



Berne Knox Westerlo Central School District

Proposed Capital Project Progress Summary

Report to the Board of Education

May 8, 2017

Proposed Capital Project

Background

In 2015 the Board of Education and District Administration began to evaluate improvements to District facilities for the purpose of developing a capital project that would maintain and modernize facilities to support 21st Century learning. Initial evaluation by the District's consulting architectural and engineering team included:

- State mandated 2015 Building Condition Survey,
- Building and campus tours with facility staff, and
- Meetings with District and building administration and department heads.

These early efforts identified approximately \$7 million in necessary infrastructure improvements and established an order of priorities for presentation of additional scope to the Board.

The State Education Department requires that a future capital project address health and safety items identified in the Building Condition Survey: *"Highest priority must be the elimination of any Building Condition Survey items that are categorized as 'Health and Safety'."*

Preliminary District Priorities

1. Infrastructure

Identified in the Building Condition Survey:

- Life Safety
- Occupant Health and Well-being
- Building Systems and Envelope

2. Safety and Security

- Building Security
- Traffic and Pedestrian Safety

3. Improvements to Support Educational Program

- Reconfiguration and/or Modernization
- Technology Enhancements

4. District-wide Long Term Organizational Improvements

- Operational Efficiencies
- Reduced Maintenance

Concurrent Priorities

A capital project must rectify non-compliant handicap accessibility in any building area that is to be renovated.

It is expected that the following concurrent priorities will be incorporated into a larger project when building areas with the following deficiencies or needs are improved:

- A. Accessibility
- B. Energy Conservation and Other Life Cycle Cost Savings

Scope Refinement

Initial scoping resulted in preliminary capital project estimates in excess of \$17million. The Board then requested that priorities be reconsidered and that the scope be reduced.

First steps included removing long term organizational improvements from the capital project scope for consideration in a future project.

While the Board agreed that building systems and other infrastructure issues identified in the Building Condition Survey must be the first priority to be addressed in a capital project, there was a general consensus that the prior project did not focus on the educational environment and that the Elementary School was overlooked in prior projects.

The Board asked the design team to reorganize priorities beyond infrastructure to focus on educational spaces and the modernization of learning environments.

Throughout a series of Board workshops and meetings the capital project scope and budget has been reprioritized and reduced. The proposed capital project is now presented as a \$15million scope and budget based on the following priorities, established with the Board:

Board of Education Priorities

1. Infrastructure

Identified in the Building Condition Survey:

- Life Safety
- Occupant Health and Well-being
- Building Systems and Envelope

2. Improvements to Support Educational Program

- Reconfiguration and/or Modernization
- Technology Enhancements

3. Building Security

- Secure Vestibules at Existing Front Entries
- Relocation of Building Offices Adjacent to Secure Entries

4. Campus Improvements/Site Work

- Traffic and Pedestrian Safety
- Outdoor Learning Environments
- Campus Improvements that Reinforce Community Pride

Capital Project Budget

The following page outlines the capital project budget based on the above priorities.

Subsequent pages outline the project budget by work area: school building, bus garage and site with a detail of proposed educational program space improvements and a detail of site improvements.

Capital Project Budget Summary by Priority

Infrastructure/Building Condition Survey	
Elementary School	\$6,300,000
Secondary School	\$700,000
Bus Garage	\$160,000
Infrastructure/BCS Subtotal	\$7,160,000
Educational Program Improvements	
Elementary School	\$4,125,000
Secondary School	\$320,000
Educational Program Subtotal	\$4,445,000
Building Security	
Elementary School	\$935,000
Secondary School	\$620,000
Building Security Subtotal	\$1,555,000
Site Safety and Campus Improvements	
Site Work Subtotal	\$1,745,000
Total Capital Project Estimate	\$14,905,000

Capital Project Summary by Building/Site

Elementary School

Infrastructure/BCS	\$6,300,000
Educational Program Improvements	\$4,125,000
Building Security: Entry and Main Office	\$935,000
Elementary Subtotal	\$11,360,000

Secondary School

Infrastructure/BCS	\$700,000
Educational Program Improvements	\$320,000
Building Security: Entry and Main Office	\$620,000
Secondary Subtotal	\$1,640,000

