

# WYNANTSKILL UNION FREE SCHOOL DISTRICT

## CAPITAL PROJECT APRIL, 2007



### A Message from the Wynantskill Superintendent:

Dear Community,

A couple of months back, I wrote a letter outlining work that was being conducted by the district and Architect firm Collins & Scoville, in order to review and assess the Gardner Dickinson building needs. This work began with the Building Condition Survey and Plan, completed this past year, which identified several areas that need attention.

At this time, the pre-referendum study has been completed and the Board of Education recently approved moving this renovation project forward to the community for your consideration. The purpose of this newsletter is to share the findings and recommendations made for a possible renovation project to deal with the school building's infrastructure needs.

We are not adding to the existing building but rather looking to replace and repair some of the old and ailing systems and to improve our energy efficiency. These areas include replacement of 40 year old boilers (plumbing, heating system), single paned windows and roof and septic (to sewer system). Improvements include several code compliance and safety items now required as well as making repairs to the outside brick and lintels. The installation of new energy efficient lighting and an asbestos and lead abatement are also items that need addressing in this project.

The proposed renovation project addresses energy and infrastructure needs that will carry us well into the future! If approved by the public on May 15<sup>th</sup>, the plan is to begin renovation work in late spring of 2008, working over the summer, 2<sup>nd</sup> shift work during the 08-09 school year and completing the project during the summer of 2009. Please review the information contained in this newsletter and attend the informational meeting or the public hearing to gather the details you may need in order to make a decision at the polls on May 15<sup>th</sup>.

Thank you very much.

Christine Hamill

<b>Pre-referendum Design</b>	<b>February – April 2007</b>
<b>Information Meeting</b>	<b>April 19, 2007</b>
<b>Public Hearing</b>	<b>May 1, 2007</b>
<b>Bond Vote</b>	<b>May 15, 2007</b>
<b>SED Submission</b>	<b>December 2007</b>
<b>Anticipated SED Approval</b>	<b>Spring 2008</b>
<b>Bidding / Contract Approval</b>	<b>Spring 2008</b>
<b>Start Construction</b>	<b>Summer 2008</b>
<b>Construction Complete</b>	<b>Summer 2009</b>

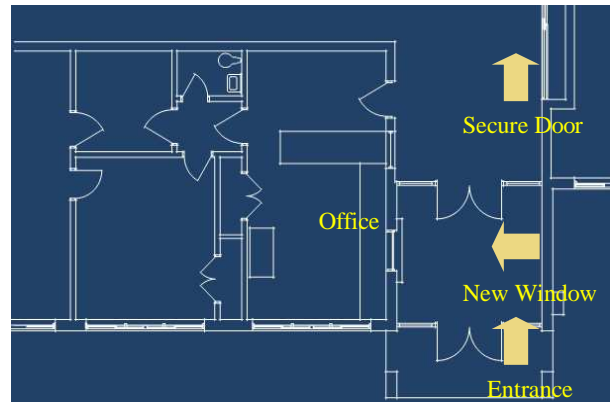
## Site Work

- Abandon the Septic System/topsoil and seed
- Connect to the Municipal Sanitary Sewer
- Repair Catch basins
- Plant Trees on South Side of Building
- Re-grade and Re-pave Bus loop



## Code Compliance/Life Safety/General Construction (Repairs)

- Life Safety / Code Compliance Renovate Nurse's Suite
- Renovate Main Office to provide for Security
- Remove and Patch Transfer Air Grilles
- Provide Visibility and Security Control at School Entry
- Provide Upgrade for Roof Structure
- Provide ADA Accessible Hardware at all Doors
- Provide OSHA compliant Ladders to Roofs
- Replace Selected Exterior Lighting
- Selected Asbestos and Lead Removal
- Replace Roof, Increase Roof Insulation
- Replace Windows and Selected Exterior Doors
- Reconstruct Brick and Lintels
- Provide New South Face Shading Devices
- Renovate Selected Toilet Rooms
- Replace Ceilings - Where new lighting is installed
- Replace Flooring in Selected Classrooms



All single paned windows replaced with insulated low E glass with thermally broken sashes and frames.

