
AKRON CENTRAL SCHOOL DISTRICT

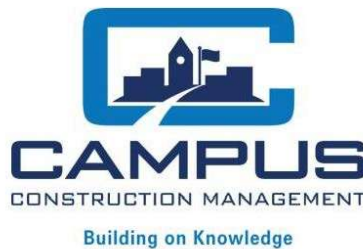
2023 CAPITAL IMPROVEMENT PROJECT



Monthly Construction Report #4

February 2025

Presented
by



6225 Sheridan Drive
Suite 100
Williamsville, NY 14221



March 7, 2025

Andrea Kersten
Superintendent of Schools
Akron Central School District
47 Bloomingdale Ave
Akron, NY 14001

**Re: Akron Central School District
Monthly Construction Report #4 – February 2025**

Dear Andrea Kersten,

Enclosed is our monthly report for the 2023 Capital Improvement Project, including information through February 28, 2025. This progress report is for your review and records.

Within this report you will find detailed information related to Progress, Budget, and Project Information. If there are any questions or comments regarding this information, please do not hesitate to contact me to discuss. This progress report will be distributed monthly and provide periodic updates of the past month's progress and financial information.

As always, please advise if Campus CMG can be of any further assistance.

Sincerely,

Marc A. Graff
Project Manager
Campus Construction Management Group Inc.

cc: Akron CSD – Paul Kowalski, Mark Alexander
Camus CMG – Vaughn Maracle, David Coley, Katrina Spring
CPL – Jason Benfante, Brady Morrison



Campus Construction Management Group Inc.
Building on Knowledge

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Akron CSD

2023 Capital Improvement Project

Monthly Construction Report

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Executive Summary

Section 1





Akron CSD
2023 Capital Improvement Project
Executive Summary
February 2025

Overview

Campus Construction Management Group (CCMG) is pleased to report on the progress taken part within the 2023 Capital Improvement Project.

Phase I:

Transportation Facility

Throughout the month of February, the General Trades Contractor started constructing masonry walls for new stairways and the new elevator shaft at the Transportation Facility Addition. The Electrical Contractor completed in-wall roughs for new electrical systems as masonry walls were being built, along with the installation of infrastructure for new feeders and branch circuitry servicing the Addition. The anticipated completion for masonry walls is mid-March with the erection of structural steel to immediately follow.

All Trades continued planning for upcoming work at the Transportation Facility, including the production of coordination drawings to help identify and resolve any potential inferences between new building systems and components.

K-12 Educational Building

The General Trades Contractor abated asbestos-containing flooring in select Educational Building Custodial Areas over February Break. New finishes in select Custodial Areas are scheduled to begin over the upcoming April Break.

Also over February Break, the Plumbing Contractor demoed the old cement-lined domestic water storage tank in the Elementary School and installed the new storage tanks, domestic water piping, insulation, and equipment pad.

The CCMG Team will continue to coordinate with the District to ensure that any work proposed during the upcoming breaks and second shift has no impact on District activities.

Construction Project Schedules

In *Section 3* of this report, please find the current Phase I Construction Schedule and Phase II Bid Schedule. The project schedules provide a description of overall activities and their associated durations for construction.

The project schedules for the 2023 Capital Improvement Project were developed with the OACM Team, based on District priorities and program needs. CCMG will continue to work with the District Administration to understand evolving department needs, manage the overall schedule, and report on current construction progress.

Budget Summary

In *Section 4* of this report, please find the current Project Budget Summary. The overall project budget summary reports that the project is on budget. Highlights to this include:

1. Incidental Budget is \$4,596,606.
2. Total Construction Contingency Budget is \$1,626,226.
3. Total Phase I Change Orders Executed is \$2,026.
4. Total Phase I Change Orders Pending is (\$92,614).
5. Total Phase I Allowances Used is \$15,000.
6. Total Phase I Allowances Available is \$0.
7. Total Construction Contingency Remaining is \$1,716,814.

Of the \$1,626,226 budgeted for the Construction Contingency, ten (10) Field Orders have been generated which have turned into one (1) Change Order to date.

In the Field Order log, the project team is tracking current issues and allocated estimate dollar values for potentially added construction work, as captured under Change Orders Pending. Once a change order is processed for signing, the final cost associated with it will total under Change Orders Executed. Please reference the Field Order log for more information on current issues.

Note, the Total Phase I Change Orders Pending value is currently a credit that is being carried back into the Construction Contingency Remaining value.

Additional Comments

Please continue to keep the lines of communication open with us, and at any time, request further information and/or detail regarding any one of the District's scopes of work. Should there ever be additional information you would like as part of the monthly reports, please advise and our team will make the adjustment. Our entire team remains dedicated to carrying out this project safely, on time, and to a standard in parallel with the District.



Contractor Status

Section 2





Akron Central School District 2023 Capital Improvement Project

CONTRACTOR STATUS REPORT

February 2025

Phase I:

Contract #101 Transit Construction Services Corporation (*General Trades*)

Transportation Facility Addition

- Masonry walls around Stair Hall S2 in the southwest corner are complete.
- Masonry walls around Stair Hall S1 and Elevator Shaft in the middle of the Addition are approximately 75% complete.
- Overall masonry walls work is approximately 60% complete.

K-12 Educational Building

- Asbestos abatement of select Custodial Areas was completed over February Break.
- Field verification for new Gymnasium equipment is complete.

Contract #102 Numarco, Inc. (*Plumbing*)

Transportation Facility Addition

- Upcoming under slab work in the Bus Wash Bay is scheduled to begin in April 2025.

