



WHITE PLAINS CITY SCHOOL DISTRICT
REAL LIFE LEARNING

CONSTRUCTION UPDATE

JULY 2023

August 2nd, 2023



CONSTRUCTION UPDATE

The White Plains City School District has initiated the following capital work over the Summer of 2023 as a part of their HVAC and Filtration upgrades initiative. These projects are funded by Federal and State Grants, as well as Capital Reserve Funds:

HVAC and Filtration Upgrades to:

White Plains High School | Highland Middle School | Eastview Middle School

Church Street Elementary School | George Washington Elementary School

CONSTRUCTION BRIEFING

HVAC & Filtration | Current Work Under Construction

Construction commenced on (5) five of the (8) eight academic buildings (WPHS, HLMS, EVMS, GWES, CSES) this May 2023. Work continues in all (5) five buildings over the Summer 2023, with unit ventilators “UVs” being replaced in the majority of classrooms, in anticipation of upgraded ventilation and air conditioning. There is a total of ~290 Unit Ventilators being installed over the course of the Summer 2023, with an additional 46 Split Unit systems.

HVAC & Filtration | Goals

The completion of unit ventilator replacements will happen in phases amongst smaller and larger school buildings. Most classrooms are anticipated to have unit ventilators replaced by the start of the '23/'24 school year, and those which receive new equipment will have heat functioning for the start of the Fall heating season 2023. All schools currently under construction this year (2023), are expected to have air conditioning running by Spring/Summer 2024. Two of the three remaining buildings (Mamaroneck Ave. and Ridgeway ES) will be bid this Fall in effort to start construction next Summer.



PEEK INSIDE OTHER PLANNED WORK

\$71.4 Capital Project + \$1.5M Loucks Field Track | Preconstruction

Phase-1 of the \$71.4M Capital project is expected to be bid over the course of August 2023, in anticipation of awarding contracts in September 2023.

Those projects include:

- Field 12 Turf Field Project
- Loucks Field Track Replacement
- Ceiling Replacements at White Plains High School
- Music Department Cabinet Replacements

Work is anticipated to start this Fall/Winter for both the new turf field and ceiling replacements (2nd shift). The Loucks Field track replacement will happen over the Summer 2024. All projects as a part of this phase are anticipated to be complete by the end of Summer 2024.

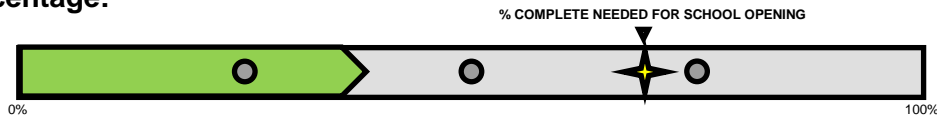
WHITE PLAINS HIGH SCHOOL



Image Description: (left) a new standing “TempSpec” Unit Ventilator, recently received and being staged for installation, (right) with new round ductwork- which will be installed in a number of classrooms.

General Progress Percentage:

35% Complete



Contractors:	Mechanical: Bertussi Contracting, Inc. Electrical: Fran Corp. d/b/a: All Bright Electric Controls: Energy Maintenance Facilities “EMF” Equipment: Daikin Applied LLC
Project Update:	Mechanical: <ul style="list-style-type: none"> ‘G’-Wing: All unit ventilators have been removed, new unit ventilators are being installed. ‘A’ & ‘C’-Wings: Installation of new Temp-Spec unit ventilators has started as of 7/17. Electrical: <ul style="list-style-type: none"> ‘G’-wing “disconnects” have been completed, A & C wings are in progress. Rough-in work (new work) has commenced week of 7/10. Controls: <ul style="list-style-type: none"> ‘G’-wing’s removals complete. A & C wing’s removals are in progress. Control rough-in (new work) has started in G-Wing week of 7/10.
Equipment Total Count: 91 UVs	Equipment: <ul style="list-style-type: none"> 86 of 91 Unit Ventilators have been received as of 7/24. Condensers (for A/C) will be shipping throughout the month of July ’23.

