

Akron Central School District
OACM Meeting Minutes
2023 Capital Improvement Project
July 17, 2025

1. Construction Update

A. K-12 Main Building

- HS H-Wing: During abatement, an unforeseen ACM asphaltic flooring was discovered under the existing VCT system. Proceeding with encapsulation. Encapsulant material is ordered and will be delivered by tomorrow 7/18.
- HS Tech Shops: Demo work is complete. Floor product was changed to a three-layer epoxy system. Floor prep and edge grinding is in progress.
- ES Bathrooms 160/161: Demo work is complete.
- ES Gym: Floor sanding, staining, and first two sealer coats are complete. Game line and logo painting is in progress.
- Gym #2: Demo of old gym equipment is complete. Light fixture replacement and switch leg rewiring is complete. Floor sanding and staining is complete.
 - District stated the existing floor boxes in Gym #2 do not work. CPL, BE, and CCMG will investigate.
- Gym #3: Demo of old gym equipment is complete. Demo of folding partition is in progress. Light fixture replacement and switch leg rewiring is complete. Supplemental steel installation for new gym equipment is in progress.
- MS Boiler Room: New boiler flues and intakes completion by tomorrow 7/18. Remainder of new supply/return piping will follow.
- HVAC Rooftop Work: PoolPak unit and Kitchen MAU's were demoed and removed from the Roof.
- PA System Replacement: New equipment has been mounted in Data Closets throughout and the Main Server Room. New data cabling, LV wiring, and speakers are complete in MS and ES wings on the 1st floor with the 2nd floor in progress.
- Auditorium: Stage, tormentor, and catwalk theatrical fixtures have been removed and stored. Stage curtains were removed and stored.
- Tennis Courts: Repair and resurfacing work is complete.

B. Bus Garage

- Interior walls metal stud framing, drywall, and finishing is complete. Painting is nearly complete throughout.
- Plumbing and electrical overhead work is complete. Misc. mechanical overhead work will be complete tomorrow 7/18. Above-ceiling inspection the week of 7/21. Hard lids remainder and ACT ceiling work will follow.
- EPDM roofing and exterior face brick is complete. Exterior painting of the Existing Bus Garage Building is nearly complete.

- New storm and sanitary piping is complete. The oil/water separator, grinder pump station, drywell, and catch basins are set.
- Underground work for new electrical feeders, fiber, phone, and site lighting is in progress.
- Schindler elevator installation starting the week of 7/21. New RTU's will be set on 7/22.

C. Athletic Complex

- Site clearing and earth moving is in progress along the northern and western sides of the Stadium area.
- Temporary chain link construction fencing installation is nearly complete.

2. Project Budget Summary

A. Project Budget Summary dated 7/16/25 attached.

- Unallocated Construction Dollars = \$1,367,304
 - This reflects the savings in the total value of Construction Contracts.
- Scope enhancements and/or additions incorporated into Phase I or Phase II will draw down the Construction Contingency.
 - Monies from the Unallocated Construction Dollars would get transferred to the Construction Contingency via OACM action as funds are spent down.

3. General Items / New Business

A. Discuss identified potential scopes of work to be incorporated into the Project using the Unallocated Construction Dollars remaining. Reference the Potential Scope Changes attachment with conceptual estimates, updated per discussions in the OACM meeting.

- The intent is to integrate scope changes into the current design that was already bought. Any scopes involving a complete redesign require submission to SED and possibly bid depending on the construction value.
- MCA's must be considered – Per Municipal Solutions' financial analysis on 7/7, the following balance is available:
 - \$3.5M for site work/incidentals
 - \$59.7M for construction
 - o Need a minimum of \$10K on building construction.
- Project schedule must be considered.
 - CPL indicated they need 6–8 weeks for full redesign work.
 - Current SED review time is 1–2 weeks. This review time will grow substantially as new projects are submitted during the summer months.
 - Phase II site work is underway with completion by Summer 2026.
- Scope changes in process per direction at the 6/20 OACM Meeting:
 - Convert asphalt to concrete in various areas
 - Grandstand gutter deck system
 - Concession Building cultured stone veneer & precast masonry (on seating side)
 - o All items will be procured via Change Order.
- Scope changes for further design/review:
 - Parking Lot Next to Baseball/Softball Fields – CPL conceptual design dated 6/26.
 - o All parties are in favor of the overall design concept.
 - o The conceptual estimate assumed an additional three (3) parking lot lights.
 - o CPL to add the appropriate exterior signage and pavement markings.

