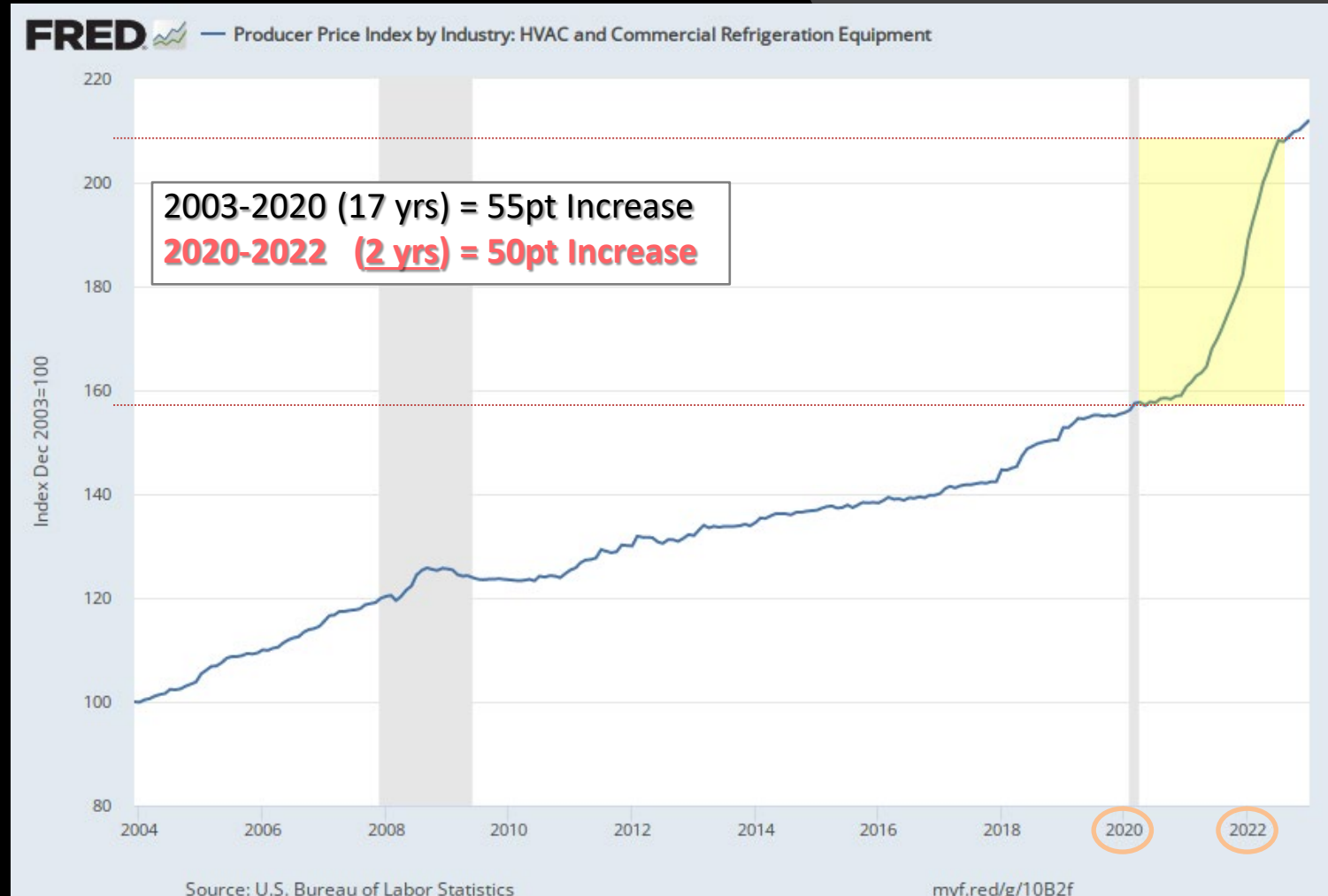
Construction Update – ARP/CRSSA/DASNY/Capital Reserve

Contributing Factors of HVAC Cost Increases

- **Escalation:**
 - Traditional Escalation = 3% per year
 - 2020-2022 Escalation = 19.6% per year
- **Increased Equipment Counts for Classrooms:**
 - Increase in Unit Ventilators Counts
- **Increased costs in Manufacturing:**
 - Raw Material Increases
 - Fuel and Transportation
 - Electronic-chip Shortages
 - Change in Energy Code Requirements

