

# Facilities Committee Meeting

April 19, 2023

12:30 -1:30 PM

District Office Conference Room (Virtual if requested)



## 1) Update on Current Project- See attached notes

- Phase 1
- Phase 1A
- Phase 2
- Phase 3

The roof contractor would like to start working during the day in June. They currently have permission to start around 3 pm. Tony has not allowed this in the past since it can disrupt the school day and he does not recommend it. The only advantage is it gives the contractor more time to definitively be done by September. The contractor has decided to do both roofs this summer instead of splitting them up over the next two summers. A committee member also raised concern about the thoroughness of background checks that are done with employees and having people on campus that have not had full background checks. Committee agrees not to do school day work.

Security Improvements- The committee discussed having a survey done of our current buildings to help develop a plan for capital security improvements. The committee agreed that the survey should be done.

Two bids are being done for the capital project. The first is for document reproduction services and the second is for asbestos monitoring and special inspections. We need a hazardous materials survey to submit to SED.

BOCES is looking to do some improvements in the basement of the building that they are leasing. Tony and Jessie are meeting with them next week.

## 2) Salvage of Demoad Garage Doors at Transportation

The question was raised if employees/community members can have garage doors that have been salvaged through the project for personal use. The salvaged materials belong to the contractor since they are responsible for removing them from the campus. Letting people take the materials could result in liability issues as well as having to conduct a bid for the items. The committee decided that the district should not become involved and people would have to try and make arrangements with the contractor if they want the materials.

## 3) Building Condition Survey

Jessie and Blake are updating the survey as they complete walkthroughs for Phase 3. Algonquin and APHS will be done during the summer.

## 4) Electric Bus Infrastructure

As part of the Electrification Workgroup through NYSEG, in the next couple of weeks we will have a charging infrastructure assessment done.

## 5) \$100k 2022-23 Project Update

The fencing contract was awarded for the 2022-23 project. The project will be completed by June.

## 6) EV Charging Stations

Through NYSERDA funds are available for installing EV charging stations for public use. The district received a quote for \$4,200 (net of rebates) to install a dual port charging station at the High School. The committee discussed whether this is something that we should pursue. The committee discussed using taxpayer funds for installation, what the demand is for these chargers, and whether this expense fits the mission of the district. At this point the committee did not think that installing the chargers is worth pursuing. If the District investigates this in the future, we just need to make sure that the permitting is done through SED.

## 7) \$100k 2023-24 Project

The 2023-24 project will focus on security enhancements at APHS. The district has developed a plan to address security needs at the district buildings through the use of \$100k projects and the current capital project.

## 8) Pickleball Court Lines

There was a request at our Board meeting for more pickleball lines to be put on tennis courts. We did add some to the courts already. After a preliminary discussion, one drawback is adding lines to the varsity courts could be disruptive to athletes during their matches. Adding the lines is not something that we can do in-house. We need to contract with a vendor. The Facilities Department will get a quote to see how much the work will cost.

### Identified Work:

- **APHS Fence for CTE center (Fence Screens Installed; Waiting on Project for Remainder)**
- **Lockdown Strobe Light Signage (Done over April Break Week)**
- **APHS Athletic Trainer Space**
- **APHS Storage Space in the Gym**
- **APHS LGI Flooring (~\$12k, potential 22-23 completion)**
- **APHS Gym Sound System (~\$35k, \$15k is install)**
- **AMS Music Windows (window ~\$8,600 + installation)**
- **AMS-PFA 2 Renovate space to one kitchen setup and large open space (Summer 2023)**
- **AMS Weight Room Floor (Done over April Break Week)**
- **WSL Gym Windows (1:1 replacement)**
- **Bus Garage Lifts (will examine if this can be done with the \$28.5M project)**
- **MH Cafeteria Windows (will examine if this can be done with \$28.5M project)**

**Averill Park Central School District**  
**Facilities Committee Mtg. – April 19, 2023**  
**\$28.5 Million Capital Project Status Update**

Prepared: 4-19-23

**Phase 1 Projects**

1. **District-Wide Security Hardware Upgrades** – Kelley Bros. completed all work and punch list items, submitted its closeout paperwork and is receiving its final payment. SED Final Cost Reports are being prepared for submission this year.
2. **Bus Garage Roof Restoration** – WTI/Tremco – Completion of remaining work suspended last fall due to seasonal weather is anticipated to restart and complete mid-May to early June.
3. **Bus Garage OH Door Replacement** – Mid-State Industries - Door Replacement started with the main office entry door completed Feb. 22, . Overhead Door Materials were delivered between March 17<sup>th</sup> and March 27<sup>th</sup>. Door Removal & Replacement started on April 3<sup>rd</sup>. Work progresses with 10 doors replaced and the 11<sup>th</sup> starting now of 43 total. Work is anticipated to continue through May and wrap-up in
4. **Phase 1 Contractors:**
  - a. Kelley Bros. – Security Door Hardware/Intruder Lockset Replacement
  - b. WTI/Tremco – Roof Restoration
  - c. Mid-State Industries – Overhead Door Replacement/Ext. Office Door Replacement

