

Akron Central School District
OACM Meeting Minutes
2023 Capital Improvement Project
August 15, 2025

1. Construction Update

A. K-12 Main Building

- HS H-Wing:
 - ACM asphaltic flooring was successfully encapsulated.
 - Corridor wall painting is nearly complete. Stairwell painting next week 8/18.
 - Corridor LVT floor is complete, floor protection is down, and rubber base is in progress. Stair treads are in progress.
 - Ceiling grid will be complete today 8/15. New light fixtures are in progress.
 - Tiling work starting next week 8/18 in vestibules and center stair walls.
 - Takeform graphics production will be complete next week. Install slated for the week of 8/25. Back-lit signs had longer lead time, install the week of 9/8.
 - Casework installation the week of 8/25.
 - Final cleaning tentatively scheduled for 8/28.
 - District stated old display boards need to be removed in the corridors.
- HS Tech Shops: Epoxy flooring system is complete. Final cleaning scheduled for next Friday 8/22.
- HS Basement: LVT flooring system is in progress, anticipated completion next Tuesday 8/19. Final cleaning is scheduled for 8/22.
- ES Bathrooms 160/161: Tiling and painting work is complete. Plumbing fixtures will be complete by today 8/15. Ceiling grid, toilet partitions, bathroom accessories installation next week with final cleaning on 8/22.
- ES Gym: Wood floor refinishing is complete. Wall accent strip painting is in progress. Wall pad installation next week. Final cleaning next Friday 8/22.
- Gym #2: Wood floor refinishing is complete. Athletic sheet flooring is in progress. Wall pads are nearly complete, batting cage is complete, and roll-down curtain divider install next week.
- Gym #3: Wood floor sanding is in progress. Drywall for soffit and infill at old folding partition pocket are complete with painting in progress. Wall pads replacement is complete, wall-hung basketball nets complete, and roll-down curtain divider complete.
- MS Boiler Room: Boiler flues and intakes are complete, supply and return piping is 95% complete. Boiler gas line is complete. Domestic water mixing valve replacement is complete. Electrical finishes and controls work next week.
- HVAC Rooftop Work: PoolPak unit and Kitchen MAU's plan to be set on 8/22 or 8/25.
- PA System Replacement: New system will not be completed by end of summer. Remainder of installation during fall. CCMG to coordinate cutover with the District and Stark.

B. Bus Garage

- Installation of windows and curtain wall windows are complete. Overhead doors in the Bus Wash Bay are installed. Delivery of doors the week of 8/18.
- Tiling work in the bathrooms is complete.
- Flooring installation on 2nd Floor is in progress. Flooring work on 1st Floor will start next week 8/19 with stair treads to follow.
- Schindler elevator work is in progress with completion by next week 8/21.
- Only fixtures remain for Plumbing and Mechanical work. Electrical wiring and devices are in progress.
- Specialties (casework, countertops, sills, etc.) are on-hand and ready for installation.
- Asphalt pavement replacement is in progress. Unsuitables were encountered during excavation, quantities are being finalized by TCS.
- Remainder of snow melt system areas are in progress. Concrete flatwork will be poured next week starting 8/18. New asphalt pavement to follow.
- Underground electrical work is complete. Feeder wiring was pulled for 600A service. Fiber and phone lines delivery next week and will be installed immediately (2-day duration to pull and terminate).

C. Athletic Complex

- Earth moving and subbase stone is complete around western quarter of the Stadium site.
- Sports lighting foundations are complete. Light poles have been built and plan to be set next Monday 8/18.

2. **Project Budget Summary**

A. Project Budget Summary dated 8/14/25 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. Reference the Potential Scope Changes attachment with conceptual estimates for identified potential scopes of work to be incorporated into the Project using the Unallocated Construction Dollars remaining.

