



WEST SENECA CENTRAL SCHOOLS

CAPITAL IMPROVEMENT PROJECT UPDATE

AUGUST 5, 2019

AGENDA



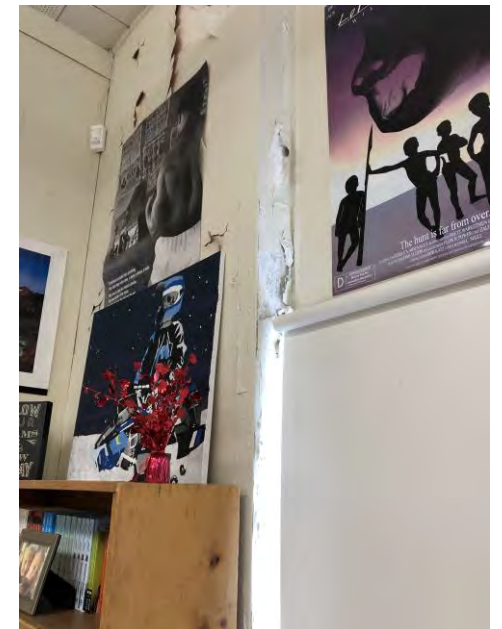
- CAPITAL OUTLAY PROJECT PROGRESS UPDATE
- SMART SCHOOLS BOND ACT PROJECT PROGRESS UPDATE
- CAPITAL IMPROVEMENT PROJECT PROGRESS UPDATE
 - PROCESS
 - SCHEDULE
 - SCOPE
- QUESTIONS + ANSWERS

CAPITAL OUTLAY PROJECT 2018-19



West Senior High School – Window Caulk Replacement and Plaster Repair

- Project has been completed.

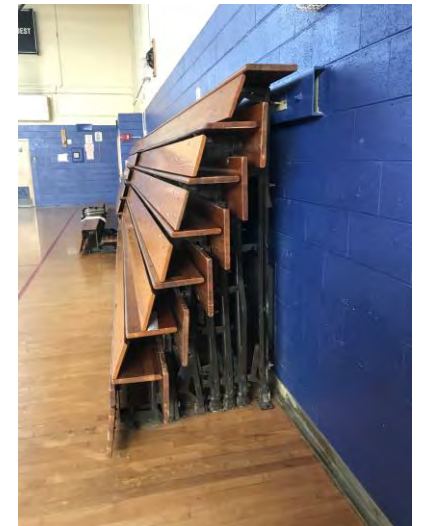


CAPITAL OUTLAY PROJECT 2019-20



West Middle School – Gymnasium Renovations

- Scope within the project will potentially include:
 - Removal and replacement of wood bleachers
 - Replace and add safety wall pads
 - Wall paint



SMART SCHOOLS BOND ACT PROJECT



SCOPE:

- Upgrade Wi-Fi
- Upgrade existing wiring
- Install additional access points
- Replace/upgrade outdated data cabinets
- Replace/upgrade phones
- Create dedicated data closets and upgrade data closet HVAC systems



PROCESS:

- Currently evaluating existing conditions within buildings to determine ideal locations for designated data closets
- Have met, and will be meeting again with Joe Farr and Scott Firkins to discuss data closet location options
- Joe and Scott will meet with the building principals, custodians and grounds personnel to discuss the data closet locations.

CAPITAL PROJECT UPDATE



\$75.5 M
B U D G E T

Vote passed on December 4, 2018

Project Goals

- Health/Safety/Welfare, Security, Accessibility
- Facilities Infrastructure Improvements
 - Building Utilities
- Educational Space & Program Improvements
 - Site Infrastructure Improvements

CAPITAL PROJECT UPDATE



Project Process

1. Create Preliminary Phasing Schedule
2. Review Existing Conditions
3. User Group Meetings
4. Quality Control / Constructability Review
5. Construction Period / Submittal Process

CAPITAL PROJECT UPDATE

– PROJECT PROCESS



I. Create preliminary phasing schedule

- Key factors:
 - Start construction in 2020
 - Schedule exterior building shell scope prior to interior renovations, and phase per remaining useful life
 - Scheduling scope to maximize the building aid
 - Limit interruptions to each building

PRELIMINARY PHASING SCHEDULE



2019

2020

2021

2022

2023

2024

2025

Phase I – Roofs, Turf & Masonry

Design

Construction

Phase 2 – Middle Schools

Design

Construction

Phase 3 – High Schools

Design

Construction

Phase 4 – Elementary Schools

Design

Construction

Phasing Considerations

- Start construction in 2020
- Schedule exterior building shell scope prior to interior renovations, and phase per remaining useful life
- Scheduling scope to maximize the building aid
- Limit interruptions to each building

CAPITAL PROJECT UPDATE

– PROJECT PROCESS



2. Review Existing Conditions

- Design Team will be on-site periodically:
 - YWA personnel have WSCSD ID badges
 - Team will check with Joe Farr before on-site reviews
 - ALL visitors will check in at the main office or security desk before walking through the buildings or on site



