



# Dobbs Ferry School District

## Capital Project Update

## Facilities Committee Meeting

April 14, 2020



# Capital Project Update

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1. Project Design Schedule
2. Budget Update
3. Scope Review/Updates



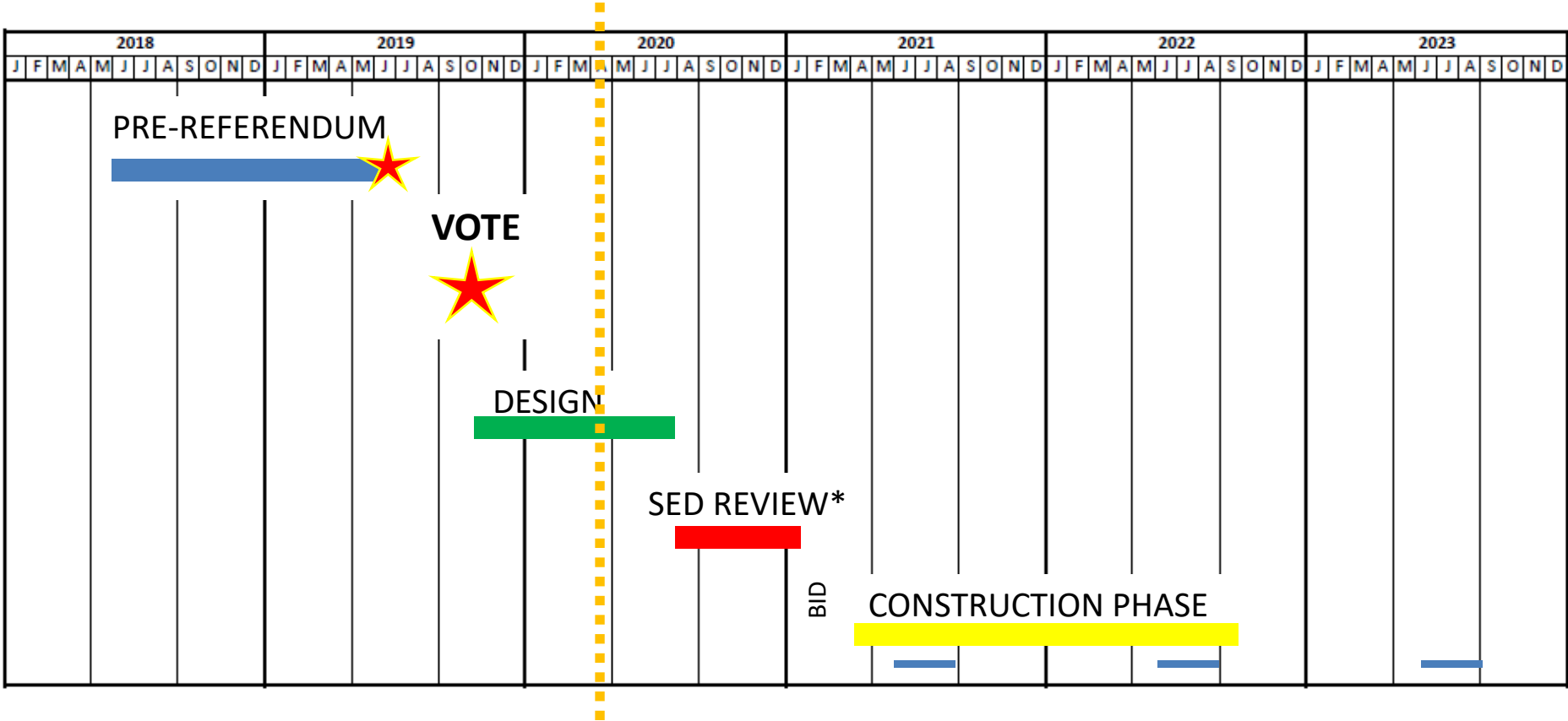
**TETRA TECH**  
ARCHITECTS & ENGINEERS



**Dobbs Ferry**  
**School District**

Independent Thinkers Change Worlds

# Capital Project Timeline



\* SED Review times can vary



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# Design Schedule

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Project Phase	Start Date	End Date	Duration (Work Days)
Schematic Design (SD), including cost estimating	6-Nov-2019	24-Jan-2020	58
Design Development (DD), including cost estimating	5-Feb-2020	17-Apr-2020	53
Contract Documents (CD)	22-Apr-2020	20-Jul-2020	64
Submit to SED	20-Jul-2020	24-Jul-2020	5
SED Review and Approval	27-Jul-2020	22-Jan-2021	130*

\* SED approval timeframes are estimated, and are solely dependent upon SED's workload at time of project submission.

Facilities Committee Meetings: 4/14/20 and 6/16/20

BOE Meetings: 4/21/20 and 6/23/20



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# Capital Project Scope

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- Middle School Roof Replacement
- Middle/High Auditorium Improvements
  - Sound System
  - Theatrical Lighting
  - Stage Rigging
  - ADA Improvements
- Middle/High Auditorium Air Conditioning
- High School Classroom Air Conditioning
- Middle School – HVAC Replacement
- Sitework Improvements - Middle/High School
  - Access pathway to Old Croton Aqueduct
  - Retaining wall improvements
  - Stormwater improvements



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# Capital Project Scope

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- Springhurst Elementary Secure Entry Vestibule
- Springhurst Library / Media Center Improvements
- Sitework Improvements - Springhurst Elementary
  - Sidewalk along visitor driveway
  - Varsity Softball field improvements

