

# WEST CANADA VALLEY



## PROPOSED CAPITAL PROJECT

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West Canada Valley School District Residents:

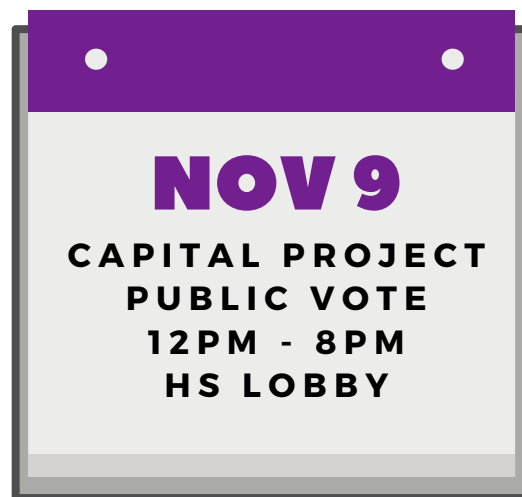
Although the past year has been challenging on so many fronts, the West Canada Valley Board of Education has remained focused on working alongside district staff to assess the needs of the campus; continuing to develop the proposed capital project presented in this document. The development of any capital project is a coordinated effort that works alongside the required Building Conditions Survey and the debt service associated with any previous projects. Scheduling projects that coincide with debt from a previous project ending allows the district to maintain and upgrade facilities with minimal impact to our supportive tax payers in the community. The proposed project will not include the outside visual aspect of our last project with much of this work assigned to the interior mechanicals that consists of upgrades to aging equipment. The goals of this project are clearly associated with the basic needs of this facility. The proposed work will ensure that West Canada Valley remains an efficient and safe learning environment for years to come.

As you will read throughout this newsletter, the proposed work will occur in all areas of the facility replacing some aging equipment in the boiler room, aging equipment associated with the pool including the dehumidification unit on the roof, more efficient lighting, and upgrades to HVAC including air conditioning on the elementary side of the building. In addition, the district is proposing a bleacher system that would be permanently located on the building side of the track where there is currently a steep graded hill.

The proposed project is designed under the financial parameters not to exceed \$4,916,458. Unique to this project is an additional \$1,494,040 from a federally supported grant that may be used to address upgrades to air quality in the building. The federal money that is associated with improvements to air quality is a new variable to school projects and we hope to leverage this to complete all of the work proposed. As with any proposed project, the design details and the bidding process will determine how the district will prioritize this work. The scheduling of this project along with the overall cost proposal is directly linked to the long-term needs of the facility. The district will be maximizing project aid (90.8%) and federal grants (100%) to address as much of this proposed scope as possible.

The project hearing is scheduled for November 1st in the high school library at 6:00 pm. The hearing will be streamed and questions can be submitted to Karen Sheets, District Clerk ([ksheets@westcanada.org](mailto:ksheets@westcanada.org)) throughout the hearing if you decide not to attend in-person. The public vote is scheduled for November 9th from 12:00 pm to 8:00 pm in the high school lobby. The district looks forward to your participation at the hearing and your vote on November 9th. As always, if you have any questions and/or concerns, do not hesitate to contact the district office at 315-845-6800. Take care.

D.J. Shepardson – Superintendent of Schools





# PROPOSED CAPITAL BUDGET

## DISTRICT GOALS

- **Maintain Facilities that inspire student, staff, and community pride**
- **Improve security and safety**
- **Improve learning environments**
- **Repair and improve critical infrastructure**
- **Improve efficiencies**

## GOALS OF THE PROJECT

*"Protecting the Community Assets"*

- **Enhance the safety of our facilities**
- **Replace equipment that has reached the end of its useful life**
- **Improve efficiency and cost effectiveness of building systems**
- **Improve learning environment for our students**
- **ADA Compliant**
- **Continue to maintain this great facility for years to come!**

## PROPOSED CAPITAL PROJECT OVERVIEW:

- **\$4,916,458 capital project**
- **Proposition to be voted on November 9, 2021**
- **Construction to begin spring 2023 and complete fall 2023**