In-District Cost Difference of Unit Ventilator Replacement Costs – per Unit:

<2020 UV/Unit \$ w/ Air Conditioning	2023 UV/Unit \$ w/ Air Conditioning	Change In Cost per Unit
\$30-\$40K	\$75K-95K	\$45K-\$50K



Construction Update – ARP/CRSSA/DASNY/Capital Reserve

Unit Ventilator Projects at: Highlands MS, White Plains HS, Church St. ES, Eastview ES and George Washington ES – *Cost vs Budget update (Direct Construction Costs)*



School Building	Construction Budget	Construction Project Costs	Delta
	DASNY/ARPA/CRSSAA/ Capital Reserve	Actuals/Estimated Values	(Ovr)/Sav
Highlands MS *	\$7,505,448	\$9,659,305	(\$2,153,857)
White Plains HS	\$3,491,813	\$6,959,382	(\$3,467,569)
Church St ES	\$2,304,275	\$1,722,714	\$581,561
Eastview MS	\$1,647,074	\$4,486,265	(\$2,839,191)
George Washington ES	\$2,472,516	\$2,622,990	(\$150,474)
Total Actuals <small>(Summer 2023- Spring 2024 Projects)</small>	\$17,421,126	\$25,450,656	(\$8,029,530)
Ridgeway ES	\$1,556,183	\$4,103,842	(\$2,547,659)
Mamaroneck Ave ES	\$3,351,779	\$4,854,801	(\$1,503,022)
Total Actuals + Estimated <small>(Including Summer 2024 Projects)</small>	\$22,329,089	\$34,409,299	(\$12,080,210)
Rochambeau AHS	\$3,591,192	\$5,745,907	(\$2,154,715)
Total Actuals + Estimated <small>(All Phases HVAC)</small>	\$25,920,280	\$40,155,206	(\$14,234,926)

* Highlands Include \$7.055M 2021 Cap Reserve Transfer

Construction Update – ARP/CRSSA/DASNY/Capital Reserve

Unit Ventilator Projects at: Highlands MS, White Plains HS, Church St. ES, Eastview ES and George Washington ES – *Cost vs Budget update (Soft Cost Update – Includes Construction Contingency)*



School Building	Incidental Budget	Incidental Costs + Contingency	Delta
	DASNY/ARPA/CRSSAA/ Capital Reserve	Actuals/Estimated Values	(Ovr)/Sav
Highlands MS *	\$2,345,452	\$2,539,299	(\$193,847)
White Plains HS	\$1,008,188	\$1,320,269	(\$312,081)
Church St ES	\$720,086	\$667,746	\$52,340
Eastview MS	\$502,852	\$758,379	(\$255,527)
George Washington ES	\$772,661	\$786,204	(\$13,543)
Total Actuals <small>(Summer 2023- Spring 2024 Projects)</small>	\$5,349,239	\$6,071,897	(\$722,658)
Ridgeway ES	\$393,817	\$623,107	(\$229,289)
Mamaroneck Ave ES	\$848,221	\$983,493	(\$135,272)
Total Actuals + Estimated <small>(Including Summer 2024 Projects)</small>	\$6,591,278	\$7,678,497	(\$1,087,219)
Rochambeau AHS	\$908,807	\$1,103,907	(\$195,100)
Total Actuals + Estimated <small>(All Phases HVAC)</small>	\$7,500,085	\$8,782,403	(\$1,282,319)

* Highlands Include \$7.055M 2021 Cap Reserve Transfer

Construction Update – ARP/CRSSA/DASNY/Capital Reserve

Unit Ventilator Projects at: Highlands MS, White Plains HS, Church St. ES, Eastview ES and George Washington ES – *Cost vs Budget update (Total Construction Costs + Incidentals)*

Funding Needed to commence work for the Summer 2023:

	Construction Costs + Incidentals <u>Budget</u>	Construction Costs + Incidentals + Contingency <u>Actuals/Estimated Values</u>	Delta (Ovr)/Sav
Construction Cost Total (Estimated + Actuals All Phases HVAC)	\$22,329,089	\$34,409,299	(\$12,080,210)
Soft Cost Total (Estimated + Actuals All Phases HVAC)	\$6,591,278	\$7,678,497	(\$1,087,219)
Total Estimated (Estimated + Actuals All Phases HVAC)	\$28,920,366	\$42,087,796	(\$13,167,429)