Bus Garage

Infrastructure/BCS	\$160,000
Bus Garage Subtotal	\$160,000

Site Safety and Campus Improvements

Traffic Safety and Program Improvements	
Site Work Subtotal	\$1,745,000

Total Capital Project Estimate	\$14,905,000
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Capital Project Program Improvements Detail

Elementary School	
Reconstruct West Wing Lower Level (K-1)	\$990,000
Reconstruct West Wing Upper Level (2-3)*	\$1,140,000
Reconstruct Main Building Basement - Limited Scope**	\$365,000
Reconstruct East Wing First Floor (4th)	\$285,000
Reconstruct Main Building Second Floor (6th)***	\$585,000
Reconstruct East Wing Second Floor (5th)	\$265,000
Cafeteria Upgrades for Multi-Purpose Program	\$180,000
Agricultural STEM Lab Upgrades	\$315,000
Elementary Program Subtotal	\$4,125,000
Secondary School	
Distance Learning/Lobby	\$220,000
Cafeteria Upgrades	\$100,000
Secondary Program Subtotal	\$320,000
Capital Project Program Subtotal	\$4,445,000

Notes:

* Upper level includes base renovation of cafeteria

** Scope limited to east wing music and adjacent program areas

*** Second floor work includes base renovation of existing classroom for science

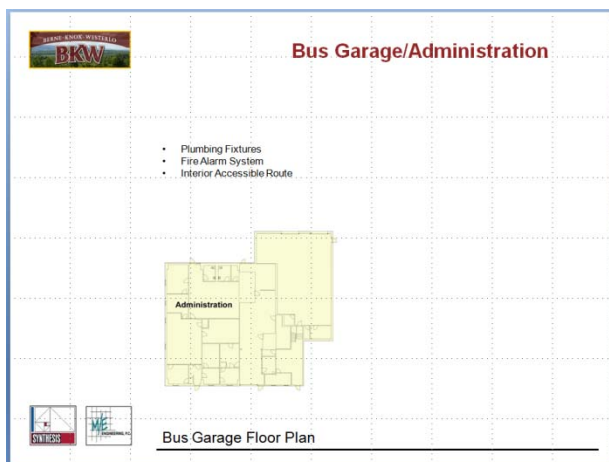
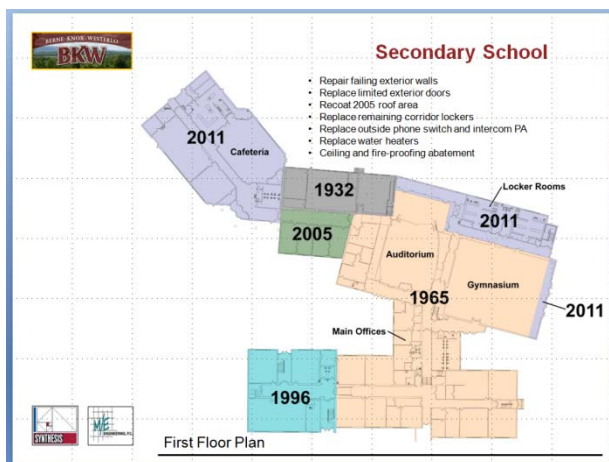
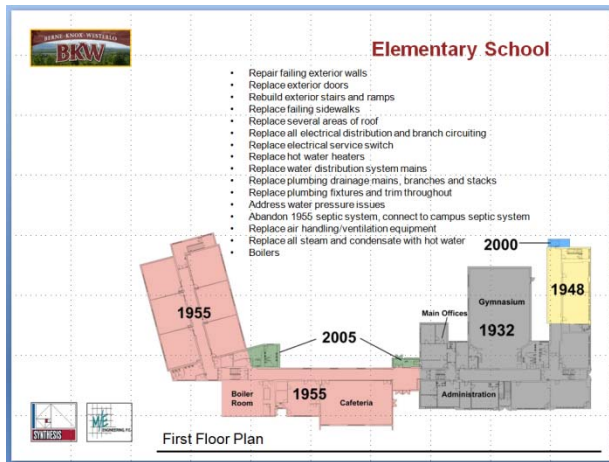
Capital Project Site Improvements Detail

Site Safety and Campus Improvements	
Traffic Safety Improvements	
Bus Drop-off and Main Lot Improvements	\$990,000
Expanded Parking at Elementary School	\$290,000
Campus Enhancements and Program Improvements	
Community Plaza	\$285,000
Outdoor Classroom and Court	\$85,000
Agricultural Learning Opportunities	\$95,000
Site Work Subtotal	\$1,745,000