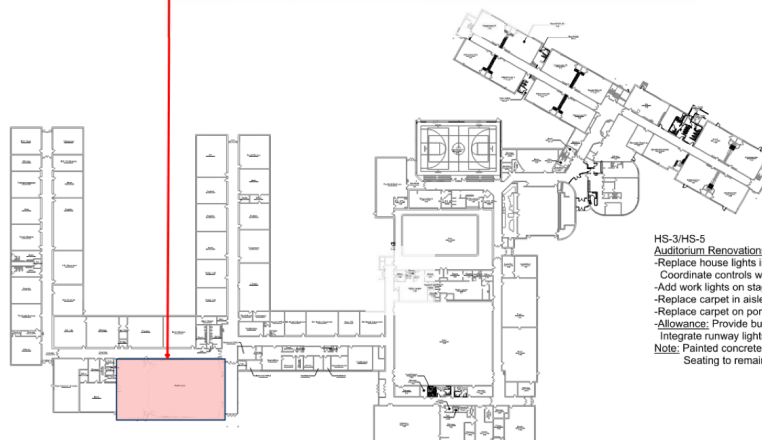
# MIDDLE/HIGH SCHOOL

## HISTORY

- Elementary was built in 1990 (31 years ago) as part of the elementary consolidation
- The building remained in its original structure/design until the main roof was replaced in the 2009 Project.
- Makeup air improvements and ADA pool lift were completed in the 2018 Project. Also completed was extensive site-work improvements and running track.

## FOCUS AREA

- Auditorium
- Gymnasium
- Pool
- Domestic Water System
- PA/Phone System
- Mechanical Upgrades & Air Quality

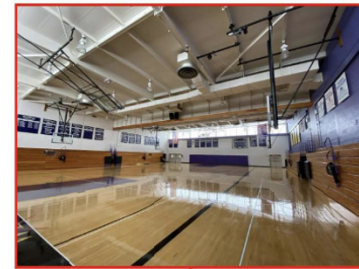
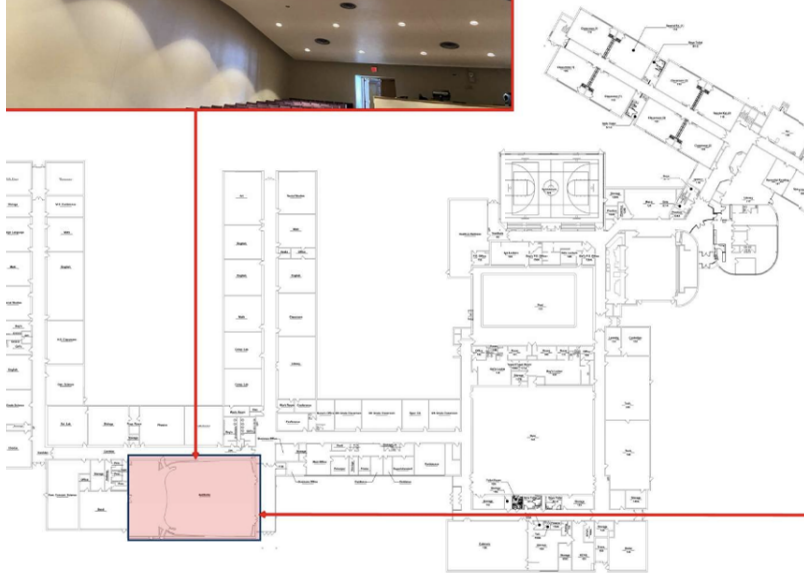
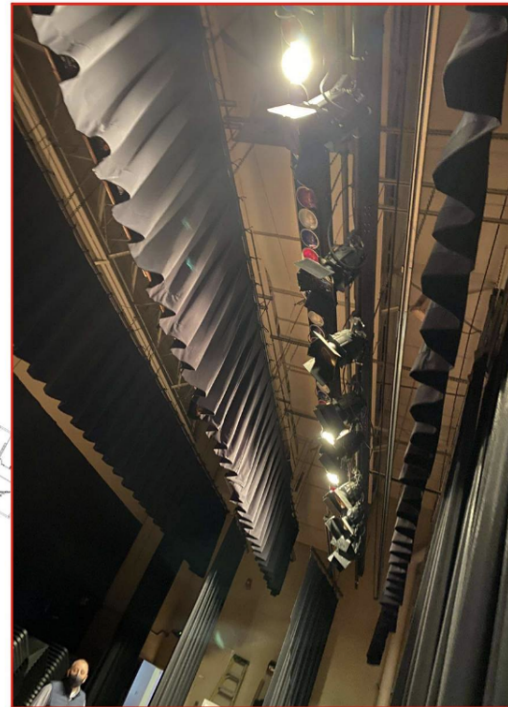