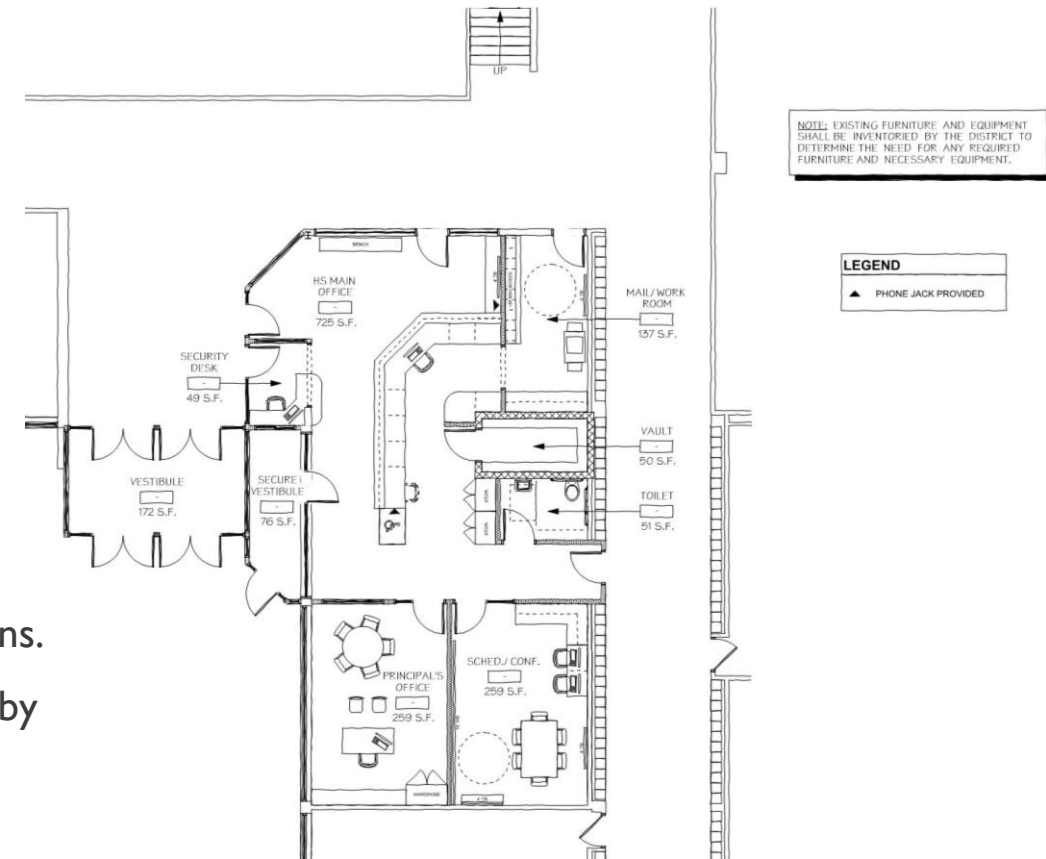
CAPITAL PROJECT UPDATE

– PROJECT PROCESS



3. User Group Meetings

- Purpose is to meet with **District User Groups** to gather information for scope of work per phase.
 - Each phase will have corresponding user groups per the scope of work. For example:
 - Turf field – Building Principals, Buildings & Grounds, Athletic director, Athletic Coaches, Music & Marching Band
 - Main Offices – Building principals, secretaries, etc.
- User Groups Meetings:
 - Initial meeting to gather District needs, wants, and existing conditions.
 - Follow-up meeting to review schematic layout concepts developed by the design team incorporating district preferences.
 - Final meeting to approve final layout.
 - **Number of meetings may differ based on the scope involved.



*This is an example sketch from one of Young + Wright's previous projects at another school district.

CAPITAL PROJECT UPDATE

– PROJECT PROCESS



4. Quality Control / Constructability Review

- During the SED review period
- Design Team will review the construction drawings on-site to coordinate all trades and look for any conditions that may not have been caught during initial existing conditions review
- Design Team will meet with the Capital Improvement Project Group for a “page turner” meeting that will go through the scope shown in the construction documents
- Possible meeting with the user groups to confirm any found coordination items during the QC Review



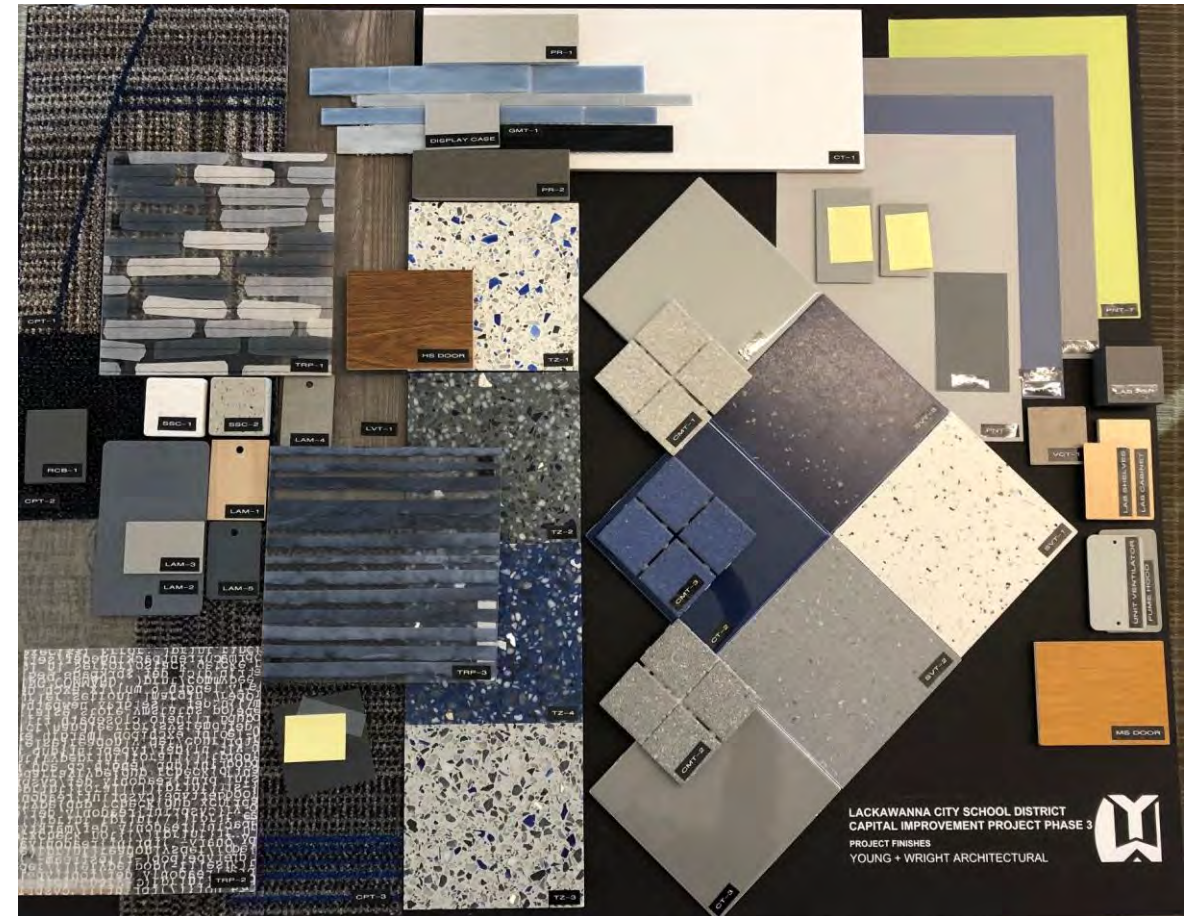
CAPITAL PROJECT UPDATE

– PROJECT PROCESS



5. Construction Period / Submittal Process

- Contractors will submit their products they plan on using for Architect's review
- Architect will approve submittals and create a color finish board for Owner approval
 - The Capital Improvement Project group will determine who will be a part of this color selection process.
- Architect may meet with User Groups during construction to finalize design or if an unexpected existing condition changes previously approved design(s).



*This is an example sketch from one of Young + Wright's previous projects at another school district.

CAPITAL PROJECT UPDATE

– BOARD OF EDUCATION



Board of Education Involvement

- Periodic Presentations from Architect on project status
- Approval of Contractors after bid to award contracts
 - Architect will perform post-bid interviews with the two lowest bidders per contract to confirm they have included all scope in their bid and are comfortable moving into a contract.
 - Architect will send a letter of recommendation for each contract to the District for BOE to award of the Contractor
- Change Orders – Typical of all projects (unforeseen conditions, Owner request items, credits to the project)
 - Typical practice to authorize Superintendent to approve CO's under \$35,000 to keep project moving
 - CO's over \$35,000 are required by SED to be bid out

PHASE I – ROOF RESTORATION



ALLENDALE ELEMENTARY



WEST MIDDLE SCHOOL



WEST ELEMENTARY

Phase I - Roof Restoration

- Restoration/Recovering of existing Roof System
- Replace areas of wet insulation
- Replace roof drains
- Replace skylights
- Miscellaneous masonry repairs at roof level

Phase I Schedule

Design: Jan. 2019 – Dec. 2019

Construction: Jan. 2020 – Dec. 2021

PHASE I – TURF & MASONRY



Phase I – Site & Masonry:

- Masonry Restoration
- Track & Field Events
- Turf Field w/Lighting
- Bleachers w/Press Box
- Scoreboard & Sound
- Pedestrian Circulation

Phase I Schedule

Design: Jan. 2019 – Dec. 2019

Construction: Jan. 2020 – Dec. 2021

WEST SENIOR HIGH SCHOOL

PHASE I – TURF & MASONRY



Phase I – Site & Masonry:

- Masonry Restoration
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- Turf Field w/Lighting
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Phase I Schedule

Design: Jan. 2019 – Dec. 2019

Construction: Jan. 2020 – Dec. 2021

EAST SENIOR HIGH SCHOOL

PHASE I – PROGRESS REPORT



Phase I – Progress Report:

- Construction Documents were issued to State Education Department for permit review in July
- SED review times are 2-4 weeks, which should put SED approval early September.
- Project is scheduled to be issued to bid mid October, and bids opened in November.
- BOE approval at December BOE meeting, with Notice to Proceed to follow
- Phase I construction is scheduled to start January 2020, with submittals and startup paperwork
- Project to break ground as soon as the weather clears, and in coordination with buildings and grounds



EAST SENIOR HIGH SCHOOL

Construction 2020



WEST SENIOR HIGH SCHOOL

Construction 2021

Phase I Schedule

Design: Jan. 2019 – Dec. 2019

Construction: Jan. 2020 – Dec. 2021

PHASE 2 – MIDDLE SCHOOLS



EAST MIDDLE SCHOOL



WEST MIDDLE SCHOOL

Phase 2 – Middle Schools:

- Roof Replacement / Restoration
- Masonry Restoration
- Exterior Door replacement
- Add intruder door hardware to corridor doors
- Replace building mounted lighting with LED fixtures
- Cabling, CER, clock systems and PA renovations
- Replace drinking fountains with bottle fillers

Phase 2 Schedule

Design: Sept. 2019 – Dec. 2021

Construction: Jan. 2022 – Dec. 2023

PHASE 2 – MIDDLE SCHOOLS



Phase 2 – East Middle School **Building Renovations:**

- Repairs and upgrades to existing interior terrazzo stairs in auditorium and interior corridor terrazzo stairs
- Large Gymnasium Renovation including safety wall pad, bleachers, restoration of gym flooring, replace folding partition with roll down curtain.
- Small Gymnasium Renovation including safety wall pad, restoration of gym flooring, replace folding partition with roll down curtain.

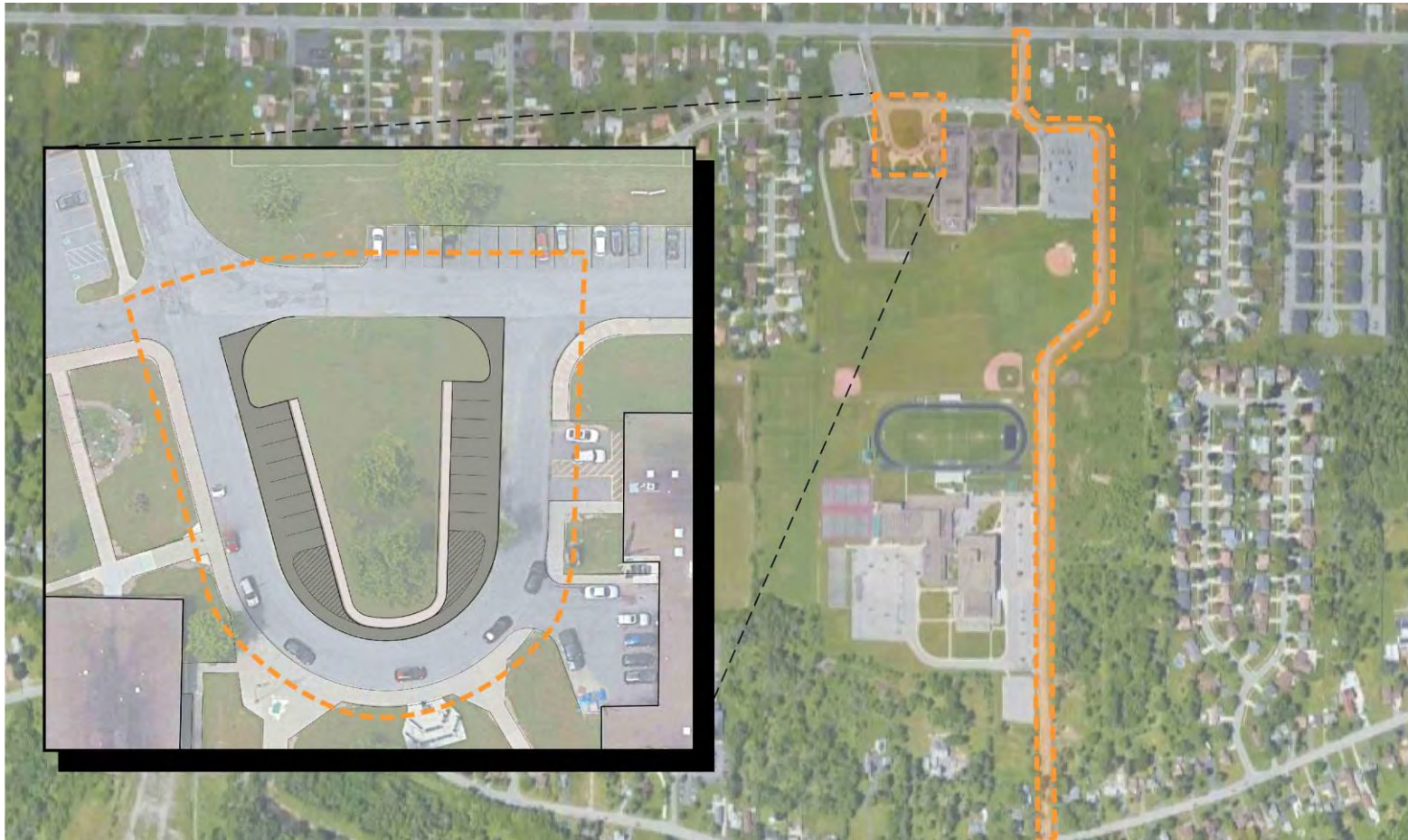
Phase 2 Schedule

Design: Sept. 2019 – Dec. 2021

Construction: Jan. 2022 – Dec. 2023

EAST MIDDLE SCHOOL

PHASE 2 – MIDDLE SCHOOLS



Phase 2 – East Middle School Site Renovations:

- Replace service road
- Add visitor parking at bus loop
- Miscellaneous sidewalk, curb and asphalt repair
- Add ramp to door #5

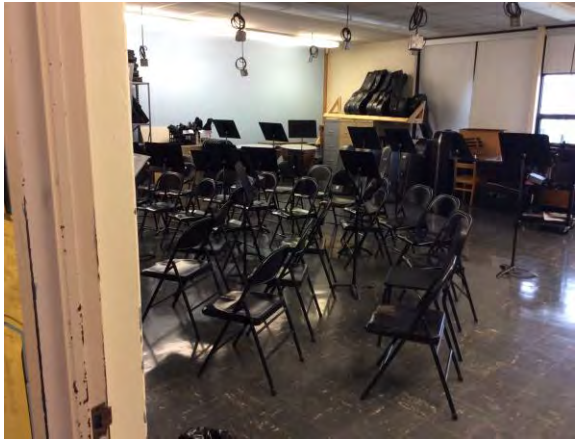
Phase 2 Schedule

Design: Sept. 2019 – Dec. 2021

Construction: Jan. 2022 – Dec. 2023

EAST MIDDLE SCHOOL

PHASE 2 – MIDDLE SCHOOLS



Phase 2 – West Middle School:

- New secure entry and renovation of main office
- Music Wing Addition and music classroom renovations
- Replacement of electric panelboards
- Air handling and ventilation upgrades



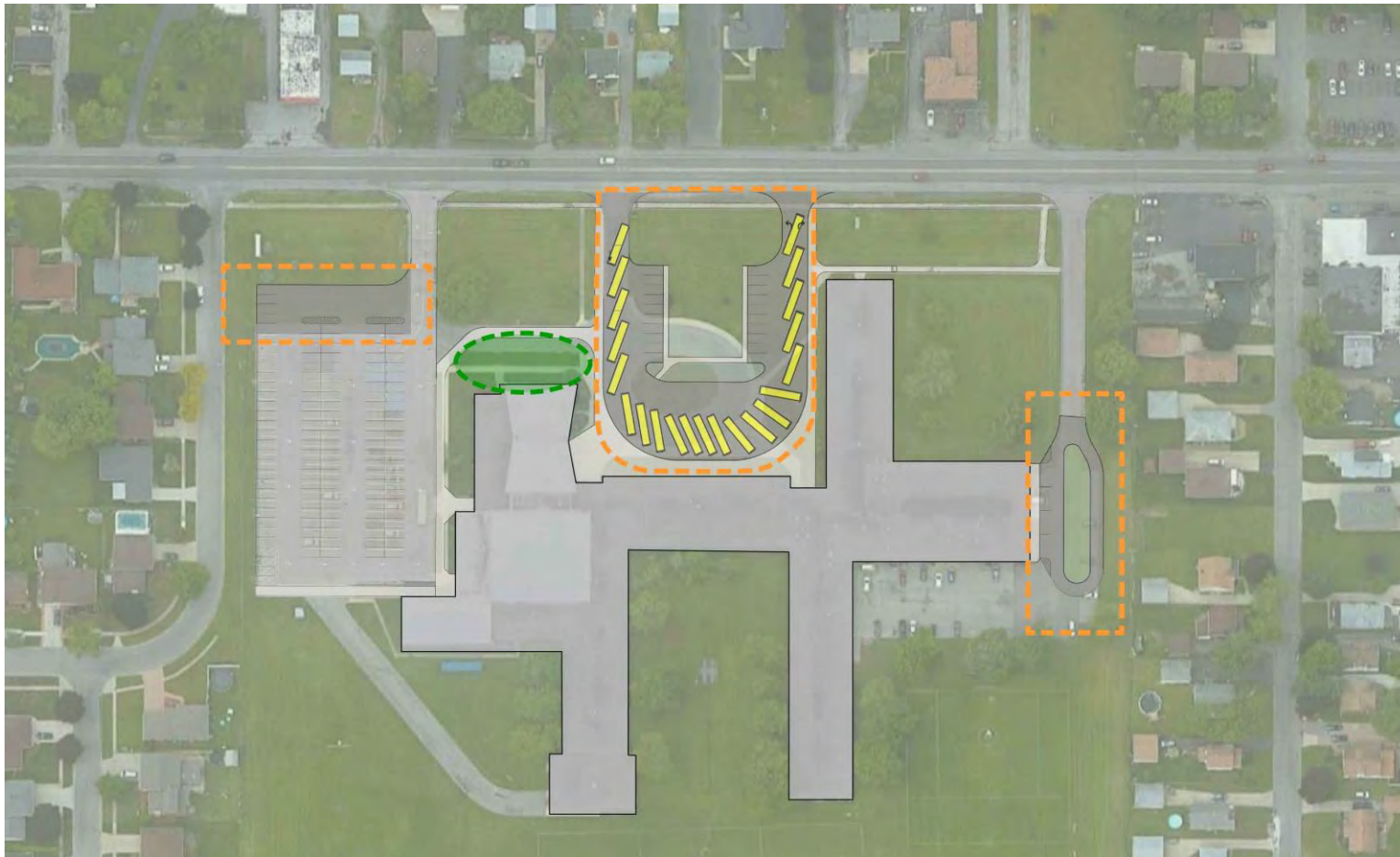
Phase 2 Schedule

Design: Sept. 2019 – Dec. 2021

Construction: Jan. 2022 – Dec. 2023

WEST MIDDLE SCHOOL

PHASE 2 – MIDDLE SCHOOLS



WEST MIDDLE SCHOOL

Phase 2 – West Middle School:

- Reconfigure Bus Loop,
- Designated Parent Drop Off
- Additional Parking
- Miscellaneous sidewalk and asphalt repair

Phase 2 Schedule

Design: Sept. 2019 – Dec. 2021

Construction: Jan. 2022 – Dec. 2023

PHASE 2 – PROGRESS REPORT



Phase 2 – Progress Report:

- Architect has been on site starting field verification
- Kick-off meeting with Engineers is scheduled for early October
- Capital Improvement Project group will start to determine user groups for Phase 2 after kick-off meeting
- Phase 2 is scheduled to submit to the State Education Department for permit late fall 2020 with construction in 2022.



EAST MIDDLE SCHOOL



WEST MIDDLE SCHOOL

Phase 2 Schedule

Design: Sept. 2019 – Dec. 2021

Construction: Jan. 2022 – Dec. 2023

PHASE 3 – HIGH SCHOOLS



**EAST SENIOR HIGH
SCHOOL**



**WEST SENIOR HIGH
SCHOOL**

Phase 3 Schedule

Design: Jan. 2021 – Dec. 2022

Construction: Jan. 2023 – Dec. 2024

Phase 3 – High Schools:

- Roof Replacement / Restoration
- Exterior Door Replacement
- Renovations of science classrooms
- Renovations of music classrooms
- Gymnasium renovations
- Add intruder door hardware to corridor doors
- Replace building mounted lighting with LED fixtures
- Cabling, CER, clock systems and PA renovations
- Replace drinking fountains with bottle fillers

PHASE 3 – HIGH SCHOOLS



Phase 3 – East Sr. High School:

- Secure Entry & Main Office Reorganization
- Upgrade selected toilet rooms to meet ADA
- Renovations of existing science classrooms and labs
- Renovate and upgrade of music classrooms with additional storage for instruments
- Gymnasium floor restoration
- Replace damaged sidewalks and curbs

Phase 3 Schedule

Design: Jan. 2021 – Dec. 2022

Construction: Jan. 2023 – Dec. 2024

PHASE 3 – HIGH SCHOOLS



Phase 3 – West Sr. High School:

- Secure Entry & Main Office Reorganization
- Replace classroom doors in 1947 wing
- New ADA lift to stage
- Repair existing stairs throughout
- Renovations of existing science classrooms and labs
- Gymnasium floor restoration
- Replace tennis court
- Replace damaged exterior stairs