K-12 Educational Building

- Removed and installed fixtures in select Custodial Areas over February Break.
- Replacement of the Elementary School domestic water storage tanks is complete.

Contract #103 Mollenberg-Betz, Inc. (*Mechanical*)

Transportation Facility Addition

- Upcoming under slab work in the Bus Wash Bay is scheduled to begin in April 2025.

K-12 Educational Building

- Demo work in select Custodial Areas was completed prior to asbestos abatement.



- Field verification and 3D scanning for Middle School Boiler Room work is complete.

Contract #104 Goodwin Electric Corporation (*Electrical*)

Transportation Facility Addition

- In-wall roughs for new masonry walls are underway.
- Infrastructure for new feeders and branch circuits are in progress.

K-12 Educational Building

- Completed disconnection and rewiring of the domestic water recirculation pumps for the Elementary School domestic water system.

Contract #105 Syracuse Scenery & Stage Lighting Co., Inc. (*Theatrical*)

K-12 Educational Building

- Upcoming work is scheduled to begin in June 2025.

Contract #107 Vehicle Service Group (*Vehicle Lifts*)

Transportation Facility Existing Building

- Upcoming work is scheduled to begin in August 2025.

Project Schedule

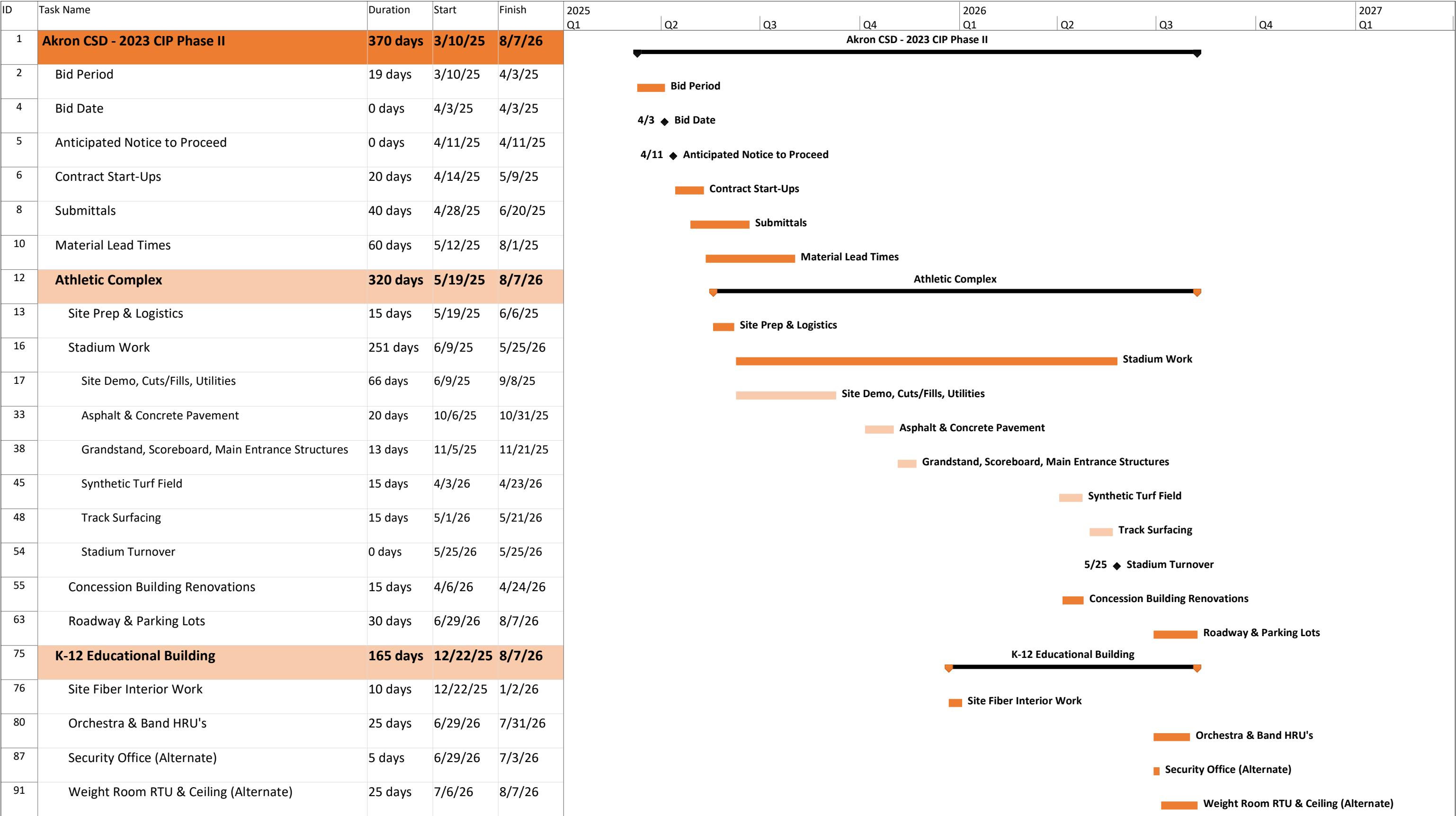
Section 3





AKRON CENTRAL SCHOOL DISTRICT
2023 Capital Improvement Project - Phase I
Construction Schedule 3/7/25





AKRON CENTRAL SCHOOL DISTRICT
2023 Capital Improvement Project - Phase II
Bid Schedule 3/7/25