NYSED Building Condition Surveys

As required by the New York State Education Department (NYSED) each District building must be evaluated by architects and engineers every five years. This evaluation reviews 63 systems, almost all of which are applicable to the three BKW buildings. Systems include building envelopes, such as roofs and doors, and building infrastructure and life safety systems, such as heating plants and fire alarm systems. From this evaluation each building is provided an overall building rating, and cost estimates for corrective work and replacement of systems that are approaching the end of their service life are developed. Synthesis Architects and M/E Engineering worked closely with the District Director of Facilities, Peter Shunney, while performing this evaluation.

The Building Condition Survey was submitted to NYSED in May 2016 and the findings were presented to the Board of Education on June 6, 2016.



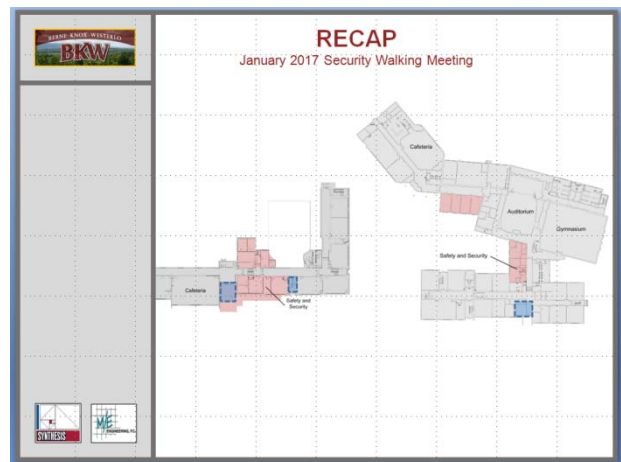
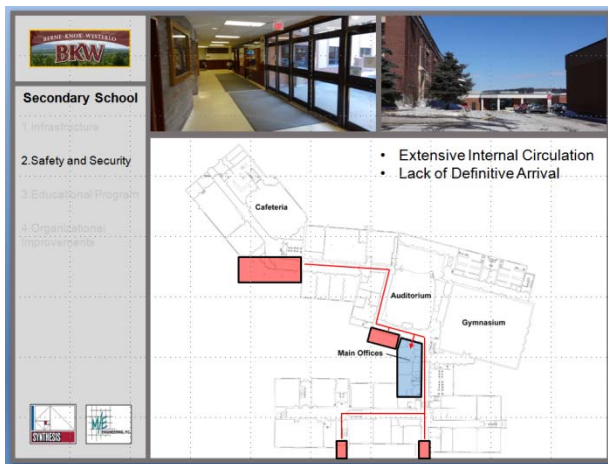
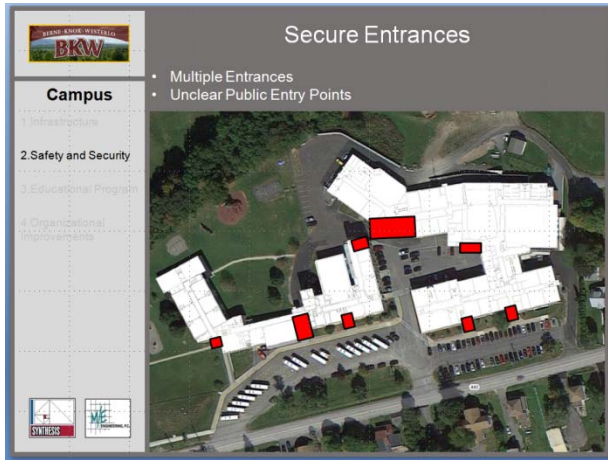
Building Security

During the development of the Building Condition Survey the design team also reviewed building security and noted several issues at each building that would require capital improvement work to correct or improve. Preliminary concepts were developed for inclusion in a capital project scope to be presented to the BOE.

The extent of the initially proposed security scope was viewed by the Board to be expansive and very costly. The Board requested that the design team focus the renovations around established building entries and develop building office improvements within spaces adjacent to these existing entries.

The current proposals for the Elementary School and Secondary School place the main offices and visitor entrances on the street façade. The proposed plans require visitors to enter a secure entry and office area and eliminate direct access to corridors by visitors.

