



Centennial School District GESA Project Updates



March 13, 2018

Reynolds

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- Exterior Wall Replacement at Klinger MS
- Ongoing Commissioning HVAC at Klinger
- Adjustments to HVAC systems for temperature and fresh air at Klinger MS
- Ongoing Wall Repairs and Upgrades at both Klinger MS and Log College MS

2 GESA Phase II

- Log College MS Warm/Safe/Dry Scopes of Work
- Bus Fueling Depot
- Accessible Lift at Klinger MS

3 Potential Future Scopes & Schedule

- Pool Scope Options
- Next Steps

Reynolds

1 Ongoing Adjustments to Provide Comfort at Klinger Middle School

Issues Being Addressed Include the Following:

- Maintaining appropriate CO₂ levels
- Maintaining temperatures
- Reducing roof leak opportunity
- Removing ceiling tile if leaks occur
- No use of deodorizers
- Structural repairs at select locations
- Improved communication to staff, parents, teachers, community

Ongoing Work to Address the Issues Includes:

- Completion of testing & balancing of the HVAC system to provide appropriate amount of fresh air - **Improved**
- Commissioning of HVAC systems - **Ongoing**
- **Tie-in of roof work until summer work begins**
- **Ongoing of structural repair work in both MS**
- **Improved communication from Reynolds and CSD**

Future Work to Address Issues Includes:

- Correcting issues found in testing & balancing of the HVAC system and found during HVAC commissioning
- **Completing roof work this summer**
- **Completing structural repair work in March**
- **Continuing communication with staff, parents, teachers and the community**

2 Log College Middle School Work Scopes

The following warm, safe and dry scopes are included in the scope of work:

- Repair brick façade and replace windows
- Replace HVAC system/controls, including one new boiler and a new chiller including CO₂ sensors to adjust outdoor air intake
- Replace electrical service, switchgear, panels and distribution
- Replace classroom doors with shelter-in-place hardware
- Toilet room upgrades and accessibility (5 pairs of group toilets)
- Updated clock system, electrical code work, additions as needed to the current fire alarm system
- Replacement of ceiling tiles in most corridors and classrooms
- Painting of select locations

2 Other Work Scopes for Phase II

The following scopes of work are being priced at this time outside of LCMS:

- Provide accessibility with single-person lift at KMS ramp

The following scopes of work will provide for bus fueling change to propane:

- Demolition, excavation and required concrete and bituminous surfaces
- Electrical power, controls and monitoring, including safety devices
- New 18,000 gallon underground storage tank
- Fuel dispensing equipment with dual hose dispenser at 12 gpm
- Code-required safety equipment for shut-off, and permitting

2 Project Contract to Date

Warm/Safe/Dry Scopes at KMS and LCMS

GESA Phase I	\$14,751,058	KMS+LCMS Science
GESA Amendment I	\$1,132,711	KMS & LCMS Walls+
<u>GESA Amendment II</u>	<u>\$13,213,451*</u>	LCMS+KMS Lift (As Recommended)
Subtotal	\$29,097,220	

Remaining for Pools \$902,780 Based on \$30M Funding

GESA Amendment II	\$793,790*	Bus Depot
<u>Bus Depot Grant</u>	<u>(\$292,338)</u>	Added Funding
Net Cost of Bus Depot	\$501,452	

*Total of GESA Amendment II as Recommended is \$14,007,241

3 Considerations for the Pools

Reynolds has estimated the cost of making the repairs to each pool for the long-term use, without further deferred maintenance as follows:

- KMS Pool Repairs - \$2,500,000 +/-
- LCMS Pool Repairs - \$2,600,000 +/-

If it is determined that pools will no longer be used, there is an opportunity to provide for additional middle school program in a flexible manner. There is also an opportunity for significant utility and operational savings. The cost for flex space is estimated to be:

- KMS Flex Space - \$2,000,000 +/-
- LCMS Flex Space - \$1,900,000 +/-

3 Considerations for the Pools

It is possible to demolish and remove the pool at Klinger, but not at Log College, where the pool is integrated into parts of the building that cannot be removed. To demolish the pool at Klinger and provide for new façade, etc., Reynolds has estimated the cost as follows (much of the cost is in a façade treatment):

- KMS Demolition of Pool Building Area - \$700,000 +/-

If there is a desire to close the pools and make the area safe and temporarily closed for a future project to create flexible program space, steps can be taken to fill in the pool, dismantle equipment, remove the ceilings, and provide for adequate lighting and heating at a cost per building of about:

- KMS Close-Pools for Future Flex Space – Less than \$450,000 +/-
- LCMS Close-Pools for Future Flex Space – Less than \$450,000 +/-



3 Timeline for Next Steps

March, 13 2018 – Review and consider approval for Phase II work

March 2018 – Complete wall repairs

April/May 2018 – Review remaining scope options

May+ 2018 – Consider approval of any remaining scope options

Summer 2018 to Fall 2018 – Complete construction of remaining work