- Scope changes in process to be procured via Change Order:
 - Convert asphalt to concrete in various areas
 - Grandstand gutter deck system
 - Concession Building cultured stone veneer & precast masonry
- Preliminary Phase III Pre-Con Schedule:
 - CPL documents are in progress.
 - Submission to SED – targeting mid to end of September
 - SED Review Time – assume 1.5–2 months
 - Bid Documents Preparation – say 2–3 weeks
 - Bid & Award – target late 2025 or early 2026

- Preliminary Phase III Prime Contract Structure:
 - Contract 300 – Site Work (publicly bid)
 - Contract 304 – Electrical (publicly bid)
 - Contract 306 – Name TBD (co-op with Toth’s Sports)
 - Contract 309 – Wayfinding (co-op with Takeform)

B. Discuss Phase III Scopes:

- Parking Lot Next to Baseball/Softball Fields – CPL conceptual design dated 6/26.
 - All parties are in favor of the overall design concept.
 - The conceptual estimate assumed an additional three (3) parking lot lights.
 - 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 updated conceptual design dated 8/14.
 - District likes 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 – CPL updated conceptual design dated 8/14.
 - Boulder with acknowledgement plaque: provided by District.
 - Add spotlights and convenience receptacles.
 - District stated they want to consider an artistic centerpiece with the Nation. Also would like precast elements on the face of the bench with symbolism for tribes.
- Campus-Wide Wayfinding Signage
 - CPL engaged with Takeform for this work. Takeform provided a preliminary design schedule.
 - District provided direction to proceed with this design work.
- Outdoor Message Board Replacement
 - CPL engaged with Toth for this work. Toth provided budgetary estimates.
- Scoreboards in Gym #2 and Gym #3
 - CPL engaged with Toth for this work. Toth provided budgetary estimates.
- Discuss any other potential scopes of work.

C. Others:

- Mode of Transportation for ADA Spectators – Municipal Solutions to advise on SED approval and aidability. Plan to procure this as CO to CCMG or Phase III front ends.

4. Next Meeting

- A. OACM Meeting – Friday, September 19, 2025 @ 9:00 AM



Project Budget Summary

2023 Capital Improvement Project

August 14, 2025

Akron Central School District

Referendum Authorization	\$	29,829,634
Incidental Budget	\$	4,596,606
Construction Contracts		
Phase I	\$	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
Phase II	\$	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	\$	167,202
Total Phase I Change Orders Pending	\$	75,002
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	\$	(7,844)
Total Phase II Change Orders Pending	\$	3,593
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

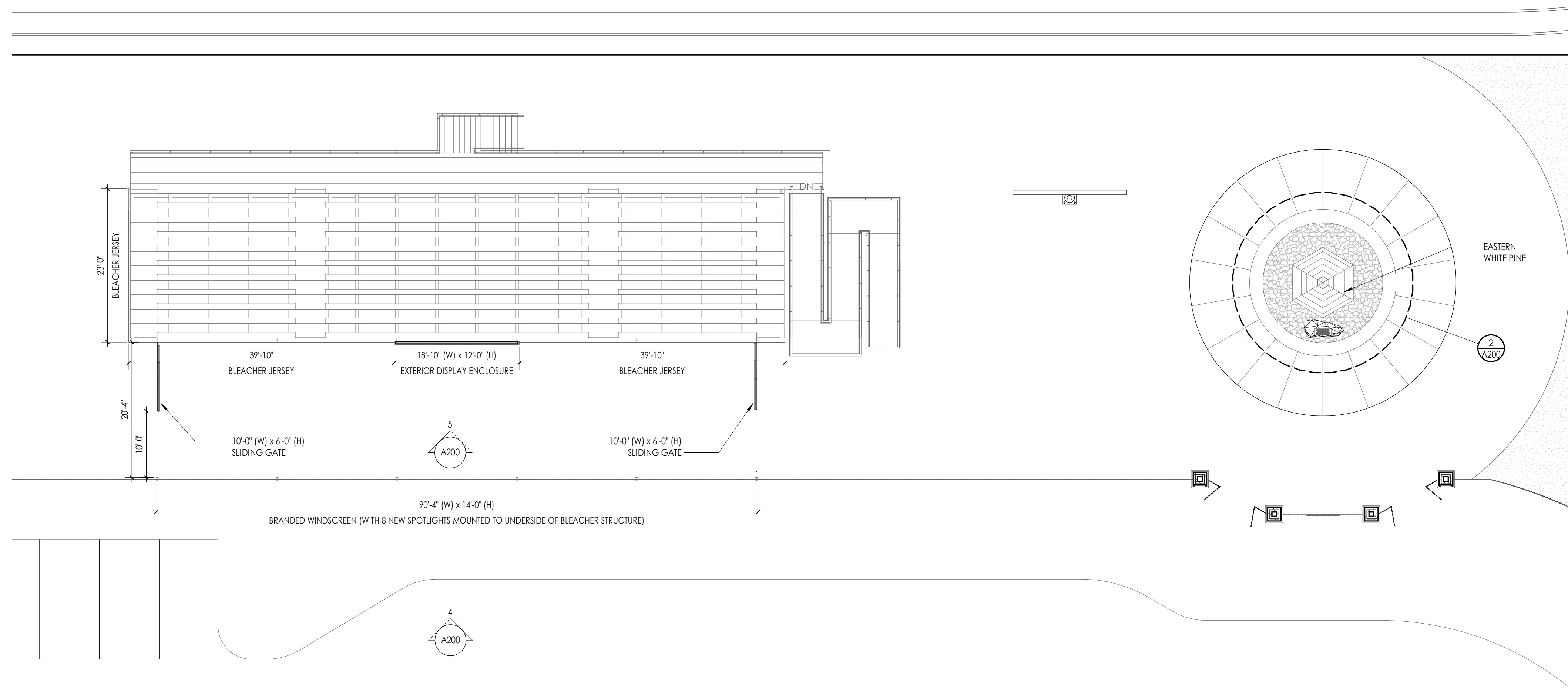
UNALLOCATED CONSTRUCTION DOLLARS REMAINING	\$ 1,135,304
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-Remainder after applying MS Window Shades and BG Snow Melt System Alts.

