

# Austin Elementary School Project Update

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August 27, 2018



# AGENDA

- I. Project statistics
- II. 147-Day Delay of School Opening
- III. Impact of the 5-Month Delay
- IV. Impact of Delayed Redistricting
- V. Current Activities
- VI. Future Activities
- VII. Project Schedule
- VIII. Site Photo
- IX. Questions

# PROJECT STATISTICS

- Project: **Austin Elementary School Replacement 501-422**
- Project Scope: **New 900-Seat Replacement School**
- Location: **5321 Roberts Drive, Dunwoody, Georgia 30338**
- Architect/Engineer: **CGLS Architects**
- General Contractor: **Nix Fowler Constructors**
- Nix-Fowler Current Contract Value: **\$21,825,779.00**
- Land Cost: **\$3,632,000.00**

# 147-DAY DELAY OF SCHOOL OPENING

- **Issuance of the NTP:** The issuance of the NTP was delayed based on the dates within the RFP. (14 days)
- **Unsuitable Soils:** During site work activities, it was discovered that the baseball fields were essentially a landfill that contained buried trees, trash and other organics below the surface. In all, a total of 13,016 cubic yards of unsuitable material and trash was excavated and removed from the site. (99 days)
- **Weather:** Delays due to 60.72" of rain in the past six (6) months exceeding the 30-year average by 151%. (34 days)

# IMPACT OF THE 5-MONTH DELAY

- **Substantial Completion:** The delay has caused the substantial completion of the project to move from June 9, 2019 to November 21, 2019.
- **School Opening:** School opening will move from August 2019 (start of the first semester of 2019-2020 SY) to January 2020 (start of the second semester of 2019-2020 SY).
- **Redistricting:** The redistricting process will be delayed one year: the process will occur in the Fall 2019 (instead of Fall 2018) and the redistricting will be effective for Fall 2020 (instead of Fall 2019).

# IMPACT OF DELAYED REDISTRICTING

- Existing Austin ES students will move to the new building over Christmas break (2019-2020) for a partial opening in January 2020.
- Redistricted students will not attend the new Austin ES until August 2020.
- The District would need until the end of January 2020 to get all of the District's items out of the building and turn it over to the City.

# CURRENT ACTIVITIES



- Site:
  - Dunwoody Nature Center drive and parking is complete
  - Detention pond and soil nail wall is complete
  - Aggregate piers for the foundation are complete
  - School parking lot grading and storm sewer is in progress
- Building:
  - Building foundations and retaining walls are in progress

# FUTURE ACTIVITIES



- Site:
  - Complete parking lot grading and curb by September 2018.
- Building:
  - Complete all foundations and retaining walls by September 2018.
  - Preparation for structural steel delivery for joist and decking. Steel delivery to start October 2018.



# PROJECT SCHEDULE



- November 2017 Construction Start and Mobilization
- December 2017 Groundbreaking Ceremony
- November 2019 Revised Substantial Completion Date  
(due to 5-month delay incurred; formerly June 2019)
- January 2020 Revised School Opening (formerly August 2019)

Area of Unsuitable Soils  
and Organic Debris





# QUESTIONS?

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