

**To:** Dr. Mike Riggle  
Board of Education

**From:** Dr. Kimberly Ptak

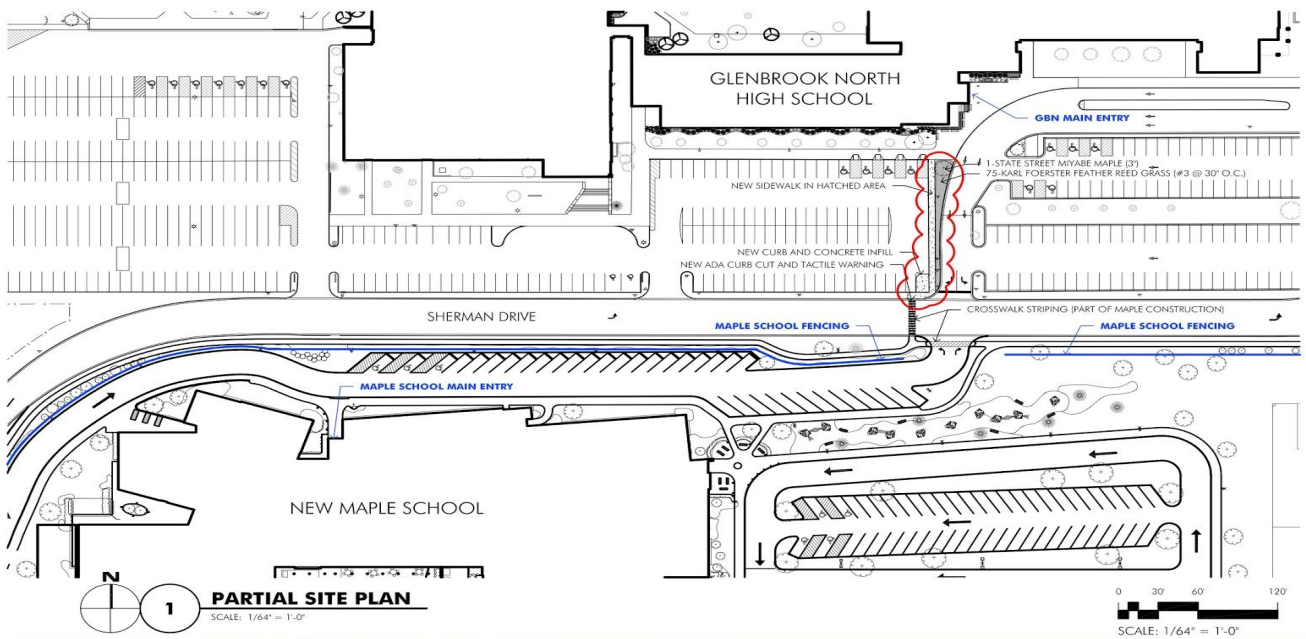
**Date:** Monday, November 12, 2018

**Re:** Recommended Summer 2019 Capital Projects

**Recommendation**

It is recommended that the Board of Education authorize District administration to work with ARCON and Associates, the District architect, to develop bid specifications for the following recommended Summer 2019 Capital projects.

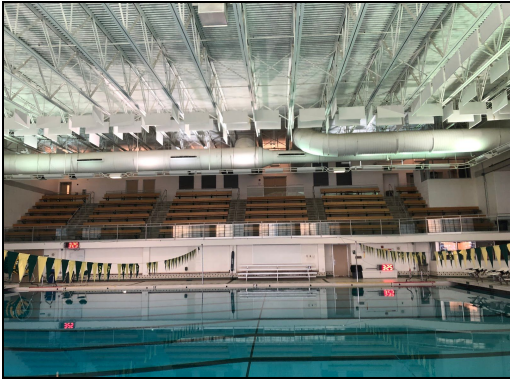

**Update:** It is recommended that a sidewalk be added to the paving and concrete work at an estimated cost of \$25,000. The new Maple school is being constructed on the west end of its property with fields and parking occupying the east end. There will be a 5' fence on Maple's property running along Sherman Road just south of the sidewalk (shown in blue on map below). There will be a break in the fence at the entrance into Maple's visitor parking lot off Sherman Road. A crosswalk will be added on Sherman Road allowing pedestrians to safely travel between Maple School and GBN. In order to complete the pedestrian flow and allow complete passage through the GBN parking lot to the GBN entrance, a sidewalk needs to be added on GBN's property. On the map below this is the area clouded in red. A tree and grass will also be added. The estimated cost of the project is \$25k and will be included in the GBN paving/concrete bid specifications.