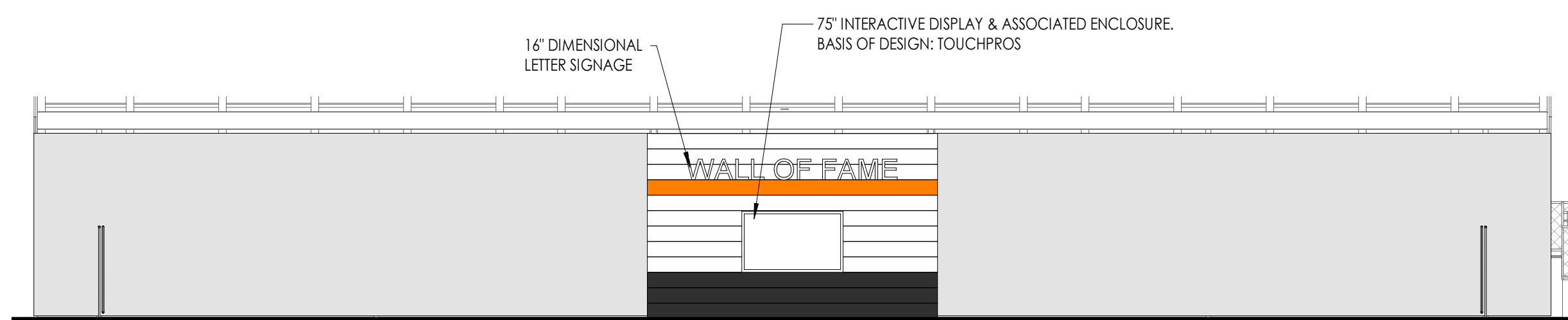
ITEM FOR UNALLOCATED CONSTR. DOLLARS	WHAT WE BOUGHT	REVISED SCOPE	EST. ADD VALUE (\$)	AIDABLE?	NOTES
Revise Alum. Gate at Athletic Complex Entrance	-Angled alum. fencing gate 6'-5" to 8'-3" high	-Level top alum. gate 8'-3" high	\$ 5,000	YES	OK to proceed 6/20
Revise Dimensional Signage on Bloomingdale 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 with masonry restoration	\$ 85,000	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	-Replace Scoreboards & Shot Clocks -Scoreboard Operation & Control Equipment	\$ 48,500	YES	SED Sub, Co-Op
Gym #2 Sound System	-N/A	-Gymnasium Sound System	\$ 29,400	YES	SED Sub, Co-Op
Gym #3 Scoreboards	-N/A	-Replace Scoreboards & Shot Clocks -Scoreboard Operation & Control Equipment	\$ 48,500	YES	SED Sub, Co-Op
Gym #3 Sound System	-N/A	-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	Mun. Sol. to advise

