

Akron Central School District  
OACM Meeting Minutes  
2023 Capital Improvement Project  
January 17, 2025

**1. Phase I – Transportation Facility & Educational Building**

A. Construction Update:

- General Trades Contractor is nearing completion of the foundations for the new Bus Garage Addition. They have been backfilling as forms are removed in preparation for the Plumbing Contractor to start their scope of work. No concrete pours are scheduled 1/20/25 thru 1/22/25 due to subzero temperatures.
- New utility pole and temporary power have been provided. The Electrical Contractor is coordinating with other trades regarding connections and requirements.
- Prime Contractors are in the process of scheduling work over the upcoming Mid-Winter Recess and Spring Recess. CCMG is reviewing the schedule with the District.

B. Contracts – Direct Contract per RFP

- Contract 106: PA & Security (Stark Tech)
  - Contractor proposed revisions to their contract. Hodgson Russ is reviewing.
- Contract 109: Signage (Takeform)
  - *Not submitted as part of Letter of Recommendation on 11/13/24. The LOR is forthcoming once design is complete.*
  - The Interlocal Purchasing System (TIPS)
  - Proposal of \$76,812 submitted. Additional design work is required prior to their contract being issued.
    - CPL to continue to coordinate with Takeform and the District. Meeting to be scheduled in January to finalize the design.

C. Budget Update

- Revised Incidental Budget Summary dated 1/17/25 attached.
  - Incidental Reserve was originally held at \$475,597. CCMG and CPL recommended transferring \$375,000 of Incidental Reserve to the Ph. II Construction Budget.
  - FF&E – Current budget is \$250k.
    - Discussions to begin for Bus Garage Addition furnishings.
    - The District currently uses HON for office furniture solutions.
- Revised Project Budget Summary dated 1/17/25 attached.
  - Revised Incidental Budget and Ph. II Construction Budget is reflected.

## 2. Phase II – Site Work & Athletics Complex

### A. Ph. II SED Submission:

- Status update
  - Submitted on 8/19/24. Currently under 3<sup>rd</sup> Party Review. Project cannot be officially approved until after 2/6/25 due to MCAs reset.
  - CPL received engineering and architectural comments. An Addendum is required.
    - CPL will submit the Addendum early the week of 1/20/25 with an anticipated review time of 1 week.
    - CPL stated 3 weeks to get final approval after technical approval.
  - CCMG estimates the fire hydrant work costs between \$75k-\$95k, depending on if a booster pump is needed.
    - CPL stated flow rate info for the existing water main was provided by Akron DPW. No pressure testing will be performed.
      - CPL has a meeting scheduled with Akron DPW on 1/17/25. CPL anticipates needing to install a new hot box in the future including master valve, RPZ, and meter. New hot box work could be funded through a capital outlay.
    - CCMG and CPL to explore a possible utility allowance for completing the fire hydrant work by Akron DPW.

### B. Ph. II SED Estimate:

- Estimate Review
  - Reconciled 10/29/24
  - Revised 1/09/25 – Estimate attached
    - Minor revision to track surfacing based on the latest Crafcro numbers received.
    - The estimate does not currently carry the fire hydrant work.
    - All full depth pavement replacement will be with standard duty asphalt. No heavy duty pavement sections are proposed.
- Alternates Discussion
  - See the Estimate Attachment, pages 3 and 4.
    - Secure Vestibule work shall be included as an Add Alternate. Possible shift to future capital outlay project.
    - Minimum subtotal for Deduct Alts. should equal \$900k for bid day protection.
  - See Site VE Options Attachment for items to be incorporated as base bid work.

### C. Tentative Bid Timeline (assuming SED Approval by 2/14/25)

- Advertisement to Bid finalized and published: 2/17/25
- Documents Available: 2/24/25
- Pre-Bid Conference: ~~3/5/25 @ 4 PM; Auditorium~~ District conflict, will reschedule
- Bid Opening: 3/18/25 @ 2 PM; Auditorium
- Letter of Recommendation: 3/28/25
- BOE Approval: 4/22/25
- NTP to Contractors: 4/23/25
  - BOE is willing to call a special meeting in early April for contract approvals.