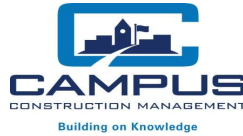




Budget Summary

Section 4





Project Budget Summary

2023 Capital Improvement Project

March 7, 2025

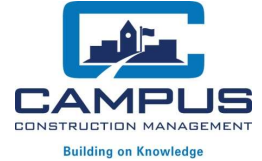
Akron Central School District

Referendum Authorization	\$ 29,829,634
Incidental Budget	\$ 4,596,606
Construction Contracts	
<u>Phase I</u>	\$ 12,258,411
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]	\$ 265,469
Contract #109 - Signage <i>(to be awarded)</i> [Takeform - Co-Op]	\$ 76,812
<u>Phase II</u>	\$ 11,348,391
Total Construction Dollars (All Phases)	\$ 23,606,802
Balance	\$ 1,626,226
Total Phase I Construction Contingency	\$ 844,458
Total Phase I Change Orders Executed	\$ 2,026
Total Phase I Change Orders Pending	\$ (92,614)
Total Phase I Construction Contingency Remaining	\$ 935,046
Total Phase I Allowances Available	\$ 15,000
Total Phase I Allowances Used	\$ 15,000
Total Phase I Allowances Remaining	\$ -
Total Phase II Construction Contingency	\$ 781,768
Total Phase II Change Orders Executed	\$ -
Total Phase II Change Orders Pending	\$ -
Total Phase II Construction Contingency Remaining	\$ 781,768
Total Phase II Allowances Available	TBD
Total Phase II Allowances Used	\$ -
Total Phase II Allowances Remaining	\$ -

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
Building Construction	\$14,293,149	\$14,293,149
Site Work	\$10,564,879	\$10,939,879
District Incidental	\$4,971,606	\$4,596,606
Total Project (Referendum)	\$29,829,634	\$29,829,634

PROPOSED INCIDENTALS

Date Updated: 1/17/2025

% of Expenditures to
Project Date: Remaining Balance:

PROFESSIONAL FEES						
			\$3,879,990			
Architect and Engineer		\$1,910,740		6.41%		
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
Construction Manager		\$1,739,500		5.83%		
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
Legal/Financial		\$175,000		0.59%		
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
Other		\$54,750		0.18%		
CITI Boces - 3rd Party Review	\$34,750				\$34,750.00	\$0.00
Additional Consultants	\$20,000					\$20,000.00
GENERAL ADMINISTRATION						
			\$313,519			
Surveys		\$66,519		0.22%		
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
Construction Testing		\$141,000		0.47%		
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
Printing, Advertising						
		\$32,500		0.11%		
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
Other		\$73,500		0.25%		
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

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

UTILITIES & SERVICE FEES			\$0	0.00%		
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

TEMPORARY UTILITIES			\$0	0.00%		
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

FURNITURE & EQUIPMENT			\$250,000	0.84%		
Furniture, Fixtures & Equipment	\$150,000					\$150,000.00
IT - Cameras, Switches, WAPs - PH II	\$50,000					\$50,000.00
Other District Purchases	\$50,000					\$50,000.00

SITE			\$0	0.00%		\$0.00
Site Acquisition	\$0					\$0.00
Fees/Expenses	\$0					\$0.00

FINANCING			\$0	0.00%		
Capitalized Interest	\$0					\$0.00

INCIDENTAL RESERVE	\$113,097		\$113,097	0.38%		\$113,097.00
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SUBTOTALS	\$4,596,606		\$4,596,606	15.41%	\$1,804,775.88	\$2,791,830.12
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TOTAL INCIDENTAL / FINANCING COSTS			\$4,596,606	15.41%		
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TOTAL PROJECT (Referendum)	\$29,829,634
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Akron CSD - 2023 Capital Improvement Project

PRIME CONTRACTS SUMMARY



March 7, 2025

CONTRACTOR - PHASE I	ORIGINAL CONTRACT	EXECUTED CHANGE ORDERS	ADJUSTED CONTRACT	REQ TO DATE	% PAID
Contract #101 - General Trades <i>Transit Construction Services Corporation</i>	\$ 5,381,000	\$ 2,026	\$ 5,383,026	\$ 697,253	12.95%
Contract #102 - Plumbing <i>Numarco, Inc.</i>	\$ 531,900	\$ -	\$ 531,900	\$ 90,963	17.10%
Contract #103 - Mechanical <i>Mollenberg-Betz, Inc.</i>	\$ 2,720,700	\$ -	\$ 2,720,700	\$ 106,189	3.90%
Contract #104 - Electrical <i>Goodwin Electric Corporation</i>	\$ 1,721,000	\$ -	\$ 1,721,000	\$ 121,600	7.07%
Contract #105 - Theatrical <i>Syracuse Scenery & Stage Lighting Co., Inc.</i>	\$ 662,830	\$ -	\$ 662,830	\$ -	0.00%
Contract #106 - P/A & Security <i>Stark Tech</i>	\$ 898,700	\$ -	\$ 898,700	\$ -	0.00%
Contract #107 - Vehicle Lifts <i>Vehicle Service Group, LLC</i>	\$ 265,469	\$ -	\$ 265,469	\$ -	0.00%
Contract #109 - Signage <i>Takeform (to be awarded)</i>	\$ 76,812	\$ -	\$ 76,812	\$ -	0.00%
Totals Phase I Contracts	\$ 12,258,411	\$ 2,026	\$ 12,260,437	\$ 1,016,004	8.29%

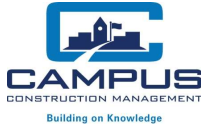
Akron CSD - 2023 Capital Improvement Project



