

5 November 2018

# Building & Property Committee



DUTY \* HONOR \* COUNTRY

*A Salute To Service*

# Agenda

- **Drainage Issues**
- **Review Middle School Library Opening & Issues**
- **Review 2019 Projects**
- **Review Master Project List**
- **Director Updates**



# Drainage Issues

Mike Wadel

- MS Courtyard
- Stadium Parking Lot
- Mt Rock Sewage System

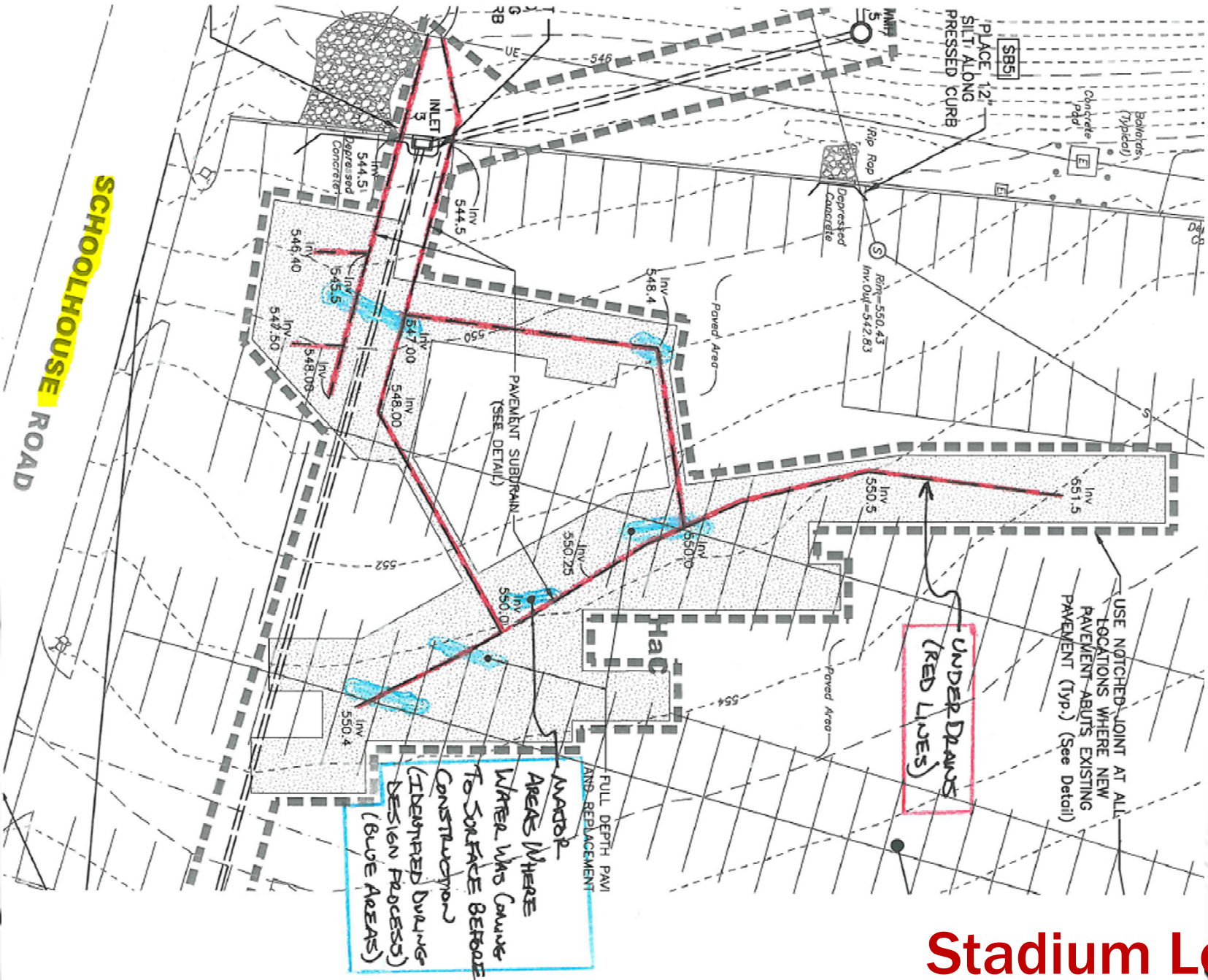




# MS Courtyard



**SCHOOLHOUSE ROAD**

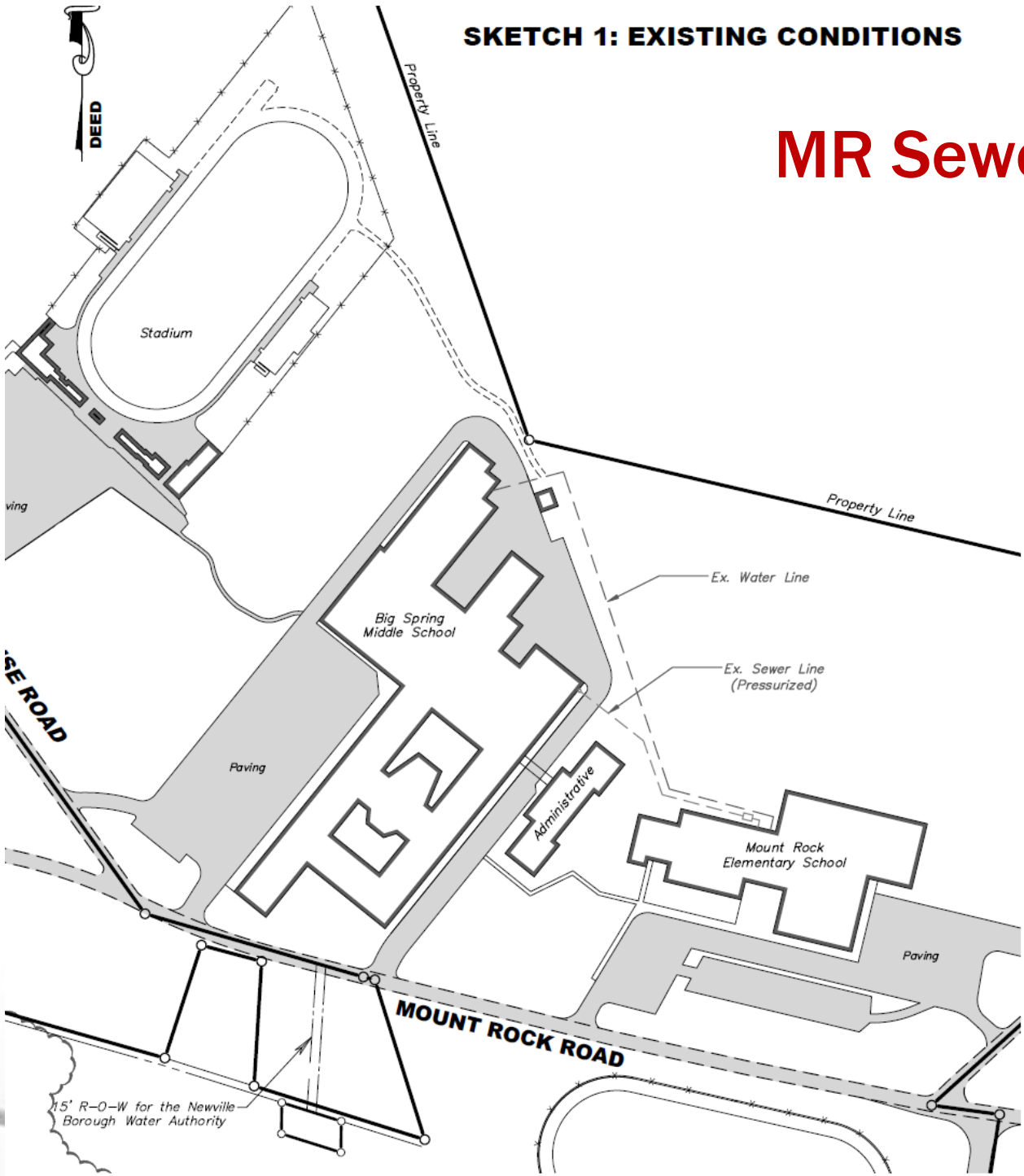