#### D. Recommended Prime Contract Structure

- Traditionally Bid
  - Contract #200 – Site Work
  - Contract #201 – General Trades
  - Contract #203 – Mechanical
  - Contract #204 – Electrical
- Cooperative Purchase
  - Contract #205 – Track Surfacing (Crafco)
    - Preliminary contract info shall be provided to Hodgson Russ for vetting.
- Incorporated in Above Contracts
  - Turf – under Site Work Contractor as Alternates
  - Sports Field Lighting – under Electrical Contractor
  - Scoreboard – under Electrical Contractor
- Further discussion is needed for procurement of security cameras.

### **3. Others**

- A. BCS Report to be presented at the February BOE Meeting. Possible shift to 2/13/2025.

### **4. Next Meeting Dates**

- A. OACM Meeting – February 14, 2025 @ 9:00 AM (*moved from 2/21/25 due to Mid-Winter Recess*)

## Akron Central School District

### 2023 Capital Improvement Project

January 17, 2025

The “Deduct” Alts. identified during the pre-con process would be incorporated into the documents as Add Alts. We get the best value from Contractors on bid day for scope enhancements as opposed to deducts. It would be the same process as Phase I (take the opposite of the identified “deduct” item).

Item	Base Bid	Add Alt.
Weight Room HVAC Upgrades	No scope	Entire scope
Secure Vestibule Transaction Window	No scope	Entire scope
Turf Design	VE Design	SED Design w/ tiger stripes, additional logos, etc.
Track Coating at Long Jump & Pole Vault Areas	Areas around runways have pavement only (runways have track surfacing)	Areas around runways have track surfacing
Track Coating (Entire Track)	Beynon 100	Beynon 300
Scoreboard Back Panel w/ Backlit Logo	Scoreboard w/ no back panel or backlit logo	Scoreboard w/ back panel & backlit logo
Pressbox Filmdeck	Pressbox no filmdeck	Pressbox has filmdeck
Roadway Lighting	Roadway ETR light poles/ fixtures/bases, & 3 new bases	Replace light poles & fixtures on existing / 3 new bases
Roadway West Pavement	ETR	Full depth replacement
Roadway Northeast Pavement	Mill & pave	Full depth replacement

Regarding the track surfacing –

- In reviewing the District’s comments again from email dated 1/15/25, they indicated 100 as base bid with the hope they can buy 300.
- For Site Work Contractor, Alts. would be for difference in section elevations between pavement only vs track surfacing and 300 vs 100 (should be no cost impact).
- With Crafcro on co-op, we just tell them what to install and where.







<b>Capital Improvement Project</b>		<b>Conceptual Budget</b>	<b>Schematic Design</b>	<b>Design Development</b>	<b>SED Submission</b>	<b>Bid Set Review Contract Value 10/11/2024</b>	<b>Variance</b>
<b>Phase 1 (Under Contract)</b>		\$12,642,102	\$13,270,228	\$13,080,241	\$12,801,660	\$12,258,412	\$383,690
<b>Phase 2</b>							
High School		\$10,589,700	\$12,663,638	\$12,827,143	\$11,410,653	\$11,410,653	(\$820,953)
<b>Subtotal Construction Budget Phase 1</b>		<b>\$12,642,102</b>	<b>\$13,270,228</b>	<b>\$13,080,241</b>	<b>\$12,801,660</b>	<b>\$12,258,412</b>	<b>\$383,690</b>
<b>Subtotal Construction Budget Phase 2</b>		<b>\$10,589,700</b>	<b>\$12,663,638</b>	<b>\$12,827,143</b>	<b>\$11,410,653</b>	<b>\$11,410,653</b>	<b>(\$820,953)</b>
Construction Contingency		\$1,626,226	\$1,626,226	\$1,626,226	\$1,626,226	\$1,626,226	\$0
Incidental Budget		\$4,971,606	\$4,971,606	\$4,971,606	\$4,971,606	\$4,971,606	\$0
<b>Capital Improvement Project</b>		<b>\$29,829,634</b>	<b>\$32,531,698</b>	<b>\$32,505,216</b>	<b>\$30,810,145</b>	<b>\$30,266,897</b>	<b>(\$437,263)</b>