- District requested a security camera in this lot. BE to explore options. Note, this is not included in the conceptual estimate.
- Walk of Fame – CPL conceptual design & renderings dated 7/9.
 - All parties are in favor of the overall design concept.
 - District suggested adding historical photos to the interior branded windscreen. CPL to confirm with Toth how customizable the branded windscreens are.
- Area of Reflection – DD drawing & renderings
 - All parties are in favor of the original design intent.
 - Real white pine tree (already bought in project)
 - Stamped concrete circle area
 - Circular bench: concrete, possibly a seat covering
 - Spotlights and convenience receptacles
 - Boulder w/ acknowledgement plaque: provided by District
- Campus-Wide Wayfinding Signage
 - CPL to engage with Takeform for this work. Takeform provided some preliminary planning as part of the 2024 BCS.
- Outdoor Message Board Replacement
 - CPL to engage with Toth for this work.
 - Explore options for board replacement only vs entire structure replacement.
- Scoreboards in Gym #2 and Gym #3 – District indicated that these scoreboard systems do not work and want to consider replacement.
 - Potential Scope Changes attachment includes conceptual estimates for replacement of scoreboards, shot clocks, operation/control equipment, and optional enhancements.
- Mode of Transportation for ADA Spectators – CCMG to check on procurement options and aidability.

4. Next Meeting

A. OACM Meeting – Friday, August 15, 2025 @ 9:00 AM



Project Budget Summary

2023 Capital Improvement Project

July 16, 2025

Akron Central School District

Referendum Authorization	\$	29,829,634
Incidental Budget	\$	4,596,606
Construction Contracts		
<u>Phase I</u>	\$	12,281,766
Contract #101 - General Trades	[Transit Construction Services]	\$ 5,381,000
Contract #102 - Plumbing	[Numarco]	\$ 531,900
Contract #103 - Mechanical	[Mollenberg-Betz]	\$ 2,720,700
Contract #104 - Electrical	[Goodwin Electric]	\$ 1,721,000
Contract #105 - Theatrical	[Syracuse Scenery & Stage Lighting]	\$ 662,830
Contract #106 - PA & Security	[Stark Tech - Co-Op]	\$ 898,700
Contract #107 - Vehicle Lifts	[Vehicle Service Group - Co-Op]	\$ 265,469
Contract #109 - Signage	[Takeform - Co-Op]	\$ 100,167
<u>Phase II</u>	\$	9,957,732
Contract #200 - Site Work	[Northeast Diversification]	\$ 5,360,600
Contract #201 - General Trades	[NCI Construction]	\$ 438,200
Contract #203 - Mechanical	[John W. Danforth]	\$ 785,300
Contract #204 - Electrical	[CIR Electrical]	\$ 2,647,800
Contract #205 - Track Surfacing	[FieldTurf - Co-Op]	\$ 725,832
Unallocated Construction Dollars	\$	1,367,304
Total Construction Dollars (All Phases)	\$	23,606,802
	Balance	\$ 1,626,226
Total Phase I Construction Contingency	\$	846,067
Total Phase I Change Orders Executed	\$	96,336
Total Phase I Change Orders Pending	\$	145,868
Total Phase I Construction Contingency Remaining	\$	603,863
Total Phase I Allowances Available	\$	15,000
Total Phase I Allowances Used	\$	15,000
Total Phase I Allowances Remaining	\$	-
Total Phase II Construction Contingency	\$	780,159
Total Phase II Change Orders Executed	\$	-
Total Phase II Change Orders Pending	\$	(4,251)
Total Phase II Construction Contingency Remaining	\$	784,410
Total Phase II Allowances Available	\$	45,500
Total Phase II Allowances Used	\$	-
Total Phase II Allowances Remaining	\$	45,500

1. Incidentals are budgeted costs for all soft costs within the project: A/E, CM, Surveying, Testing, Legal, Finance, FF&E, etc.
2. Change orders executed includes cost of all change orders currently written and in process of execution.

2023 CIP - CONSTRUCTION BUDGET INFO

VALUE

TOTAL CONSTRUCTION DOLLARS	\$ 23,606,802
TOTAL VALUE OF PH. I CONTRACTS	\$ 12,281,766
TOTAL VALUE OF PH. II CONTRACTS	\$ 9,957,732
UNALLOCATED CONSTRUCTION DOLLARS	\$ 1,367,304

PH. I UNAWARDED ALTERNATES

ALT. VALUE

MS Window Shades	\$ 62,000
Snow Melt System Zones #3 and #4	\$ 170,000

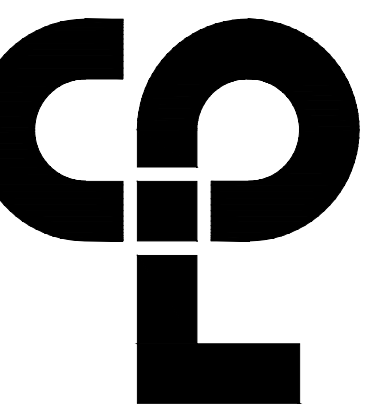
UNALLOCATED CONSTRUCTION DOLLARS REMAINING	\$ 1,135,304
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-Remainder after applying MS Window Shades and BG Snow Melt System Alts.