HS-3/HS-5  
**Auditorium Renovations:**  
 -Replace house lights including (36) cans and perimeter strip lighting.  
 -Coordinate controls with performance lighting.  
 -Add work lights on stage.  
 -Replace carpet in aisles, rear cross aisle, and pit.  
 -Replace carpet on portable risers.  
 -Allowance: Provide budget allowance for runway exit lights on each aisle.  
 -Integrate runway lights into existing fire alarm system.  
 Note: Painted concrete in seating areas to remain, no work required.  
 Seating to remain.

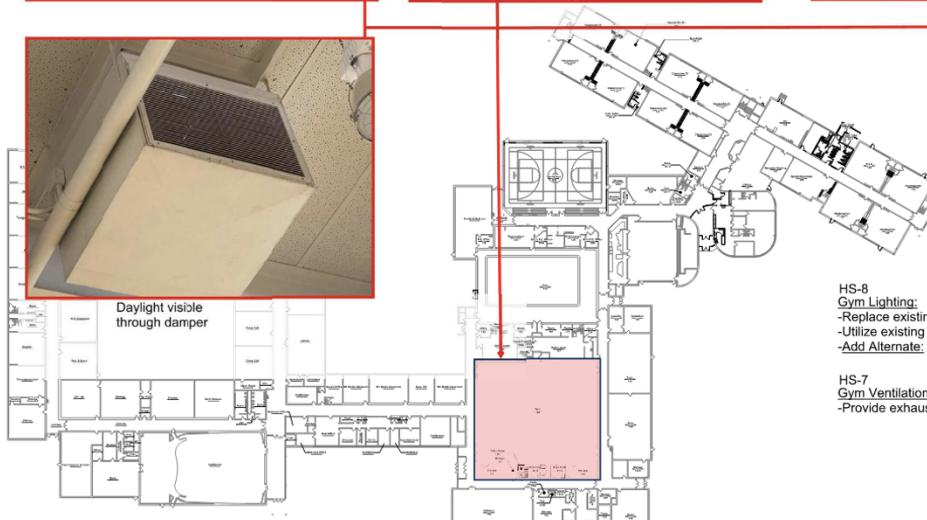
# MIDDLE/HIGH SCHOOL



**HS-21  
Performance Lighting:**  
-Replace performance lighting and dimming rack with digital LED performance lights.  
-Replace ceiling mounted performance lights (house) with batten mounted lights (fixed).  
-Existing rigging and curtains to remain.



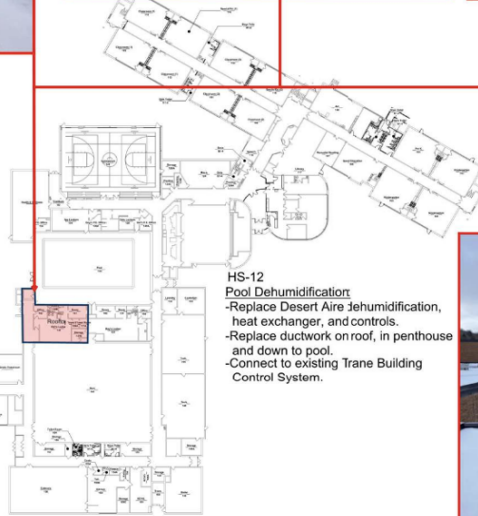
Daylight visible through damper



**HS-8  
Gym Lighting:**  
-Replace existing gym lights, one for one, with LED fixtures (36 fixtures).  
-Utilize existing conduit, wiring, and switching.  
-Add Alternate: Provide scene controls, relays, and rewire.