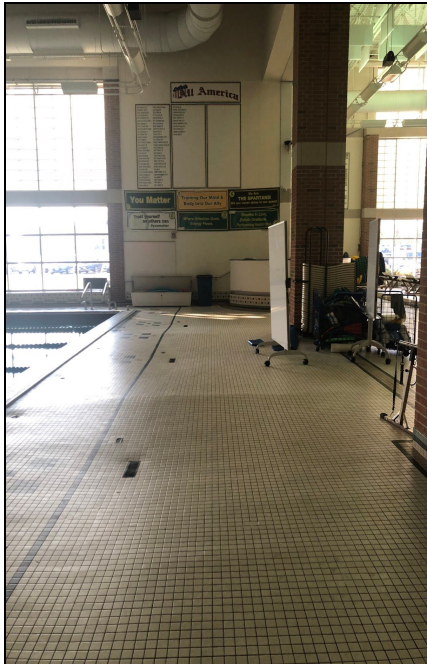
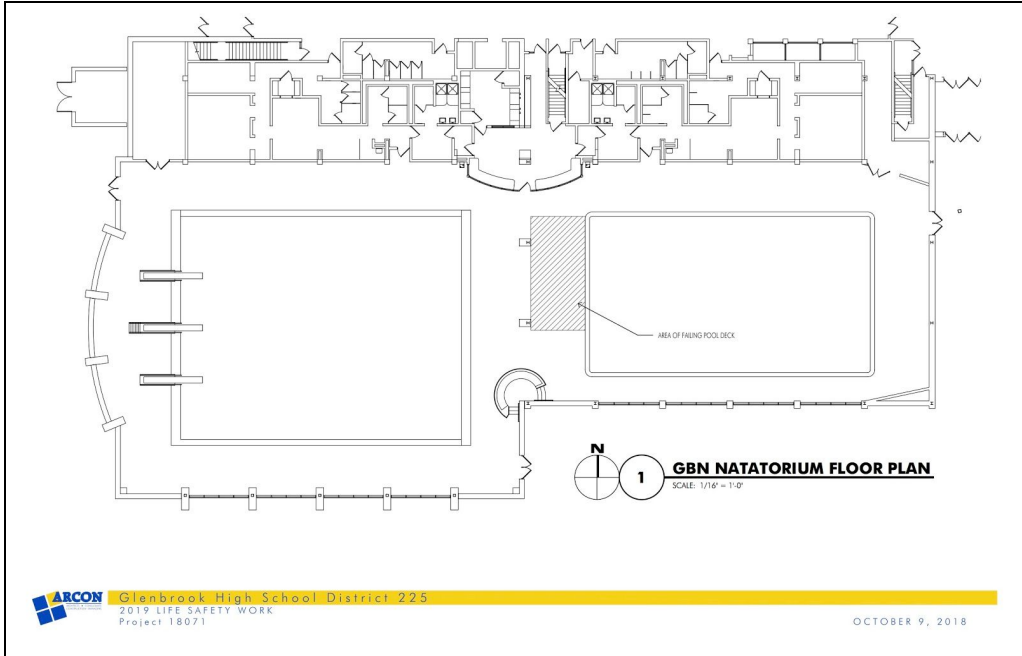
**Background**

Every fall, school and district leadership teams recommend capital projects to the Facility Committee and Board of Education for consideration and approval. Once projects are approved in concept, the district architect (ARCON) develops detailed bid specifications for each project. Projects are put out to bid and actual costs are brought to the Facility Committee for review and the Board of Education for approval. Projects are typically completed during the summer months.