Notes For Estimate

- 1 Reconciled with CPL 10/29/24
- 2 Revised 12-2-24 with CPL

	Original Budget	Schematic Estimate	Design Development	SED Submission	Variance
<b>High School</b>					
<b>Renovations</b>					
1. Exterior Monument Sign	\$132,000	\$132,000	\$70,449	\$67,296	\$64,704
2. Secure Vestibule	\$0	\$69,111	\$86,929	\$18,568	\$18,568
3. Orchestra & Band Rms - HVAC	\$0	\$0	\$0	\$322,300	\$322,300
<b>Stadium</b>					
1. Area Of Reflection	\$0	\$0	\$151,864	\$16,356	\$16,356
2. Athletics Existing Concessions Building Moderate Reno (Budget NTE)	\$594,000	\$411,956	\$430,652	\$205,728	\$388,272
3. Athletics Entrance: Entrance Enhancements, Asphalt, Lighting, Storm	\$1,078,920	\$1,294,484	\$1,289,844	\$930,428	\$148,492
4. "Lot 1" West Parking Lot Replacement / Expansion	\$0	\$496,844	\$523,673	\$262,310	\$262,310
5. "Lot 3" East Parking Lot (Incorporated into Roadway)	\$0	\$319,661	\$251,424	\$0	\$0
6. Roadway Replacement (Adjacent)	\$247,680	\$1,135,199	\$1,298,789	\$472,507	\$224,827
7. Roadway Replacement (to School)	\$0	\$0	\$0	\$216,546	\$216,546
8. Roadway Replacement (to Bloomingdale)	\$0	\$0	\$0	\$268,780	\$268,780
9. Stadium: Turf Fields, Earthwork, Storm, Fencing, Sidewalks & Utilities	\$4,303,200	\$4,086,735	\$4,398,080	\$4,780,071	\$476,871
10. Track: Asphalt, Surfacing, Events, Drainage & Storm	\$2,006,400	\$1,997,822	\$1,949,651	\$1,912,864	\$93,536
11. Walk of Fame	\$0	\$357,326	\$459,288	\$131,599	\$131,599
12. Stadium: Seating	\$726,000	\$800,000	\$740,000	\$650,000	\$76,000
13. Stadium: Pressbox	\$264,000	\$325,000	\$310,000	\$300,000	\$36,000
14. Stadium: Lighting (Musco)	\$792,000	\$792,000	\$550,000	\$550,000	\$242,000
15. Stadium: Video Scoreboard & Sound (Toth Dated 5/16/24)	\$429,000	\$429,000	\$300,000	\$305,300	\$123,700
<b>Remaining Sitework</b>					
1. Fence Guard System (Scope Removed)	\$16,500	\$16,500	\$16,500	\$0	\$16,500
<b>Subtotal High School</b>	<b>\$10,589,700</b>	<b>\$12,663,638</b>	<b>\$12,827,143</b>	<b>\$11,410,653</b>	<b>\$820,953</b>

Description	Proposed Action	Value
<b>Capital Project Add Alternates Phase 2</b>		
<i>Add Alternates</i>		
1. Weight Room HVAC Upgrades		\$184,638
Subtotal Alternates	Add Alternates	<b>\$184,638</b>

Description	Proposed Action	Value
<b>Capital Project Add Alternates Phase 2</b>		
<i>Deduct / VE Alternates</i>		
1. Orchestra & Band Rms - HVAC		(\$322,300)
2. Turf colors redesign		(\$110,000)
3. Track Coating at Long Jump / Pole Vault Areas (15,000sf)		(\$116,986)
4. Beynon 100 - Track Coating (Entire Area)		(\$258,366)
5. Scoreboard: Back panel w/ backlight logo		(\$25,000)
6. Pressbox: Filmdeck		(\$48,000)
7. Roadway Lighting to be ETR, 3 new bases		(\$128,599)
8. Roadway West Pavement Section (ETR)		(\$112,306)
9. Mill and Pave Northeast roadway to Bloomingdale		(\$30,548)
10. Reduce pavement (per 12/9 Drawing) - Smaller Sidewalks (Area 7/8)		(\$18,000)
11. Reduce pavement (per 12/9 Drawing) - Convert to Grass (17,279sf)		(\$380,000)
12. Eliminate 6' fence and 1 sliding gate (1395lf)		(\$140,000)
13. Entrance Redesign		(\$31,700)
14. Exterior Monument Sign		(\$67,546)
Subtotal Deduct / VE Alternates		<b>(\$1,789,351)</b>