**Stadium Lot**



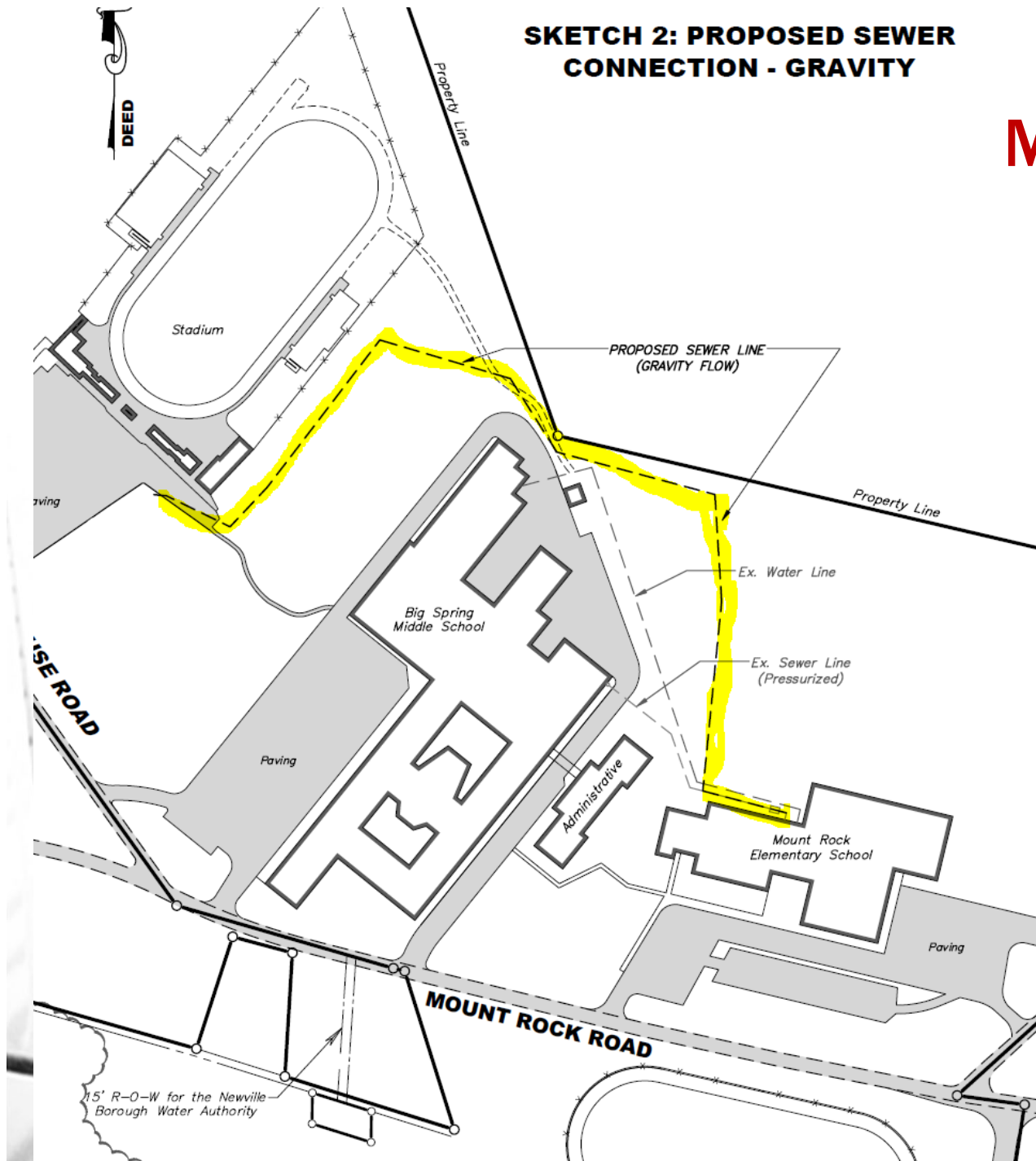
SKETCH 1: EXISTING CONDITIONS

MR Sewer 1



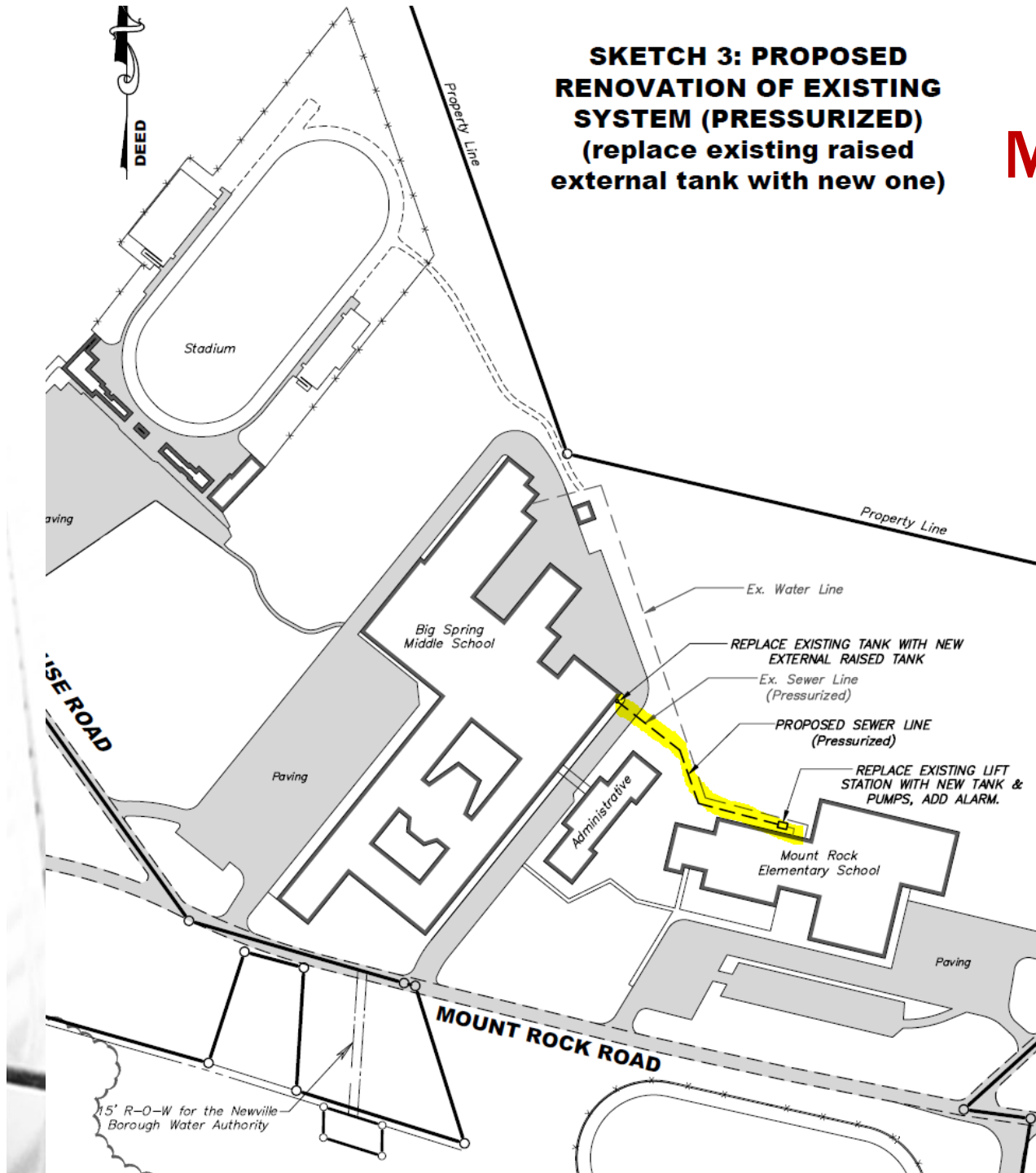
**SKETCH 2: PROPOSED SEWER  
CONNECTION - GRAVITY**