ITEM FOR UNALLOCATED CONSTR. DOLLARS	WHAT WE BOUGHT	REVISED SCOPE	EST. ADD VALUE (\$)	AIDABLE?	NOTES
Revise Alum. Gate at Athletic Complex Entrance	-Angled alum. fencing gate 6'-5" to 8'-3" high	-Level top alum. gate 8'-3" high	\$ 5,000	YES	OK to proceed 6/20
Revise Dimensional Signage on Bloomingdale Sign	-Sign verbiage reads "AKRON STADIUM"	-Sign verbiage to read "ATHLETIC COMPLEX"	\$ 3,500	YES	OK to proceed 6/20
Increase Concrete Pavement - Concessions Plaza, Grandstand Area, Track Finish Line	-Asphalt sidewalk	-Concrete sidewalk (approx. 19,000 sf)	\$ 145,600	YES	NED quote received 7/18
Increase Aluminum Fencing at Athletic Complex	-6'H chain link fencing from CB to Main Entrance and from Main Entrance to end of Grandstand -Alum. fencing at Main Entrance only	-6'H alum. fencing from CB to Main Entrance and from Main Entrance to end of Grandstand (approx. 250 lf)	\$ 37,500	YES	
Column Wraps Around Grandstand	-Exposed Grandstand columns	-Brick & precast column wraps	\$ 60,000	YES	
Gutter System Below Grandstand	-No Grandstand gutter system	-Grandstand has gutter system	\$ 28,000	YES	OK to proceed 6/20
Visitor Bleacher System	-No Visitor Bleacher system	-Provide new Visitor Bleacher system	\$ 25,000	NO	
Replace All Site Light Pole Bases	-Existing concrete bases to remain -Replace light poles & light fixtures on existing bases	-Replace concrete bases (16 count)	\$ 88,000	YES	
Concession Building Cultured Stone & Graphics	-Exterior paint only	-Exterior cultured stone veneer & precast on seating side face and column wraps	\$ 30,000	NO	OK to proceed 6/20
Concession Building Cultured Stone & Graphics	-Exterior paint only	-Exterior acrylic signage	\$ 10,000	NO	
Parking Lot next to Baseball/Softball Fields	-Bid Docs- MB/C200B, C201B, C202B	-New MB/C200B from 6/26/25	\$ 270,000	YES	SED Sub, Bid
Walk of Fame Area	-Bid Docs- MB/A200, A300, A800	-New MB/A200 and renderings from 7/9/25	\$ 203,500	MAYBE	SED Sub, Bid
Area of Reflection	-Sod circle area w/ white pine tree (MB/C200C)	-TBD	\$ 152,000	MAYBE	SED Sub, Bid
Additional Touchpros Displays	-Two (2) displays in H-Wing only	-Provide one (1) Touchpros display in Main Entrance area	\$ 9,500	NO	SED Sub
Additional Touchpros Displays	-Two (2) displays in H-Wing only	-Provide one (1) Touchpros display in Gym Entrance area	\$ 9,500	NO	SED Sub
Campus-Wide Wayfinding Signage	-N/A	-Use Takeform quote from Medina CSD for budgetary placeholder	\$ 105,000	YES	SED Sub, Co-Op
Outdoor Message Board	-N/A	-Replace front message board	\$ 100,000	YES	SED Sub, Co-Op