PHASE I FIELD ORDER LOG

Updated: **March 7, 2025**

FO #	Date	Building	Description	Contractor	Estimate Amount	CO / Allowance #	CO Amount	Allowance Drawdown	Open/Closed
1	11/26/24	BG	Steel & Masonry Revisions Around 2nd Fl. Offices	Transit Construction	\$ 4,515				Open
2	12/18/24	BG	Electrical Service to Athletic Field Utility Work #1	Goodwin Electric		104-01		\$ 4,053	Open
3	12/18/24	BG	Additon Revised Foundations & Building Dims (T&M)	Transit Construction		101-001	\$ 2,026		Closed
4	1/14/25	BG	Bus Wash Bay Trench Drain	Numarco	0		0		Closed
5	1/16/25	BG	Electrical Service to Athletic Field Utility Work #2	Goodwin Electric	\$ 2,447	104-01		\$ 10,947	Open
6	1/17/25	BG	Elevator Steel Modifications	Transit Construction	\$ 2,000				Open
7	2/5/25	MB	Kitchen MAUs Orientation	Mollenberg-Betz	0		0		Closed
8	2/11/25	BG	Addition Top of Wall Elevation Revision	Transit Construction	\$ 1,500				Open
9	2/18/25	BG	Addition Unsuitable Soils Removal Credit	Transit Construction	\$ (105,076)				Open
10	3/3/25	BG	Revised Roof Framing Storage 203B & Stair S1	Transit Construction	\$ 2,000				Open
				TOTAL	\$ (92,614)		\$ 2,026	\$ 15,000	



AKRON CENTRAL SCHOOL DISTRICT
2023 CAPITAL IMPROVEMENT PROJECT
CHANGE ORDER LOG
PHASE I



March 7, 2025

Contract #101 - General Trades - Transit Construction Services Corporation								
DATE	CO #	FO #	BUILDING	DESCRIPTION	Amount	General Status	SED Status	Month Billed
2/17/2025	101-001	3	BG	Additon Revised Foundations & Building Dimensions	\$2,026	In Process		
				Total	\$2,026			

Contract #102 - Plumbing - Numarco, Inc.								
DATE	CO #	FO #	BUILDING	DESCRIPTION	Amount	General Status	SED Status	Month Billed
				Total	\$0			

Contract #103 - Mechanical - Mollenberg-Betz, Inc.								
DATE	CO #	FO #	BUILDING	DESCRIPTION	Amount	General Status	SED Status	Month Billed
				Total	\$0			

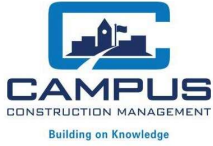
Contract #104 - Electrical - Goodwin Electric Corporation								
DATE	CO #	FO #	BUILDING	DESCRIPTION	Amount	General Status	SED Status	Month Billed
				Total	\$0			

Contract #105 - Theatrical - Syracuse Scenery & Stage Lighting Co., Inc.								
DATE	CO #	FO #	BUILDING	DESCRIPTION	Amount	General Status	SED Status	Month Billed
				Total	\$0			

Contract #106 - P/A & Security - Stark Tech								
DATE	CO #	FO #	BUILDING	DESCRIPTION	Amount	General Status	SED Status	Month Billed
				Total	\$0			

Contract #107 - Vehicle Lifts - Vehicle Service Group, LLC								
DATE	CO #	FO #	BUILDING	DESCRIPTION	Amount	General Status	SED Status	Month Billed
				Total	\$0			

PHASE I - TOTAL EXECUTED CHANGE ORDERS \$2,026



Akron Central School District
2023 Capital Improvement Project
Allowance Draw Down Log - Phase I
March 7, 2025



Contract #104 - Electrical - Goodwin Electric Corporation

Electrical Allowances:	Total Allowance	FO #	Building	Description	Amount	Balance
Allowance No. 104-01: Utility Work	\$15,000	2	BG	Electrical Service to Athletic Field Utility Work #1	\$4,053	\$10,947
		5	BG	Electrical Service to Athletic Field Utility Work #2	\$10,947	\$0
Total Electrical Allowances	\$15,000				\$15,000	\$0
PHASE I - TOTAL ALLOWANCES	\$ 15,000				\$ 15,000	\$ -
					(total allowance used)	(balance remaining)