**HS-7  
Gym Ventilation:**  
-Provide exhaust fans; remove non-functioning gravity dampers.

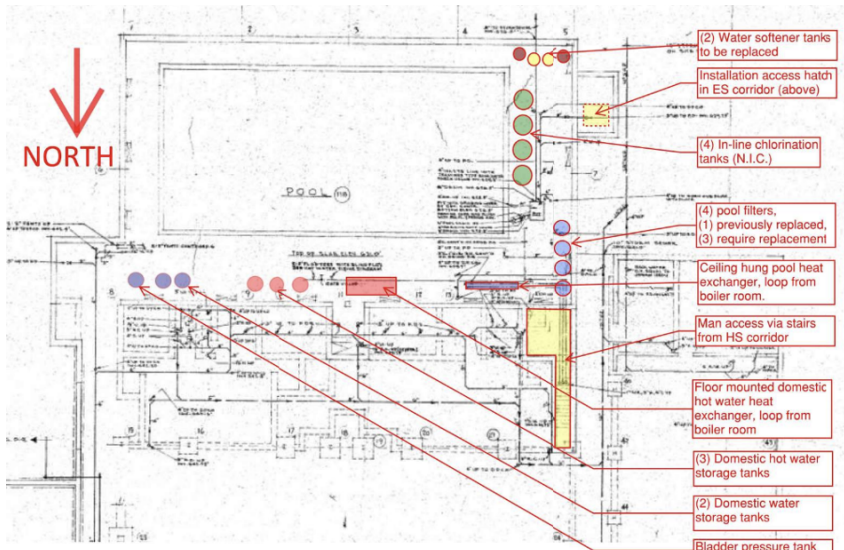
# MIDDLE/HIGH SCHOOL



**HS-12 Pool Dehumidification**  
 -Replace Desert Aire Jehumidification, heat exchanger, and controls.  
 -Replace ductwork on roof, in penthouse and down to pool.  
 -Connect to existing Trane Building Control System.

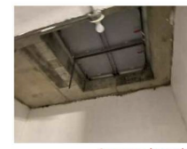


1 Floor Plan - First Floor - Overall



**NORTH**

- (2) Water softener tanks to be replaced
- Installation access hatch in ES corridor (above)
- (4) In-line chlorination tanks (N.I.C.)
- (4) pool filters, (1) previously replaced, (3) require replacement
- Ceiling hung pool heat exchanger, loop from boiler room.
- Man access via stairs from HS corridor
- Floor mounted domestic hot water heat exchanger, loop from boiler room
- (3) Domestic hot water storage tanks
- (2) Domestic water storage tanks
- Bladder pressure tank



Access hatch



Water softener tanks



In-line chlorination tanks



Pool filters



Pool filters



Pool filters

HS-13  
 Pool Systems:  
 -See photos

HS-16  
 Domestic Water Equipment:  
 -See photos  
 -Existing equipment may be oversized for current usage.  
 -Requires further evaluation to correctly size equipment.



Access hatch in ES corridor



Domestic water storage



DHW storage



View east from stairs

Pool heat exchanger  
 Domestic HW heat exchanger

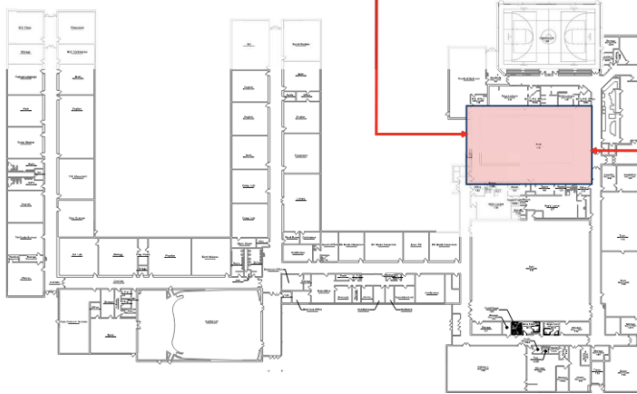
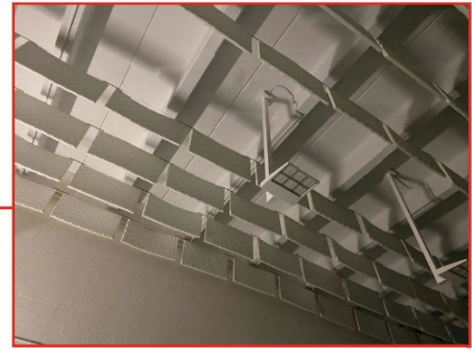