Student arrival at each building will continue to take place at existing entries adjacent to the cafeteria of each building so that students may enter the buildings and proceed directly to morning program without wandering through the buildings.



The Elementary School

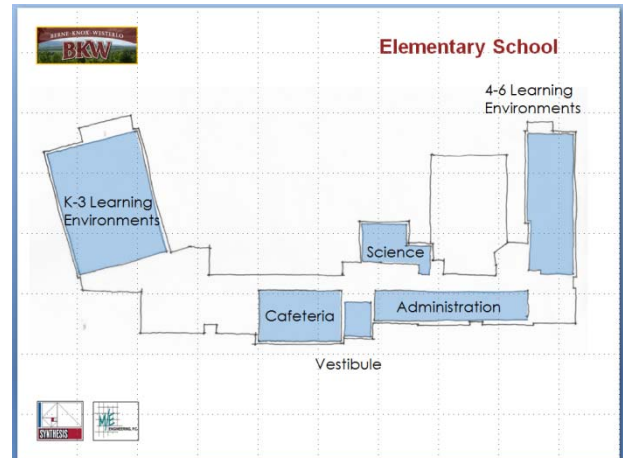
Elementary School

Reconfiguration / Modernization

- Improve opportunities for grade level collaboration (1-1-1, 2-2-2, through 5th)
- Provide educational spaces that support more inclusive Spec. Ed.
- Provide professional planning spaces
- Improve early elementary access to support services (speech, resource)
- Create dedicated elementary science space
- Renovate cafeteria for multi-use space

We want our building to meet the needs of 21st century learners.

Prior to the Building Condition Survey, meetings were held with District Administration, Building Administration, and Department Leaders. From these preliminary meetings, educational program goals were established to guide the design team. It was anticipated that, following the BCS work at the Elementary School, significant reconstruction would be required to restore the building to an operational facility. The guidance provided in these initial meetings assisted the design team in understanding the nature of the teaching environment and the types of educational spaces that were desired. Options were discussed for reconfiguring existing classroom areas so that the facility could support the District’s educational program for years to come.



Elementary Educational Program

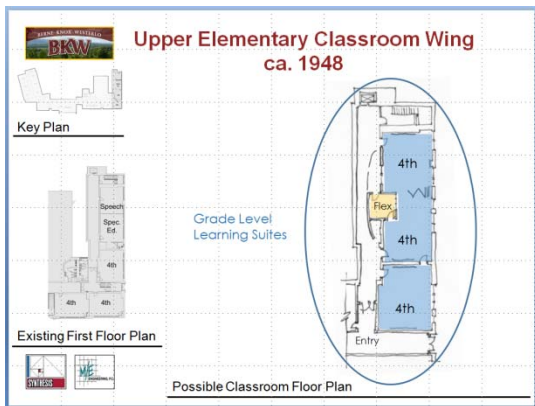
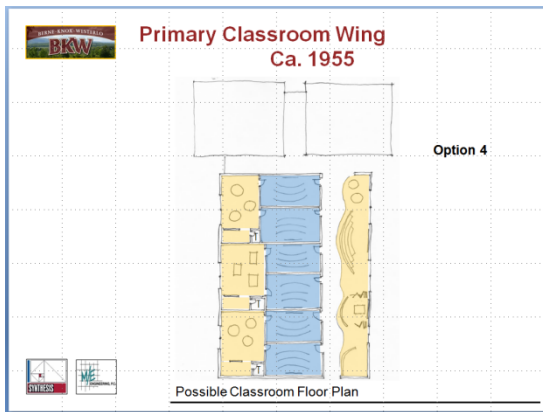
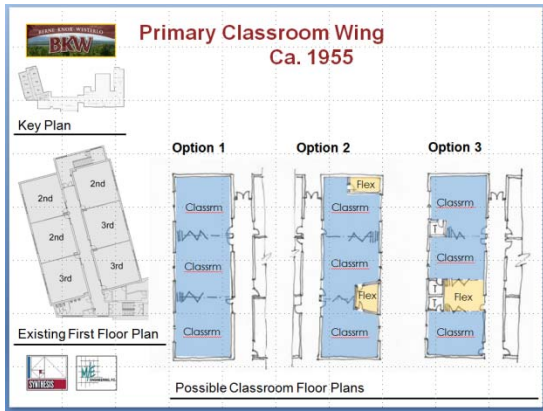
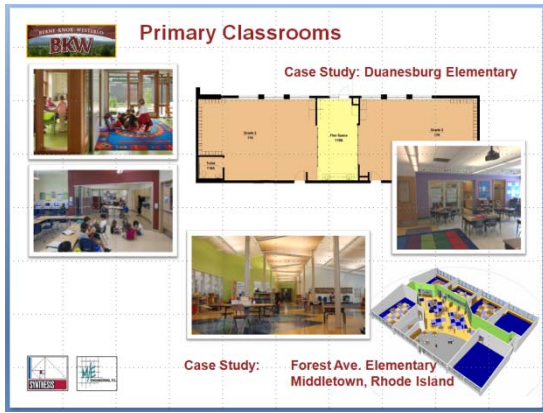
These early meetings resulted in the following suggested facility improvements to be developed in support of the educational program:

- Renovate cafeteria for multi-use space,
- Provide educational spaces that support more inclusive Spec. Ed.,
- Provide professional planning spaces,
- Improve opportunities for grade level collaboration (1-1-1, 2-2-2, through 5th),
- Improve early elementary access to support services (speech, resource), and
- Create dedicated elementary science space.

Modernization of Learning Environments

Traditional Classroom Exhibit
New York State Museum

BKW Elementary

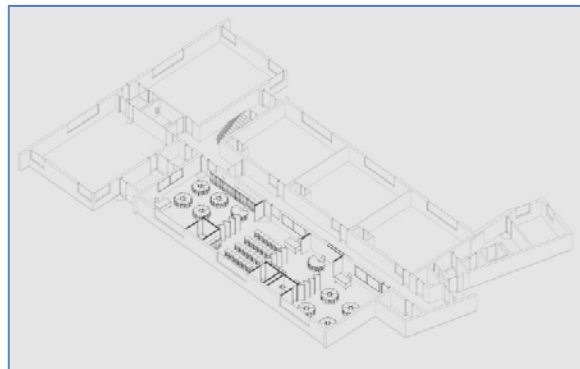


Elementary Educational Program

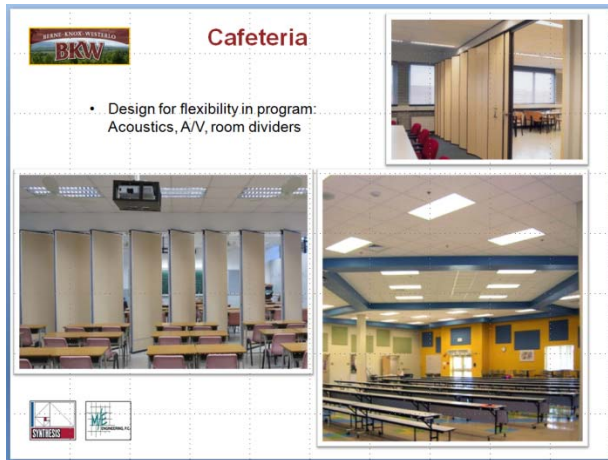
To assist in the development of concepts for reconstruction of the elementary classroom wings the design team presented case studies of contemporary learning environments. From these case studies preliminary elementary educational spaces were developed. Options were reviewed with the Board of Education to demonstrate that, should the project proceed, a variety of options for reconfiguration are achievable within the proposed budget.

Following a successful referendum teachers, administrators and other involved stakeholders will be engaged in the design process to establish how best to configure space. Current concept proposals break from traditional classroom layouts to provide spaces that support 21st Century learners and learning while providing opportunities to be more inclusive, and also, more collaborative.

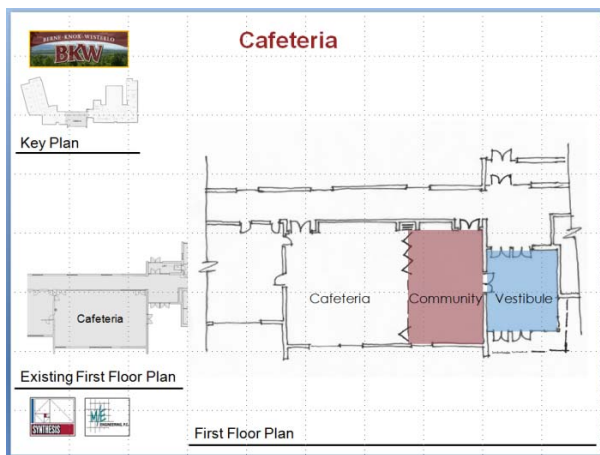
The proposed capital project budget supports a variety of options from traditional classrooms to complete reconstruction that reconsiders whether traditional classrooms are required.



