

**Hackley Lower School  
Tarrytown, NY**



# CASE STUDY – Base Building Construction & Site Landscaping

## ***Hackley School***

*Tarrytown, NY*

**Project Management - Janet R. Duggan Associates**  
**Architect - Peter Gisolfi Associates**  
**36,000 sq. ft.**



### **Project Description:**

The Hackley School, founded in 1899, offering kindergarten through grade twelve is replacing the existing Lower School building with the ground up construction of a new Lower School building.. Construction started in 2006. The facility included classrooms, administration, library and multi-purpose room. The building will also house a commercial kitchen and dining facility.

Additionally the project included the demolition of an existing building in order to provide a new landscaped “Commons” area connecting the new school to the existing historical structures on the campus.

### **Tasks:**

#### ***Construction***

- Negotiated and Administered General Contractor’s contract.
- Developed construction budget
- Developed and implemented a project completion schedule.
- Managed construction team.
- Negotiated and approved change orders.
- Managed the installation of telecom system, fire safety systems, elevator and kitchen.
- Managed the excavation, construction, testing, required for new building.
- Value engineered the returned bids.
- Manage DEP approval process
- Managed Building Department Approval Process
- Managed Licensing Approval Process

#### ***Furniture / Telecommunications / Network / Access Systems***

- Coordinate the selection, procurement/installation of furnishings including classroom office, cafeteria and miscellaneous furnishings.
- Coordinated telecommunications and access design and implementation including budget alternatives
- Managed the telecommunication, network and access cabling installation
- Managed moving and coordinated the internal relocation

#### ***Financial Control/Status Reporting***

- Developed and Maintained Project Budget
- Developed Variance Financial Report
- Developed Status Report for Senior Management
- Managed the Project Team for Quality Assurance