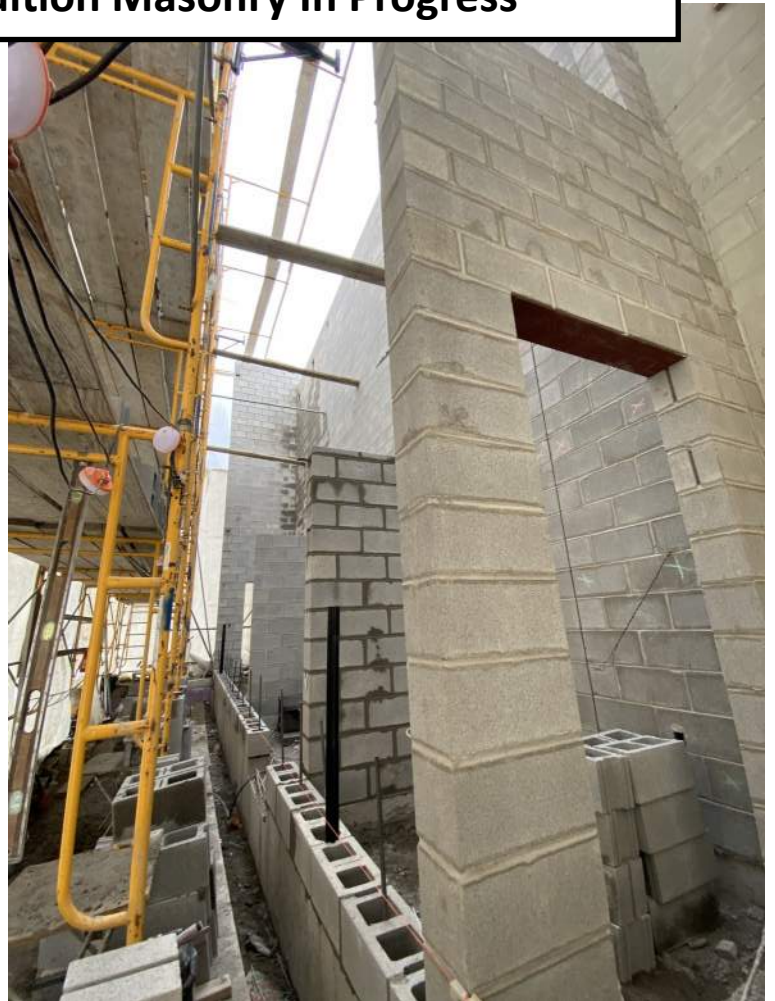
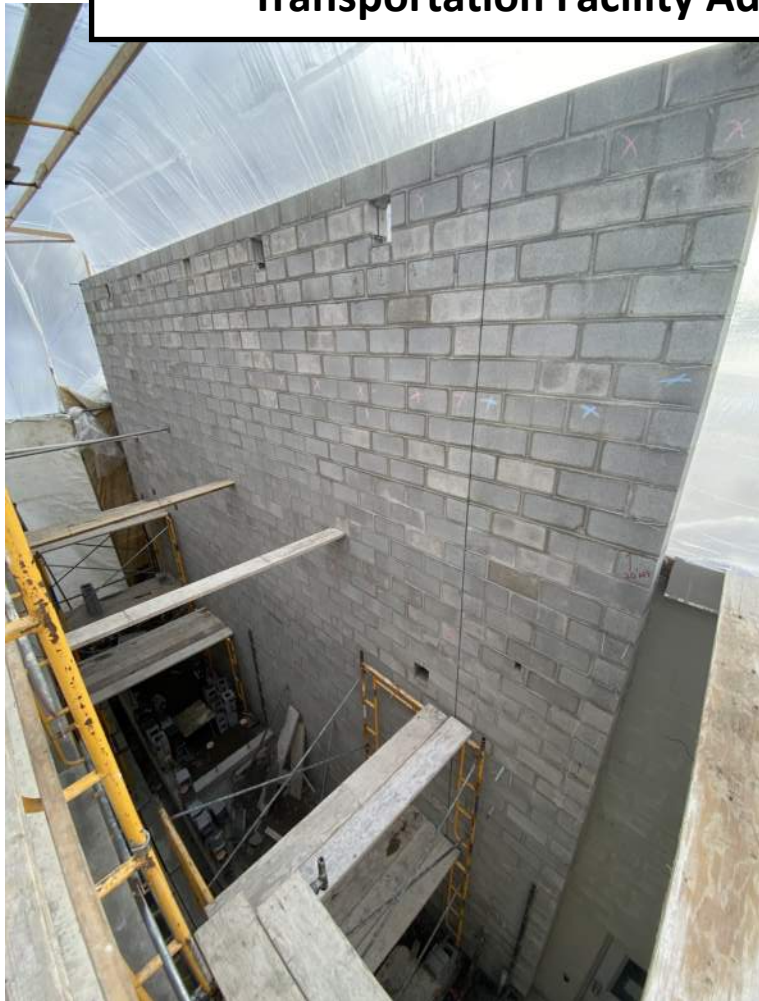
Progress Photos

