



# DHS CAFETERIA BUILDING COMMITTEE

Presentation to BoS 04/24/2108

When the construction team broke ground in the first week of April, they encountered a duct bank – a filled trench of approximately 3' in width and 1' in depth – at varying distances from the HS building. This duct bank contains the primary power, telecom, and cable lines.

While the committee were aware of the lines, the actual width and variations in that width were unknown and as close to the HS as 11'6" and as far as 14'6".

## QUICK SUMMARY OF DUCT BANK ISSUE

- ▶ Option A: Reduce cafeteria size again
- ▶ ~~Option B: DHSCBC builds cafeteria and power line is moved afterwards~~
- ▶ **Option C: Move power line, DSHCBC builds cafeteria afterwards**



Components of decision are  
beyond DHSCBC scope

# ORIGINALLY CONSIDERED OPTIONS

- ▶ Eversource confirmed the line must be moved
- ▶ Cafeteria shrinkage was too great and would compromise the original goals of the project
- ▶ Power line must be moved before framing of cafeteria expansion can begin
- ▶ Interior cafeteria renovation can proceed as planned

## FINDINGS

THE DHSCBC WOULD LIKE TO FORMALLY  
REQUEST AN EXPANSION OF THEIR  
CHARGE IN ORDER TO COORDINATE THE  
CAFETERIA BUILD AND THE MOVEMENT OF  
THE DUCT BANK

We suggest creating one larger project with four overlapping sub-projects

1. Move the duct bank
2. Interior Cafeteria Renovation
3. Expansion Cafeteria Framing
4. Expansion Finish & Tie-in to Interior

## THE PROPOSAL

To evaluate our proposal, we looked at both complexity and opportunities to capture any economies:

- ▶ Safety
- ▶ Scheduling
- ▶ Budget
- ▶ School and Community Impact

# EVALUATION PROCESS

To evaluate safety, we considered the following factors:

- ▶ Egress Requirements
- ▶ Nature of the work
- ▶ School traffic patterns
- ▶ Requirements for working on a school campus with underage students

SAFETY



To evaluate scheduling, we looked at what would be the:

- ▶ Operational efficiencies over time (oversight, labor)
- ▶ Balance of good, thorough planning and flexibility for potential unknowns
- ▶ School Calendar requirements

# SCHEDULING

- ▶ Project Start: TBD – Late May up to 6/25
- ▶ Power Down: TBD
- ▶ Interior Cafeteria Renovation Begins: 6/25
- ▶ Expansion Framing Begins: TBD
- ▶ **Interior Cafeteria Renovation Ends: 8/18**
- ▶ Expansion Opens: TBD

## KEY SCHEDULING MILESTONES

To evaluate the budgetary impact of these two options, we considered

- ▶ Operational efficiencies (spend for project oversight & labor)
- ▶ Financial impact of taking correct safety precautions during high traffic conditions

BUDGET

The estimate presented to the committee was \$255,000. The bid documents have been formally issued, so it is expected that the \$20,000 contingency will be removed. The \$25,600 project oversight cost is also expected to be removed/significantly reduced. The conservative budget for the cable and telephone wire re-routing is \$25,000. The preliminary budget, with assumed credits and debit, is \$234,400.

## PRELIMINARY BUDGET

To evaluate the school and community impact we considered:

- ▶ Avoiding use of an alternate cafeteria site if possible
- ▶ Seasonal use of bleachers & fields
- ▶ Overall impact of noise, disruption to social and academic conditions

## SCHOOL & COMMUNITY IMPACT

“...while the project team supports any decision the committee makes, it is our recommendation that the two projects be run in tandem with the same team as oversight. There are significant challenges to managing two construction projects in close proximity. To maximize any operational efficiencies, we recommend calendar, cost, communication and coordination be done from a single team.”

## PROJECT TEAM RECOMMENDATION

- ▶ Work with fire marshal and building inspector to confirm egress requirements
- ▶ Work with administration on scheduling
- ▶ Receive and review Potential Change Order (PCO) with final budget
- ▶ DHSCBC Meeting 04/30

NEXT STEPS: PROJECT PLANNING

- ▶ Agree to any further action with BoS
- ▶ Meet with BoF to request additional funding
- ▶ Schedule time with RTM bodies as appropriate

NEXT STEPS: APPROVALS