Elementary Cafeteria



The Elementary building does not provide large group instruction space. The cafeteria functions as an arrival location and as a cafeteria. Minor modifications would allow the cafeteria to also serve other purposes such as, professional development space, large group instruction, and community events. Necessary modifications may include room dividers, acoustic improvements, and audio/visual systems.

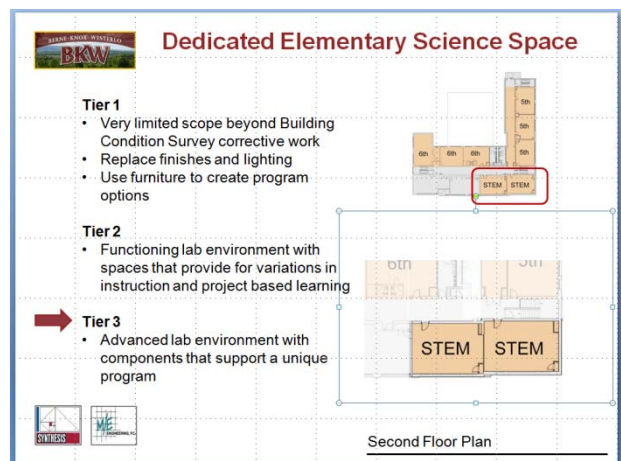


Dedicated Elementary Science Space

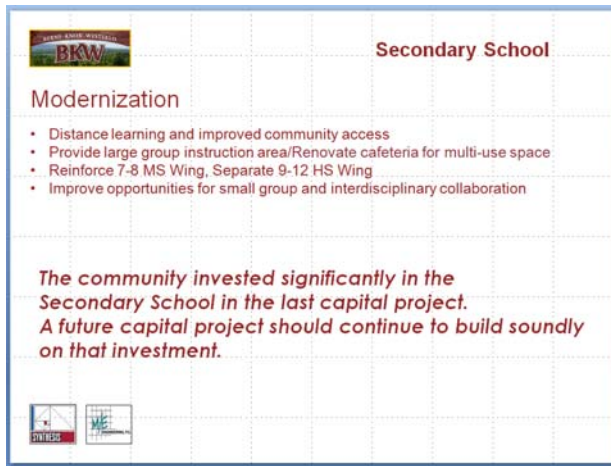


In support of a STEM initiative with the District's agricultural focus, existing space may be renovated to provide an advanced lab environment that allows for scientific exploration and agricultural education.

Such a lab environment will expose elementary students to the procedures of a scientific profession prior to high school and develop a basis of agricultural knowledge.



The Secondary School




Secondary School

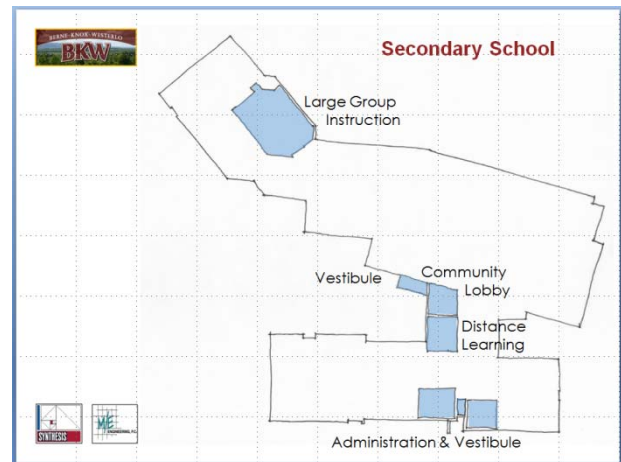
Modernization

- Distance learning and improved community access
- Provide large group instruction area/Renovate cafeteria for multi-use space
- Reinforce 7-8 MS Wing, Separate 9-12 HS Wing
- Improve opportunities for small group and interdisciplinary collaboration

The community invested significantly in the Secondary School in the last capital project. A future capital project should continue to build soundly on that investment.