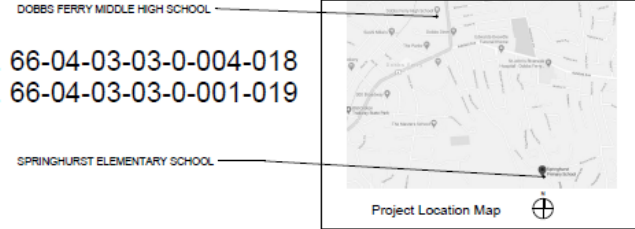


Reconstruction To:  
Springhurst Elementary School  
Middle High School

SED Control No. 66-04-03-03-0-004-018  
SED Control No. 66-04-03-03-0-001-019

# Design Development Phase

Dobbs Ferry Union Free School District  
Dobbs Ferry, New York



DRAWING LIST		Springhurst Elementary		Middle High School		Middle High School		Middle High School	
<b>GENERAL</b>		<b>ELECTRICAL</b>		<b>CODE COMPLIANCE</b>		<b>Middle High School</b>		<b>Middle High School</b>	
G001	Title Sheet	AE001	Site Plan	BG300	Site Code Compliance Plan	TE1.12	Theatre Equipment - Level 2 Plan	BM112	Attic Plans - Area A (East)
G100	Symbols and Abbreviations	AE101	Basement Floor Plan	BG350	First Floor Code Compliance Plan and Review	TE1.13	Theatre Equipment - Level RCP	BM113	Partial Roof Plans - Area A (West)
<b>Springhurst Elementary</b>		AE102	First Floor Lighting, Power, Communications and Fire Alarm Demolition Plan	BG351	Second Floor Code Compliance Plan	TE1.21	Theatre Equipment - Centerline Section	BM114	Partial Roof Demolition Plan - Area B (South)
<b>CODE COMPLIANCE</b>		AE103	Second Floor Lighting, Power, Communications and Fire Alarm Demolition Plan	BG352	Third Floor Code Compliance Plan	TE1.22	Theatre Equipment - Transverse Section - Typical Rigging Elevation	BM115	Partial Roof Plan - Area B (South)
AG300	Site Code Compliance Plan	AE130	First Floor Lighting, Power, Communications and Fire Alarm Plans	<b>SURVEY / MAPPING</b>		TE1.23	Theatre Equipment - Transverse Section - Front of House Lighting Rigging	BM116	Partial Roof Plans - Area B (North)
AG350	Code Compliance Review	AE131	Second Floor Lighting, Power, Communication and Fire Alarm Plans	BV001	Dobbs Ferry MSHS Survey	TE1.41	Theatre Equipment - Details and Schedules	BM500	Details
AG351	Code Compliance Floor Plans	AE500	Details	<b>CIVIL</b>		TL1.11	Performance Lighting - Performance Dimming and Control Box Schedules	BM600	Schedules
<b>SURVEY / MAPPING</b>		AE600	Schedules	BC100	Site Demolition Plan	TL1.31	Performance Lighting - Performance Dimming and Control Faceplate Details	BM700	Controls
AV001	Dobbs Ferry Springhurst Survey 1	AE700	Diagrams	BC110	Site Soil Erosion and Sediment Control Plan	TVD.00	PSVC - Responsibility Matrix and Details	BE050	Basement Floor Key Plan
AV002	Dobbs Ferry Springhurst Survey 2	<b>PLUMBING</b>		BC120	Site Layout Plan	TVD.01	PSVC - Conduit Riser, Faceplate Details and Rack Elevations	BE101	First Floor Demolition Plan
<b>CIVIL</b>		APOS0	Basement and First Floor Key Plans, Details and Schedules	BC130	Site Grading Plan	TV1.11	PSVC - Level 1 - Plan	BE102	Second Floor Demolition Plan
AC100	Site Demolition Plan - Visitor Entrance Driveway	APOS1	Second Floor Key Plan and Enlarged Plans	BC140	Site Utility Plan	TV1.12	PSVC - Level 2 - Plan	BE103	Third Floor Demolition Plan
AC101	Site Demolition Plan - Varsity Softball Field	<b>ARCHITECTURAL</b>		<b>ARCHITECTURAL</b>		TV1.21	PSVC - Centerline Section	BE104	Roof Demolition Plan
AC110	Site Soil Erosion and Sediment Control Plan - Visitor Entrance Driveway	BA050	Roof Key Plan	BA100	First, Second and Third Floor Plans, Window Type, Wall Type and Details	<b>MECHANICAL</b>		BE161	First Floor Power Plan
AC111	Site Soil Erosion and Sediment Control Plan - Varsity Softball Field	BA101	First, Second and Third Floor Demolition and Floor Plans, Door and Frame Types and Door Schedule	BA101	First and Second Floor Demolition and Floor Plans, Door and Frame Types and Door Schedule	BM050	First Floor Key Plan	BE162	Second Floor Power Plan
AC120	Site Layout Plan - Visitor Entrance Driveway	BA161	First Floor Reflected Ceiling Plan	BA161	Second Floor Reflected Ceiling Plan - Area B	BM051	Second Floor Key Plan	BE163	Third Floor and Attic Power Plan
AC121	Site Layout Plan - Varsity Softball Field	BA162	Second Floor Reflected Ceiling Plan - Area B	BA162	Second Floor Reflected Ceiling Plan - Area B	BM052	Third Floor and Attic Key Plan	BE164	Roof Plan
AC130	Site Grading and Utility Plan - Visitor Entrance Driveway	BA190	Roof Plan and Details	BA190	Roof Plan and Details	BM053	Roof Key Plan	BE400	First and Second Floor Lighting Plans - Auditorium and Canopy
AC131	Site Grading Plan - Varsity Softball Field	BA191	Roof Details	<b>STRUCTURAL</b>		BM100	Partial First Floor Plans - Area A (East)	BE401	First and Second Floor Power and Communications Plans - Auditorium
AC141	Site Utility Plan - Varsity Softball Field	<b>STRUCTURAL</b>		BS130	Partial Demolition, Foundation & Framing Plans - Area B	BM101	Partial First Floor Plans - Area A (West)	BE500	Details
<b>ARCHITECTURAL</b>		BS500	Typ Structural Details	BS600	Notes and Schedules	BM102	Partial First Floor Demolition Plan - Area B (South)	BE600	Schedules
AA100	First and Second Floor Partial Demolition Plans and Ceiling Plans	<b>THEATRICAL</b>		<b>THEATRICAL</b>		BM103	Partial First Floor Plan - Area B (South)	BE700	Diagrams
AA400	Enlarged Plan, Interior Elevations and Details	GAD.00	General Arrangements - Drawing Index, Typical Abbreviations, Symbols and Keys	GAD.00	General Arrangements - Drawing Index, Typical Abbreviations, Symbols and Keys	BM104	Partial First Floor Plans - Area B (North)	<b>PLUMBING</b>	
AA401	Enlarged Plan and Interior Elevations	GAD.01	General Arrangements - Coordination Zones	GAD.01	General Arrangements - Coordination Zones	BM105	Partial Second Floor Plans - Area A (East)	BPOS0	Roof Plan and Schedule
AA600	Door Schedule, Door, Frame and Wall Types, and Details	GAD.05	General Arrangements - Performance Lighting Positions	GAD.05	General Arrangements - Performance Lighting Positions	BM106	Partial Second Floor Plans - Area A (West)	<b>COMMON</b>	
<b>STRUCTURAL</b>		GA1.10	General Arrangements - Demolition Drawing	GA1.10	General Arrangements - Demolition Drawing	BM107	Partial Second Floor Demolition Plan - Area B (South)	ZC500	Site Details
AS600	Notes and Schedules	GA1.11	General Arrangements - Performance Power System	GA1.11	General Arrangements - Performance Power System	BM108	Partial Second Floor Plan - Area B (South)	ZC501	Site Details
<b>MECHANICAL</b>		GA1.12	General Arrangements - Performance Power System	GA1.12	General Arrangements - Performance Power System	BM109	Partial Second Floor Plans - Area B (North)	ZC502	Site Details
AM100	Partial Plans - Areas B and E	GA1.13	General Arrangements - Performance Power System	GA1.13	General Arrangements - Performance Power System	BM110	Partial Third Floor Demolition Plan - Area A (East)	ZC503	Site Details
AM101	Partial Roof Plan	TE1.11	Theatre Equipment - Level 1 Plan	<b>Building Index</b>		BM111	Partial Third Floor Floor Plans - Area A (West)	<b>Building Index</b>	
AM500	Details			Building Name	Building Designer				
AM600	Schedules			Springhurst Elementary School	A				
AM700	Controls			Dobbs Ferry Middle High School	B				



Architecture Engineering Planning  
& High Performance Facilities

Tetra Tech Engineers, Architects & Landscape Architects, P.C.

Building Index	
Building Name	Building Designer
Springhurst Elementary School	A
Dobbs Ferry Middle High School	B

Sheet No.	Date	Drawing Number
AA130	03/13/2020	234903-20001

Volume 1 of 1 Set No.