UNALLOCATED CONSTRUCTION DOLLARS REMAINING	\$ 1,135,304
TOTAL CONCEPTUAL VALUE OF SELECTED ITEMS IN PROCESS	\$ 212,100
TOTAL CONCEPTUAL VALUE OF REMAINING SELECTED ITEMS	\$ 845,500
VARIANCE	\$ 77,704



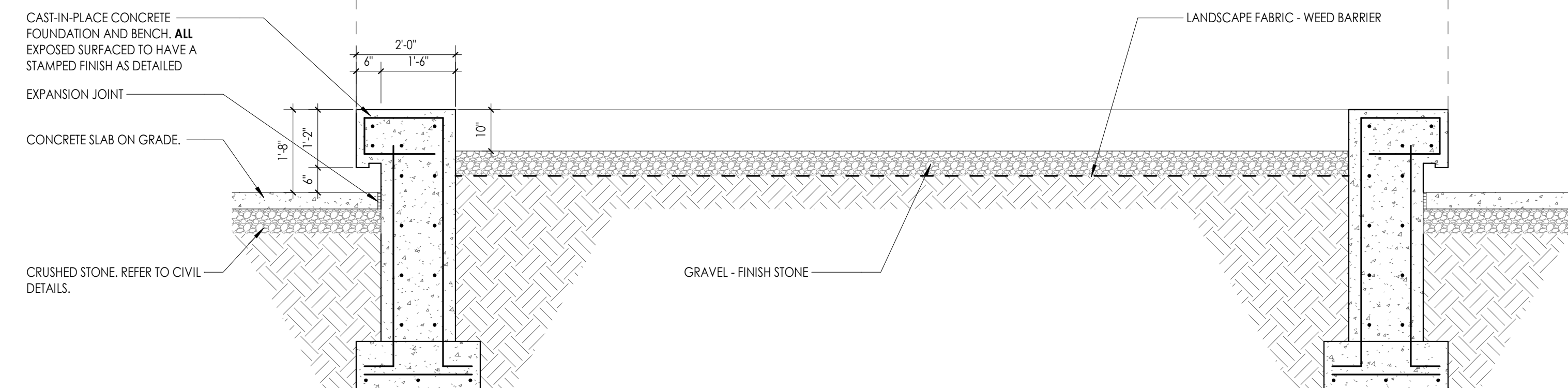
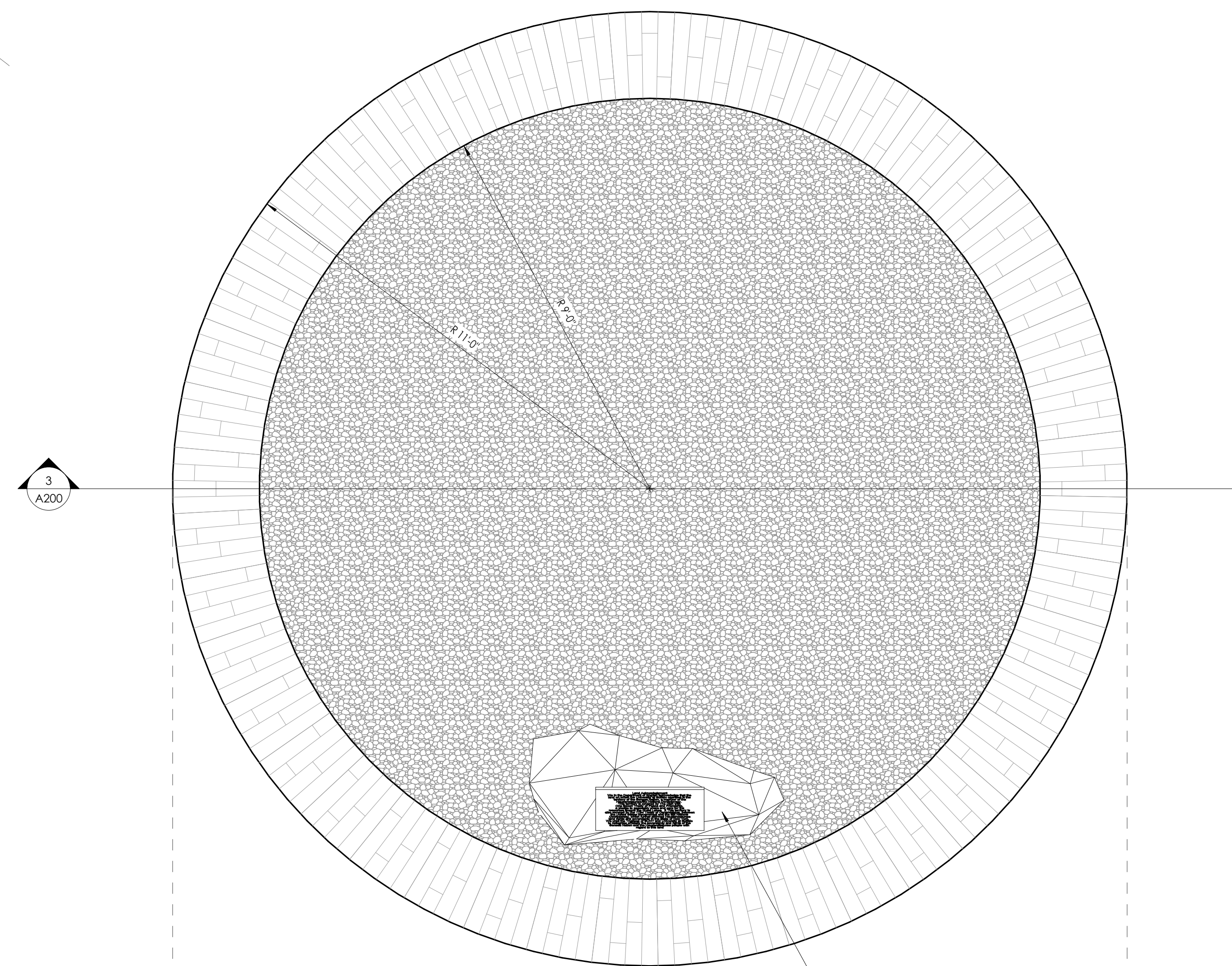
1 SITE PLAN
A200 3/32" = 1'-0"



