



Capital Project Planning

Buildings and Property Committee Meeting

Middle School Auditorium

August 8, 2022



2023 Capital Project

1	MS	Warehouse Conversion to Tech & HVAC	\$190,000
1	DA	Basement HVAC	\$140,000
1	IT	Security Camera System and Engineering	\$175,000
1	HS	Update cat6 network cabling & Servers	\$275,000
1	HS	Bells Clocks Intercom	\$250,000
1	HS	Digital Marquee	\$40,000
1	OF	Elevator Controls and Wiring	\$99,000

Capital Project List

2023/2024 Construction Project

1	ALL	Ed Spaces renovations	\$1,800,000
1	IT	Upgrade District Office Storage Area Network & Servers	\$99,500
1	OF	Roof coating and/or replace	\$1,100,000
1	OF	Cooling/Heating RTU Kitchen	\$110,000
1	OF	Adaptive Playground	\$100,000
1	OF	Sidewalks	\$30,000
1	MR	Gym gym bleachers/Batting Cages	\$140,000
1	MR	Cooling/Heating RTU Kitchen	\$110,000
1	MR	Ductless A/C for IDF Server Rooms	\$44,000
1	MS	Boiler Room Access Grating	\$18,000
1	MS	Kitchen remodel	\$500,000
1	MS	Replace 110 Heat Pumps- installed 2005	\$475,000
1	MS	Brick Repointing Continued, 4,000 sq.ft	\$150,000
1	MS	Add entrance to Courtyard & raised growing beds	\$50,000
1	MS	ERU's (7)	
1	HS	Sidewalks	\$52,000
1	HS	Cooling/Heating RTU Kitchen	\$110,000
1	HS	Boiler 2 Replacement	\$225,000
1	HS	LED Retrofit in Commons	\$48,000
1	HS	LGI & Library carpet replacement	\$34,000
1	HS	Replace select exterior windows	\$34,000
1	HS	Move record storage to DAO & remove adjacent locker bay	\$26,000
1	All	Re-key District Locks	\$85,000
1	All	Coat or repave parking lots & driveway	\$750,000
1	All	Front office security renovation	\$400,000

2	ATH	Turf Field bathrooms and locker rooms	\$400,000
2	HS	Add LED lights to Turf Field	\$400,000
2	ATH	Turf Field parking/sidewalk	\$75,000
2	DA	Update Cat6 cabling	\$125,000
2	MR	Roof coating and/or replace	\$550,000
2	HS	Pool Deck Tile	\$45,000
2	ATH	Pressbox	\$300,000
2	ATH	Stadium Parking Lot Lights	\$40,000
2	H/MS	Flexible Seating	\$500,000
2	HS	Roof Top Units	\$500,000
2	NV	Move playground down the hill, pave over existing playground	\$25,000

3	All	Security Access Controls	\$572,000
3	MR/MS	Traffic Flow Changes	\$75,000
4	ATH	Turf Field Replacement	\$700,000
4	ATH	Track Resurfacing	\$350,000
4	DA	Insulate DAO roof	\$100,000

notes: Priority Level 1 = Scheduled this year or to be funded for next year
 Priority Level 2 = Complete in 2-3 Years
 Priority Level 3 = Complete in 4-6 Years
 Priority Level 4 = Complete in 7-10 Years

Recommended Pathways to Accomplish the Work

- **Traditional Architect**
 - Could address total project
 - No guaranteed energy savings
 - Scope of work could include non-energy savings items of importance
- **Energy – Savings Engineering Firm**
 - Could address energy savings project
 - Guaranteed energy savings
 - Scope of work could include non-energy savings items of importance (up to 15% of total project cost)
- **Energy Savings Company**
 - Could address energy savings project
 - Guaranteed energy savings
 - Scope of work could include non-energy savings items of importance (up to 15% of total project cost)
- **Hybrid Project**
 - Energy Savings Engineering Firm OR Energy Savings Company addresses energy savings project(s)
 - Traditional Architect addresses non-energy savings project(s)



Traditional Architect

- Feasibility Study
- Focus New Construction / Building Renovations
- Project Procurement – Low Bid
- Energy Project Structure
 - Hybrid – Architect and ESCO
 - Architect Only – no measurement and verification (Proof of Energy Savings)



Energy Services Company (ESCO)

- Investment Grade Audit (IGA)
- Energy Savings Focus
- Project Procurement – District and Firm selection based on price, service, experience, and references
 - No Change Orders
- Energy Project Structure
 - Guaranteed Energy Savings Act (GESAs)
 - Annual Measurement and Verification



Recommended Hybrid Approach - Next Steps/Timeline

Traditional Architect

- El Associates
- Feasibility Study

ESCO

- RFQ for Vendor
- Investment Grade Audit (IGA)

August 22nd School Board Agenda Item



Hybrid Approach - Next Steps/Timeline Cont.

Traditional Architect

Date	Activity
August 22, 2022	EI Feasibility Study Agenda Item
August 23, 2022	EI Feasibility Study
December 2022 – February 2023	Feasibility Study Completion



Hybrid Approach - Next Steps/Timeline Cont.

Energy Services Company (ESCO)

Date	Activity
August 22, 2022	RFQ Agenda Item
August 26, 2022	RFQ Release
October 3, 2022	School Board Review
October 17, 2022	School Board Approval of ESCO





August 8th - Building and Property Meeting