Phase 3 Schedule

Design: Jan. 2021 – Dec. 2022

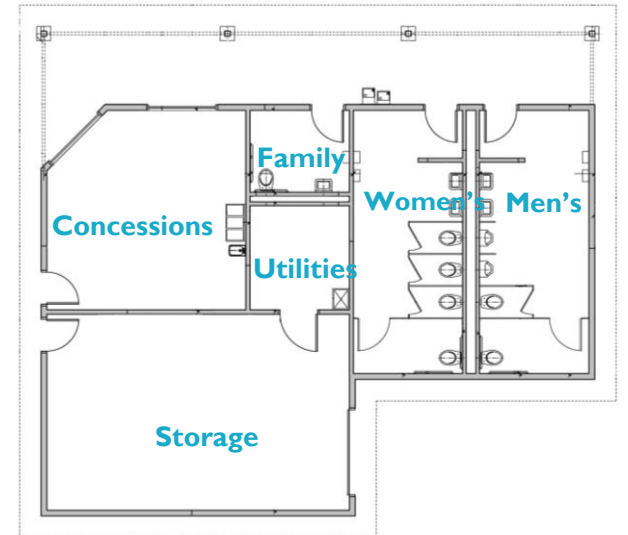
Construction: Jan. 2023 – Dec. 2024

PHASE 3 – NON-AIDABLE BUILDINGS



WEST SR. CONCESSIONS

Eden CSD Concessions



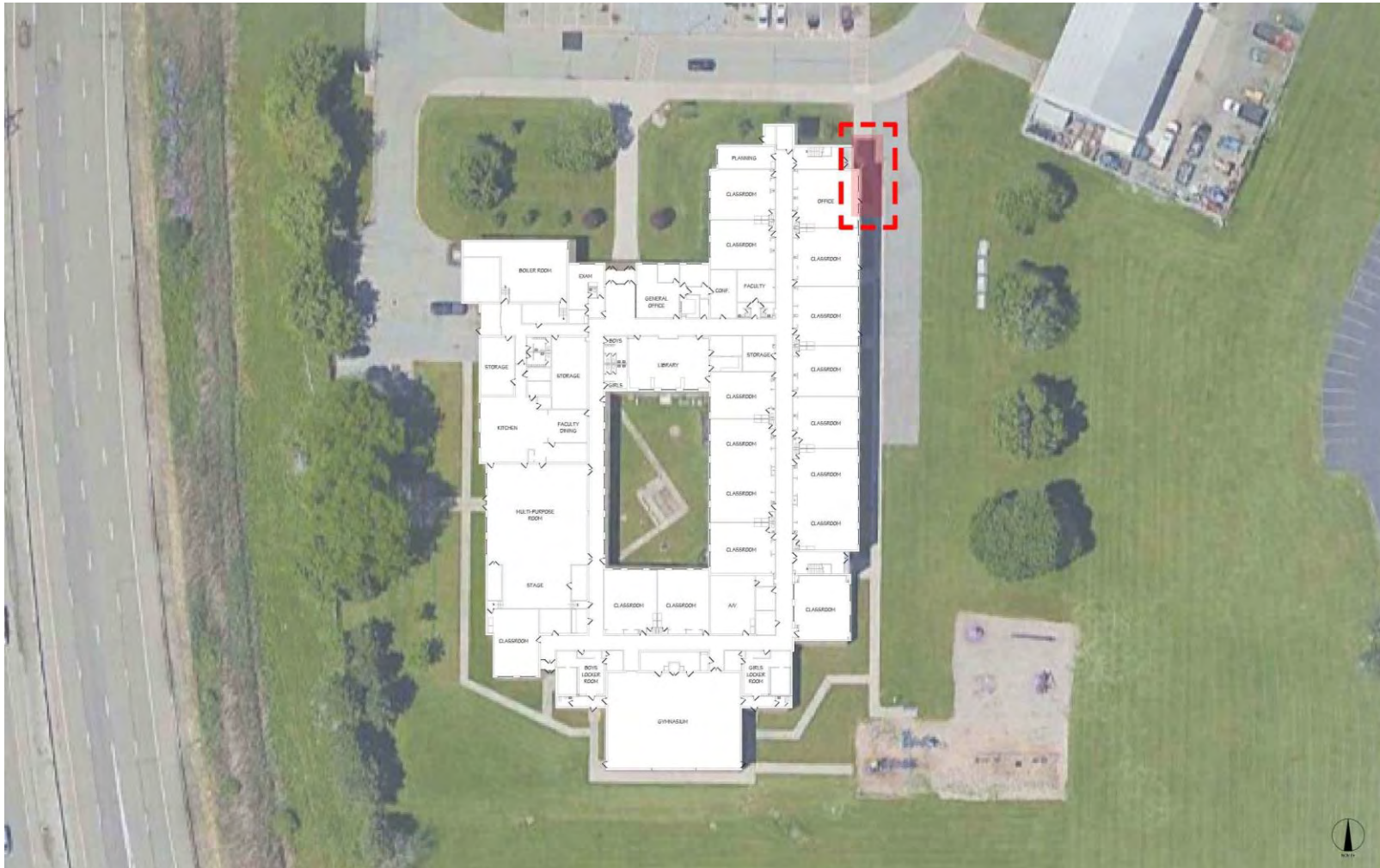
District requested non-aidable work be phased to be funded by the local share available in the 22-23 budget year.

Phase 3 Schedule

Design: Jan. 2021 – Dec. 2022

Construction: Jan. 2023 – Dec. 2024

PHASE 3 – NON-AIDABLE BUILDINGS



POTTERS ROAD

District requested non-aidable work be phased to be funded by the local share available in the 22-23 budget year.

Phase 3 Schedule

Design: Jan. 2021 – Dec. 2022

Construction: Jan. 2023 – Dec. 2024

PHASE 4 – ELEMENTARY SCHOOLS



Phase 4 – Elementary Schools:

- Roof Replacement / Restoration
- Masonry Restoration / Exterior Door Replacement
- Add intruder door hardware to corridor doors
- Replace building mounted lighting with LED fixtures
- Cabling, CER, clock systems and PA renovations
- Replace drinking fountains with bottle fillers

Phase 4 Schedule

Design: June 2022 – Dec. 2023

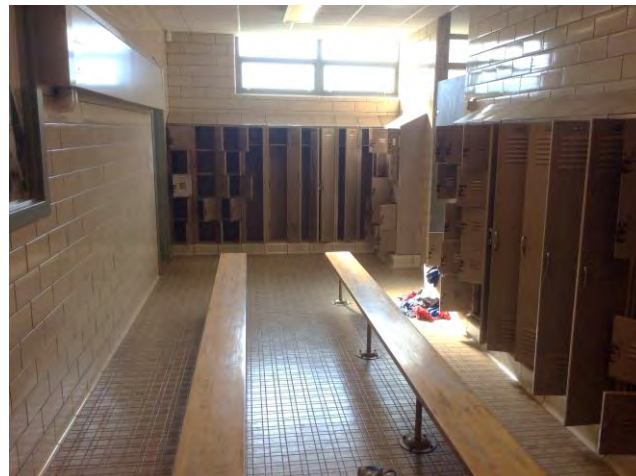
Construction: Jan. 2024 – Dec. 2025

PHASE 4 – ELEMENTARY SCHOOLS



Phase 4 – Allendale Elementary:

- New secure entry
- Locker room and toilet room renovation
- Gymnasium Renovations including removing existing bleachers, and new safety wall pads and roll-down curtain
- Replacement of electrical panelboards
- Air handling and ventilation upgrades

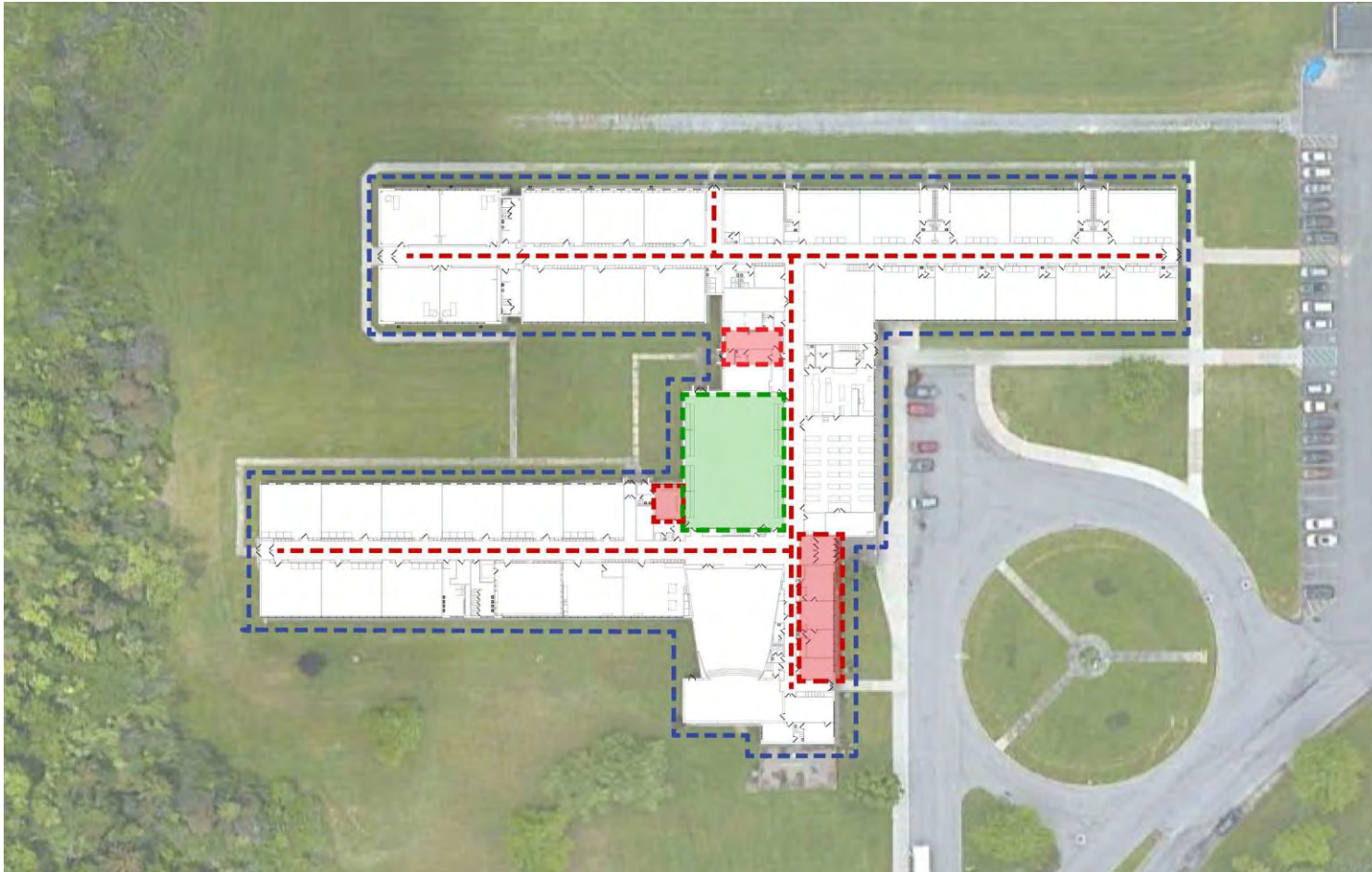


Phase 4 Schedule

Design: June 2022 – Dec. 2023

Construction: Jan. 2024 – Dec. 2025

PHASE 4 – ELEMENTARY SCHOOLS



Phase 4 – Allendale Elementary Site:

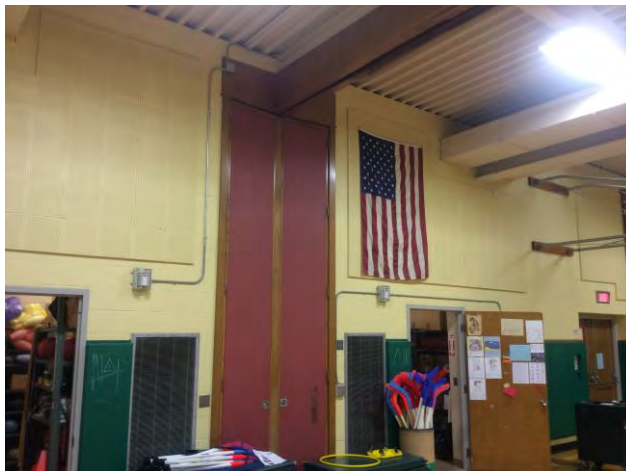
- Miscellaneous sidewalk and curb repair
- Add ramp to Door #16

Phase 4 Schedule

Design: June 2022 – Dec. 2023

Construction: Jan. 2024 – Dec. 2025

PHASE 4 – ELEMENTARY SCHOOLS



Phase 4 – Clinton Elementary:

- Gymnasium Renovations including replacement of folding partition with roll-down curtain
- Mechanical, Electrical, & Plumbing Upgrades

Phase 4 Schedule

Design: June 2022 – Dec. 2023

Construction: Jan. 2024 – Dec. 2025

PHASE 4 – ELEMENTARY SCHOOLS



Phase 4 – Clinton Elementary Site:

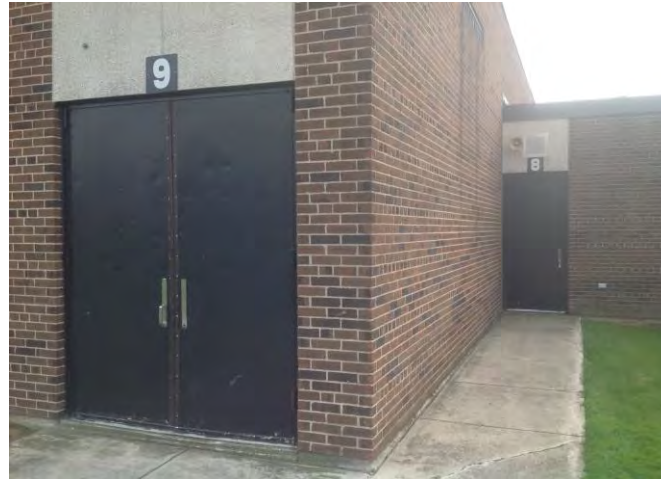
- Miscellaneous sidewalk, curb and asphalt repair
- Removal and replacement of sidewalks to neighborhood. Includes additional drainage to prevent flooding of sidewalks
- Removal and replacement of concrete apron at road