**MR Sewer 2**



**SKETCH 3: PROPOSED  
RENOVATION OF EXISTING  
SYSTEM (PRESSURIZED)  
(replace existing raised  
external tank with new one)**

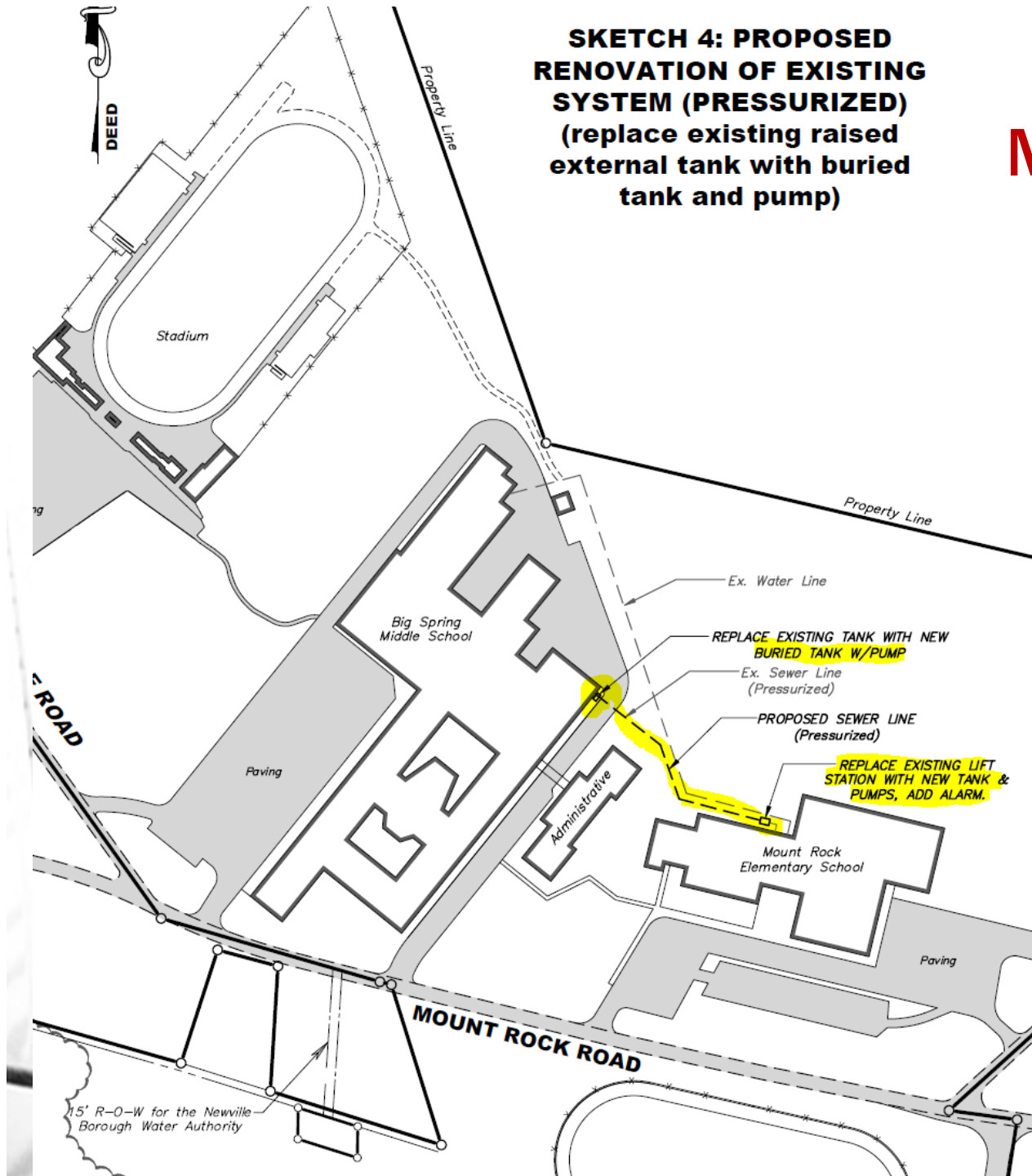
**MR Sewer 3**





**SKETCH 4: PROPOSED  
RENOVATION OF EXISTING  
SYSTEM (PRESSURIZED)  
(replace existing raised  
external tank with buried  
tank and pump)**

**MR Sewer 4**



# Review 2019 Projects

- Status of Construction Funds
- 2019 Projects by Building
- 2020 Master Project List

5 November 2018

# Capital Projects Reserve Fund

## Big Spring Capital Projects Fund

	Balance at Oct 19, 2018	\$	5,990,147
<i>Capital Project:</i>			
			<i>Unused Funds:</i>
Pedestrian Safety Improvement	24,346		
MS Roof Design Phase I, II, & III	11,200		
MS Roof Monitoring & Inspections	-		
HS Gym Floor Refinish	2,646		
HS Auditorium AV Repair	1,921		
Server Room UPS Replacement	5,000		
HS Network Replacement (Erate Cat 2)	139,279		
HS Roof Design/Mgmt/Inspections	11,400		
MR Roof Design & Management	550		
HS Gym Audio Replace	19		
HS Auditorium Speaker Replace	-		
MR Partial Roof Replacement	57,750		
NV/MR/MS/HS FF&E Design & Purchase	25,206		
NV/OF/HS/DAO NV & Assoc Technology Projects	20,876		
HS Collaboration Lab	28,442		
HS/MS Flexible Furniture Pilot	-		
NV Asbestos Abatement CO 3	3,834		
MR Asbestos Abatement	-		
MS Asbestos Abatement	-		
		\$	332,469
		\$	(332,469)
<b>Available Capital Projects Reserve Balance</b>		<b>\$</b>	<b>5,657,678</b>
	Transfer fm GF		1,500,000
		<b>\$</b>	<b>7,157,678</b>