**Phase 1A Project**

1. **AMS Boiler/HW Tank Replacement** – T. McElligott Mechanical / McBain Electric
  - a. Contractor has ordered equipment and materials and desires to start in May as early as possible. SED requirement that classroom temps. must be minimum of 65 degrees – sets requirement of when we can turn-off the boilers and begin to tear down of the existing boilers, construction of new piping followed by the installation of the new boilers. The target to complete the major work is July with final pumps, controls, testing and commissioning in August.
2. **AMS – Exterior Plumbing Work** – contract proposal being evaluated (JW Danforth)
3. **WSL – Domestic Water Heater** - T. McElligott Mechanical / McBain Electric
4. **Bus Garage Water Heater** – T. McElligott Mechanical
5. **Phase 1A Contractors:**
  - a. T. McElligott Mechanical – Mechanical & Plumbing (Interior)
  - b. McBain Electric- Electric
  - c. TBD (JW Danforth) – Plumbing (Exterior)

**Phase 1B Project**

1. **Bus Garage Fire Alarm – Fire Alarm & Suppression** – Started panel reconstruction and devise replacement. All heat detectors in garage bays are complete and office areas are underway. A few items are on back-order. Fire Alarm panel and most of the remaining work is anticipated to be substantially completed by the end of next week – April 28<sup>th</sup>.

## **Phase 2 Projects**

### **1. APHS**

- a. Summer 2023 Construction Plan:
  - Roof Restoration Project – Exploring Roof Cleaning & Early Work in May/June
  - Main Entry Security Vestibule & Storefront
  - Bus Atrium Storefront/Thermal Breaks
  - Main Office Mechanical
  - District Office Mechanical
  - Restroom Mechanical
  - Cafeteria Kitchen new equipment & layout
  - Gym Bleacher Replacement
- b. Summer 2024 Construction Plan:
  - Emergency Generator, ATS & tie-in to Main Electrical Gear
  - Underground Fuel Tank Removal
  - Press Box Replacement
  - Misc.

### **2. AMS**

- a. Summer 2023 Construction Plan:
  - Roof Restoration – Exploring Roof Cleaning & Early Work in May/June
  - Fire Alarm Upgrades – Looking to start this work in May
  - Chimney Reconstruction – Looking to start this work in May
  - Main Entry Security Vestibule & Storefront
  - District Office Mechanical
- b. Summer 2024 Construction Plan:
  - Cafeteria Kitchen – Mechanical Ventilation/Roof Top Unit
  - Courtyard Window Replacement
  - Misc.

### **3. Phase 2 Contractors**

- a. Duncan & Cahill – General Construction
- b. WTI/Tremco – Roof Restoration
- c. DiGesare – Plumbing
- d. JW Danforth – Mechanical
- e. Flex Electric – Electrical
- f. FES – Bleachers
- g. Siemens - controls

## **Phase 3 Projects – Elementary School Improvements – Miller Hill; Poestenkill; West Sand Lake; George Washington**

1. Design Status Review - Mosaic
2. Cost Estimating – Trophy Point
3. SED Submission – June
4. SED Approval – Fall 2023
5. Bid/Award – Fall/Winter 2023

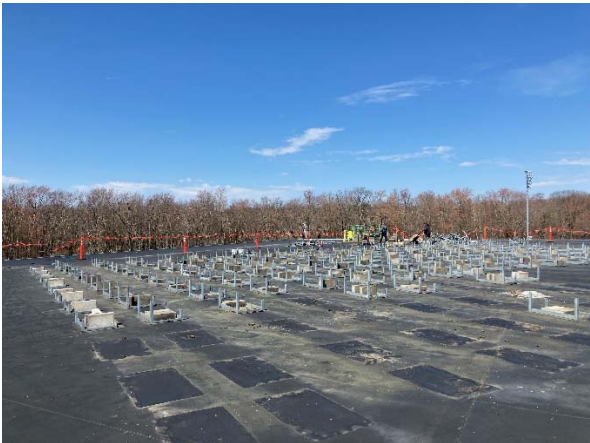
6. Construction – 2024 - 2025

**Other Discussion Items:**

1. Early Roof Work at AMS & APHS
2. Security Improvements
3. Miscellaneous Services RFP's & Contract Awards
  - a. Document Reproduction Services
  - b. Asbestos/Haz. Materials Abatement Monitoring & Testing
  - c. Special Inspections/Construction Testing
4. BOCES – George Washington Improvements
5. Questions/Comments

**Project Photos – see following pages:**

APCSD – High School Solar Array Removal for Roof Restoration – Spring Break – April 7 – April 14, 2023



**APCSD – Bus Garage Overhead Door Replacement – March – April 2023**



**High School Bleachers**



**High School Kitchen**