Capital projects are built into the District’s annual budget and funded on a “pay as you go” basis. The capital projects budget for the 2019-20 fiscal year will be finalized over the next several months. The following is a summary of recommended projects:

<b>Project Descriptions</b>	
<b>Project and Description</b>	<b>Estimate</b>
<p><b><u>GBN Natatorium Ceiling Painting</u></b>                      The natatorium ceiling was last painted in 2001 when the larger pool was constructed. Since the painting of the existing ceiling and structure require the pools to be drained, it’s the opportune time to perform this maintenance activity is in conjunction with other pool work being performed as part of life safety work. The paint will help preserve the integrity of the existing deck and structure. The scope of work includes the cleaning and preparation of the existing metal deck and joists, priming of areas for application of new paint, and painting of all surfaces and appurtenances with two coats of finish.</p> <div style="display: flex; justify-content: space-around;">   </div>	<p>\$130,000</p>
<p><b><u>GBN Natatorium Surge Tank Replacement</u></b>                      The surge tank was installed in 1957 at the time the first pool was built. The tank has considerable corrosion and has been repaired numerous times with fiberglass and is now beyond repair.</p>	<p>\$50,000</p>
<p><b><u>GBN Pool Deck Repair</u></b>                      The original concrete pool deck was installed in 1957 using a 1” corrugated metal form deck. The deck provided a form for the bottom side of the structural slab to support the weight of the wet concrete and should have been removed after the concrete had set and cured. It has most likely been trapping the humidity and concrete gas from the room directly below the pool deck which is the mechanical room. Over time the metal rebar has rusted and is spalling the bottom side of the concrete slab which impacts the long-term structural integrity.</p>	<p>\$345,000</p>

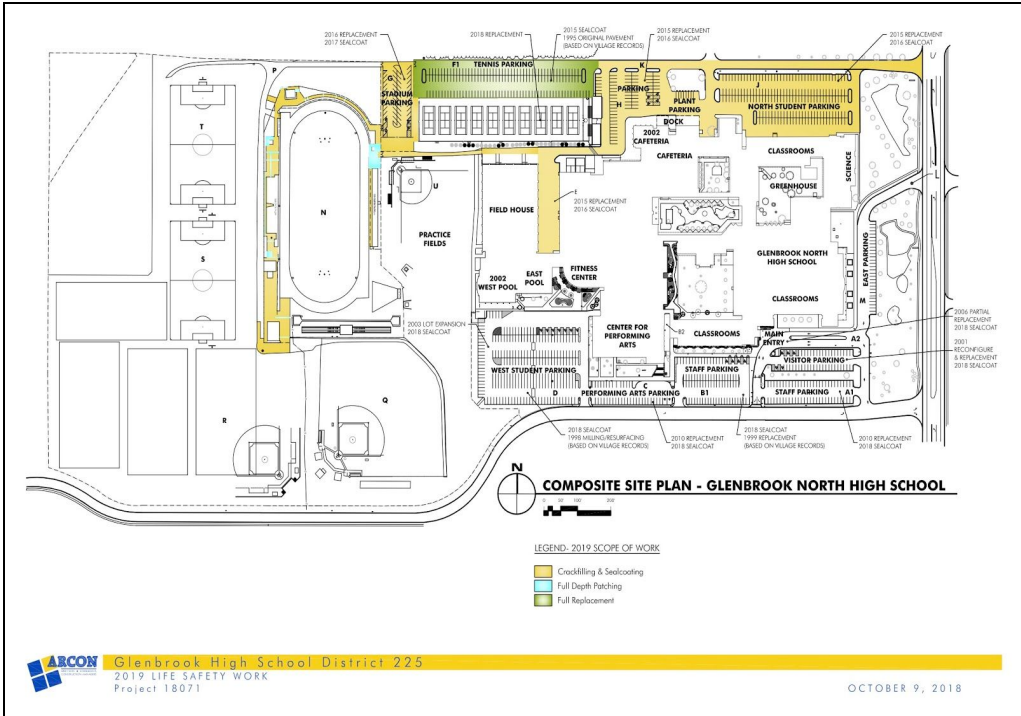
The corrugated metal deck and all associated pipe work will need to be removed. A wood formwork will be constructed within the mechanical room 8" lower than the bottom side of existing deck. Rebar will be placed and self consolidating concrete will be pumped through drill holes from the pool deck. Temporary shoring (i.e. temporary posts and beams) has been installed as a safety precaution.



**GBN Paving and Concrete**

The district maintains a master paving schedule that plans for parking lot replacement every 15 years and general maintenance every 3 years. Planned summer of 2019 work includes seal coating various parking lots in accordance with the master paving schedule as well as the repair of various concrete paths. (see map on next page.)

\$395,000  
 +\$25,000  
 \$420,000



**Subtotal \$945,000**

Architect and Construction Management Fee **\$141,750**

Contingency **\$18,900**

**Estimate Total \$1,105,650**