# Capital Reserve Spending

## Big Spring Capital Projects Reserve Fund

<u>Capital Project:</u>	<u>Budget</u>	<u>Spend 16-17</u>	<u>Spend 17-18</u>	<u>Unused \$\$ @ June 30, 18</u>	<u>Spend 18-19</u>	<u>Current YTD Balance</u>
Pedestrian Safety Improvement	225,000	(174,742)	(25,912)	24,346		24,346
MS Roof Design Phase I, II, & III	53,500	(42,300)	0	11,200		11,200
MS Roof Monitoring & Inspections	32,000	0	(39,300)	0		(7,300)
HS Gym Floor Refinish	35,518	(32,872)	0	2,646		2,646
HS Auditorium AV Repair	33,000	0	(31,079)	1,921		1,921
Server Room UPS Replacement	27,617	(22,617)	0	5,000		5,000
HS Network Replacement (Erate Cat 2)	350,000	(457,357)	246,636	139,279		139,279 **
HS Roof Design/Mgmt/Inspections	47,600	0	(31,700)	11,400	(4,500)	11,400
MR Roof Design & Management	31,500	0	(24,650)	550	(6,300)	550
HS Gym Audio Replace	24,900	0	(24,881)	19		19
HS Auditorium Speaker Replace	17,804	0	(17,804)	0		(0)
MR Partial Roof Replacement	1,155,000	0	(627,000)	57,750	(470,250)	57,750
NV/MR/MS/HS FF&E Design & Purchase	48,000	0	(22,794)	25,206		25,206
NV/OF/HS/DAO NV & Assoc Tech Proj	564,740	0	(403,429)	20,876	(140,435)	20,876
HS Collaboration Lab	28,442	0	0	28,442		28,442
HS/MS Flexible Furniture Pilot	53,862	0	0	0	(55,937)	(2,075)
NV Asbestos Abatement CO 3	34,790	0	(30,956)	3,834		3,834
MR Asbestos Abatement	48,400	0	(39,938)	0	(8,463)	0
MS Asbestos Abatement	52,200	0	(2,880)	0	(75,370)	(26,050)

\*\* erate 17/18 spend = \$20,658.20 with \$267,294.00 reimbursement

2017/18 Construction Bids	Gen Construct Bid / CO	HVAC Bid / CO	Plumbing Bid / CO	Electrical Bid / CO	Project Total\$
Middle School Abatement	52,200				52,200
Change Order Total	32,460				32,460
American Abatement Group, Inc					
Newville Expansion & Renovation	3,748,100	1,326,500	424,481	940,800	6,439,881
Change Order Total	19,012	0	16,517	45,509	81,038
Lobar, Inc Frey Lutz Corp. Mann Plumb, Heat... Lobar, Inc					
Mt. Rock Roof Partial Replacement	1,155,000				1,155,000
Change Order Total	0				0
Tecta America East					
High School Roof Coating	392,000				392,000
Change Order Total	0				0
Detwiler Roofing					
Mt. Rock Renovations	891,700	13,473	79,900		985,073
Change Order Total	5,644	0	0		5,644
ECI Construction Elite Pl.,Heat & AC Rodney B. Smith					
Middle School Renovations	1,331,000			526,000	1,857,000
Change Order Total	5,733			4,496	10,229
ECI Construction Lobar, Inc					
High School Renovations	525,000				525,000
Change Order Total	815				815
ECI Construction					

## 2017/18 Construction Bids

Total Base Bid + Alternates	\$ 11,406,154
Change Orders	\$ 130,186
Total All	\$ 11,536,340

# Estimated Remaining 2018 Project Payables

Remaining Payments Per Contract

Project	GC/Main	Elect	Mech	Plumb	CRA	QA+ Other	Total
NV Expand/Reno	40,199.80	32,351.97	108,922.62	39,056.15	10,079.67	29,092.80	259,703.01
NV Furniture	25,000.00						25,000.00
HS Roof Coat	44,375.00						44,375.00
MR 2018	107,210.45	↓		7,990.00	7,500.00		122,700.45
HS 2018	43,743.40	↓			7,500.00		51,243.40
MS 2018	166,672.05	25,333.47			8,127.00		200,132.52

**\$703,154.38**



## Estimated Project (Bond) Funds

### Newville Projects Fund

GOB 2017 Bond Issue = \$ 13,004,518

Project	Budget	Paid to Date	Budget Balance	
Track & Turf Field **	1,345,501	(1,388,665)	(43,164)	Complete
MS Roof Replacement	1,376,700	(1,376,700)	0	Complete
MS Gym Floor	80,600	(80,600)	0	Complete
HS Roof - White Knight	392,000	(347,625)	44,375	
MS Exterior Courtyard Renovation	372,251	(79,095)	293,156	
Stadium Site Improve/DAO Drainage	537,640	(1,900)	535,740	
Emergency Generator	284,888	0	284,888	
Newville Elem Renovation	7,787,097	(6,928,037)	859,060	
<b>Total Spend</b>	<b>12,176,677</b>	<b>(10,202,622)</b>	<b>\$2,017,219</b>	
Interest earned to 9/30/18		\$185,156		
<b>Current Balance Newville Projects Fund =</b>		<b>\$2,987,052</b>		