Description	Proposed Action	Value
<b>Capital Project Add Alternates Phase 2</b>		
<b>Add Alternates</b>		
1. Weight Room HVAC Upgrades		\$184,638
2. Secure Vestibule Transaction Window		\$18,568
Subtotal Alternates	Add Alternates	<b>\$203,206</b>

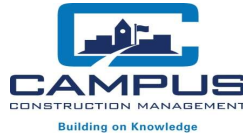
Description	Proposed Action	Value
<b>Capital Project Add Alternates Phase 2</b>		
<b>Deduct / VE Alternates</b>		
Work in project <del>1. Orchestra &amp; Band Rms - HVAC</del>		<del>(\$322,300)</del>
Accepted 2. Turf colors redesign		(\$110,000)
Accepted 3. Track Coating at Long Jump / Pole Vault Areas (15,000sf) Runways still have track coating		(\$116,986)
Accepted 4. Beynon 100 - Track Coating (Entire Area)		(\$258,366)
Accepted 5. Scoreboard: Back panel w/ backlight logo		(\$25,000)
Accepted 6. Pressbox: Filmdeck		(\$48,000)
Accepted 7. Roadway Lighting to be ETR, 3 new bases		(\$128,599)
Accepted 8. Roadway West Pavement Section (ETR)		(\$112,306)
Accepted 9. Mill and Pave Northeast roadway to Bloomingdale		(\$30,548)
Accepted VE 10. Reduce pavement (per 12/9 Drawing) - Smaller Sidewalks (Area 7/8)		(\$18,000)
VE selected areas 1/17/25 11. Reduce pavement (per 12/9 Drawing) - Convert to Grass (17,279sf)		(\$380,000)
6'h fencing in project <del>12. Reduce height of perimeter fencing to 4' (1395lf)</del>		<del>(\$52,115)</del>
Accepted VE 13. Entrance Redesign		(\$31,700)
Work in project <del>14. Exterior Monument Sign</del>		<del>(\$67,546)</del>
<b>Subtotal Deduct Alternates</b>		<b>(\$829,805)</b>

**Subtotal VE to be Base Bid**

**(\$49,700)**

**Subtotal VE Pending Revisions**

**(\$380,000)**



## Project Budget Summary

### 2023 Capital Improvement Project

January 17, 2025

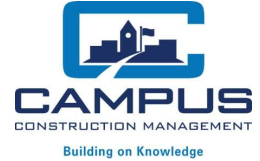
## Akron Central School District

<b>Referendum Authorization</b>	<b>\$ 29,829,634</b>
<b>Incidental Budget</b>	<b>\$ 4,596,606</b>
<b>Construction Contracts</b>	
<b><u>Phase I</u></b>	<b>\$ 12,258,412</b>
Contract #101 - General Trades                      [Transit Construction Services]	\$ 5,381,000
Contract #102 - Plumbing                              [Numarco]	\$ 531,900
Contract #103 - Mechanical                           [Mollenberg-Betz]	\$ 2,720,700
Contract #104 - Electrical                            [Goodwin Electric]	\$ 1,721,000
Contract #105 - Theatrical                           [Syracuse Scenery & Stage Lighting]	\$ 662,830
Contract #106 - P/A Security                         [Stark Tech - Co-Op]	\$ 898,700
Contract #107 - Vehicle Lifts                        [Vehicle Service Group - Co-Op]	\$ 265,470
Contract #109 - Signage <i>(to be awarded)</i> [Takeform - Co-Op]	\$ 76,812
<b><u>Phase II</u></b>	<b>\$ 11,348,390</b>
<b>Total Construction Dollars (All Phases)</b>	<b>\$ 23,606,802</b>
<b>Balance</b>	<b>\$ 1,626,226</b>
<b>Total Phase I Construction Contingency</b>	<b>\$ 844,458</b>
Total Phase I Change Orders Executed	\$ -
Total Phase I Change Orders Pending	\$ -
<b>Total Phase I Construction Contingency Remaining</b>	<b>\$ 844,458</b>
<b>Total Phase I Allowances Available</b>	<b>\$ 15,000</b>
<b>Total Phase I Allowances Used</b>	<b>\$ 4,053</b>
<b>Total Phase I Allowances Remaining</b>	<b>\$ 10,947</b>
<b>Total Phase II Construction Contingency</b>	<b>\$ 781,768</b>
Total Phase II Change Orders Executed	\$ -
Total Phase II Change Orders Pending	\$ -
<b>Total Phase II Construction Contingency Remaining</b>	<b>\$ 781,768</b>
<b>Total Phase II Allowances Available</b>	<b>TBD</b>
<b>Total Phase II Allowances Used</b>	<b>\$ -</b>
<b>Total Phase II Allowances Remaining</b>	<b>\$ -</b>