234903-20001  
03/13/2020  
G001

DESIGN DEVELOPMENT - NOT FOR CONSTRUCTION



**Design Development Budget Estimate**  
**Summary of Probable Cost**  
 Revised April 14, 2020

Probable Cost	June 11, 2019 PR Budget	Revised January 23, 2020 SD Budget	Variance +/- PR vs SD	Variance % PR vs SD	Revised April 14, 2020 DD Budget	Variance +/- SD vs DD	Variance % SD vs DD	Variance +/- PR vs DD	Variance % PR vs DD
<b>1. Construction Cost:</b>									
SES - Secured Vestibule	100,000	193,707	93,707	93.71%	185,474	(8,233)	-4.25%	85,474	85.47%
SES - Library Enhancements	400,000	565,943	165,943	41.49%	508,237	(57,706)	-10.20%	108,237	27.06%
SES - Sidewalk Along Entry Road	165,000	288,190	123,190	74.66%	216,597	(71,593)	-24.84%	51,597	31.27%
SES - Varsity Softball Field Upgrades	475,132	809,571	334,439	70.39%	685,700	(123,871)	-15.30%	210,568	44.32%
MHS - Site Work	381,256	174,720	(206,536)	-54.17%	239,995	65,275	37.36%	(141,261)	-37.05%
MHS - Roofing Replacement	2,282,142	2,435,800	153,658	6.73%	2,439,587	3,787	0.16%	157,445	6.90%
MHS - Auditorium Upgrades	2,033,363	2,107,175	73,812	3.63%	2,103,201	(3,974)	-0.19%	69,838	3.43%
MHS - HVAC Upgrades	6,103,942	6,232,310	128,368	2.10%	6,266,835	34,525	0.55%	162,893	2.67%
<b>Construction Cost Sub Total:</b>	<b>\$ 11,940,835</b>	<b>\$ 12,807,416</b>	<b>866,581</b>	<b>7.26%</b>	<b>\$ 12,645,626</b>	<b>(161,790)</b>	<b>-1.26%</b>	<b>704,791</b>	<b>5.90%</b>
<b>2. Contingencies:</b>									
Design Contingency	1,194,083	327,502	(866,581)	-72.57%	489,292	161,790	49.40%	(704,791)	-59.02%
Construction Contingency	1,194,084	1,194,084	0	0.00%	1,194,084	0	0.00%	0.00	0.00%
<b>Project Contingencies Sub Total:</b>	<b>\$ 2,388,167</b>	<b>\$ 1,521,586</b>	<b>(866,581)</b>	<b>-36.29%</b>	<b>\$ 1,683,376</b>	<b>161,790</b>	<b>10.63%</b>	<b>(704,791)</b>	<b>-29.51%</b>