### Mount Rock Projects Fund - 2018

GOB 2018 Bond Issue = \$ 9,820,944

Project	Budget	Paid to Date	Budget Balance	
Mount Rock Renovations	1,304,920	(1,494,179.94)	(189,260)	
Middle School Renovations 2017 Bond	1,961,123	(1,170,060.95)	791,062	
Middle School Renovations 2018 Bond	394,266		394,266	
High School Renovations	1,020,135	(507,873.49)	512,262	
Phase II Renovations (CRA Prof Service)	incl	(16,894.30)	(16,894)	
<b>Total</b>	<b>\$4,680,444</b>	<b>\$ (3,189,009)</b>	<b>\$ 1,491,435</b>	
Interest earned to 9/30/18 =		\$82,697		
<b>Current Balance Mount Rock Projects Fund - 2018 =</b>		<b>\$6,714,632</b>		
Estimated Payable to Contractors =		(703,154)		
<b>Estimated Remaining @ 1 Jan 2019 =</b>		<b>\$8,998,529</b>		

# Items Deleted from 2019 Construction

## Projects deleted from 2019 Projects > Cap Proj Reserve

Loc	Description	Cost	Notes
HS	Shelter Lockdown System	\$ 18,750	eval based on elem use
	address cooling issue @ stor area / file room in bus dept.	\$ 26,000	more info needed
	cabling: copper, bell-intercom, security	\$ 115,000	
	bells intercom system alignment	\$ 175,000	
	Relocate Growler to Room 328.	\$ 25,000	
	replace road sign at lower entrance on Mt. Rock Road	\$ 500	
MS	MS Shelter lockdown	\$ 13,750	
OF	administration renovations	\$ 70,000	
MR	Admin Reno - Check-in window & door	\$ 7,500	
	Convert gym stage to storage	\$ 35,000	
		<b>\$ 486,500</b>	

Big Spring M.S.	
IEFS replacement with metal panel	TBD
renovate auditorium (include TV studio)	\$ 2,980,000.00
renovate library	TBD

# 2019 Projects – Estimated Cost

Add Alternates -		Est Cost	
Description			
MS	IEFS replacement with metal panels	\$ 375,000	need more info
MS	stadium lighting replacement	\$ 450,000	
MS	brick repointing	\$ 125,000	
HS	Add 1 <sup>st</sup> name to front of high school	\$ 5,000	
HS	Add windows to LGI	\$ 10,000	
MR	connect to public water/sewer	\$ 250,000	
MR	brick repointing	\$ 5,000	need more info
MR	look at emergency generator replacement	\$ 250,000	need more info
MR	replacement of main electrical switchgear	\$ 203,500	
		\$ 1,673,500	

2019 Project - by Building	Base Project	Alternates	BSSD
Oak Flat Elem	\$ 497,057	0	\$ 509,684
Mt. Rock Elem	\$ 1,667,805	\$ 708,500	\$ 589,684
BS Middle School	\$ 2,678,870	\$ 950,000	\$ 514,855
BS High School	\$ 298,181	\$ 15,000	\$ 35,000
		\$ 1,673,500	\$ 1,649,223

<b>Total</b>	<b>\$ 5,141,913</b>	<b>\$ 6,815,413</b>	<b>\$ 8,464,636</b>
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Estimated Remaining @ 1 Jan 2019 = **\$8,998,529**



# Middle School

<b>Middle School - Phase 2</b>		<b>Est</b>	<b>\$ 2.68 Million</b>	<b>10/8/2018</b>
<b>IDENTIFIED BASE BID SCOPE ITEMS</b>			<b>BSSD Tasks</b>	
renovate auditorium (maintain function + school store)		\$	1,450,000	
renovate library/comp lab & group spaces		\$	210,000	
renovate room adjacent to LGI into makerspace		\$	20,000	
New bell/intercom system (hardware & reconfig)				\$ 120,000
data cabling: copper, bells-intercom, security cameras				\$ 100,000
fiber upgrades				\$ 20,000
servers & storage for security cameras				\$ 75,000
Replace water heaters		\$	30,000	
convert tech classroom to collaborative space		\$	35,000	
replace cafeteria furniture; install TV's		\$	60,000	
Audio - commons, gym & auditorium				\$ 90,000
pupil service needs				\$ 2,500
level floor in LGI & new layout		\$	85,000	
security cameras				\$ 107,355
gymnasium sound deadening panels		\$	4,500	
		<b>SUBTOTAL</b>	<b>\$ 1,894,500</b>	
ESTIMATING CONTINGENCY	5.00%	\$	94,725	
<b>SUBTOTAL STRUCTURE COST - BASE BID</b>			<b>\$ 1,989,225</b>	
<b>CONSTRUCTION RELATED SOFT COSTS - BASE BID</b>				
<b>SUBTOTAL CONSTR. SOFT COSTS</b>			<b>\$ 332,778</b>	
<b>SUBTOTAL CONSTR. &amp; CONSTR. SOFT COSTS - BASE B</b>			<b>\$ 2,322,003</b>	
<b>MOVEABLE FIXTURES / EQUIPMENT</b>				
FURNITURE/EQUIPMENT ALLOWANCE*		\$	356,867	
<b>ESTIMATED TOTAL PROJECT COSTS - BASE BID</b>			<b>\$ 2,678,870</b>	<b>\$514,855</b>