Section 5





Transportation Facility Addition Masonry In Progress



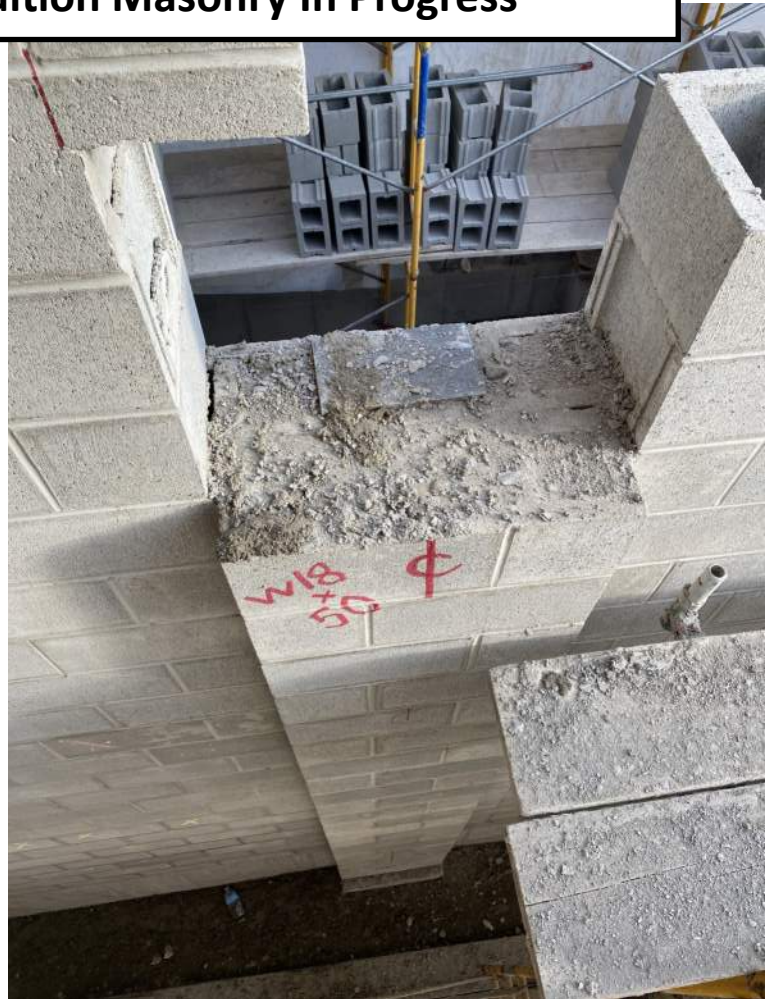


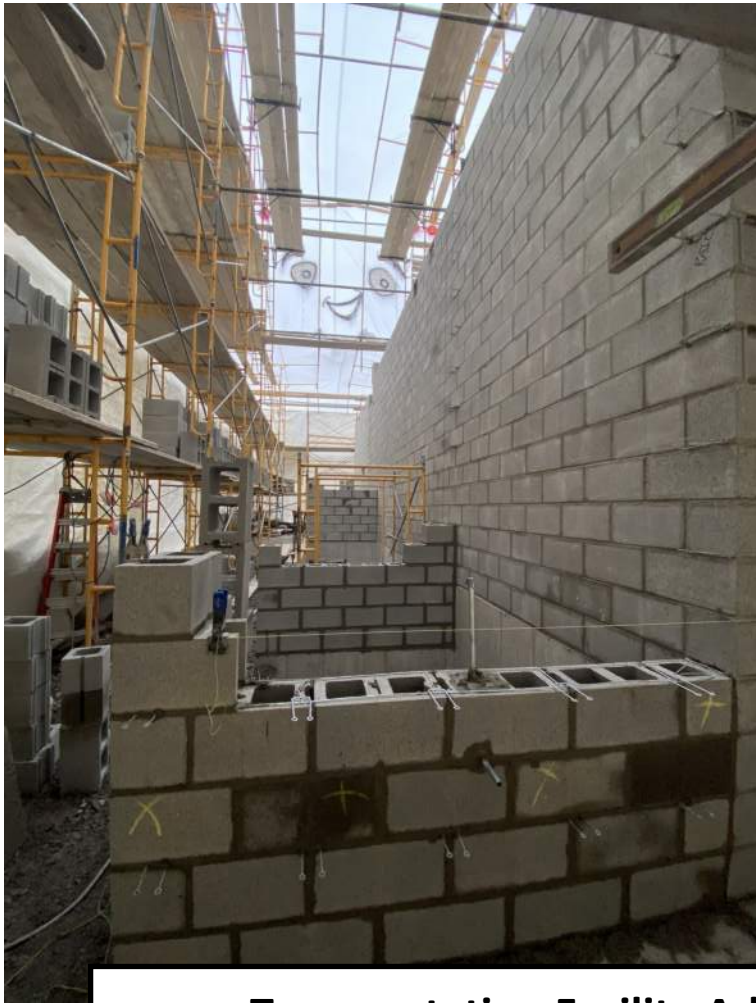
Transportation Facility Addition Masonry In Progress





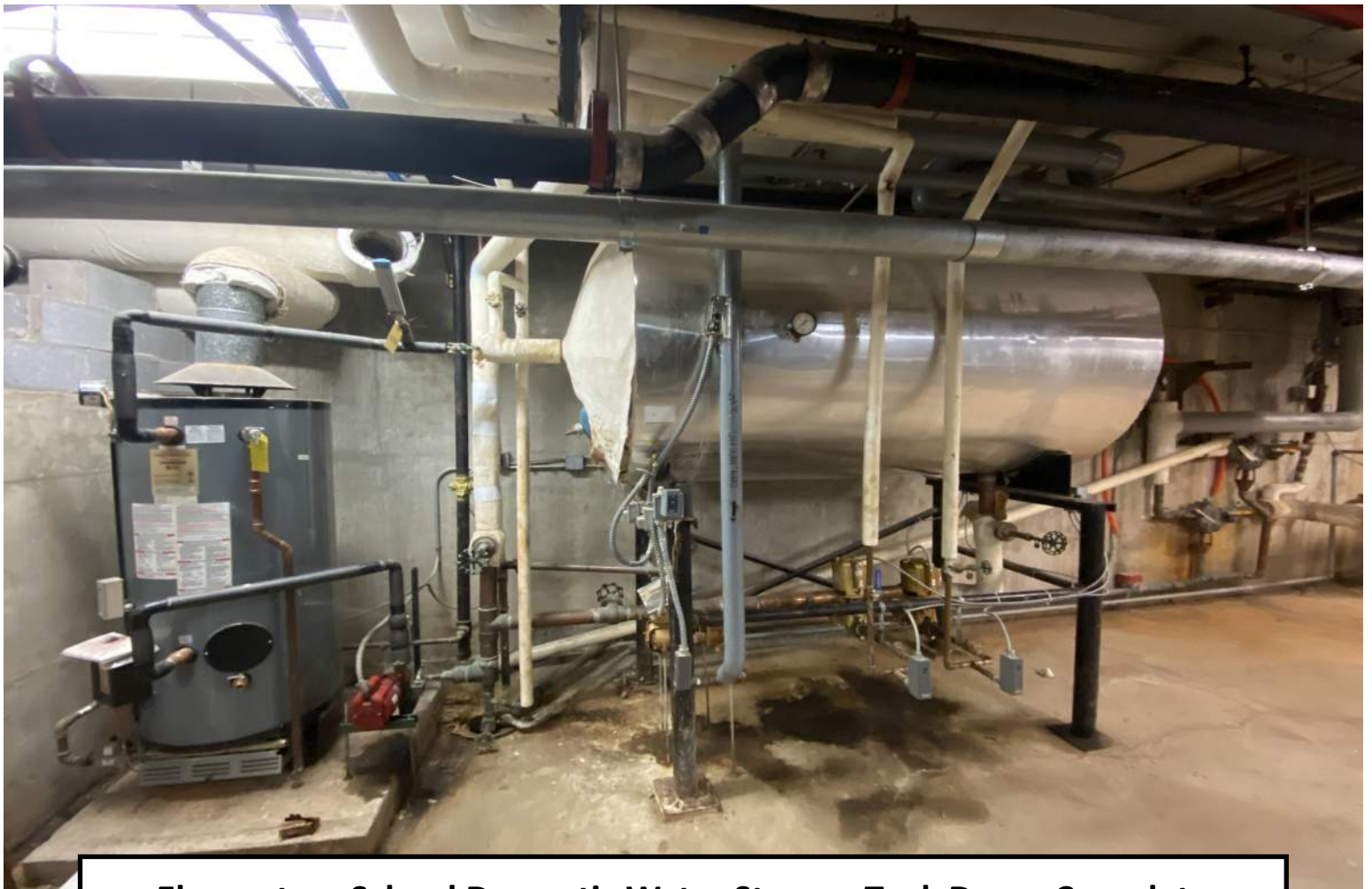
Transportation Facility Addition Masonry In Progress