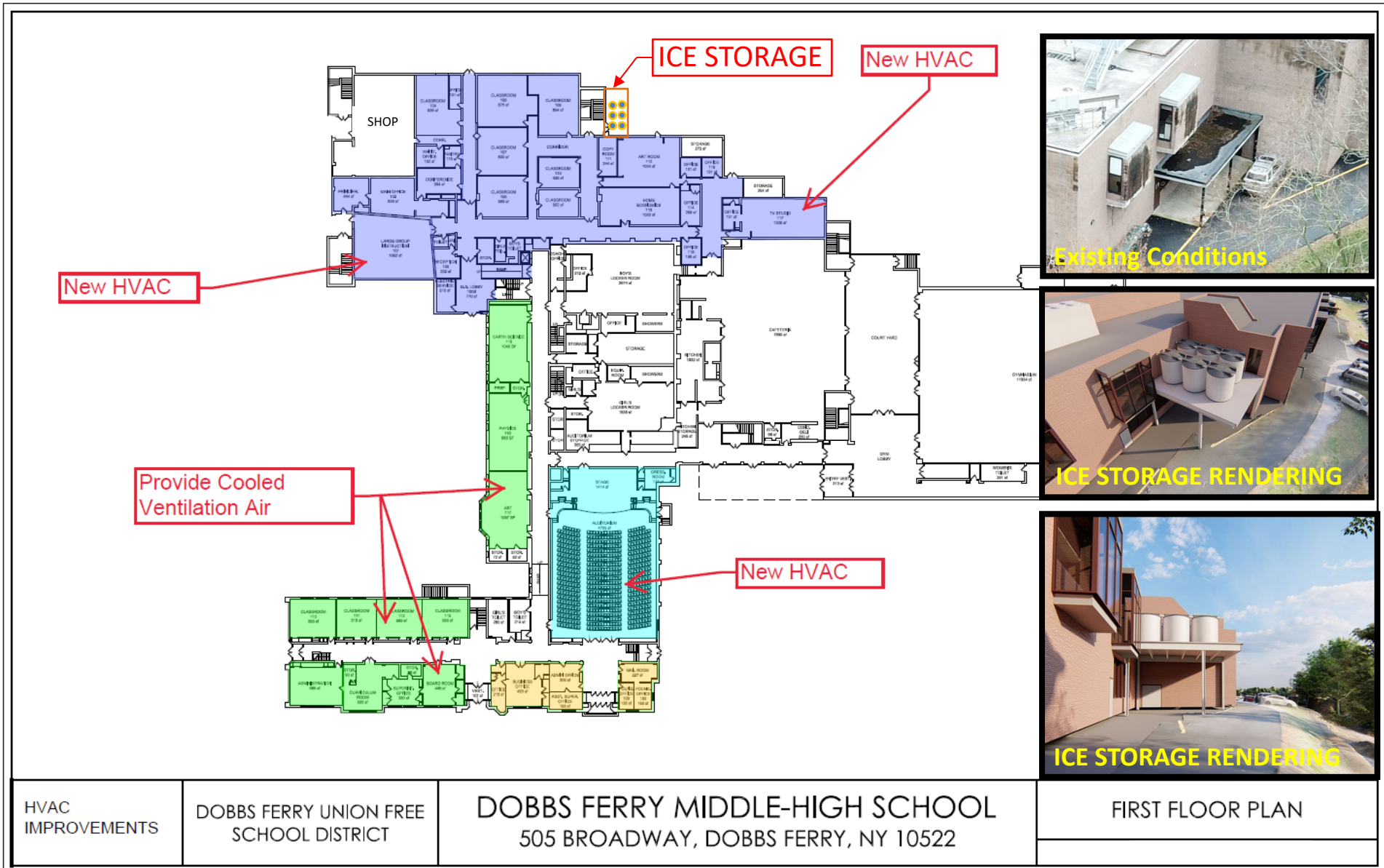


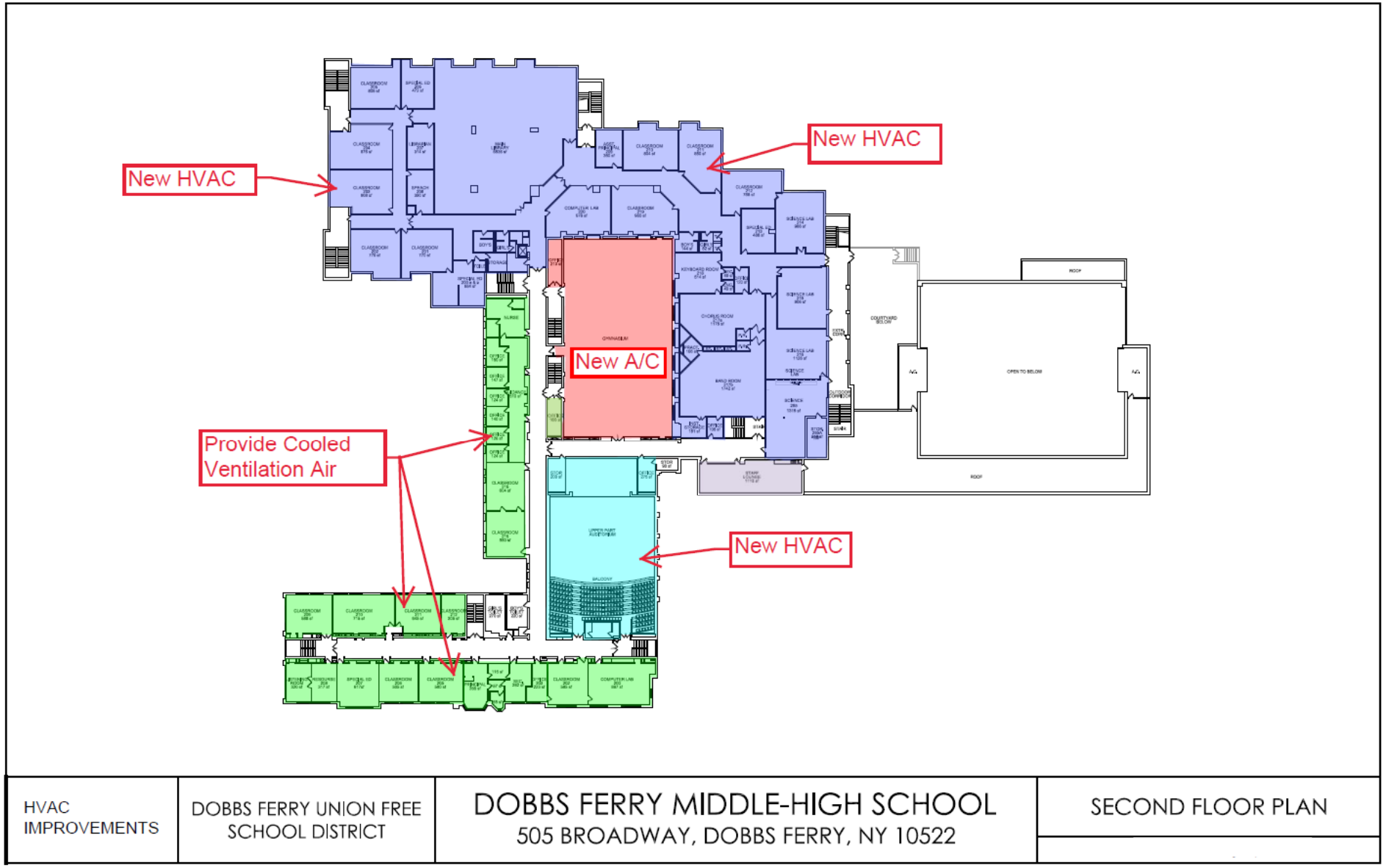


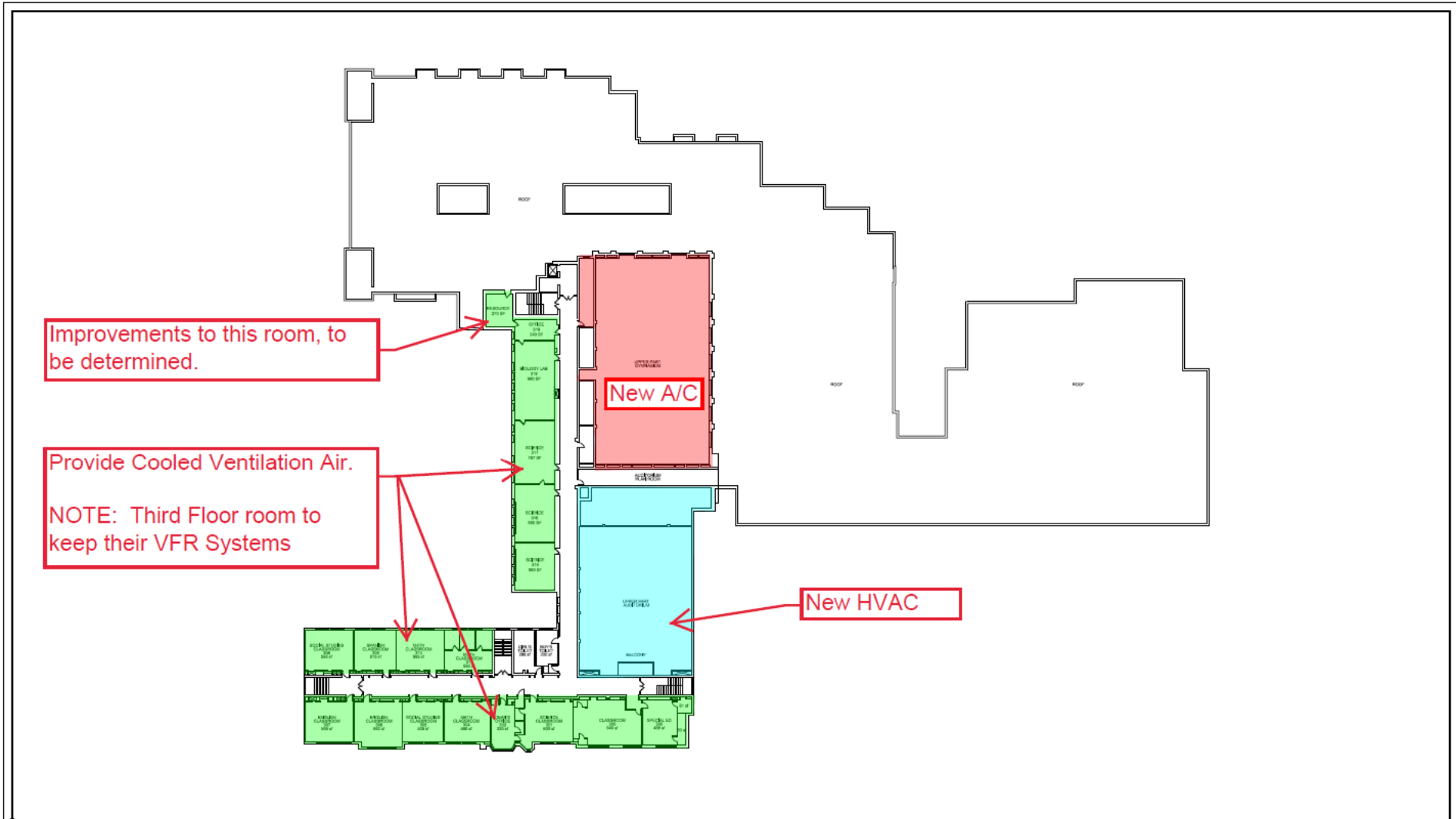
**Design Development Budget Estimate**  
**Summary of Probable Cost**  
**Revised April 14, 2020**

<b>3. Allowance:</b>									
Abatement Allowance	200,000	200,000	0.00	0.00%	200,000	0.00	0.00%	0.00	0.00%
<b>Project Allowance Sub Total:</b>	<b>\$ 200,000</b>	<b>\$ 200,000</b>	<b>0.00</b>	<b>0.00%</b>	<b>\$ 200,000</b>	<b>0.00</b>	<b>0.00%</b>	<b>0.00</b>	<b>0.00%</b>
<b>4. Escalation:</b>									
Cost Escalation Estimate	1,452,900	1,452,900	0.00	0.00%	1,452,900	0.00	0.00%	0.00	0.00%
<b>Project Escalation Allowance Sub Total:</b>	<b>\$ 1,452,900</b>	<b>\$ 1,452,900</b>	<b>0.00</b>	<b>0.00%</b>	<b>\$ 1,452,900</b>	<b>0.00</b>	<b>0.00%</b>	<b>0.00</b>	<b>0.00%</b>