<b>IDENTIFIED ALTERNATE BID SCOPE ITEMS</b>	
IEFS replacement with metal panels	\$ 375,000
stadium lighting replacement	\$ 450,000
brick repointing	\$ 125,000
Alternate Bids Total =	<b>\$ 950,000</b>

# High School

<b>High School - Phase 2</b>		<b>Est</b>	<b>\$ 0.30 Million</b>	<b>10/8/2018</b>
<b>IDENTIFIED BASE BID SCOPE ITEMS</b>				<b>BSSD Tasks</b>
replace select windows @ commons and stair towers			\$ 33,750	
Program modifications to tech-ed / TV studio			\$ 165,000	
TV Studio Tricaster Upgrade				\$35,000
Additional Growler/ flex seating			\$ 10,000	
		<b>SUBTOTAL</b>	<b>\$ 208,750</b>	
ESTIMATING CONTINGENCY	5.00%	<b>\$ 10,438</b>		
<b>SUBTOTAL STRUCTURE COST - BASE BID</b>			<b>\$ 219,188</b>	

<b>CONSTRUCTION RELATED SOFT COSTS - BASE BID</b>			
<b>SUBTOTAL CONSTR. SOFT COSTS</b>		<b>\$ 50,459</b>	
<b>SUBTOTAL CONSTR. &amp; CONSTR. SOFT COSTS - BASE BID</b>			<b>\$ 259,209</b>

<b>MOVEABLE FIXTURES / EQUIPMENT</b>			
FURNITURE/EQUIPMENT ALLOWANCE*		<b>\$ 38,972</b>	
<b>ESTIMATED TOTAL PROJECT COSTS - BASE BID</b>			<b>\$ 298,181</b>
			<b>\$35,000</b>

<b>IDENTIFIED ALTERNATE BID SCOPE ITEMS</b>			
new windows in LGI		\$ 5,000	
add school name to front of building		\$ 10,000	
Alternate Bids Total =		<b>\$ 15,000</b>	

# Mt. Rock Elementary

Mount Rock E.S. - Phase 2		Est	\$ 1.67 Million	10/8/2018
IDENTIFIED BASE BID SCOPE ITEMS				BSSD Tasks
level tiered floor in LGI & renovate into library		\$	250,000	
communications to fitness area		\$	1,800	
masonry & sealant repair around fitness area		\$	4,500	
upgrade kitchen equipment & layout		\$	220,000	
interior finish work (painting) & casework replacement (incl. sink removal in classrooms)		\$	265,000	
technology rough-ins		\$	45,000	
replace bell/intercom system (hardware & config)		\$	60,000	
add stalls to boys locker room in fitness center & replace shower poles		\$	20,000	
construct permanent wall w/doors & glass in reading classroom		\$	30,000	
replace sections of concrete in front of main entrance		\$	30,000	
renovate existing library to become LGI (inc. new vct)		\$	115,000	
data cabling: copper, bell-intercom, security cameras			\$	75,000
security cameras			\$	67,684
Server expansion to support video streaming & cameras			\$	15,000
fiber upgrades			\$	22,000
interactive smart TV's			\$	285,000
replace PA system in gym & commons area			\$	30,000
Stadium audio upgrade			\$	35,000
modify layout in pupil services (instr. Coaches classroom)		\$	15,000	
modify existing door to overhead at old music area		\$	15,000	
replace building water/sewer components		\$	125,000	
		<b>SUBTOTAL</b>	<b>\$ 1,136,300</b>	
ESTIMATING CONTINGENCY	5.00%	\$	56,815	
<b>SUBTOTAL STRUCTURE COST - BASE BID</b>			<b>\$ 1,193,115</b>	
<b>CONSTRUCTION RELATED SOFT COSTS - BASE BID</b>				
<b>SUBTOTAL CONSTR. SOFT COSTS</b>		\$	233,330	
<b>SUBTOTAL CONSTR. &amp; CONSTR. SOFT COSTS - BASE BID</b>			<b>\$ 1,426,445</b>	
<b>MOVEABLE FIXTURES / EQUIPMENT</b>				
FURNITURE/EQUIPMENT ALLOWANCE*		\$	241,360	
<b>ESTIMATED TOTAL PROJECT COSTS - BASE BID**</b>			<b>\$ 1,667,805</b>	<b>\$589,684</b>
<b>IDENTIFIED ALTERNATE SCOPE ITEMS</b>				
connect to public water/sewer		\$	250,000	
brick repointing		\$	5,000	
look at emergency generator replacement		\$	250,000	
replacement of main electrical switchgear		\$	203,500	
Alternate Bids Total		<b>= \$</b>	<b>708,500</b>	