Early in the development of the Capital Project scope the Board of Education noted that significant investment had been made in the Secondary School in prior projects, and the Board required that capital improvements in the Secondary School be carefully planned. Proposed work will not renovate or reconfigure previously completed work, but will build soundly on the prior investments.



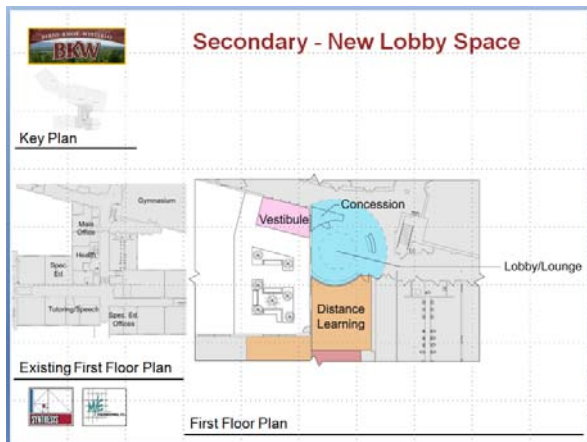
Secondary Educational Program

Early meetings resulted in the following suggested facility improvements to be developed in support of the educational program:

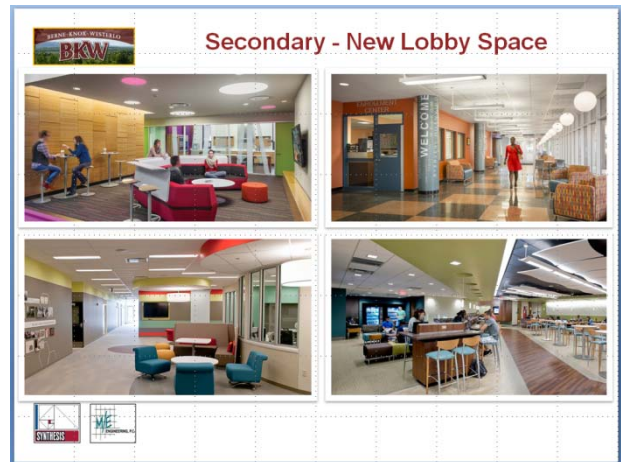
- Provide distance learning opportunities and improved community access,
- Provide large group instruction area,
- Reinforce 7-8 MS Wing, Separate 9-12 HS Wing , and
- Improve opportunities for small group and interdisciplinary collaboration.

Secondary Cafeteria

Like the Elementary cafeteria, the Secondary cafeteria may also be improved by making minor modifications. While the 2011 capital project provided the necessary space for student dining, the space is open and prone to being loud. Introducing simple acoustic components will improve the dining environment for students. Other improvements, such as audiovisual systems, will allow the cafeteria to be utilized for other purposes beyond the lunch hour.



Student Lobby/Community Lobby



Early in the evaluation of the buildings, the design team noted a lack of appropriate lobby space for evening events. Auditorium and gymnasium events discharge visitors into corridors which become crowded and difficult to navigate. The building lacks appropriate space to provide for concessions and to allow families to meet following events.

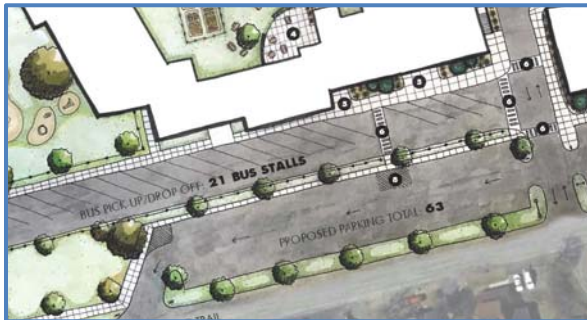
Following relocation of the main office to the front of the building, the existing main office space will be available in the center of the building and will allow for reconfiguration into a community entry and school lobby adjacent to the auditorium and gymnasium.

This lobby will support daytime functions and evening events, and when paired with distance learning will support an educational program that reaches far beyond the walls of the school. The space may provide requested small group break out and independent learning spaces while also providing for community programs and adult education during non-school hours.