<b>Budget Sub Total:</b>	<b>\$ 15,981,902</b>	<b>\$ 15,981,902</b>	<b>0.00</b>	<b>0.00%</b>	<b>\$ 15,981,902</b>	<b>0.00</b>	<b>0.00%</b>	<b>0.00</b>	<b>0.00%</b>
<b>5. Project Incidental Budget:</b>									
Incidentals - Include All Other "SOFT" Costs	3,995,476	3,995,476	0.00	0.00%	3,995,476	0.00	0.00%	0.00	0.00%
<b>Project Budget Sub Total:</b>	<b>\$ 19,977,378</b>	<b>\$ 19,977,378</b>	<b>0.00</b>	<b>0.00%</b>	<b>\$ 19,977,378</b>	<b>0.00</b>	<b>0.00%</b>	<b>0.00</b>	<b>0.00%</b>
<b>Capital Project Total:</b>	<b>\$ 19,977,378</b>	<b>\$ 19,977,378</b>	<b>0.00</b>	<b>0.00%</b>	<b>\$ 19,977,378</b>	<b>0.00</b>	<b>0.00%</b>	<b>0.00</b>	<b>0.00%</b>
<b>6. Project Alternates:</b>									
Add Alternate - Site Pole Lighting at Concrete Sidewalk	0	0	0	0.00%	84,975.00	84,975.00	100.00%	84,975.00	100.00%
Add Alternate - 30 Year Warranty for New Roofing	0	0	0	0.00%	161,745.00	161,745.00	100.00%	161,745.00	100.00%