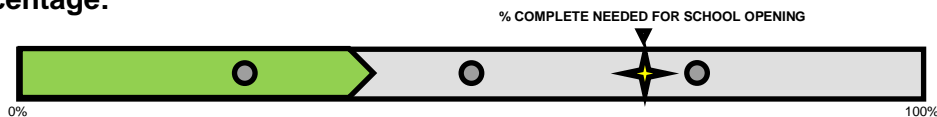
HIGHLANDS MIDDLE SCHOOL



Image Description: (left) a ceiling hung unit ventilator being removed in 'G'-Wing, (right) a ceiling mounted new unit ventilator being installed in 'G'-Wing.

General Progress Percentage:

35% Complete



Contractors:

Mechanical:
Electrical:
Controls:
Equipment:

Commercial Instrumentation Services, Inc.
Talt Inc. d/b/a: Talt Electric
Energy Maintenance Facilities "EMF"
Daikin Applied LLC

Project Update:

Mechanical:

- All 101 unit ventilators have been removed. Preparations (i.e.: new steam traps, control valves, wall/floor repairs) are ongoing to install new unit ventilators in classrooms. Installation of new unit ventilators has started and will continue throughout August.

Electrical:

- Removals of existing electrical components are complete. Installation of wire/new cabling has started and will continue through August.
- New Electrical Service, which allows for air conditioning is anticipated to be installed in the Summer 2024, due to long-lead times with electrical equipment.

Controls:

- All "disconnects" have been completed. Control rough-in (new work) has started.

**Equipment
Total Count:**

101 UVs

Equipment:

- All 101 unit ventilators have been received as of 7/24. Condensers (for A/C) will be shipping throughout the month of August '23.

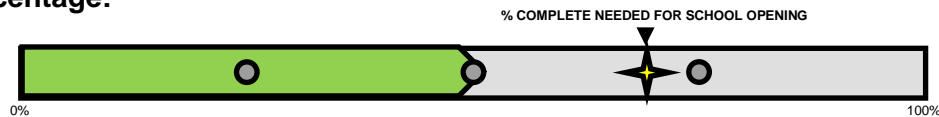
EASTVIEW MIDDLE SCHOOL



Image Description: (left) the remnants of what is left after a unit ventilator is removed (i.e.: louver/ wall/ flooring), (right) the a new unit ventilator installed, awaiting final terminations.

General Progress Percentage:

50% Complete



Contractors:

Mechanical:

Electrical:

Controls:

Equipment:

Siba Contracting Corp.
Talt Inc. d/b/a: Talt Electric
Energy Maintenance Facilities "EMF"
Daikin Applied LLC

Project Update:

Mechanical:

- All 40 unit ventilators have been removed. Preparations (i.e.: new steam traps, control valves, louvers) are ongoing, to install new unit ventilators in classrooms. Installation of new unit ventilators has started and will continue throughout August.
- All 34 cassette units (Ceiling Mounted Split Air Units) and 12 wall mounted units (Split Air Units) are installed, awaiting start-up and commissioning.

Electrical:

- Removals of existing electrical is complete as of 7/17. Installation of new wire/cabling has started and will continue through August.

Controls:

- All "disconnects" have been completed. Control rough-in (new work) has started.

Equipment:

- All 40 unit ventilators have been received as of 7/21. Condensers (for A/C) will be shipping throughout the month of July '23.
- All 34 split air cassettes and wall mounted units have been received and are installed.

Equipment
Total Count:

40 UVs
34 Split A/C

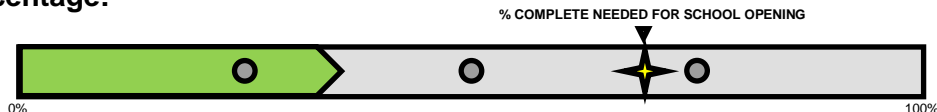
CHURCH STREET ES



Image Description: (left) the mechanical contractor is drilling holes in the floor slab for new piping, (right) remnants of a removed unit ventilator, awaiting new equipment.

