



# **Darien High School Cafeteria**

ADDITION & ALTERATIONS PROJECT

**DHSCBC Project Meeting**

**Duct Bank Project**

**April 23, 2018**



# Quick Summary of Duct Bank Issue

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.

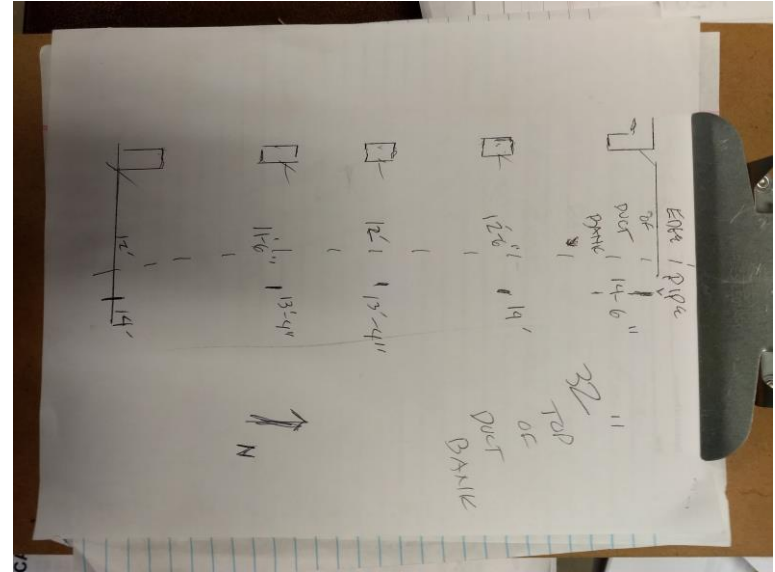
While the committee were aware of the lines, the actual width and variations in that width were unknown and as close to the HS as 11’6” and as far as 14’6”.



04/16/2018

DRAFT





# UNKNOWN CONDITION: The duct bank

# Originally Considered Options

- 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

# Goals of Today's Meeting

- Confirm whether committee is interested in formally requesting additional project scope
- Provide further direction to project team around project planning



# Overview

Since meeting on April 17<sup>th</sup>, the project team has been gathering costs and schedule options for the DHSCBC's review. The following should provide the committee with data to make an informed decision on the timing of the duct bank project. CREC, KG&D, KSR, Tighe & Bond, FGB and school administration were all consulted in the development of these two options.



# Project Scheduling

## Option #1: Summer Start

June 25, 2018 Start of Construction

The intent of Option # 1 is to start the duct bank project after graduation. The Project Team issued formal bidding documents and are awaiting receive formal proposals for review. The project team created a summer start schedule, detailing four overlapping sub projects.



# Project Scheduling

## Option #2: Spring Start

Assumed May 21, 2018 Start of Construction

The intent of Option #2 is to schedule the start of the duct bank project as soon as possible. This, in theory, would capture time on the front end of the duct bank project in the case of an unforeseen condition. Using the sub project timelines, from the detailed summer project schedule, the project team created a spring start overview schedule.





# Duct Bank Project Options

Keeping in mind the possibility of unforeseen conditions in both options, we looked at two project scenarios with three main points of emphasis. How to optimize:

**Safety**

**Schedule**

**Budget**

And how to minimize:

**School & Community Impact**



# Safety

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

# Scheduling

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

# Key Scheduling Milestones

## Option 1: Summer Start

- Project Start: 6/25
- Power Down: 7/30
- Interior Cafeteria Renovation Begins:6/25
- Expansion Framing Begins:7/30
- **Interior Cafeteria Renovation Ends: 8/18**
- Expansion Opens: 11/12

See Appendix A-1



## Option 2: Spring Start

- Project Start: 5/21
- Power Down: 6/25
- Interior Cafeteria Renovation Begins:6/25
- Expansion Framing Begins:6/25
- **Interior Cafeteria Renovation Ends:8/18**
- Expansion Opens:10/9

See Appendix A-2



# Budget

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

# Preliminary Budgets

## Option 1: Summer Start

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 Budgets

## Option 2: Spring Start

Using the preliminary \$234,400 as the base, the following increase assumptions are:

KSR Oversight: \$15,000

KSR Safety Coordination: ??? \$10,000

FGB Loss of Productivity: \$27,000

Electrical Sub Loss of Productivity: ??? \$10,000

Soft Cost Management: ??? \$10,000

Aggravation: Priceless

$\$234,000 + \$72,000 = \$306,000$



# School & Community Impact

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



# Duct Bank Project Scheduling Summary

While the project team supports any decision the committee makes, it is our recommendation that the execution of work start on June 25, 2018. There are significant challenges in managing the safety break down and set up protocols required in high volume pedestrian traffic areas. There are also budget impacts with these challenges. Both spring and summer start scenarios have the students starting the 2018-19 school year in a newly renovated space. The summer time start schedule comes with the least programmatic disturbances.



# Duct Bank Project Management Summary

Similarly, 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 scheduling, cost, communication and coordination be done from a single team.



# Next Steps

- Schedule next meeting 4/27 or 4/30
- Meet w/ BoS 4/24
- Meet w/ BoF
- Meet w/ RTM
- Receive & Review Potential Change Order