Funding Needed for All HVAC & Unit Ventilator Upgrades District-wide:

	Construction Costs + Incidentals <u>Budget</u>	Construction Costs + Incidentals + Contingency <u>Actuals/Estimated Values</u>	Delta (Ovr)/Sav
Construction Cost Total (Estimated + Actuals All Phases HVAC)	\$25,920,280	\$40,168,265	(\$14,247,985)
Soft Cost Total (Estimated + Actuals All Phases HVAC)	\$7,500,085	\$8,782,403	(\$1,282,319)
Total Estimated (Estimated + Actuals All Phases HVAC)	\$ 33,420,365	\$48,937,610	(\$15,517,245)

Construction Update – ARP/CRSSA/DASNY/Capital Reserve



Original Unit Ventilator & HVAC Upgrades Funding (ARP/CRSSA/DASNY/Capital Reserve):

Coronavirus Response ACT (CRSSA) – Highlands MS & Church St ES (September 30 2023, Deadline):	\$ 4,120,252
DASNY - White Plains HS (June 8 2024, Deadline):	\$ 2,750,000
America Rescue Act (ARPA) – East View MS & GW ES (September 30, 2024 Deadline):	\$ 6,845,113
<u>\$12.65 Cap Reserve – WPHS, Eastview MS, Ridgeway ES, Mamaroneck ES, Rochambeau ES:</u>	<u>\$12,650,000</u>
<i>Sub-Total</i>	\$26,365,365
<u>\$7.055M '21 Cap Reserve: Highlands MS</u>	<u>\$ 7,055,000</u>
Total (All Funding)	\$ 33,420,365

Total Project Cost for Work to Award Immediately (Construction Cost, Contingencies and Incidentals):

Highlands MS:	\$12,198,604
1 Church St ES :	\$ 2,390,459
Eastview MS :	\$ 5,244,644
<u>George Washington ES:</u>	<u>\$ 3,409,194</u>
Total (Summer 2023- Spring 2024 Projects)	\$23,242,901

Total Project Cost for Work to Award After May Budget Vote (Construction Cost, Contingencies and Incidentals):

2 <u>*White Plains HS (Summer 2023 Start) :</u>	<u>\$ 8,279,651</u>	<i>Pause Award Until May 22 Approval</i>
Total (All Projects)	\$31,522,522	
3 Ridgeway ES (Summer 2024):	\$ 4,726,949	<i>Award Winter '23/'24</i>
<u>Mamaroneck Ave. ES (Summer 2024):</u>	<u>\$ 5,838,294</u>	<i>Award Winter '23/'24</i>
Total (All Projects)	\$42,087,769	
4 <u>Rochambeau AHS (2025):</u>	<u>\$ 6,849,814</u>	<i>Award 2025 – Possibly New Proposition</i>
Total (All Projects)	\$48,937,610	

Construction Update – ARP/CRSSA/DASNY/Capital Reserve



Current and Next Steps:

- **Current:** Summer 2023- Spring 2024 Work – Equipment Awarded
- **Next:** Summer 2023- Spring 2024 – Labor Bids Received
- **(Recommended Next Steps)**
 1. Labor Bids Received and Being Evaluated for Award.
 2. Award at Next BOE Meeting : Highlands MS, Church St. Labor – Due to Critical CRSSA Spending Deadlines (Sept. 30, 2023)
 3. Award at Next BOE Meeting: George Washington ES & Eastview MS Labor – Scheduled for Summer '23 Start.
 4. Hold on Awarding White Plains HS Labor assuming Proposition Passes in May– Project is 2nd Largest in Total Cost/ Deadline

Recommendation to Cover Budget Shortfall:

- In effort to execute the entire Scope of Work intended as a part of the HVAC & Unit Ventilator Replacements:
 - Recommendation: Proceed with requesting Community to approve additional funding from Capital Reserve, in the amount of **\$13.5M**

Further Considerations:

- Rochambeau is currently anticipated to be over budget by \$2.3M+, and may require the District to request a future proposition to transfer funds from the Capital Reserve at a later date (May 2025):
 - Recommendation: Confirm pricing once design is complete, reconcile any remaining costs from other DW HVAC projects and proceed with a possible proposition to transfers funds.



Questions?