View south from stairs



Looking north to stairs

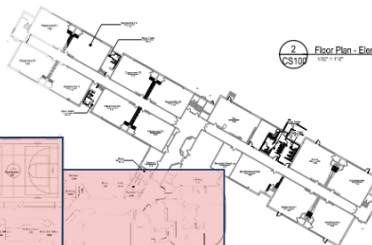
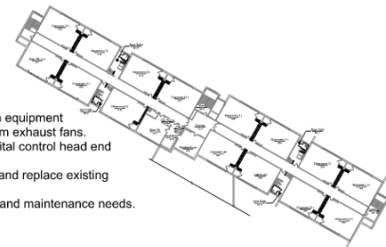
# MIDDLE/HIGH SCHOOL



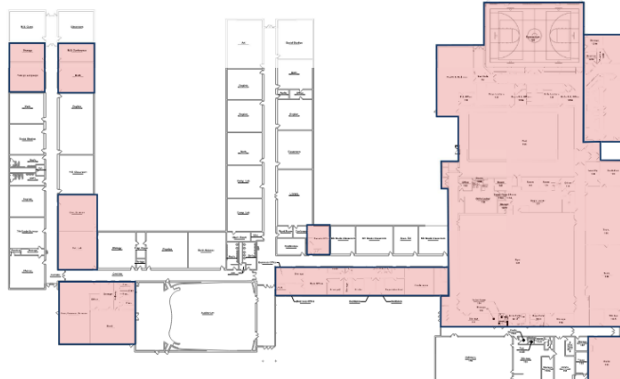
**HS-15  
Pool Renovations:**  
 -Paint walls and ceilings (Structural T's)  
 -Replace acoustic baffles.  
 -Review additional wall-mounted acoustic treatments  
 -Existing tile wainscot and tile deck to remain.



**HS-17/ES-8  
Building Controls:**  
 -Remove remaining pneumatic controls from equipment serving areas noted on plans and toilet room exhaust fans.  
 -Replace with digital controls and tie into digital control head end and program.  
 -Remove existing pneumatic control panels and replace existing compressor.  
 -New compressor sized to serve operations and maintenance needs.



2 Floor Plan - Elementary Wing - Second Floor  
 VS107

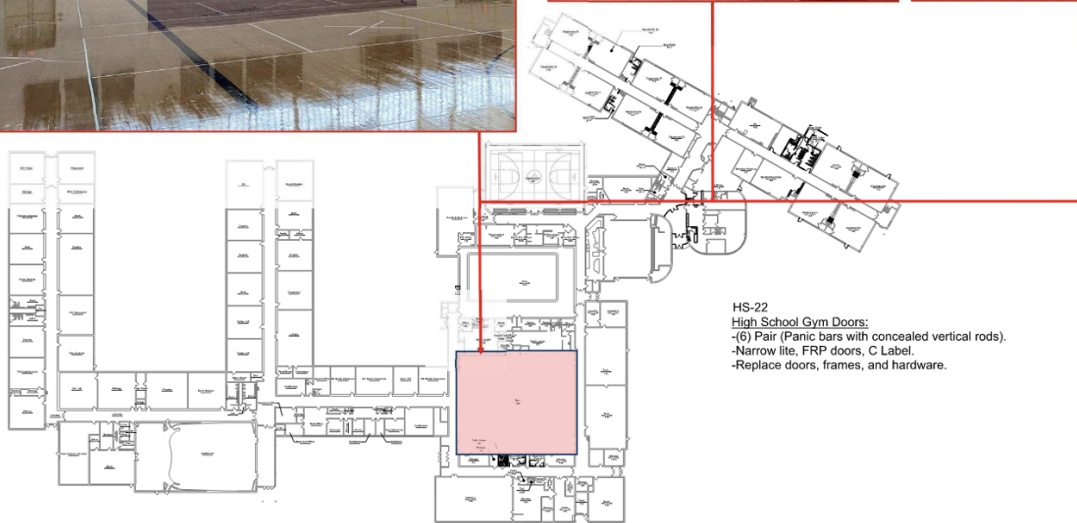


**Additional Scope Items  
Boiler Room:**  
 -1990 heating hot water expansion tank appears to have a pin-hole leak. May have to be replaced.  
 -High School heating hot water loop needs an isolation valve to separate that portion of the piping from the rest of the system.  
 -Elementary heating pumps are original (1990), would recommend replacement and installing VSDs on the new pumps.