General Progress Percentage:

30% Complete



Contractors:

Mechanical:

Daikin Applied LLC.

Electrical:

Daikin Applied LLC.

Controls:

Energy Maintenance Facilities "EMF"

Equipment:

Daikin Applied LLC.

Project Update:

Mechanical:

- All 26 unit ventilators have been removed. Preparations (i.e.: control valves, louvers) are ongoing to install new unit ventilators in classrooms. Installation of HVAC refrigerant lines are ongoing.
- Installation of new unit ventilators expected to commence week of 7/31.

Electrical:

- Removals of existing electrical components is complete as of 7/14. Installation of new wire/cabling commenced week of 7/24, with installation of unit ventilators.

Controls:

- All "disconnects" have been completed to date. Control rough-in (new work) has started as of 7/17.

Equipment
Total Count:

Equipment:

- All 26 unit ventilators have shipped from the factory, as of 7/7/23. Condensers (for A/C) will be shipping throughout the month of July '23.

26 UVs

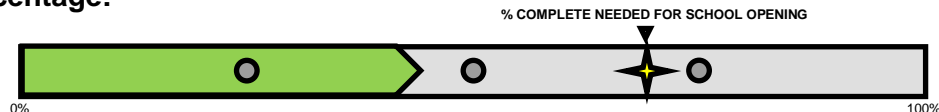
GEORGE WASHINGTON ES



Image Description: (left) remnants of unit ventilator that has been removed, awaiting a new air louver to be installed in its façade and (right) a new electrical panel housing, awaiting internal components.

General Progress Percentage:

40% Complete



Contractors:	Mechanical: Bertussi Contracting, Inc. Electrical: Healy Electric Contracting, Inc. Controls: Energy Maintenance Facilities "EMF" Equipment: Daikin Applied LLC
Project Update:	Mechanical: <ul style="list-style-type: none"> All 36 existing unit ventilators have been removed. Preparations (i.e.: new steam traps, control valves, louvers) are ongoing to install new unit ventilators in classrooms. Installation of new unit ventilators has started and will continue through August. Electrical: <ul style="list-style-type: none"> Removals of existing electrical is complete. New conduit installation is ongoing. Installation of new wire/cabling has started and will continue through August. Controls: <ul style="list-style-type: none"> All "disconnects" have been completed. Control rough-in (new work) has started. Equipment: <ul style="list-style-type: none"> All 36 unit ventilators have been received as of 7/26. ~70% of unit ventilator equipment was originally expected to be shipped in August. Daikin was able to improve delivery dates through ongoing discussions with the project team.
Equipment Total Count: 36 UVs	<ul style="list-style-type: none"> Condensers (for A/C) will be shipping throughout the month of August '23.

FUTURE OUTLOOK

What work is expected to be complete by the start of the academic year (2023/24) and what is expected to continue through the Fall, Winter & next Spring:

Work complete by the start of school: Unit ventilators that were installed over the Summer 2023 will be operational come the new school year, satisfying the fresh air requirements of the building. These spaces will have heating capabilities in time for the start of the 2023/24 heating season.

Preparations for condenser connections to the newly installed unit ventilators will be made mostly ahead of the student's return.

Work expected throughout Fall/Winter/spring '23/'24: Remaining unit ventilators that were not installed over the Summer 2023, will continue with their installation at-night, throughout completion. Heating capabilities for those rooms will be handled per room and will be ready for occupancy the day after switching to the new equipment, from the older system.

Specific to WPHS, there will be ductwork that gets installed ahead of time for the majority of rooms, prior to switching unit ventilators.

