

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 3rd 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*)



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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 Crafcoc on co-op, we just tell them what to install and where.



CPL | Architecture Engineering Planning
 201 W. Third Street, Suite 320
 Jamestown, NY 14701
 CPLteam.com
 NY ENGINEERING REG. CERTIFICATE #103830



PROJECT INFORMATION

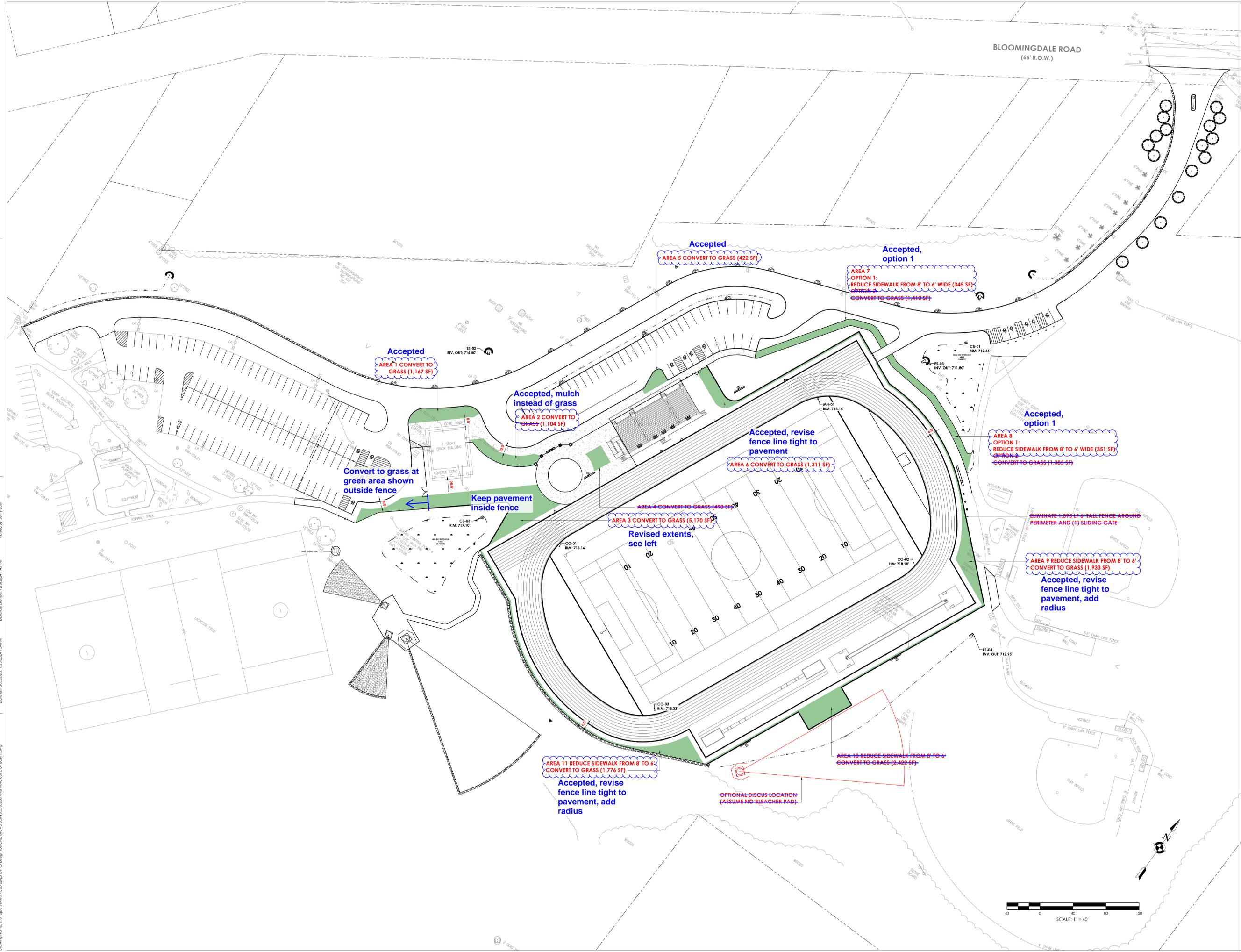
Project Number: R21.13091.12
 Client Name: AKRON CENTRAL SCHOOL DISTRICT
 Project Name: 2023 CAPITAL IMPROVEMENT PROJECT - PHASE II MAIN BUILDING
 District Office Address: 47 BLOOMINGDALE AVE AKRON, NY 14001

