

Presentation for

Guaranteed Energy Services Performance Contract
Klinger and Log College Middle Schools

Work Plan Update for GESA Phase I at KMS
Planning Discussion of GESA Phase II at LCMS

Centennial School District

Presentation to the CSD Board of School Directors

August 15, 2017

Reynolds



Agenda

- Update on KMS and LCMS summer work - *work is on schedule for return of students and teachers!*
- Outline scope for next Investment Grade Audit (IGA) at LCMS and the Bus Depot Fueling
- Outline approach for optional scopes that will follow the selection of necessary warm, safe and dry work at both middle schools and critical upgrades at the bus depot (including the fueling conversion to propane)

Work Plan for KMS - Current Progress

- Exterior wall and window work is nearly complete
- Roofing is continuing and will occur during non-school times (unoccupied) in the fall
- Interior mechanical system replacement is nearly complete, with non-critical work to follow into fall
- Toilet rooms are receiving finishes
- Ceiling tiles are being installed
- Doors are being hung

Work Plan for KMS - Current Progress

- New lighting and electrical system upgrades are nearing completion
 - Inspections are ongoing with the fire marshal and the electrical inspector; other inspections are scheduled as required for occupancy
 - Cleaning plans for classrooms and corridors are set, allowing us “to clean our way out of the building”
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- Log College classroom conversions will finish next week as planned

Work Plan for KMS - Other Information

- Façade work will continue into the fall at non-classroom areas and complete next year as planned
- Auditorium HVAC work will occur as available - this work was shifted to ensure that we were able to complete work as planned this summer
- Finishing (stain/sealant) of doors will occur on off hours and weekends (door supplier issue)
- Above ceiling code work will occur in evenings (classrooms and core space areas only)

Work Plan for KMS - Other Information

- Occupancy sensors for lighting and new wireless clocks will be installed in evenings after school starts
- Heating piping and final boiler work will occur through September (as planned)
- HVAC controls will be completed in the fall (manual control will be used at the start of school as planned)
- Gas line relocation will occur next summer (PECO)
- Roof parapet coping metal will be installed as walls are completed (as planned)

Work Plan for KMS - Current Progress



Installing
ceiling
tiles in
class-
rooms

Work Plan for KMS - Current Progress



New ceiling grid in core spaces areas

Work Plan for KMS - Current Progress



Finishing
ceiling
tiles in
the
corridors

Work Plan for KMS - Current Progress



New
drywall at
light
wells to
be
painted

Work Plan for KMS - Current Progress



Tile in toilet rooms with work scheduled to follow for ceilings, fixtures, etc.

Work Plan for KMS - Current Progress



Grid being installed at toilet room

Work Plan for KMS - Current Progress

Elevation of new
façade at
main entry



Work Plan for KMS - Current Progress



New exterior façade at main entry

Façade and Window Phasing at Klinger Middle School

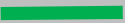
Summer 2017



Fall 2017 & Spring 2018



Summer 2018



cvm

EUGENE KLINGER MIDDLE SCHOOL
Façade Rehabilitation Program – Final Architectural Concept Selection FOR APPROVAL

Proposed Scope of Work for LCMS

- Warm, safe and dry work that is *necessary* (similar to KMS)
 - *Repair* façade/provide new windows and replace roofing as needed
 - Replace HVAC system components and controls (including one new boiler to replace the oldest one and a new chiller)
 - Replace electrical service, switchgear, panels and distribution
 - Provide new classroom doors and shelter-in-place hardware
 - Provide covering over side lites at classrooms
 - Provide new clock system (code required for plenum)
 - Replace ceiling tiles in classrooms/corridors (to perform work)
 - Provide code-required electrical repairs

Proposed Scope of Work for LCMS

- Other improvements expected at LCMS (like KMS)
 - Upgrade five pairs of group toilet rooms/provide accessibility
 - Replace select lighting (where not previously replaced)
 - Provide connections and mounting for classroom monitors
 - Provide paint in corridors
 - Replacement of flooring in select rooms
- Provide lift solution at ramp at KMS
- *This work will be designed and priced for **November 2017** approval via amendment by the Board*

Proposed Scope of Work for Bus Depot

- Provide new propane fueling station
 - Grant for over \$290k received
 - Team is communicating with grant program as required
 - Coordination under way with temporary need for propane fueling of buses when the first propane-fueled buses arrive
 - Completion of work in middle of 2018 (schedule under review)
- Roof work at bus garage and HVAC system to be addressed under a separate contracts (not within the GESA)
- *This work will be designed and priced for **November 2017** approval via amendment by the Board with LCMS basic scope*

Optional Scopes and Timing for Approval

- REMAINING POTENTIAL ITEMS for completion in 2018 through a final amendment to be designed and priced for consideration and approval in the **winter of 2018**
 - Auditorium finishes replacement
 - Pool area upgrades or modifications
 - Other technology improvements
 - Other minor program enhancements
 - Other finishes upgrades
- This approach provides for highest priority work to be funded first, followed by options

GESA Contracting Process - Approval Timing

- May - GESA Phase I awarded (\$14.75M)
- May - Grant award notification for bus fueling depot and bus purchase received
- **Fall 2017** - present GESA Phase II LCMS Base Scope and Bus Depot Fueling Station for consideration and approval with work to occur in spring and summer 2018
- **Winter 2018** - Present GESA Phase III Optional Scopes for consideration and approval with work to occur in 2018