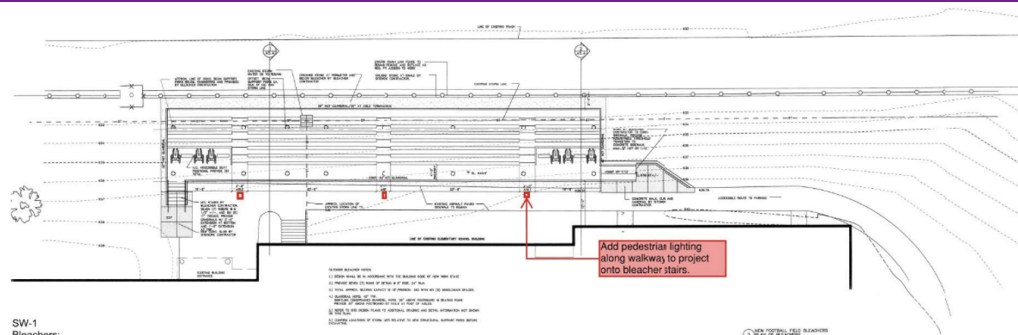
1 Floor Plan - First Floor - Overall

# MIDDLE/HIGH SCHOOL



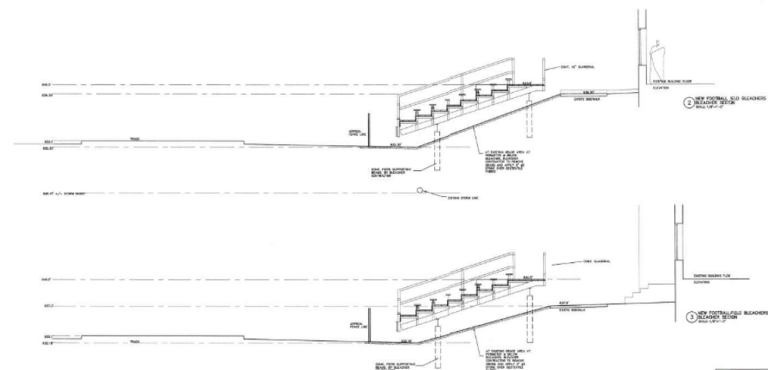
HS-22  
 High School Gym Doors:  
 - (6) Pair (Panic bars with concealed vertical rods).  
 - Narrow lite, FRP doors, C Label.  
 - Replace doors, frames, and hardware.

## EXTERIOR BLEACHERS



Add pedestrian lighting along walkway to project onto bleacher stairs.

SW-1  
 Bleachers:  
 - Construct bleachers on existing slope with access from existing sidewalk.  
 - Review pedestrian lighting.



# ELEMENTARY SCHOOL

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## HISTORY

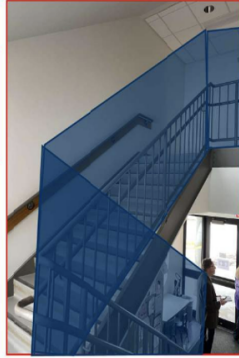
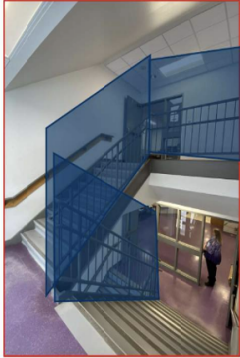
- Elementary was built in 1990 (31 years ago) as part of the elementary consolidation
- The building remained in its original structure/design until the main roof was replaced in the 2009 Project.
- In 2012, flooring was installed replacing the original carpeting.
- Extensive classroom wing improvements, secure entrance, and new gym flooring in the 2018 Project.