ITEM FOR UNALLOCATED CONSTR. DOLLARS	WHAT WE BOUGHT	REVISED SCOPE	EST. ADD VALUE (\$)	AIDABLE?	NOTES
Gym #2 Scoreboards	-N/A	-Pair of Daktronics BB-2155-PV-W (6'x10') Scoreboards -Pair of BB-2114 Shot Clocks -Scoreboard Operation & Control Equipment	\$ 97,400	YES	SED Sub, Co-Op
Gym #2 Scoreboards	-N/A	-Video Display System LVN-2010-252x504-5.9MN-MA (5.19' tall x 10.11' wide)	\$ 45,200	YES	SED Sub, Co-Op
Gym #2 Sound System	-N/A	-Daktronics SSN-150 Gymnasium Sound System	\$ 29,400	YES	SED Sub, Co-Op
Gym #3 Scoreboards	-N/A	-Pair of Daktronics BB-2155-PV-W (6'x10') Scoreboards -Pair of BB-2114 Shot Clocks -Scoreboard Operation & Control Equipment	\$ 97,400	YES	SED Sub, Co-Op
Gym #3 Scoreboards	-N/A	-Video Display System LVN-2010-252x504-5.9MN-MA (5.19' tall x 10.11' wide)	\$ 45,200	YES	SED Sub, Co-Op
Gym #3 Sound System	-N/A	-Daktronics SSN-150 Gymnasium Sound System	\$ 29,400	YES	SED Sub, Co-Op
Athletic Complex ADA Transportation	-N/A	-Provide mode of transportation for ADA spectators	\$ 30,000	MAYBE	CCMG to check

UNALLOCATED CONSTRUCTION DOLLARS REMAINING	\$ 1,135,304
TOTAL CONCEPTUAL VALUE OF SELECTED ITEMS IN PROCESS	\$ 212,100
TOTAL CONCEPTUAL VALUE OF REMAINING SELECTED ITEMS	\$ 860,500
VARIANCE	\$ 62,704



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 201 W. Third Street, Suite 320
 Jamestown, NY 14701
 CPLearn.com
 NY ENGINEERING REG. CERTIFICATE #018320



PROJECT INFORMATION

Project Number: R21.13091.12
 Client Name:

AKRON CENTRAL SCHOOL DISTRICT

2023 CAPITAL IMPROVEMENT PROJECT - PHASE II
 MAIN BUILDING

District Office Address:
 47 BLOOMINGDALE AVE AKRON, NY 14001

AKRON CENTRAL SCHOOL DISTRICT

MAN BUILDING: 14.21.01.042.01.01.02
 CONCESSIONS BUILDING: 14.21.01.047.01.01.02
 PRESS BOX: 14.21.01.048.01.01.01

PROJECT ISSUE & REVISION SCHEDULE

No. Date Description

PROFESSIONAL STAMPS



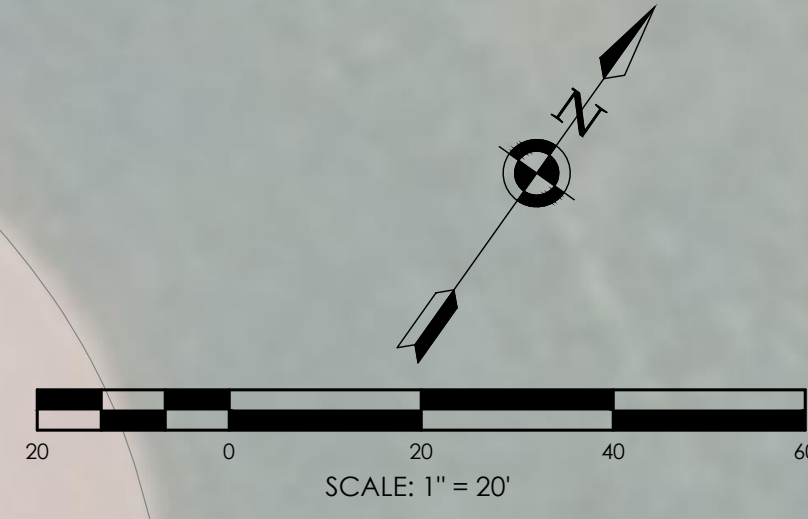
NEW YORK STATE ENGINEERING BOARD
 Alan Benitez is a duly licensed Professional Engineer in the State of New York. He is duly licensed in the State of New York. He is duly licensed in the State of New York. He is duly licensed in the State of New York.