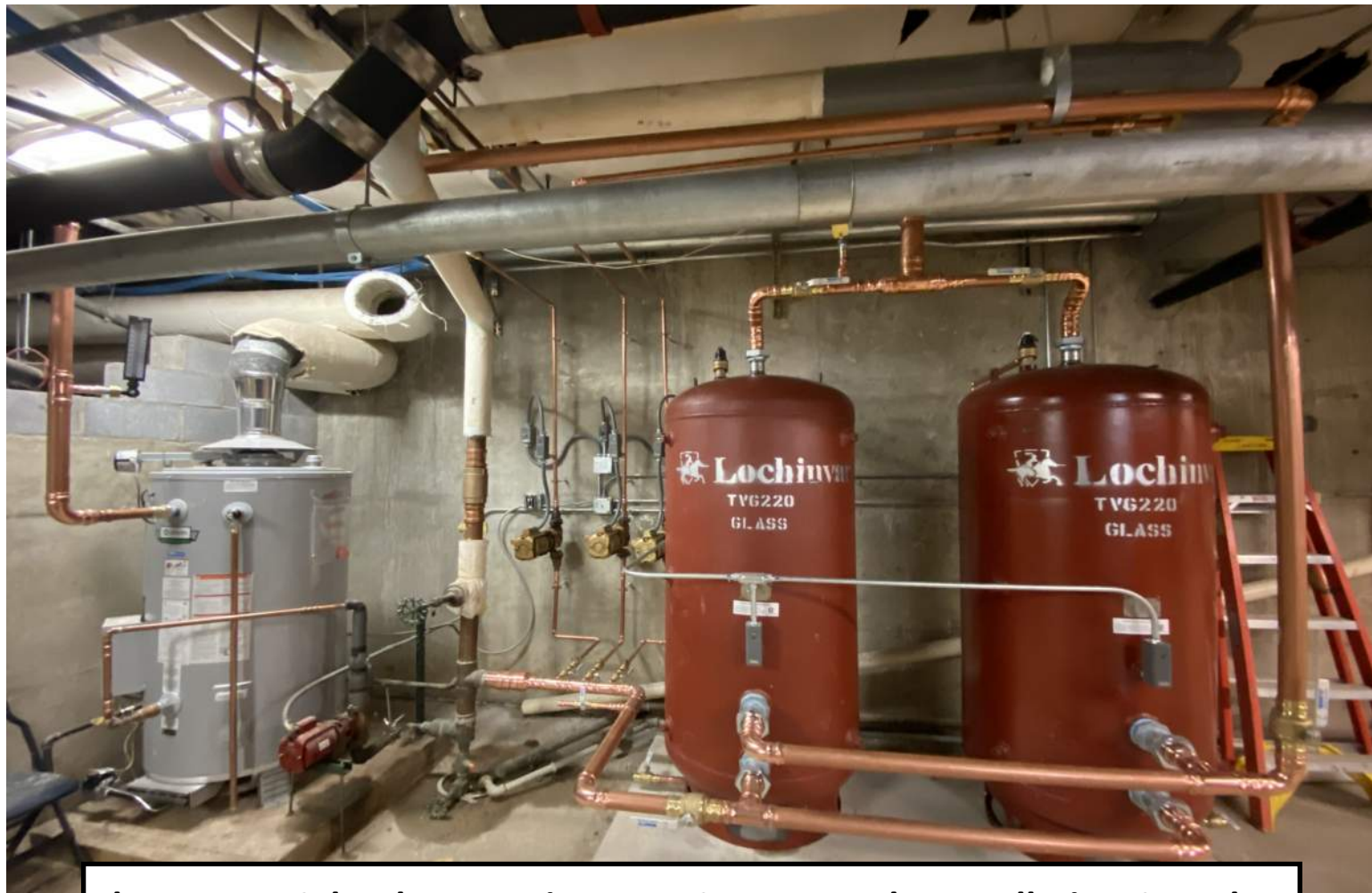
Transportation Facility Addition Masonry In Progress