Phase 4 Schedule

Design: June 2022 – Dec. 2023

Construction: Jan. 2024 – Dec. 2025

PHASE 4 – ELEMENTARY SCHOOLS



Phase 4 – Northwood Elementary:

- New ADA lift to stage
- Gymnasium Renovations new safety wall pads and roll-down curtain
- Mechanical, Electrical, & Plumbing Upgrades

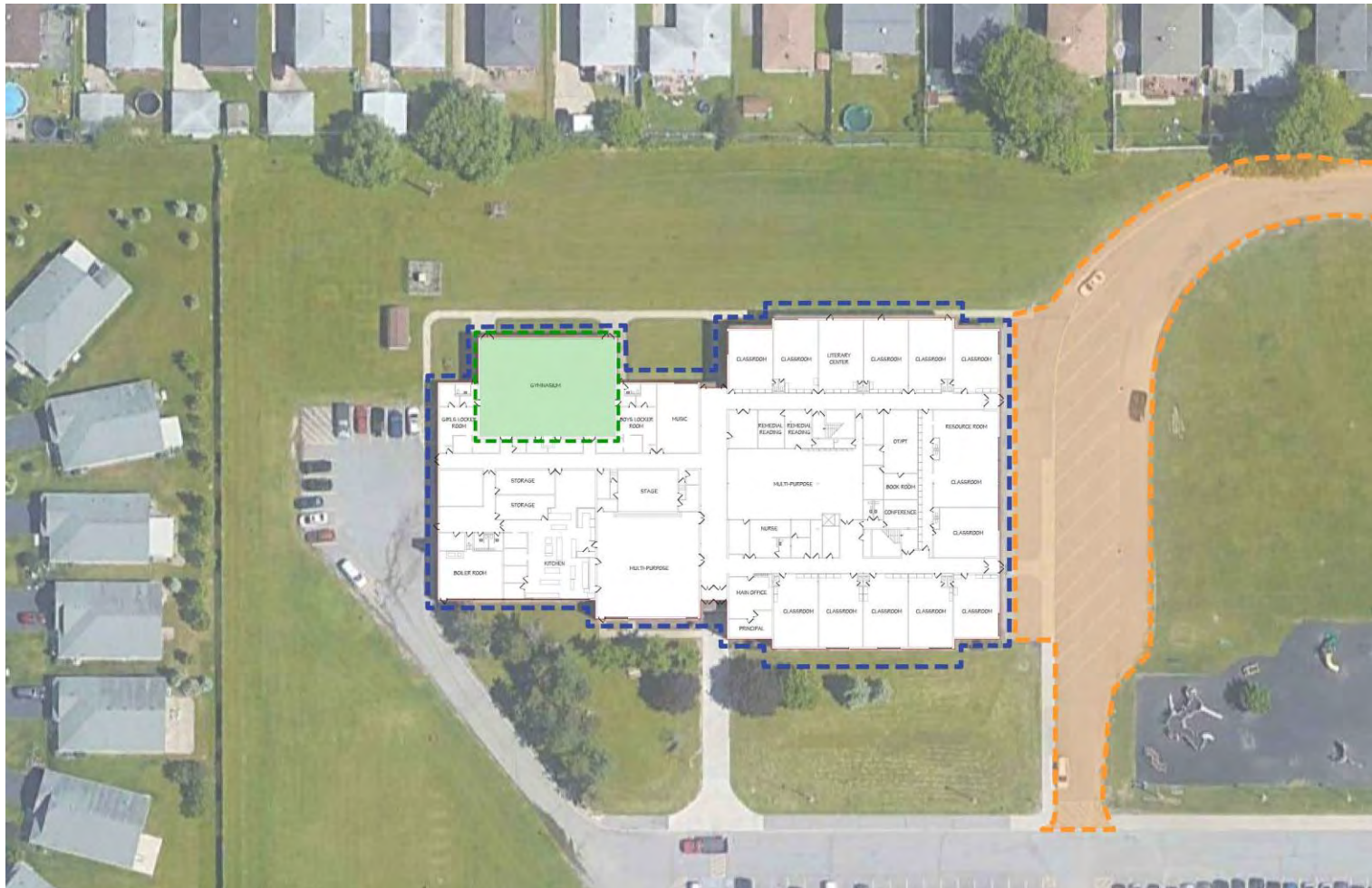


Phase 4 Schedule

Design: June 2022 – Dec. 2023

Construction: Jan. 2024 – Dec. 2025

PHASE 4 – ELEMENTARY SCHOOLS



Phase 4 – Northwood Elementary Site:

- Removal and replacement of asphalt parking (side bus parking lot)
- Miscellaneous concrete sidewalk and curb repair

Phase 4 Schedule

Design: June 2022 – Dec. 2023

Construction: Jan. 2024 – Dec. 2025

PHASE 4 – ELEMENTARY SCHOOLS



Phase 4 – West Elementary:

- New canopy at secure entrance to identify as main entrance
- Gymnasium Renovations new safety wall pads and roll-down curtain
- New corridor to access Pool
- Repair existing terrazzo stair treads
- Mechanical, Electrical, & Plumbing Upgrades