SHEET INFORMATION

Date: 03/10/2025 Scale: 1" = 20'
 Project Status:
 BID DOCUMENTS
 Drawn By: JMB Created By:
 Checked By: NG
 Drawing Title:
SITE PLAN - ADDITIONAL PARKING

Drawing Number: Revision Number:

MB C200B





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201 W. 3rd Street Suite 320,
Jamestown, NY 14701
CPLteam.com



PROJECT INFORMATION

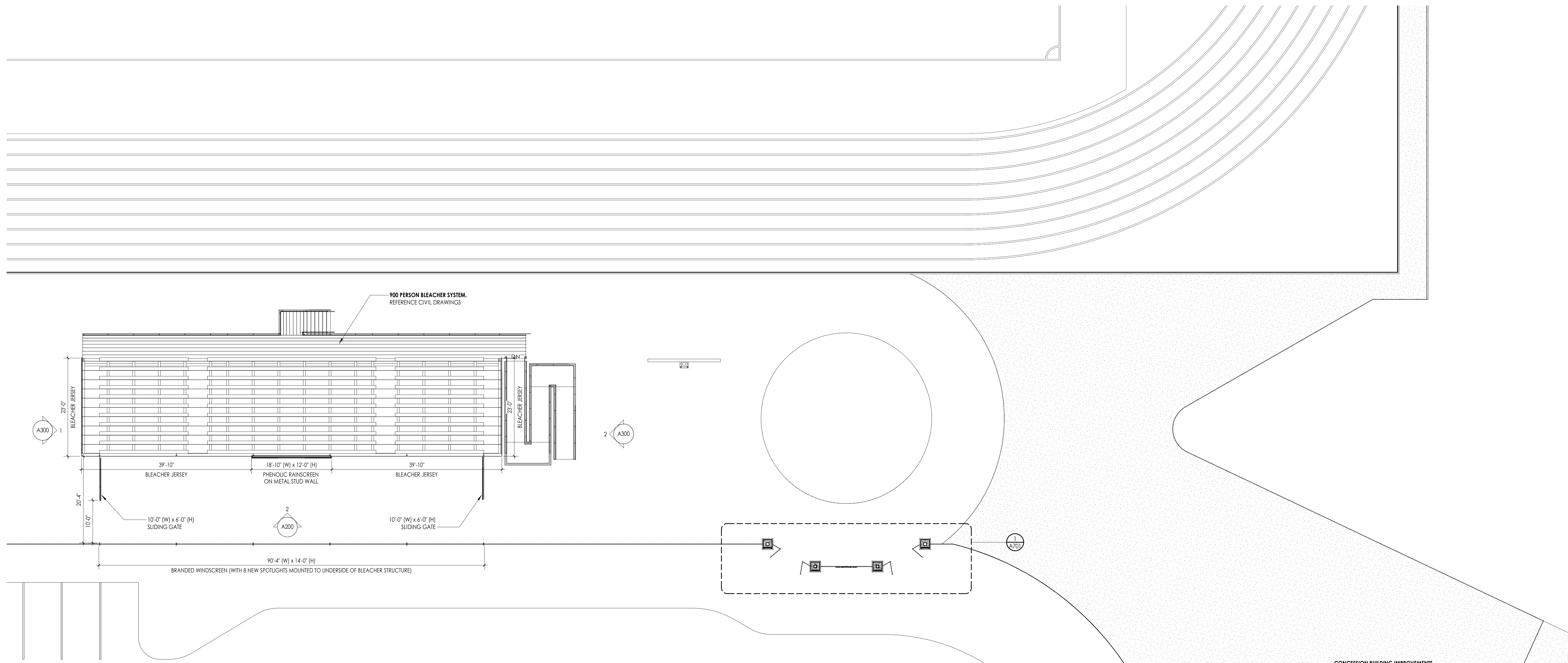
Project Number: R21.13091.12
Client Name: AKRON CENTRAL SCHOOL DISTRICT
Project Name: 2023 CAPITAL IMPROVEMENT PROJECT - PHASE II
MAIN BUILDING
District Office Address: 47 BLOOMINGDALE AVE AKRON, NY 14001

AKRON CENTRAL SCHOOL DISTRICT

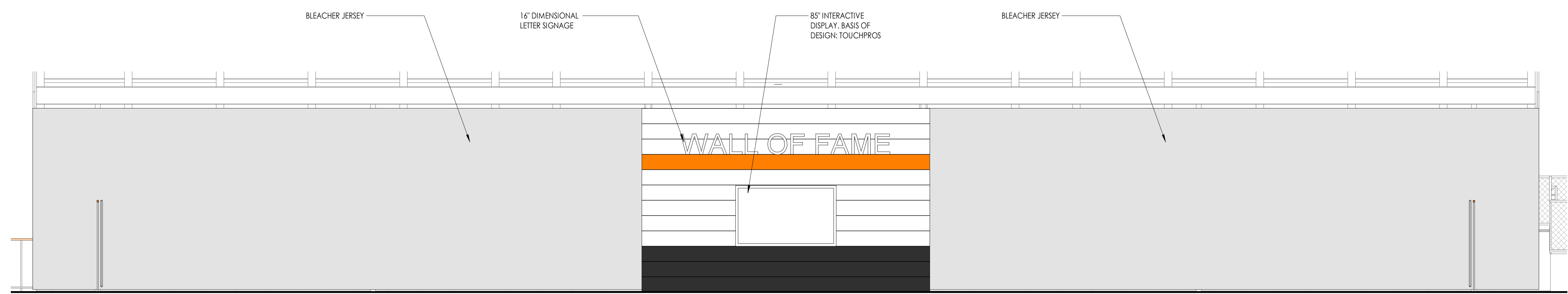
MAIN BUILDING: 14-21-01-04-0-01-0
CONCESSION BUILDING: 14-21-01-04-7-011-002
PRESS BOX: 14-21-01-04-7-012-001