### *Proposed Solar Shades*

*On south side (back of building only) to reflect summer heat and allow for winter sun.*

### *Lintel and Brick Conditions Requiring Repairs:*

- *Lintels will be replaced or repaired as needed during window installation. Re-pointing of brick as needed.*



## A Message from the Wynantskill Board of Education:

The Board of Education is continuing our work in planning for the future of the students and community of Wynantskill. Last year, the Board began to study and plan for the long term needs of the district and concentrated on the building's infrastructure needs, as identified in a required Building Conditions Survey.

After much evaluation, review and planning, we are pleased to present **a renovation plan to the public that will not increase taxes.** This was a critically important point that the Board of Education directed when planning this project. The project is a sizable one (\$6.3 Million) that has been carefully planned. The district's Shared Decision Making Committee has been meeting with the Architect firm of Collins & Scoville to hear information and ask important questions that assisted in the planning of this project. The Board has discussed the project at Board Meetings and also plans two additional meetings; one an informational meeting on the 19<sup>th</sup> of April and the second meeting is a hearing on May 1<sup>st</sup>.

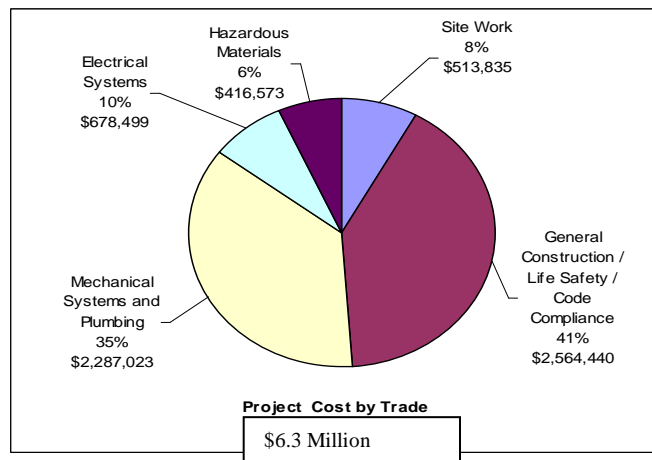
The renovation project is being supported by the following: State aid (close to 80% aid), additional aid called EXCEL aid to districts to assist them with making needed improvements, district capital and debt service money that the district set aside for capital projects in the future, fund balance from unused budget funds from last year and NYSERDA energy incentive grant(s) that the district is applying for to offset some of the energy savings initiatives (such as electrical).

We feel that this is a good time for us to go out to the public with a plan to renovate and repair our building going forward, particularly as the state and energy incentives are available to us, at this time. We know that building costs have been going up 8-10% each year for a while now and we want to get the needed work completed soon, as this trend is projected to continue in the future.

**Again, this project will not increase taxes.** If you have any questions, please call a member of the Board of Education or the Administration and please join us for any of the public meetings listed in this newsletter. Thank you for your continued support of our school district!

Joseph Terry, Christina Curran, Sally Lauletta, Ann Marsh, Andrea Paone

## Budget By Percent for each Trade:



## Renovation Project Details

### Electrical Upgrades:

- Replace Original Panel Boards
- Replace Corridor Lighting
- Replace Classroom Lighting
- Replace PA / Clock System
- Replace Selected Exterior Lighting
- Security System Upgrades

### Mechanical Upgrades:

- Replace Boilers
- Upgrade Heating Systems
- Provide Ventilation with Heat Recovery
- Replace Unit Ventilators
- Replace Selected Exhaust Fans
- Replace Pneumatic Controls with DDC

**WYNANTSKILL UNION FREE SCHOOL DISTRICT  
PROPOSED BUILDING RENOVATION PROJECT**



**INFORMATION NIGHT – April 19, 2007 6:00 pm School Library**

**PUBLIC HEARING – May 1, 2007 7:00 pm School Library**

**PUBLIC VOTE – May 15, 2007 9:00am-9:00pm  
(Same day as the School District Budget Vote)**

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