1. Incidentals are budgeted costs for all soft costs within the project: A/E, CM, Surveying, Testing, Legal, Finance, FF&E, etc.  
2. Change orders executed includes cost of all change orders currently written and in process of execution

**Akron CSD**  
2023 Capital Improvement Project

**INCIDENTAL  
BUDGET**



	Original	Revised 1/17/25
<b>Building Construction</b>	\$14,293,149	\$14,293,149
<b>Site Work</b>	\$10,564,879	\$10,939,879
<b>District Incidental</b>	\$4,971,606	\$4,596,606
<b>Total Project (Referendum)</b>	<b>\$29,829,634</b>	<b>\$29,829,634</b>

**PROPOSED INCIDENTALS**

Date Updated: 1/17/2025

% of Expenditures to  
Project Date: Remaining Balance:

<b>PROFESSIONAL FEES</b>			<b>\$3,879,990</b>			
<b>Architect and Engineer</b>		<b>\$1,910,740</b>		<b>6.41%</b>		
Contract	\$1,737,740				\$972,818.01	\$764,921.99
Specialty Design Services	\$78,000				\$56,160.04	\$21,839.96
Reimbursables	\$15,000					\$15,000.00
Contingent Additional Services	\$80,000					\$80,000.00
<b>Construction Manager</b>		<b>\$1,739,500</b>		<b>5.83%</b>		
Contract	\$1,699,500				\$662,386.88	\$1,037,113.12
Reimbursables	\$15,000					\$15,000.00
Contingent Additional Services	\$25,000					\$25,000.00
<b>Legal/Financial</b>		<b>\$175,000</b>		<b>0.59%</b>		
Legal Council	\$100,000				\$38,835.00	\$61,165.00
Bond Council	\$25,000					\$25,000.00
Financial Advisor	\$50,000				\$1,430.40	\$48,569.60
<b>Other</b>		<b>\$54,750</b>		<b>0.18%</b>		
CITI Boces - 3rd Party Review	\$34,750				\$34,750.00	\$0.00
Additional Consultants	\$20,000					\$20,000.00
<b>GENERAL ADMINISTRATION</b>			<b>\$313,519</b>			
<b>Surveys</b>		<b>\$66,519</b>		<b>0.22%</b>		
Site Survey - PH I (billed above)	\$0					\$0.00
Site Survey - PH II (billed above)	\$0					\$0.00
Soil Borings - PH I (billed above)	\$0					\$0.00
Soil Borings - PH II (billed above)	\$0					\$0.00
Subsurface Testing (billed above)	\$0					\$0.00
Asbestos/Lead Survey - PH I	\$19,019				\$19,019.00	\$0.00
Asbestos/Lead Survey - PH II	\$5,000					\$5,000.00
Roofing Survey (billed above)	\$0					\$0.00
SWPPP Preparation	\$7,500					\$7,500.00
Underground Utility Inspection	\$15,000					\$15,000.00
Theatrical Study (billed above)	\$0					\$0.00
EV Transp. Study (moved to reserve)	\$0					\$0.00
Other	\$20,000					\$20,000.00
<b>Construction Testing</b>		<b>\$141,000</b>		<b>0.47%</b>		
Construction Testing (Whitestone) - PH I	\$26,000					\$26,000.00
Construction Testing - PH II	\$40,000					\$40,000.00
Asbestos Monitoring (Stohl) - PH I	\$15,000					\$15,000.00
SWPPP Inspections	\$25,000					\$25,000.00
Other	\$35,000					\$35,000.00
<b>Printing, Advertising</b>		<b>\$32,500</b>		<b>0.11%</b>		
Construction Plans & Specs - PH I	\$10,000				\$7,176.55	\$2,823.45
Construction Plans & Specs - PH II	\$17,500					\$17,500.00
Marketing & Advertising	\$5,000					\$5,000.00
<b>Other</b>		<b>\$73,500</b>		<b>0.25%</b>		
Additional Admin/Custodial Support	\$0					\$0.00
Cleaning	\$10,000					\$10,000.00