Campus Improvements

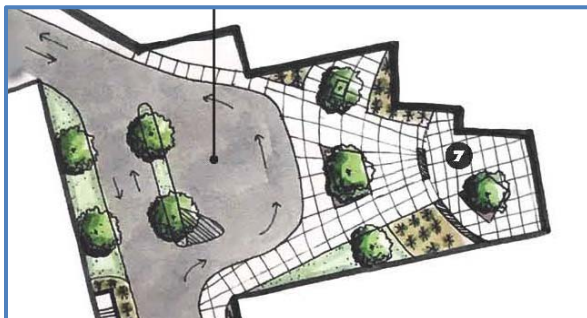
Proposed site work includes the development of spaces that reinforce school community character and pride. Benefits include:

- outdoor learning environments,
- improved play spaces, and
- traffic and pedestrian safety enhancements.



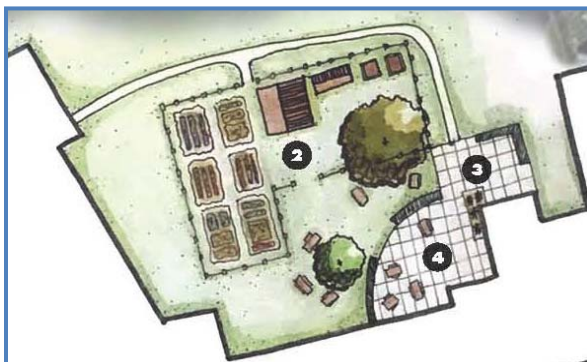
Traffic and Pedestrian Safety/Improved Parking

The proposed separation of cars and buses will improve safe student access to both buildings and provide staff and visitor vehicle parking significantly closer to building entries.



Community Plaza

The proposed Secondary School plaza will provide necessary exterior space for community and evening school events. Accessible drop off and family meeting space will be provided adjacent to the proposed community entry and lobby.

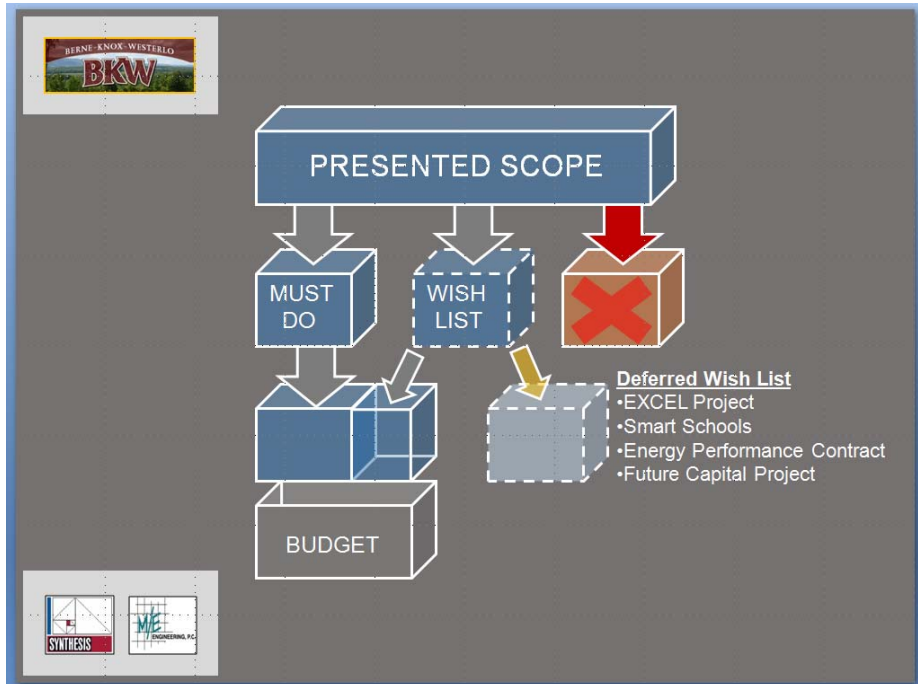


Outdoor Classroom and Agricultural Learning Opportunities

Proposed outdoor learning environments support the agricultural science program and provide unique opportunities for hands on learning. Spaces may also be used for special school community events.

Next Steps

The Board of Education and District Administration must evaluate the presented scope and budget to establish that it fits within the District's fiscal parameters and that it will be able to garner community support.



The Board of Education and District Administration should contemplate an anticipated date for a capital project referendum.