## FOCUS AREA

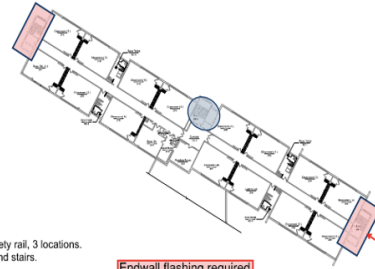
- Stairwells
- Gymnasium
- Water heater
- Mechanical Upgrades, Improvements to Air Quality that includes the addition of air conditioning



# ELEMENTARY SCHOOL

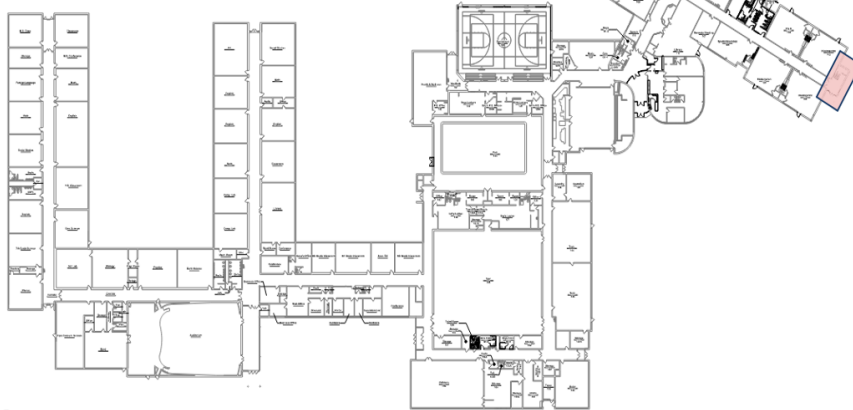


ES-3/ES-4  
Elementary School Stairwells:  
-Replace guardrail with architectural safety rail, 3 locations.  
-Install endwall flashing, typical at two end stairs.

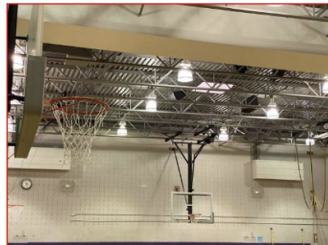
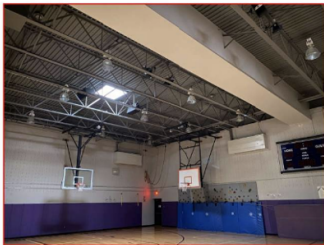


Endwall flashing required above stairwell roofs

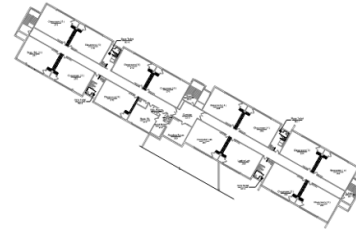
2 Floor Plan - Elementary Wing - Second Floor



1 Floor Plan - First Floor - Overall



ES-6  
Elementary Gym Lighting:  
-Replace existing gym lights, one for one, with LED fixtures (24 fixtures).  
-Utilize existing conduit, wiring, and switching.  
-Add Alternate: Provide scene controls, relays, and rewire.

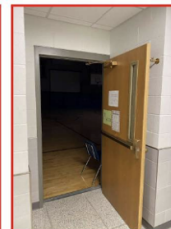
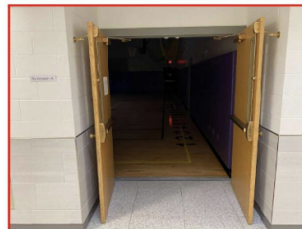


2 Floor Plan - Elementary Wing - Second Floor



1 Floor Plan - First Floor - Overall

ES-14  
Elementary Gym Door Replacement:  
-(1) Pair (Panic bars with upper rods).  
-(2) Single Leaf (Panic bars rim device)  
-Narrow lite, solid core wood doors, C Label.  
-Add electromagnetic hold opens.  
-Replace doors, frames, and hardware.