Moving and Storage	\$10,000					\$10,000.00
HVAC Commissioning - PH I	\$16,000					\$16,000.00
HVAC Commissioning - PH II	\$10,000					\$10,000.00
Field Office Equipment	\$7,500					\$7,500.00
Miscellaneous	\$20,000					\$20,000.00

<b>INSURANCE DURING CONSTRUCTION</b>			<b>\$40,000</b>	<b>0.13%</b>		
Builder's Risk	\$30,000				\$12,200.00	\$17,800.00
Other	\$10,000					\$10,000.00

<b>UTILITIES &amp; SERVICE FEES</b>			<b>\$0</b>	<b>0.00%</b>		
Sewage	\$0					\$0.00
Water Service	\$0					\$0.00
Gas Service	\$0					\$0.00
Electric Service	\$0					\$0.00
Telephone Service	\$0					\$0.00
Data/Security	\$0					\$0.00
Fire Alarm	\$0					\$0.00

<b>TEMPORARY UTILITIES</b>			<b>\$0</b>	<b>0.00%</b>		
Water Service	\$0					\$0.00
Sewage Service	\$0					\$0.00
Electric/Gas Service	\$0					\$0.00
Tel/Data Service	\$0					\$0.00
Temp District Office	\$0					\$0.00
Temp Field Office	\$0					\$0.00

<b>FURNITURE &amp; EQUIPMENT</b>			<b>\$250,000</b>	<b>0.84%</b>		
Furniture, Fixtures & Equipment	\$150,000					\$150,000.00
Other District Purchases	\$100,000					\$100,000.00

<b>SITE</b>			<b>\$0</b>	<b>0.00%</b>		<b>\$0.00</b>
Site Acquisition	\$0					\$0.00
Fees/Expenses	\$0					\$0.00

<b>FINANCING</b>			<b>\$0</b>	<b>0.00%</b>		
Capitalized Interest	\$0					\$0.00

<b>INCIDENTAL RESERVE</b>	\$113,097		<b>\$113,097</b>	<b>0.38%</b>		\$113,097.00
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<b>SUBTOTALS</b>	\$4,596,606		<b>\$4,596,606</b>	<b>15.41%</b>	<b>\$1,804,775.88</b>	<b>\$2,791,830.12</b>
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<b>TOTAL INCIDENTAL / FINANCING COSTS</b>			<b>\$4,596,606</b>	<b>15.41%</b>		
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<b>TOTAL PROJECT (Referendum)</b>	<b>\$29,829,634</b>
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Akron Central School District  
2023 Capital Improvement Project  
OACM Meeting  
January 17, 2025

	NAME	COMPANY	PHONE	E-MAIL ADDRESS
1	Marc A. Gruff	CompuLink	(716) 225-2887	mgruff@compu-link.com
2	BRIAN W MURRAY	VOA/Planning EM	716-628-1279	PASTCHIE44@AOL.COM
3	Brady Morrison	CPL	716-969-2444	bmorrison@CPLTeam.com
4	Noam Gardner	CPL	585 764 1659	NGARDNER@CPLTEAM.COM
5	John Girolamo	CPL	(585) 324-0431	jgirolamo@CPLTeam.com
6	Jason Mock	BUFFALO ENGINEERING	(716) 633-5300	jmock@bepec.biz
7	Paul Kowalski	AKRON CSD	716-542-5015	PKowalski@AkronK12.ORG
8	Mark Alexander	AKRON CSD	716-542-5012	malexander@akronk12.org
9	Andrea Keest	<i>[Signature]</i>		
10	VAUGHN Mammie	CCMG		
11	Megan Syke	CCMG		
12	Nick Hill	Akron CSD		
13	Peter Forrestal	VOA		
14	Online: Jason Benhake	CPL		
15	Erik Polkowski	AKSD BOE		
16				
17				
18				