Elementary School Domestic Water Storage Tank Demo Complete



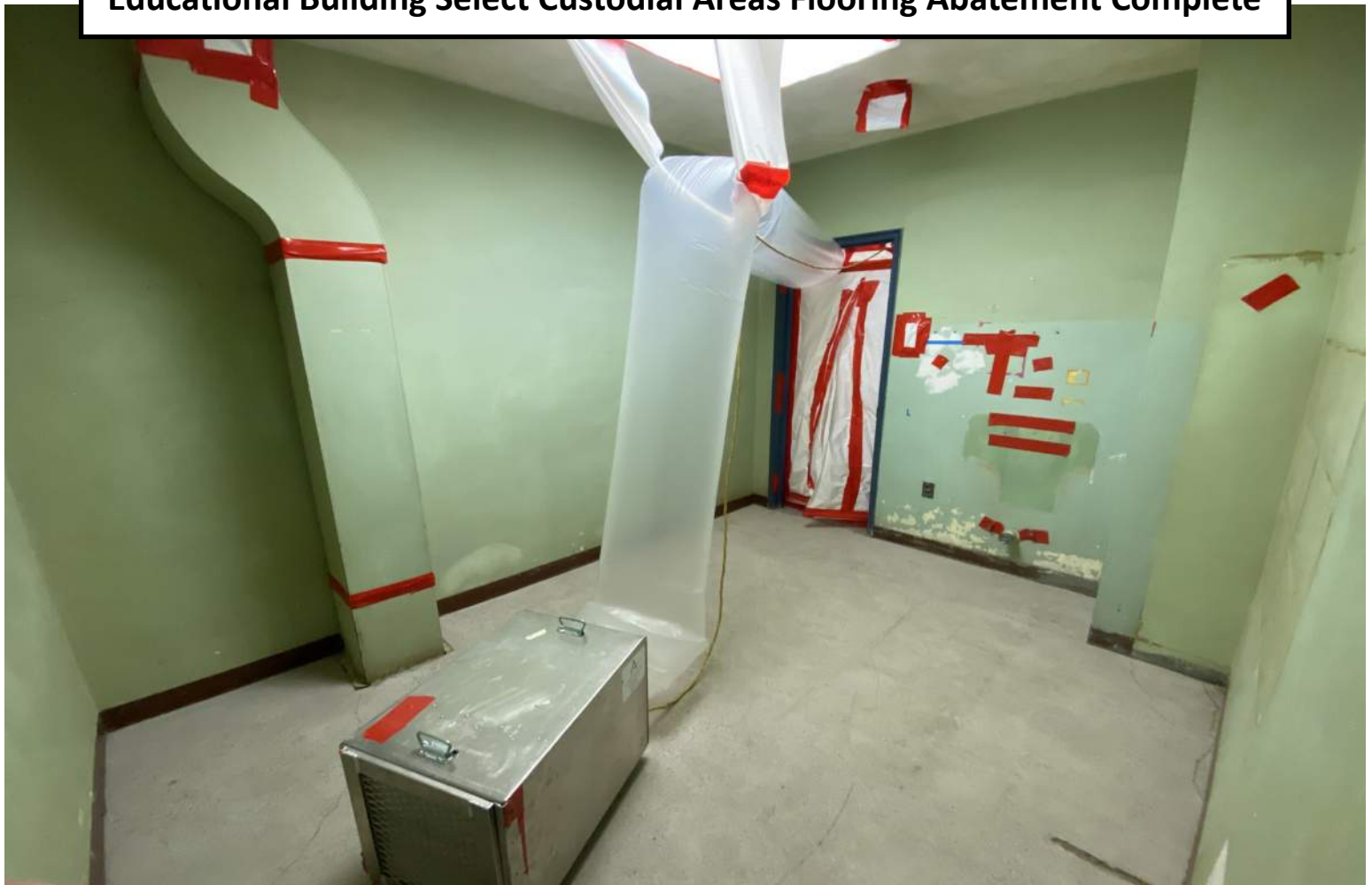


Elementary School Domestic Water Storage Tanks Installation Complete





Educational Building Select Custodial Areas Flooring Abatement Complete



Project Safety

Section 6





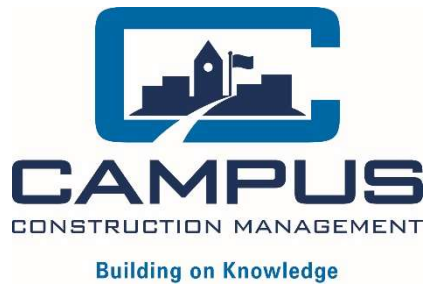
Akron Central School District

Monthly Safety Report

February 2025

		THIS MONTH			TOTAL PROJECT		
CONTRACT	CONTRACTOR	Reported Accidents	Lost Time Accidents	LOST TIME Days	Reported Accidents	Lost Time Accidents	LOST TIME Days
101 - General Trades	Transit Construction Services	0	0	0	0	0	0
102 - Plumbing	Numarco	0	0	0	0	0	0
103 - Mechanical	Mollenberg-Betz	0	0	0	0	0	0
104 - Electrical	Goodwin Electric	0	0	0	0	0	0
105 - Theatrical	Syracuse Scenery & Stage Lighting	0	0	0	0	0	0
107 - Vehicle Lifts	Vehicle Service Group	0	0	0	0	0	0
TOTALS		0	0	0	0	0	0

Akron Central School District 2023 Capital Improvement Project



Campus Construction Management Group Inc.
6225 Sheridan Drive
Suite 100
Williamsville, NY 14221