PROJECT ISSUE & REVISION SCHEDULE

#	Date	Description



1 SITE PLAN
A200 3/32" = 1'-0"



2 WALK-OF-FAME WALL
A200 1/4" = 1'-0"

PROFESSIONAL STAMPS



LICENSE EXPIRATION DATE:
30 NOVEMBER 2026

SHEET INFORMATION

Name:	Scale:
03/10/2025	As indicated
Project Status:	
BID DOCUMENTS	
Drawn By:	Checked By:
APC	JAB
Drawing Title:	
SITE PLAN	

Drawing Number:
**MB
A200**



2023 CAPITAL IMPROVEMENT PROJECT - PHASE II
AKRON CENTRAL SCHOOL DISTRICT





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1279 North Main Street
Jamestown, NY 14701
CPLteam.com

NY ENGINEERING REG. CERTIFICATE #01883



PROJECT INFORMATION

Project Number
R21.13091.12
Client Name
AKRON CENTRAL SCHOOL DISTRICT
Project Name
2023 CAPITAL IMPROVEMENT PROJECT - PHASE II

District Office Address
47 BLOOMINGDALE AVE AKRON, NY 14001

BUILDINGS

MAIN BUILDING: 1421-01-04-00-16
CONCRETE BUILDING: 1421-01-04-01-06
PRESS BLDG.: 1421-01-04-02-04

PROJECT ISSUE & REVISION SCHEDULE

#	Date	Description

PROFESSIONAL STAMPS



NEW YORK STATE EDUCATION LAW AND THE COMPASS POINTS ACT REQUIRE THAT ALL ARCHITECTS AND ENGINEERS REGISTERED IN NEW YORK STATE MUST BE LICENSED BY THE STATE EDUCATION BOARD. THE BOARD HAS THE AUTHORITY TO REVOKE OR SUSPEND A LICENSE FOR CAUSE. THE BOARD'S DECISIONS ARE FINAL AND NOT SUBJECT TO APPEAL. THE BOARD'S DECISIONS ARE FINAL AND NOT SUBJECT TO APPEAL.

SHEET INFORMATION

Name: Scale: As indicated
Date: 05/10/2024
Project Status: DD SUBMISSION
Drawn By: JAB
Checked By: JAB
Drawing Title: AREA OF REFLECTION - NEW WORK PLAN & DETAILS

