

# 5-YEAR CAPITAL PLAN EXECUTIVE SUMMARY

Updated May 2025

This Five-Year Plan is prepared in conformance with Part 155.1 and 155.3 of the Regulations of the Commissioner of Education and the State of New York. It is consistent with the Regional Five-Year Special Education Space Requirements Plan required by Commissioner's Regulation 200.2(g).

The intent of this Five-Year Plan is to identify the current condition of each of West Irondequoit Central School District's facilities, and to serve as a tool for the District to actively manage its capital needs.

## **The Five-Year Plan Team**

This Five-Year Plan was prepared by a team of District Personnel and design professionals including:

### **West Irondequoit Central School District**

Dr. Aaron Johnson	Superintendent of Schools
James Brennan	Assistant Superintendent for Finance
John Conti	Executive Director of Operations

### **CPL | Architects and Engineers**

Brian Trott, AIA	Principal in Charge
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Norm Gardner, CGP	Civil Designer
Larry Werts, PE	Structural Engineer
Jonathan Boots, PE	Mechanical Engineer
Jennifer Wengender, PE	Plumbing Engineer
Robin DeRue	Electrical Designer

## **Resources**

The following resources were utilized and are included in the appendix of this Five-Year Plan:

- Annual Visual Inspection Report
- Building Visual Inspection Report
- School Facilities Report Card

# BUILDING ANALYSIS

## **Briarwood Elementary School**

This building currently is a K-3 grade level facility. The one-story building was originally constructed in 2002 and an addition was opened in 2016. The building currently has 20,904 square feet of usable space. Major building components are in good condition, including roofing, mechanical, electrical, and plumbing systems.

The 2025 Annual Capital Project will replace perimeter chain link fencing, roofing, rooftop mechanical units, domestic water heater and include exterior masonry restoration. The following items are included in the district's goals to replace and/or upgrade within the next 5 years: Replace perimeter chain link fencing and storage shed, flooring, casework, roofing, roof top mechanical units, water heater, and lighting, provide masonry restoration, security film in select locations, upgrade the fire alarm and public address systems.

Educational program enhancements include renovating the library, multi-purpose room, offices and staff support spaces and creating opportunities for enhanced social emotional learning throughout the building, potentially resulting in a classroom addition.

## **Brookview Elementary School**

This building currently is a K-3 grade level facility. The one-story building was originally constructed in 2002 and an addition opened in 2016. The building currently has 21,003 square feet of usable space. Major building components are still functioning, including roofing, mechanical, electrical, and plumbing systems.

The 2024 Annual Capital Project will replace perimeter chain link fencing, roofing, rooftop mechanical units, domestic water heater and include exterior masonry restoration. The following items are included in the district's goals to replace and/or upgrade within the next 5 years: Reconstruct sidewalk from school property to Villanova Road, replace storage shed, flooring, casework, and lighting, provide security film in select locations and upgrade the fire alarm system.

Educational program enhancements include renovating the library, multi-purpose room, offices and staff support spaces and creating opportunities for enhanced social emotional learning throughout the building, potentially resulting in a classroom addition.

## **Colebrook Elementary School**

This building current is a K-3 grade level facility. The one-story building was originally constructed in 2004 and an addition opened in 2016. The building currently has 20,904 square feet of usable space. Major building components are still functioning, including, roofing, mechanical, electrical, and plumbing systems.

The following items are included in the district's goals to replace and/or upgrade within the next 5 years: Repave parking lot, replace perimeter chain link fencing and storage shed, flooring, casework, roofing, roof top mechanical units,

water heater, and lighting, provide masonry restoration, security film in select locations, upgrade the fire alarm and public address systems.

Educational program enhancements include renovating the library, multi-purpose room, offices and staff support spaces and creating opportunities for enhanced social emotional learning throughout the building, potentially resulting in a classroom addition.

### **Listwood Elementary School**

This building currently is a K-3 grade level facility. The one-story building was originally constructed in 2002 and an addition opened in 2016. The building currently has 20,904 square feet of usable space. Major building components are still functioning, including roofing, mechanical, electrical, and plumbing systems.

The following items are included in the district's goals to replace and/or upgrade within the next 5 years: Replace perimeter chain link fencing and storage shed, flooring, casework, roofing, roof top mechanical units, water heater, and lighting, provide masonry restoration, security film in select locations, upgrade the fire alarm and public address systems. A small toilet room addition is also planned to be used for events held at the adjacent athletic fields.