The installation of condensing units will continue through the Fall and early-Winter, which will allow for air conditioning capabilities- next Summer 2024. The commissioning of air conditioning will need to occur over the late-spring 2024 *when warmer weather arrives*.

Building	Anticipated Unit Ventilator Completion by 9/1/23	Will Require Installation of Unit Ventilators Throughout Fall 2023 (Second-Shift)	Will Continue Installation of HVAC Condensers for A/C over Fall/Early-Winter (Second-Shift)	Final Commissioning of Air Conditioning
White Plains HS	60%	Yes	Yes	Late-Spring 2024
Highlands MS	100%	Not Anticipated	Yes	Late-Spring 2024
Eastview MS	100%	Not Anticipated	Yes	Late-Spring 2024
Church Street	100%	Not Anticipated	Yes	Late-Spring 2024
George Wash. ES	100%	Not Anticipated	Yes	Late-Spring 2024

OBSTACLES AS OF JULY 31, 2023:

Highlands Middle School

	Electrical	Issue:	<ul style="list-style-type: none"> Electrical Distribution Panels are 52 weeks long-lead time, once ordered. Due to the new service at HMS, the building will not have electrical power upgrades with ConEdison until Summer '24.
		Impact:	<ul style="list-style-type: none"> Air Conditioning and the final commissioning of the building's added HVAC equipment will not happen until the Summer '24, <u>as long as the equipment is received on time.</u>
	HVAC	Issue:	<ul style="list-style-type: none"> Steam condensate (a residual of steam heating) needs a certain pitch in its pipe to drain correctly. UVs at HMS and GWS were found to sit too low for this to happen accordingly.
		Impact:	<ul style="list-style-type: none"> 69 concrete pads are being poured for each unit that is steam-fed to increase the height of the unit and create pitch in the condensate pipe.
	HVAC	Issue:	<ul style="list-style-type: none"> Due to the age of the building, walls behind a majority of unit ventilators were not smooth enough to accept the new equipment. This was found once the majority of UVs were dismantled and removed.
		Impact:	<ul style="list-style-type: none"> A plywood substrate is being installed behind each unit ventilator without a level backing, to create a level surface for the UV to sit against.

George Washington ES

	HVAC	Impact:	<ul style="list-style-type: none"> Steam condensate, a residual of steam heating, needs a certain pitch in its pipe to drain correctly. Units at HMS and GWS sit too low for this to happen accordingly.
		Issue:	<ul style="list-style-type: none"> Concrete pads are being poured for each unit that is steam-fed to increase the height of the unit and create pitch in the condensate pipe.

ALLOWANCE USE

	Contractor	Original Allowance	Allowance Used	Allowance Remaining
White Plains HS				
	MC – Bertussi	\$50,000	\$0	\$50,000
	EC – All Bright	\$30,000	\$0	\$30,000
Highlands MS				
	MC – CSI	None	n/a	\$0
	EC – Talt	None	n/a	\$0
Eastview MS				
	MC – Siba	\$70,000	(\$ 31,900)	\$38,100
	EC – Talt	\$50,000	\$0	\$50,000
Church St. ES				
	MC – Daikin	\$70,000	\$0	\$70,000
	EC – Daikin	\$50,000	\$0	\$50,000
Georg. Wash. ES				
	MC – Bertussi	\$50,000	\$0	\$50,000
	EC – Healy	\$30,000	\$0	\$30,000
Total(s)		\$400,000	\$0	\$368,100

CHANGE ORDERS

	Contractor	Pending Change Orders	Approved Change Orders	Total
White Plains HS		None to Report		
Highlands MS		None to Report		
Eastview MS		None to Report		
Church St. ES		None to Report		
Georg. Wash. ES		None to Report		
Total(s)		\$0	\$0	\$0



END OF REPORT

HVAC and Filtration Upgrades to:

White Plains High School | Highland Middle School | Eastview Middle School

Church Street Elementary School | George Washington Elementary School