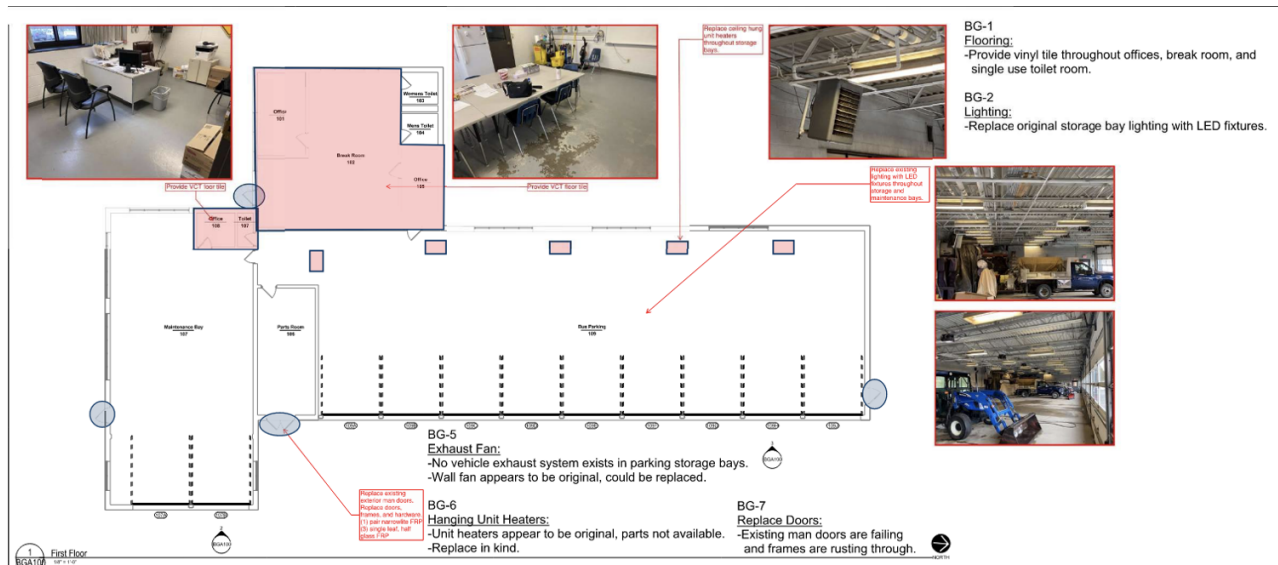
# BUS GARAGE BUILDING

## HISTORY

- Originally constructed in 1985.
- Roof was replaced in the 2009 Project.
- Bus bay doors were replaced in the 2018 Project.

## FOCUS AREAS

- Flooring
- Bay Area Lighting
- Fuel tank
- Entrances Rusting
- Mechanical Upgrades





# PROPOSED CAPITAL BUDGET

## FINANCIAL INFORMATION

- Renovation project by definition => costs amortized over 15 years.
- Referendum Value not including Federal funding in the amount of \$4,916,458.
- Anticipated State Aid at 90.8%. The scope of work is estimated to be 95% aidable.
- The remaining local share to be provided by the community. The average levy increase per household based upon a property value of \$100,000 is \$19.57 per year for 15 years.
- As always, the district will seek ways to minimize the local impact for this project.

## ADDITIONAL FEDERAL FUNDING (\$1,494,040)

The federal government, following the COVID-19 pandemic, has allotted one time funding to all NY school districts with the goal of improving indoor air quality. The details associated with this funding are still being developed.

Should this funding be secured, the District would consider additional mechanical upgrades at all buildings that would qualify for this funding.

Ideally this work would occur concurrently with the capital project referendum work. This work would be fully funded, not impact the local tax share, and not require voter approval.

**West Canada Valley  
Central School District  
5477 State Route 28  
P.O. Box 360  
Newport, NY 13416**



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**District Office**

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Superintendent  
315-845-6800  
Fax: 315-845-8652

**Business Office**

Kelley Crossett  
Business Manager

**Elementary School**

Mrs. Correne Holmes  
Principal

**Jr/Sr High School**

Mr. Glenn Broadbent  
Principal

**Calendar**

**Project Hearing :**

November 1, 2021  
6:00 p.m.  
High School Library

**Capital Project  
Public Vote :**

November 9, 2021  
12p.m.— 8p.m.  
High School Lobby

Don't forget to check the West  
Canada Valley website for the  
most up to date information  
about sporting events,  
upcoming meetings, or current  
happenings at the school!

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[www.westcanada.org](http://www.westcanada.org)