Educational program enhancements include renovating the library, multi-purpose room, offices and staff support spaces and creating opportunities for enhanced social emotional learning throughout the building, potentially resulting in a classroom addition.

### **Pinegrove**

This building was recently reacquired by the District and is home to tutoring services and Helmer Nature Center's classrooms. The one-story building was originally constructed in the 1960s. The building currently has 13,720 square feet of usable space. Major building components are in fair condition but still functioning, including roofing, mechanical, electrical, and plumbing systems.

The 2027 Promise Project will renovate this building to house (3) UPK classrooms and District-wide STEAM programming. Renovations will include asphalt and concrete paving, abatement, replacement of doors and frames, windows, ceilings, finishes and lighting. Existing mechanical, electrical and plumbing systems will be upgraded. The following items are included in the district's goals to replace and/or upgrade within the next 5 years: Reconstruct sports fields and the sugar shack and renovate Helmer Nature Center classrooms.

### **Seneca Elementary School**

This building currently is a K-3 grade level facility. The two story plus basement building was originally constructed in 1922. The building currently has 24,920 square feet of usable space. Major building components are still functioning, including roofing, mechanical, electrical, and plumbing systems.

The 2024/25 COEP replaced the attic sprinkler heads and added (3) attic access hatches on the roof. The following items are included in the district's goals to

replace and/or upgrade within the next 5 years: Repave parking lot, remove abandoned freight elevator, provide canopy at main entrance, replace perimeter chain link fencing and storage shed, flooring, casework, roofing, water heater, provide security film in select locations, upgrade the public address system.

Educational program enhancements include renovating the library, multi-purpose room, offices and staff support spaces and creating opportunities for enhanced social emotional learning throughout the building.

### **Rogers Southlawn School**

This building currently is a K-6 level facility. The two story plus basement building was originally constructed in 1928. The building currently has 55,035 square feet of usable space Major building components are still functioning, including roofing, mechanical, electrical, and plumbing systems.

The 2023 RISE Project replaced AHU-1 and CU-1 and provided RTU-1B and renovated the library to include a separate Maker Space classroom. The following items are included in the district's goals to replace and/or upgrade within the next 5 years. Regrade and provide irrigation for athletic fields, replace perimeter chain link fencing and storage shed, flooring, casework, ceilings, roofing, roof top mechanical units, water heater, and lighting, provide masonry restoration, security film in select locations, upgrade the public address and electrical systems.

Educational program enhancements include renovating the library, multi-purpose room, gymnasium, art and music classrooms, offices and staff support spaces and creating opportunities for enhanced social emotional learning throughout the building, potentially resulting in a classroom addition. Courtyard renovations to increase experiential learning opportunities are also planned.

### **Iroquois Middle School**

This building currently is a 4-6 grade level facility. The three-story building was originally constructed in 1992. The building currently has 68,054 square feet of usable space. Major building components are still functioning, including roofing, mechanical, electrical, and plumbing systems.

The 2023 RISE Project renovated basement level toilet rooms and the library to include a separate Maker Space classroom. The 2025/26 COEP will modernize the passenger elevator. The following items are included in the district's goals to replace and/or upgrade within the next 5 years. Repave parking lot, regrade athletic field, replace perimeter chain link fencing and storage shed, flooring, casework, doors and hardware, ceilings, roofing, roof top mechanical units, plumbing fixtures, water heater, and lighting, provide masonry restoration, security film in select locations, elevator modernization, upgrade the fire alarm and public address systems. Renovations to student bathrooms are also planned.

Educational program enhancements include renovating the library, multi-purpose room, gymnasiums, cafeteria, art and music classrooms, offices and staff support spaces and creating opportunities for enhanced social emotional learning throughout the building potentially resulting in a classroom addition.

### **Dake Junior High School**

This building currently is a 7-8 grade level facility. The two story plus basement building was originally constructed in 1931. The building currently has 111,662 square feet of usable space. Major building components are still functioning, including mechanical, electrical, and plumbing systems.

The 2023 RISE Project constructed a bridge linking Dake with the High School, replaced select doors, frames and hardware. The following items are included in the district's goals to replace and/or upgrade within the next 5 years. Replace exterior stairs and retaining walls, flooring, casework, doors and hardware, ceilings, roofing, roof top mechanical units, water heater, and lighting, provide masonry restoration, security film in select locations, upgrade the fire alarm and public address systems. Renovations to student bathrooms, locker rooms and the kitchen are also planned.