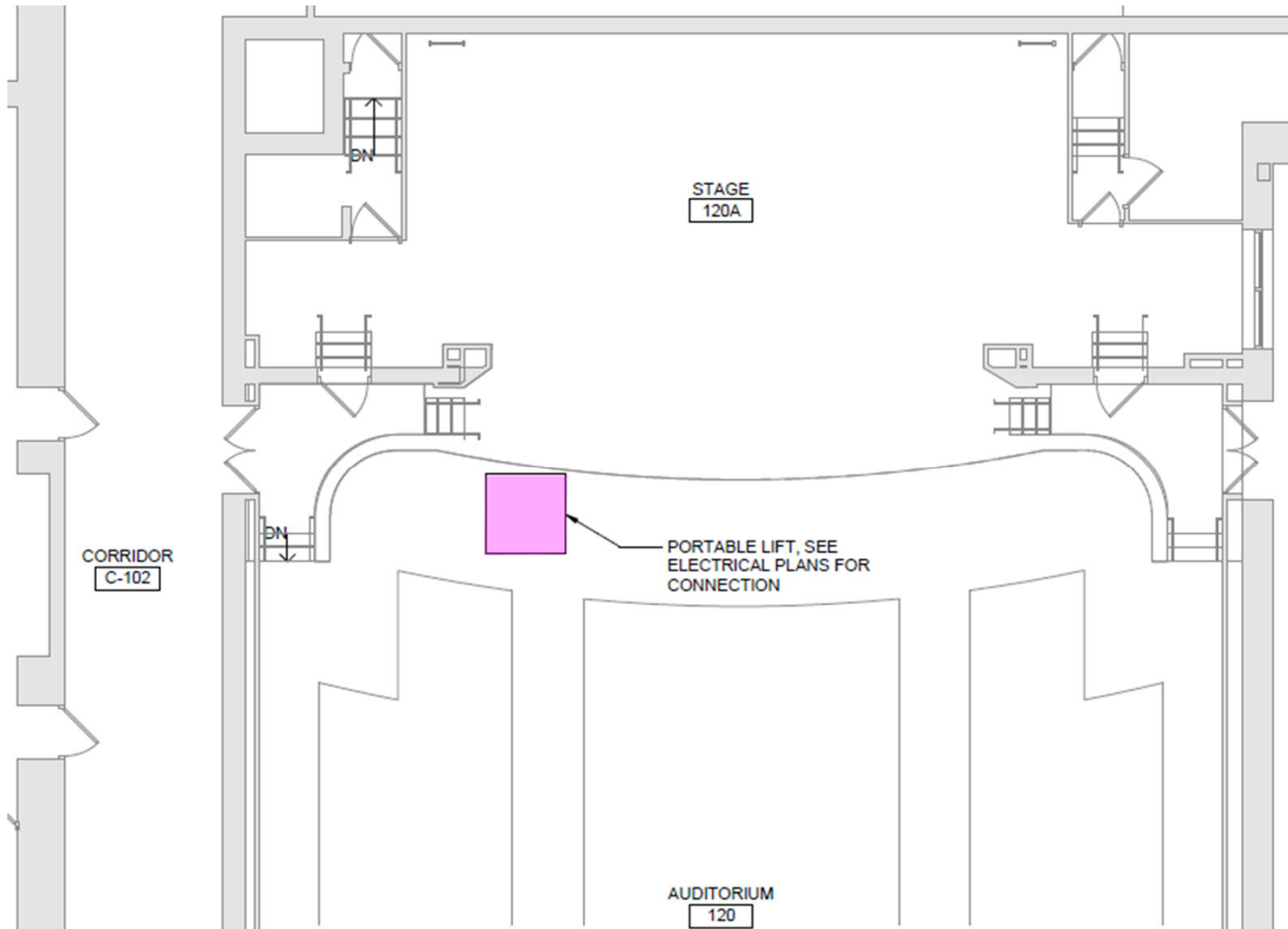




HVAC IMPROVEMENTS	DOBBS FERRY UNION FREE SCHOOL DISTRICT	DOBBS FERRY MIDDLE-HIGH SCHOOL 505 BROADWAY, DOBBS FERRY, NY 10522	THIRD FLOOR PLAN
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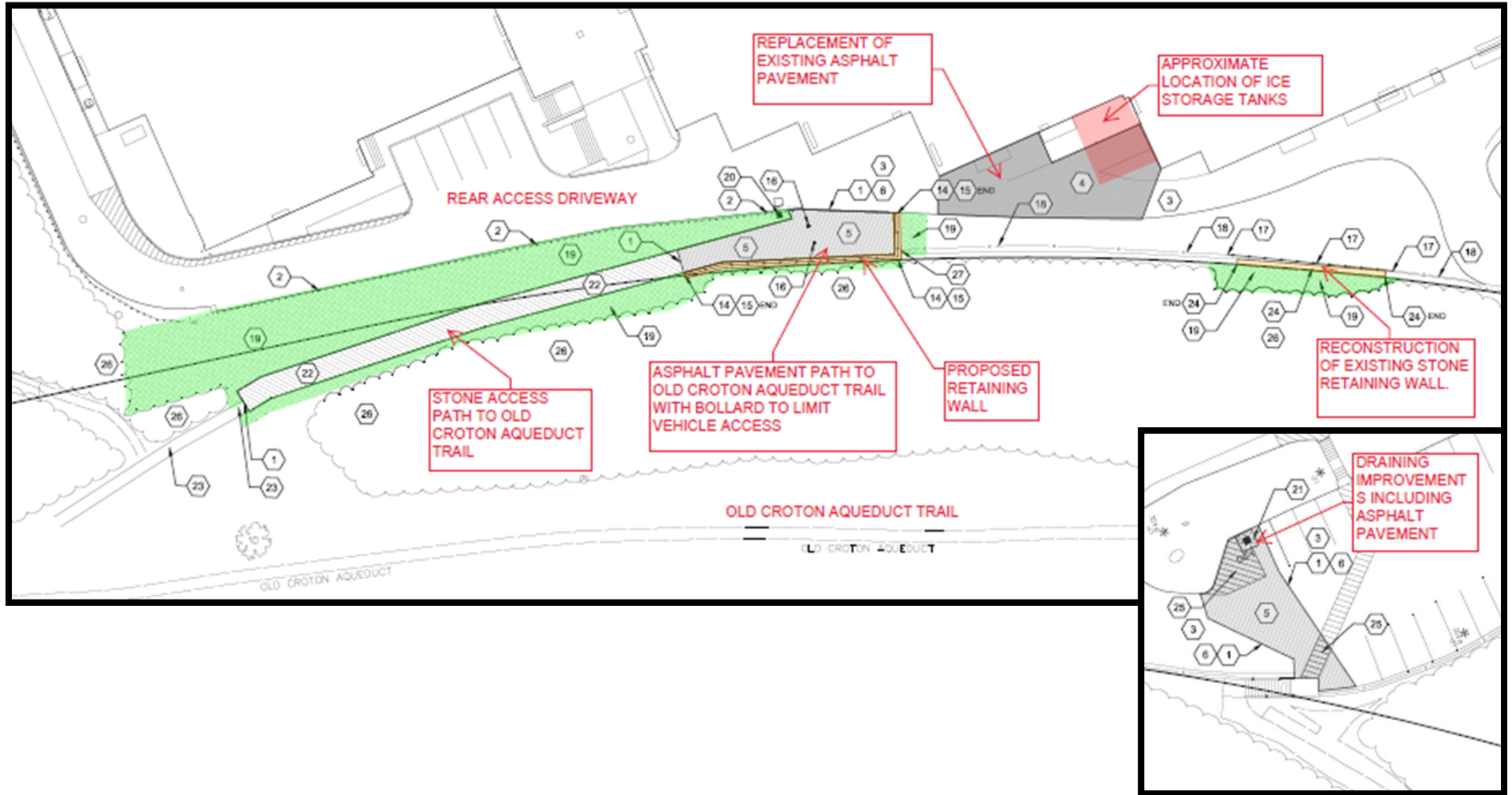