Drawing Number
MB A702

ELEVATION GENERAL NOTES

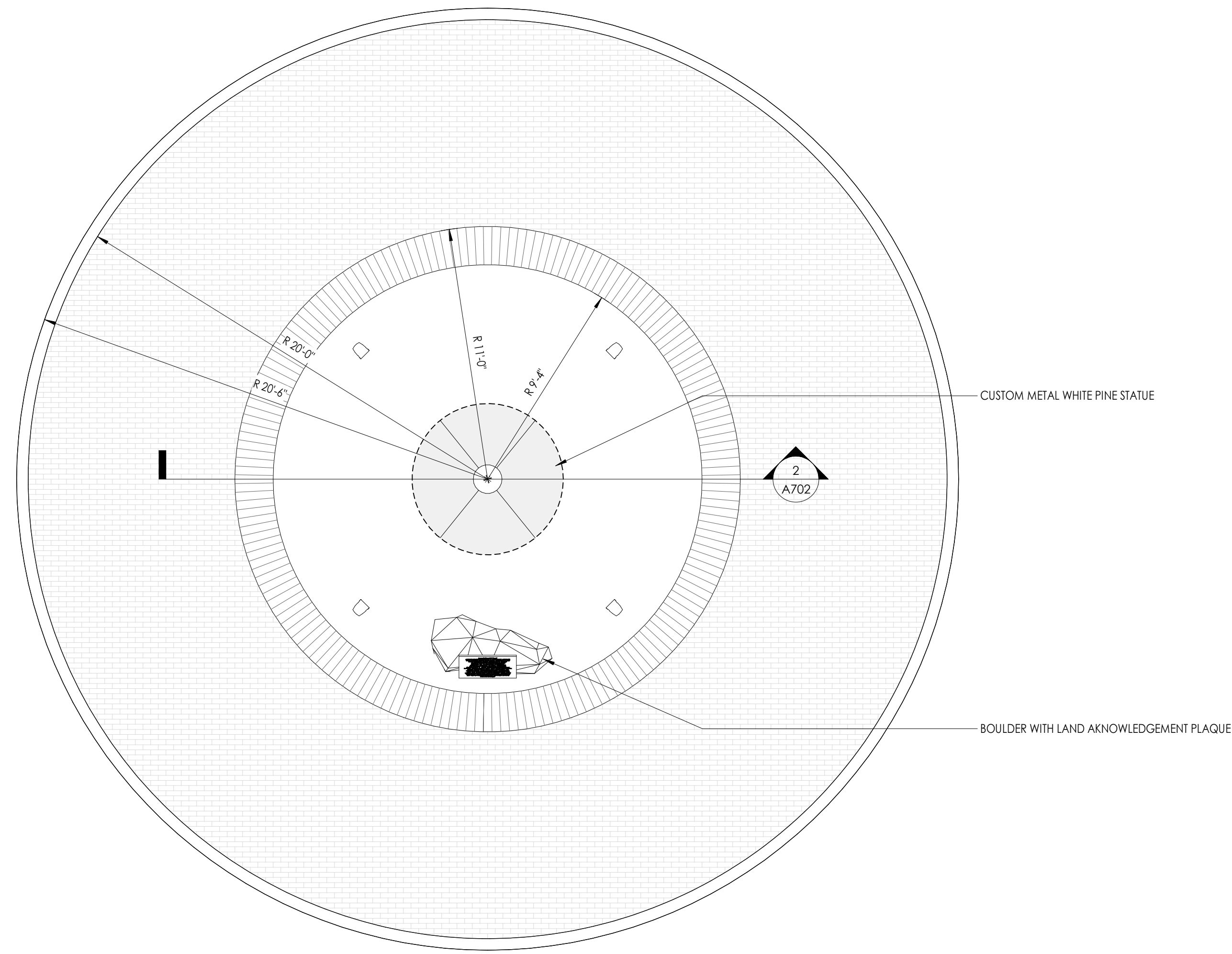
1. **RENOVATION PROJECTS:** ALL DRAWINGS ARE GRAPHIC REPRESENTATIONS OF APPROXIMATE LOCATIONS OF EXISTING AND NEW MATERIALS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF WORK.
2. **RENOVATION PROJECTS:** MASONRY OPENINGS ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL CONDITIONS.
3. REFER TO A300'S DRAWINGS FOR DOOR, FRAME, AND WINDOW TYPES.
4. PROVIDE ALL LOUVER OPENINGS AS REQUIRED. COORDINATE WITH MECHANICAL CONTRACTOR FOR FINAL SIZE AND LOCATION.
5. ARCHITECTURAL ELEVATION 0' - 0" EQUALS CIVIL DATUM OF XXX.XX'
6. CONTROL JOINT = CJ
7. SOFT JOINT = SJ
8. EXPANSION JOINT = EJ
9. BUILDING EXPANSION JOINT = BEJ