AKRON CENTRAL SCHOOL DISTRICT

MAN BUILDING: 142-01-042-01-14
 CONCESSIONS BUILDING: 142-01-047-01-102
 MESS HALL: 142-01-047-01-101

PROJECT ISSUE & REVISION SCHEDULE

Rev. Date Description



Sheet Size: 30x42
 Drawing Name: S:\Projects\Akron_CSD\2023_CPI\Design\04_CAD\CAD\COPY\2023_08_TRACKS_SIE_OPTION1.dwg
 Date last modified: 12/05/2024 1:34 PM
 Date last published: 12/05/2024 1:43 PM
 Plotted By: Jeffery Bush

PROFESSIONAL STAMPS



SHEET INFORMATION

Scale: 1" = 40'
 Date: 08/09/2024
 Project Status: SED SUBMISSION
 Drawn By: JMB
 Checked By: NG
 Drawing Title: OVERALL SITE PLAN

Drawing Number: MB C001
 Revision Number:

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

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 |
|---|---------------------|---------------------|---------------------|---------------------|------------------|
| High School | | | | | |
| Renovations | | | | | |
| 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 |
| Stadium | | | | | |
| 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 |
| Remaining Sitework | | | | | |
| 1. Fence Guard System (Scope Removed) | \$16,500 | \$16,500 | \$16,500 | \$0 | \$16,500 |
| Subtotal High School | \$10,589,700 | \$12,663,638 | \$12,827,143 | \$11,410,653 | \$820,953 |

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

| Description | Proposed Action | Value |
|---|-----------------|----------------------|
| Capital Project Add Alternates Phase 2 | | |
| <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 | | (\$1,789,351) |

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

| Description | Proposed Action | Value |
|---|---|------------------------|
| Capital Project Add Alternates Phase 2 | | |
| <i>Deduct / VE Alternates</i> | | |
| Work in project | 1. Orchestra & Band Rms - HVAC | (\$322,300) |
| Accepted | 2. Turf colors redesign | (\$110,000) |
| Accepted | 3. Track Coating at Long Jump / Pole Vault Areas (15,000sf) <i>Runways still have track coating</i> | (\$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 | 12. Reduce height of perimeter fencing to 4' (1395lf) | (\$52,115) |
| Accepted VE | 13. Entrance Redesign | (\$31,700) |
| Work in project | 14. Exterior Monument Sign | (\$67,546) |
| Subtotal Deduct Alternates | | (\$829,805) |

Subtotal VE to be Base Bid (\$49,700)

Subtotal VE Pending Revisions (\$380,000)

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 Remaining Balance:
Project Date:

| 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 |
| Other District Purchases | \$100,000 | | | | | \$100,000.00 |
| 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 |
| SUBTOTALS | \$4,596,606 | | \$4,596,606 | 15.41% | \$1,804,775.88 | \$2,791,830.12 |
| TOTAL INCIDENTAL / FINANCING COSTS | | | \$4,596,606 | 15.41% | | |
| TOTAL PROJECT (Referendum) | | \$29,829,634 | | | | |



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

| | NAME | COMPANY | PHONE | E-MAIL ADDRESS |
|----|-----------------------|---------------------|----------------|----------------------------|
| 1 | Marc A. Gruff | Compass CMB | (716) 225-2887 | mgruff@compasscmb.com |
| 2 | BRIAN W MURRAY | VOA/PLANNING EM | 716-628-1279 | PASTORIE44@ADL.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 | malalexandere@akronk12.org |
| 9 | Andrea Keest | <i>[Signature]</i> | | |
| 10 | VAUGHN MANNING | CCMG | | |
| 11 | Megan Syke | CCMG | | |
| 12 | Nick Hill | Akron CSD | | |
| 13 | Peter Forrestal | VOA | | |
| 14 | Online: Jason Benhake | CPL | | |
| 15 | Erik Polkowski | ACSD BOE | | |
| 16 | | | | |
| 17 | | | | |
| 18 | | | | |