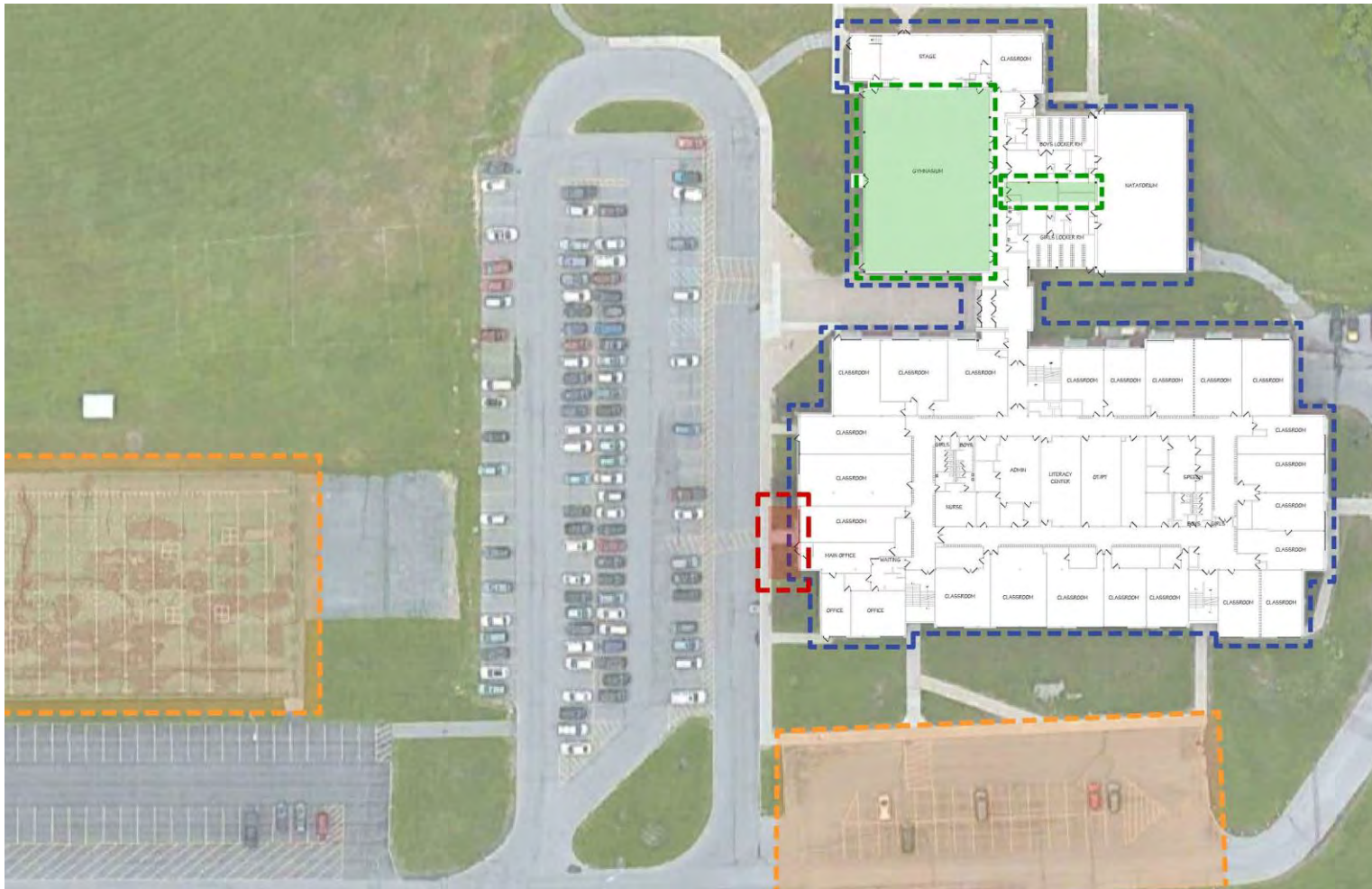


Phase 4 Schedule

Design: June 2022 – Dec. 2023

Construction: Jan. 2024 – Dec. 2025

PHASE 4 – ELEMENTARY SCHOOLS



Phase 4 – West Elementary Site:

- Miscellaneous sidewalk and asphalt repair
- Replace existing play surface and fencing

Phase 4 Schedule

Design: June 2022 – Dec. 2023

Construction: Jan. 2024 – Dec. 2025

PHASE 4 – ELEMENTARY SCHOOLS



Phase 4 – Winchester Elementary:

- Permanent addition at back vestibule
- Gymnasium Renovations new safety wall pads and roll-down curtain
- Reconfigure existing locker rooms into offices to fit the building needs
- Mechanical, Electrical, & Plumbing Upgrades

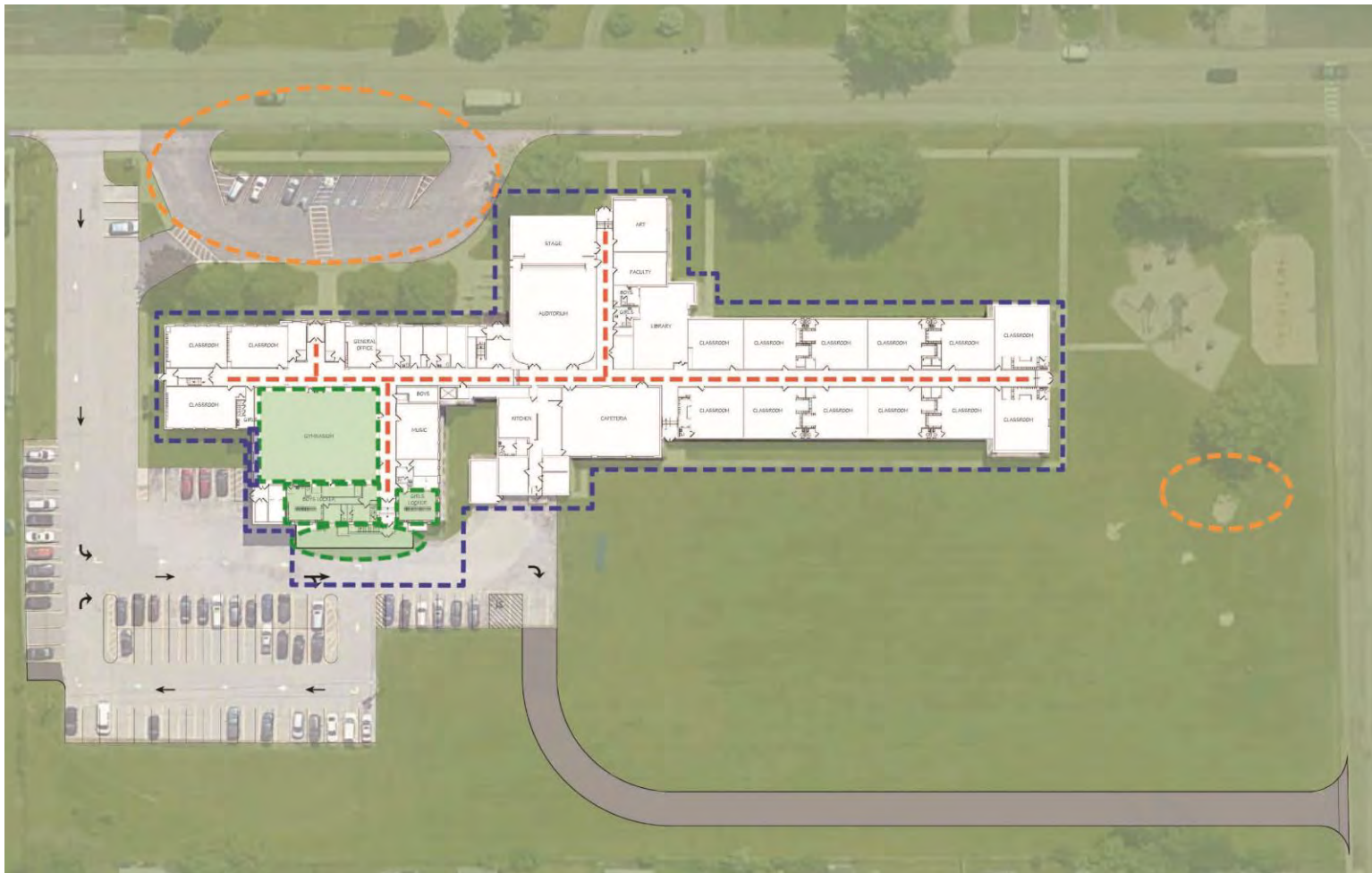


Phase 4 Schedule

Design: June 2022 – Dec. 2023

Construction: Jan. 2024 – Dec. 2025

PHASE 4 – ELEMENTARY SCHOOLS



Phase 4 – Winchester Elementary:

- Miscellaneous sidewalk and asphalt repair
- New access road for parking lot at side road
- New chain-link fence on backside of building

Phase 4 Schedule

Design: June 2022 – Dec. 2023

Construction: Jan. 2024 – Dec. 2025



THANK YOU!
QUESTIONS?