# Auditorium Stage Lift



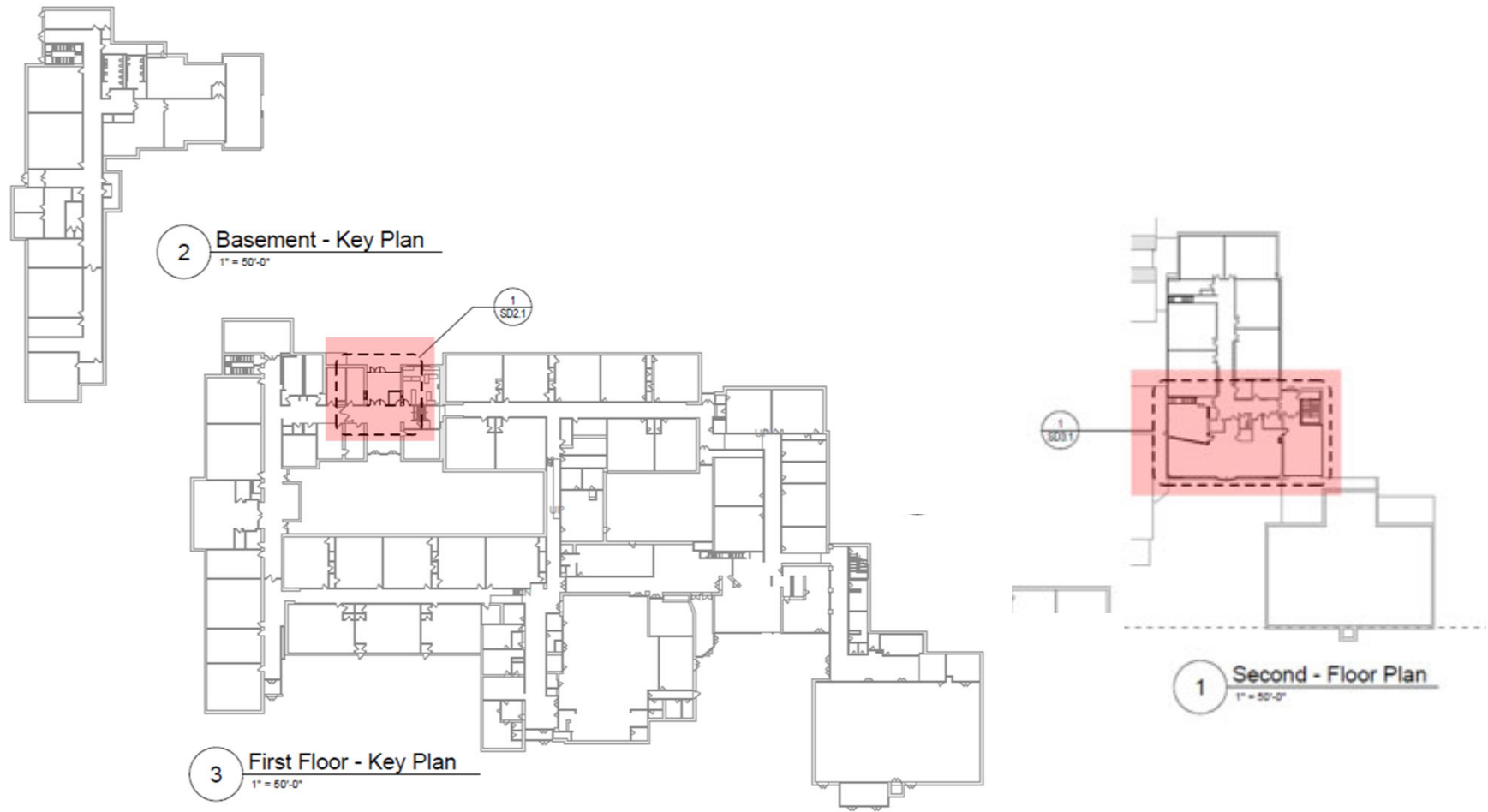


# MS / HS Site Improvements

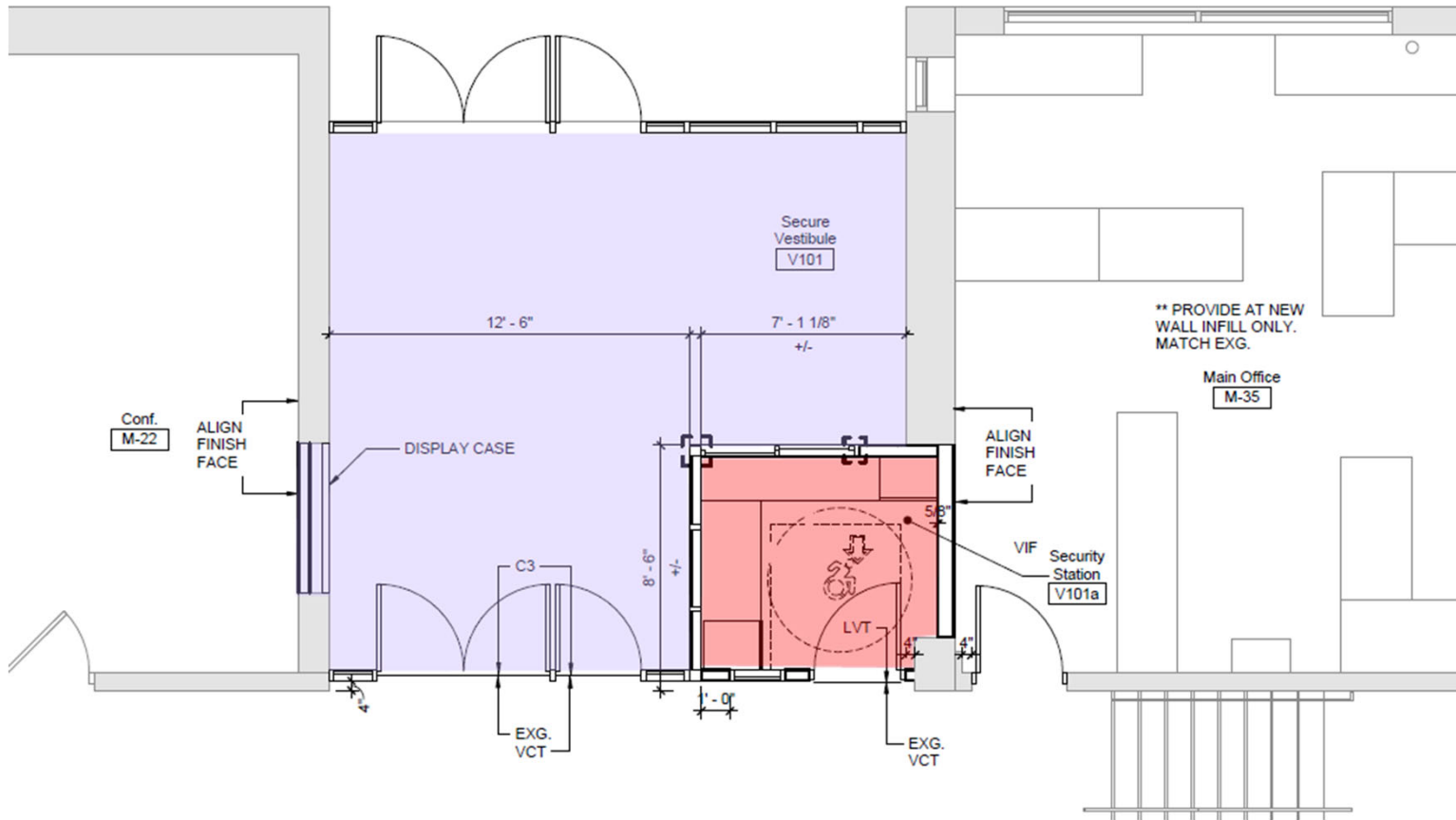




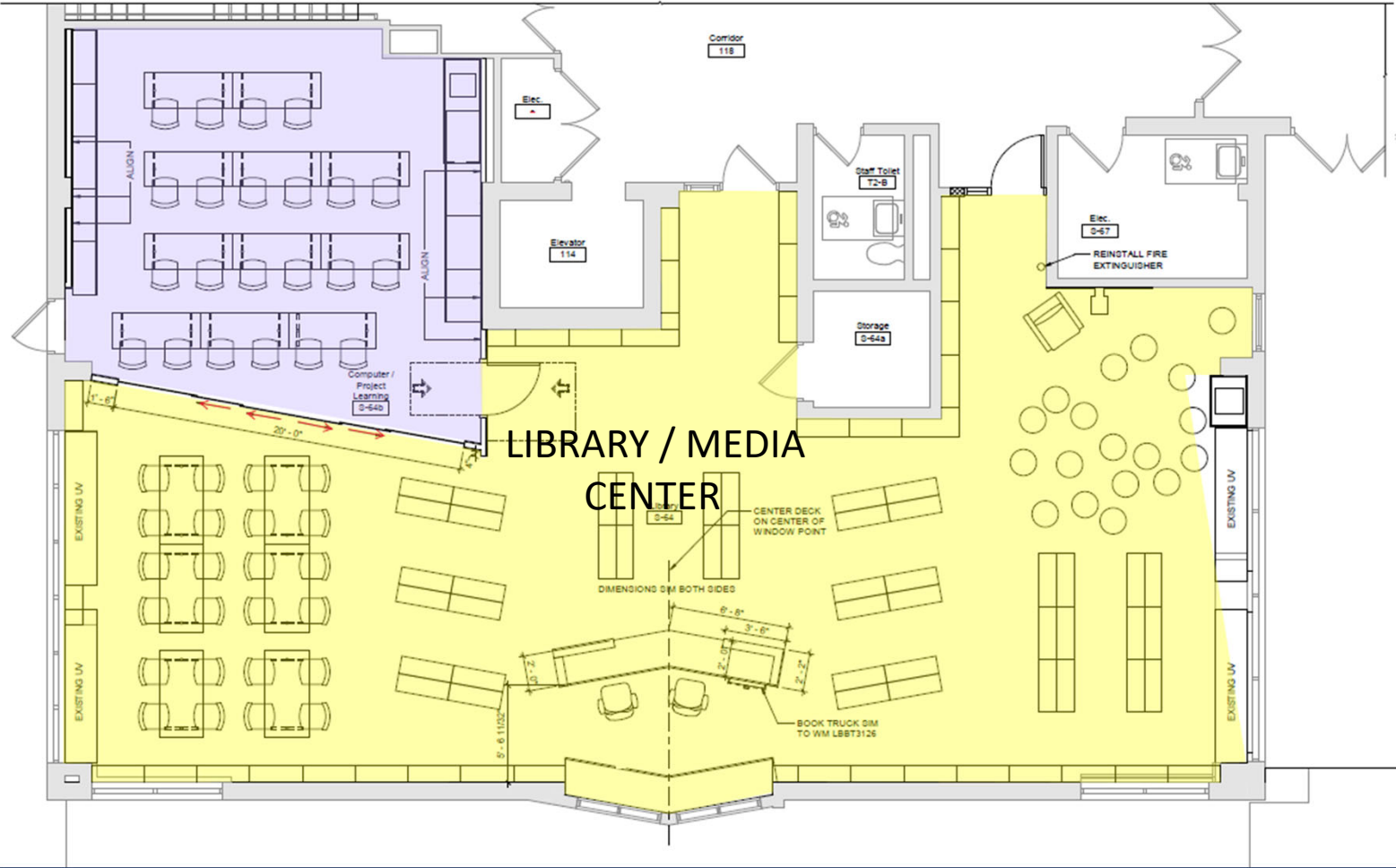
# Springhurst Elementary School



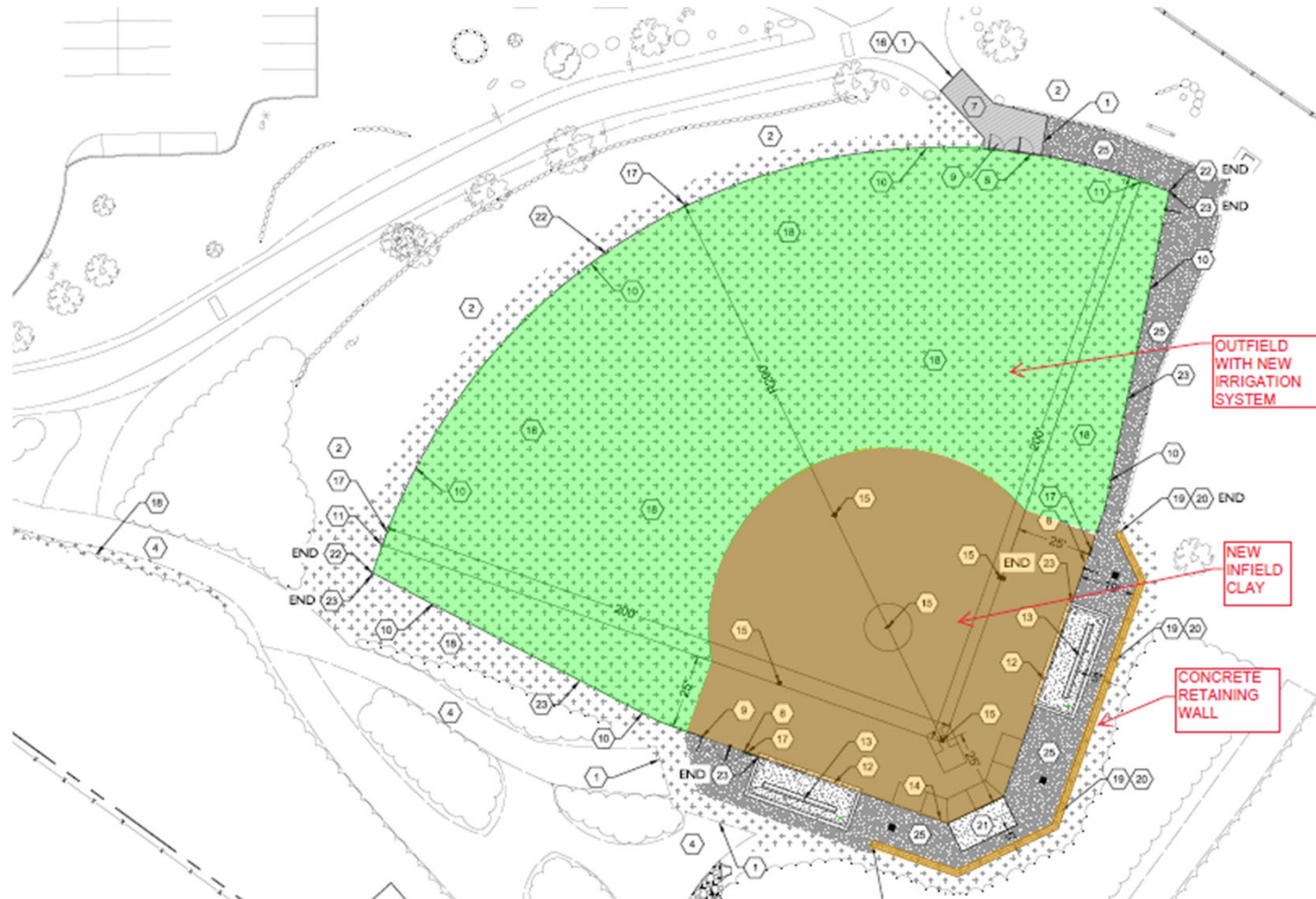
# Springhurst Secure Vestibule



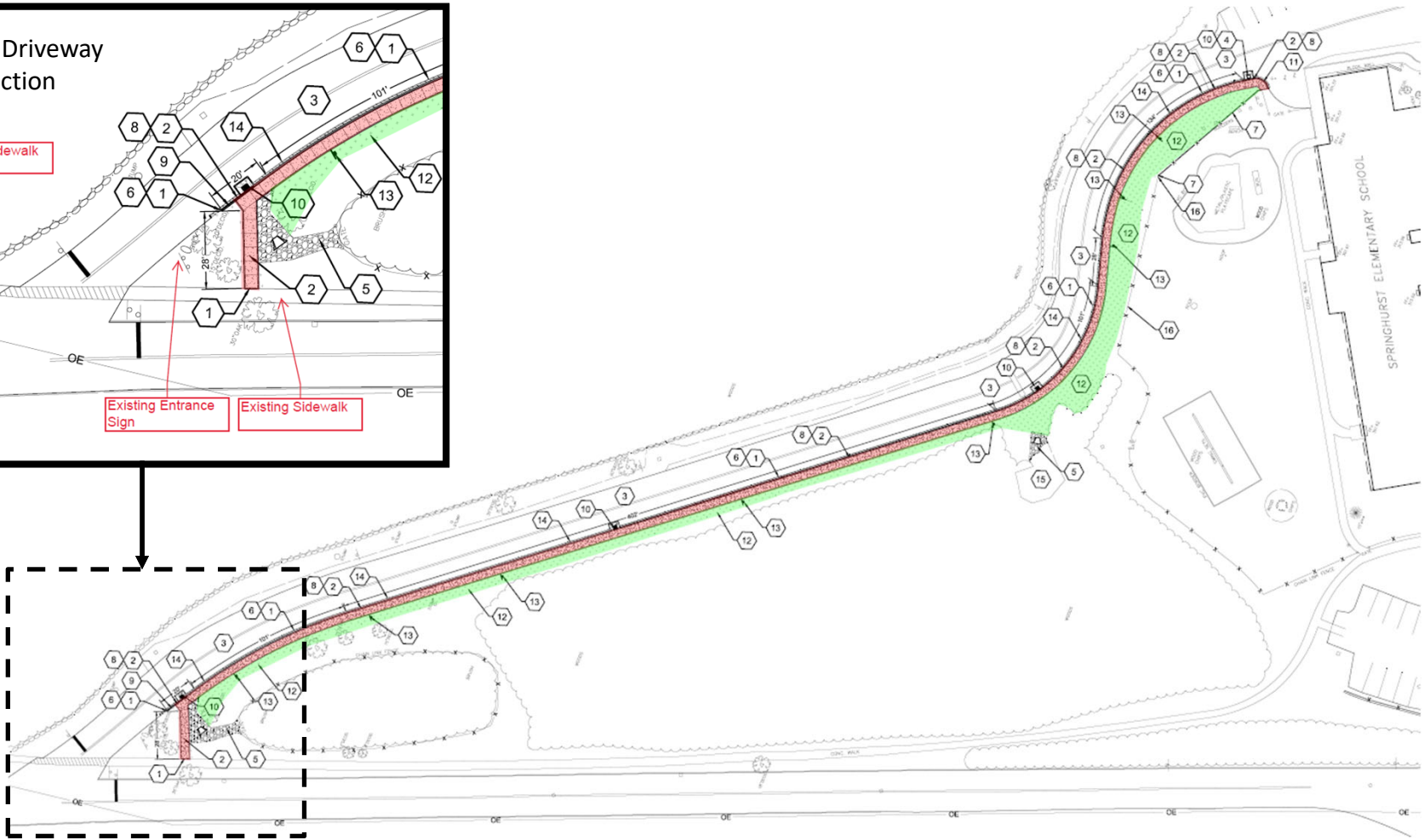