ELEVATION LEGEND

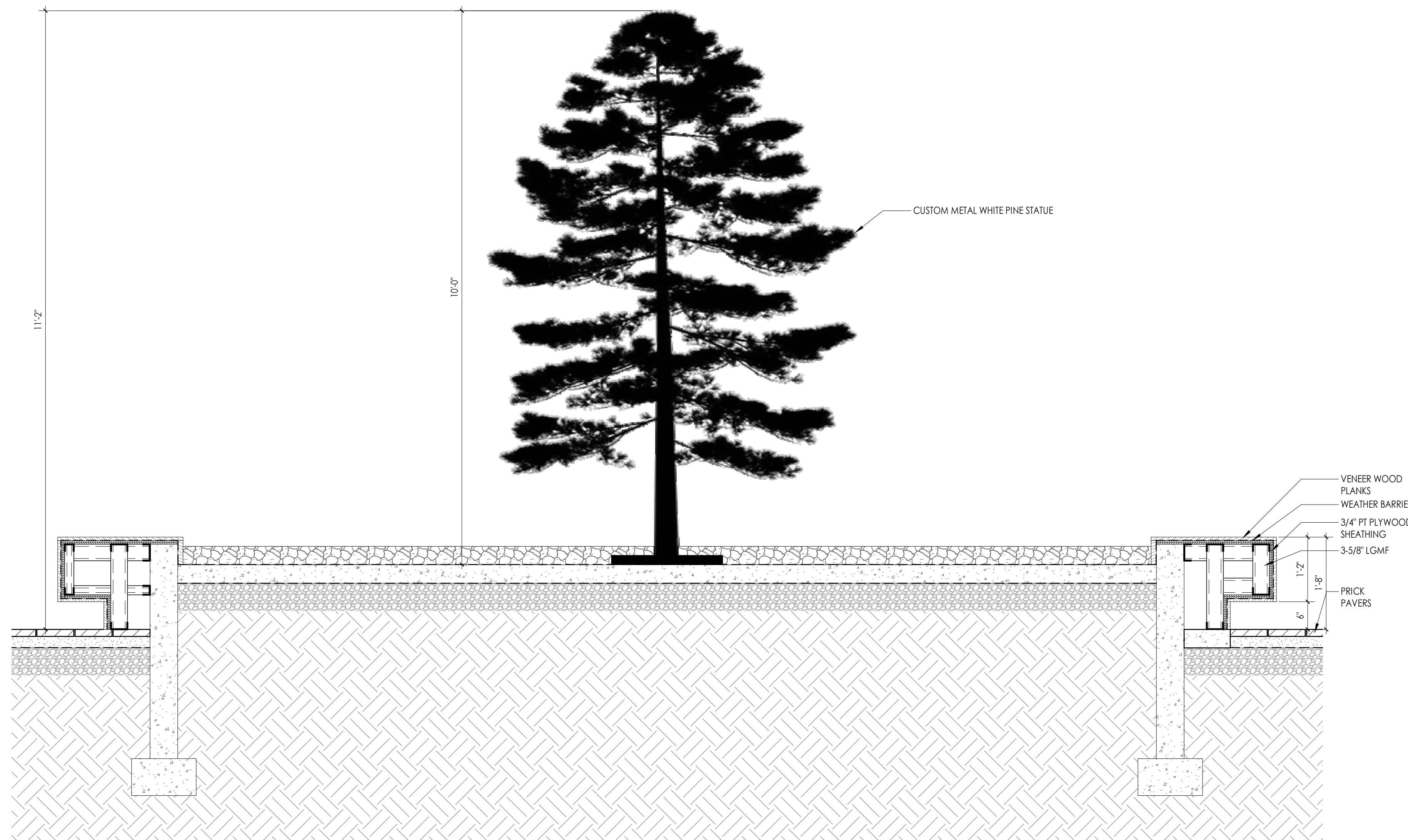
	CAST STONE		PRECAST CONCRETE
	CMU (RUNNING)		STACKED STONE
	BRICK (RUNNING)		STANDING SEAM ROOF
	EXPANSION JOINT (EJ)		CONTROL JOINT (CJ)

ELEVATION KEY NOTES

- 1 A300 NOTE 1
- 2 A300 NOTE 2
- 3 A300 NOTE 3



1 ENLARGED PLAN - AREA OF REFLECTION
A702 1/4" = 1'-0"



2 AREA OF REFLECTION - SECTION
A702 3/4" = 1'-0"



Area of Reflection: Option 1



Akron Central School District
 2023 Capital Improvement Project
 OACM Meeting
 July 17, 2025

	NAME	COMPANY	PHONE	E-MAIL ADDRESS
1	Brady Morrison	CPL	716-969-2444	
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4	VANGLAD MARCEL	CCMG	716 392 6574	vmarcel@ccmg.com
5	Mark A. Gruff	Compass CMB	(716) 225-2887	mgruff@compasscmg.com
6	Mark Alexander	ACS	(716) 542 5012	markalexander@akrnc12.org
7	Steve Dumbell	ACS	716 200 4925	sdumbell@akrnc12.org
8	Wade Koska	ACS	716 542 5014	wkoska@akrnc12.org
9	Nick Hill	ACS	716-542-5055	nickhill ; nhill@akrnc12.org
10	Pat Brown	BE	(716) 633-5300	pbrown@BEPC.BIZ
11	Dave Dero	BE	716 633 5300	Dero@BEPC.BIZ
12	John Morello	ACS		
13	Peter Forrester	Village of Akron		
14	Dave Miller	Town of Newstead		
15				
16	<u>Online</u>			
17	Erik Polkowski	ACS BOE		
18	Norm Gardner	CPL		