# Oak Flat Elementary

<b>Oak Flat E.S. - Phase 2</b>		<b>Est</b>	<b>\$ 0.50 Million</b>	<b>10/8/2018</b>
<b>IDENTIFIED BASE BID SCOPE ITEMS</b>				<b>BSSD Tasks</b>
replace door hardware to meet ADA, including re-key to master system		\$	75,000	
provide ADA compliant room signage		\$	35,000	
replace select exterior doors		\$	19,250	
security cameras		\$	67,684	
replace bells intercom speakers (config & license)		\$	30,000	
interactive smart TV's		\$	352,000	
copper cabling		\$	60,000	
verify server backup to generator		\$	40,000	
shelter lockdown system		\$	8,750	
renovate music room into LGI; comp lab into music room		\$	230,000	
		<b>SUBTOTAL</b>	<b>\$ 408,000</b>	
ESTIMATING CONTINGENCY	5.00%	\$	20,400	
<b>SUBTOTAL STRUCTURE COST - BASE BID</b>			<b>\$ 428,400</b>	
<b>CONSTRUCTION RELATED SOFT COSTS - BASE BID</b>				
<b>SUBTOTAL CONSTR. SOFT COSTS</b>	<b>7.00%</b>	<b>\$</b>	<b>44,988</b>	
<b>SUBTOTAL CONSTR. &amp; CONSTR. SOFT COSTS - BASE BID</b>			<b>\$ 473,388</b>	
<b>MOVEABLE FIXTURES / EQUIPMENT</b>				
FURNITURE/EQUIPMENT ALLOWANCE	5.00%	\$	23,669	
<b>ESTIMATED TOTAL PROJECT COSTS - BASE BID</b>			<b>\$ 497,057</b>	<b>\$ 509,684</b>

Pri	Bldg	Description	Amount
1	All	Re-key District Locks	\$80,000
1	IT	Fiber Study (to OF & NV)	\$27,500
Priority 1 Total =			107,500

2	MS	Stadium Poles & lights	450,000
2	MS	IEFS replacement with metal panels	375,000
2	MS	Brick Repointing	125,000
2	HS	Add 1 <sup>st</sup> name to front of high school	10,000
2	HS	Add windows to LGI	5,000
2	MR	MR Brick repointing	5,000
2	MR	Emergency Generator Work at MR	250,000
2	MR	Replacement of main electrical switchgear	203,500
2	MR	connect to public water/sewer	250,000
2	HS	Shelter Lockdown System	18,750
2	HS	address cooling issue @ storage area / file room in bus dept.	26,000
2	MS	Shelter lockdown	13,750
2	OF	Administration office renovations	70,000
2	MR	Admin Reno - Check-in window & door	7,500
2	IT	Video streaming system	50,000
2	IT	Servers	30,000
2	HS	Windows at Commons Area (Moisture inside glass), Inspect and Replace	45,000
2	MS	Brick Re-Pointing (Only portions that show deterioration)	75,000
2	OF	Masonry and Sealant Inspection and Repairs	15,000
Priority 2 Total =			2,024,500

Project Add Alternates

## Master Project List (2020 & beyond)

3	HS	Update cat6 network cabling	115,000
3	HS	Bells Clocks Intercom	175,000
3	HS	Server	15,000
3	MS	Replace 110 Heat Pumps (10-15 yr life - installed 2005)	209,000
3	HS	STEM Lab	246,252
3	H/MS	Flexible Seating	500,000
3	HS	Move Growler Out /Green Room in Library	35,000
3	OF	New Bathroom Partitions	25,000
3	IT	Core Switch Replacement	50,000
3	DAO	Insulate DAO roof	100,000

Priority 3 Total = 1,470,252

4	OF	Roof replace/restore	750,000
4	IT	eRate cat 2 - District contribution (Wi-Fi & network switching)	250,000
5	MR	Replace Heat Pumps in Room	200,000
4	IT	District Office SAN	75,000
4	IT	Server	15,000
4	IT	Fiber to OF/NV	750,000

Priority 4 Total = \$2,040,000

Total All Projects = \$5,642,252

### notes

Priority Level 1A = Currently funded & in process

Priority Level 1 = Complete in 1-2 Years

Priority Level 2 = Complete in 3-4 Years

Priority Level 3 = Complete in 5-6 Years

Priority Level 4 = Complete in 7-8 Years

# General Fund Balance

@ June 30, 2018

General Fund Balance					
As of 30 June 2017	Unassigned	Nonspendable	Assigned	Committed	Total
General Fund Balance	3,830,073				3,830,073
Employee Health Insurance		1,350,000			1,350,000
PSERS			650,000	554,000	1,204,000
Healthcare			350,000		350,000
Technology			2,300,000		2,300,000
Special Education			250,000		250,000
Student Info Sy/Financial Software			200,000		200,000
<b>AFR Balance at June 30, 2017</b>	<b>\$ 3,830,073</b>	<b>\$ 1,350,000</b>	<b>\$ 3,750,000</b>	<b>\$ 554,000</b>	<b>\$ 9,484,073</b>
<i>Est change in Fund Balance June 2018</i>	<i>1,962,302</i>	<i>650,000</i>			<i>2,612,302</i>
<i>Assigned to Spec Ed</i>	<i>(300,000)</i>		<i>300,000</i>		<i>-</i>
<i>Transfer to Cap Proj Res Fund</i>	<i>(1,500,000)</i>				<i>(1,500,000)</i>
<b>Est Fund Balance @ 30 June 2018</b>	<b>\$ 3,992,375</b>	<b>\$ 2,000,000</b>	<b>\$ 4,050,000</b>	<b>\$ 554,000</b>	<b>\$ 10,596,375</b>

2018-19 Budget	\$ 50,396,578
Allowable Unassigned @ 8%	\$ 4,031,726
Est over/(under) 8% limit	\$ (39,351)



## Director Updates





Questions?