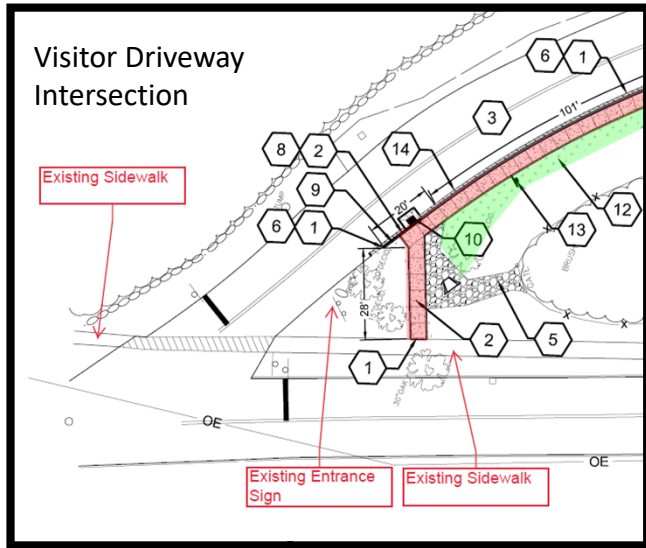
# Springhurst Library/Media Center



# Springhurst Softball Field Improvements



# Springhurst Visitor Driveway Sidewalk





# Dobbs Ferry School District

## Capital Project Update

## Facilities Committee Meeting

April 14, 2020