Educational program enhancements include renovating the library, multi-purpose room, gymnasiums, cafeteria, art and science classrooms, offices and staff support spaces and creating opportunities for enhanced social emotional learning throughout the building.

### **Irondequoit High School**

This building currently is a 9-12 grade level facility. The three story plus basement building was originally constructed in 1948. The building currently has 286,726 square feet of usable space. Major building components are still functioning, including roofing, mechanical, electrical, and plumbing systems.

The 2023 RISE Project constructed a bridge linking the High School with Dake Junior High School. The 2027 Promise Project will reconstruct the grass baseball and softball fields on the north side of the property into a multi-sport artificial turf complex to accommodate varsity baseball, varsity softball and a practice soccer field. This renovation includes new dugouts, bullpens, batting cages, press boxes, lighting, and sidewalks. The following items are included in the district's goals to replace and/or upgrade within the next 5 years. Replace sidewalks, perimeter chain link fencing, flooring, casework, doors and hardware, lockers, ceilings, roofing, roof top mechanical units, plumbing fixtures, water heater, and lighting (general, theatrical and natatorium), provide masonry restoration, security film in select locations, elevator modernization, upgrade the fire alarm and public address systems.

Educational program enhancements include renovating the library, commons, cafeterias and kitchen, Auditorium, gymnasiums, natatorium, art and music classrooms, offices and staff support spaces and creating opportunities for enhanced social emotional learning throughout the building.

### **Administration Building**

This building currently is the district administration facility. The one-story building was originally constructed in 2005. The building currently has 9,232 square

feet of usable space. Major building components are still functioning, including roofing, mechanical, electrical, and plumbing systems.

The following items are included in the district's goals to replace and/or upgrade within the next 5 years: Provide additional site lighting, replace doors and hardware, flooring, upgrade fire alarm and mechanical systems.

### **Evans & McGraw Learning Center**

This building currently serves as the district's information technology facility as well as the Teacher Learning Center. The one-story building was originally constructed in 1963. The building currently has 11,012 square feet of usable space. Major building components are still functioning, including roofing, mechanical, electrical, and plumbing systems.

The following items are included in the district's goals to replace and/or upgrade within the next 5 years: Provide mechanical systems upgrades and elevator modernization.

### **Sproule Field House Building**

This building currently is used for students 9-12 as a gymnasium. The one-story building was originally constructed in 1997. The building currently has 8,820 square feet of usable space. Major building components are still functioning, including roofing, mechanical, electrical, and plumbing systems.

The following items are included in the district's goals to replace and/or upgrade within the next 5 years: Restore the building envelope, replace flooring, doors and hardware, gymnasium divider curtain, lighting and mechanical systems.

### **Maintenance Building (Washington Ave.)**

This building currently is the district's facilities administrative offices, and buildings & grounds shops. The one-story building was originally constructed in 1962. The building currently has 7,266 square feet of usable space. Major building components are in fair condition but still functioning, including roofing, mechanical, electrical, and plumbing systems.

The 2023 RISE Project will relocate these services to the Lakeview Building, allowing the district to consider its future uses.

### **Lakeview Building**

This building currently is the district's facilities storage & leased to a day-care provider. The one-story building was originally constructed in 1954. The building is currently not ADA accessible. The building currently has 14,304 square feet of usable space. Major building components are in fair condition but still functioning, including roofing, mechanical, electrical, and plumbing systems.

The 2023 RISE Project will completely overhaul this building and its grounds to house the district's Department of Environmental Services. Renovations will include asphalt and concrete paving, abatement, replacement of doors and frames,

windows, ceilings, finishes and lighting. Existing mechanical, electrical and plumbing systems will be upgraded and/or replaced.

### **Oakview Building**

This building currently is the district's teacher/student services space & leased to a day-care provider. The one-story building was originally constructed in 1954. The building is currently not ADA accessible. The building currently has 11,860 square feet of usable space. Major building components are in fair condition but still functioning, including roofing, mechanical, electrical, and plumbing systems.

The following items are included in the district's goals to replace and/or upgrade within the next 5 years: Repave parking lot and create an ADA accessible exterior route, replace perimeter chain link fencing, windows, flooring, roofing, lighting and mechanical systems, provide fire alarm system and access controls.