5 WALK-OF-FAME WALL
A200 1/8" = 1'-0"



4 BRANDED WINDSCREEN
A200 1/8" = 1'-0"



2 ENLARGED PLAN & SECTION - RAISED PLANTER AND BENCH
A200 1/2" = 1'-0"



takeform

Exterior Signage

Wayfinding and identification
Planning Proposal



More than meets the eye.

Great exterior signage starts with a proven process including

- Gathering information unique to your facility and understanding your goals and needs.
- Design that considers your brand, signage placement, product solutions, viewing distance and legibility, audience, and budgetary constraints.
- Engineering sign structures, foundations, attachment methods, environmental and mechanical loads.
- Code research and permit processing.
- Site surveys and utility checks

Takeform's team of over 250+ pro's is here to make sure you're set up for success when it's time to build and install.



takeform

Akron Central School District

Exterior Wayfinding Design Proposal

The following is for the design and planning of an exterior wayfinding signage program including building entrance identification signs for the Akron school campus.

Scope of work includes exterior signage designs, recommendations for signage locations, as well as content, and entrance identification signs (on-building). Signage design concepts, proofs, location plans, color samples, and CSI formatted specifications will be provided including a final sign summary and an itemized quotation and installation services.

Campus wayfinding and identification plan creation and development

- Fees include one site visit to the school campus to collect data and take photos for renderings and/or on site meetings.
- Includes detailed drawings with specifications for each unique sign type
- Minimum of three exterior design concepts for directional signage. Price includes paint and color samples and scaled production drawings with details
- Includes up to 2 on site meetings and up to (8) one hour virtual meetings/calls
- Takeform will provide an itemized budget estimate for fabrication and installation

Exterior Wayfinding Services: \$5,900

Terms & Conditions

- 25% due upon signing, balance due 30 days from completion of package
- Reimbursable expenses for travel/accommodations (if applicable) billed at cost upon presentation of receipts

IN ACCEPTANCE OF THIS AGREEMENT AS STIPULATED ABOVE

Andrea Kersten

Signature

Andrea Kersten

Superintendent

Akron Central School District

Date

Takeform

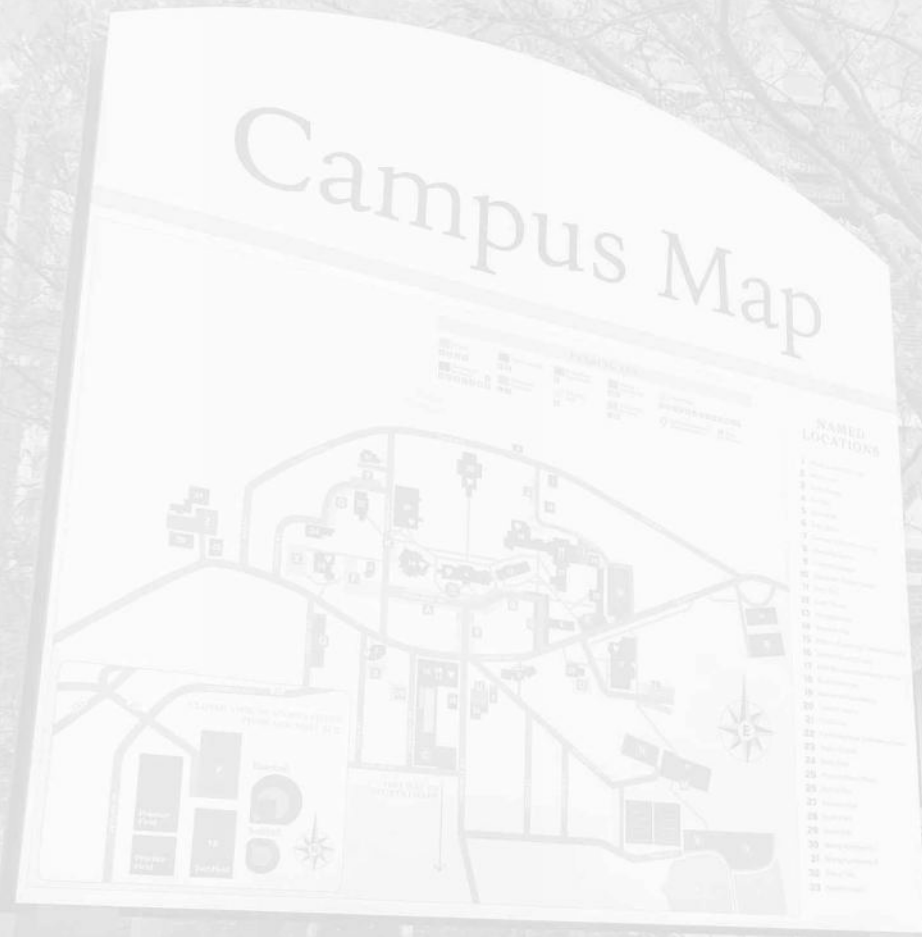
Karin Yocum

Signature

Karin Yocum

SENIOR SALES REPRESENTATIVE





takeform

Exterior Sign Examples



Science Complex
7800 York Road
Glen Garage
Administration



Van Bokkelen Hall
Chapman Quad
Media Center
Cook Library
Smith Hall
Lecture Hall
Linthicum Hall

P
LOT 17
TU

takeform

TU
TOWSON



UNIVERSITY
UNION

TU
TOWSON
UNIVERSITY

takeform



Ball Hall

Admissions

Administration

takeform



KEUKA
COLLEGE

- ← Athletics Center
- ↑ Main Entrance/
Admissions
- ↑ Sports Fields
- ↑ Lightner Library
- ↑ Norton Chapel

takeform



University
of Houston
Clear Lake

1

2700

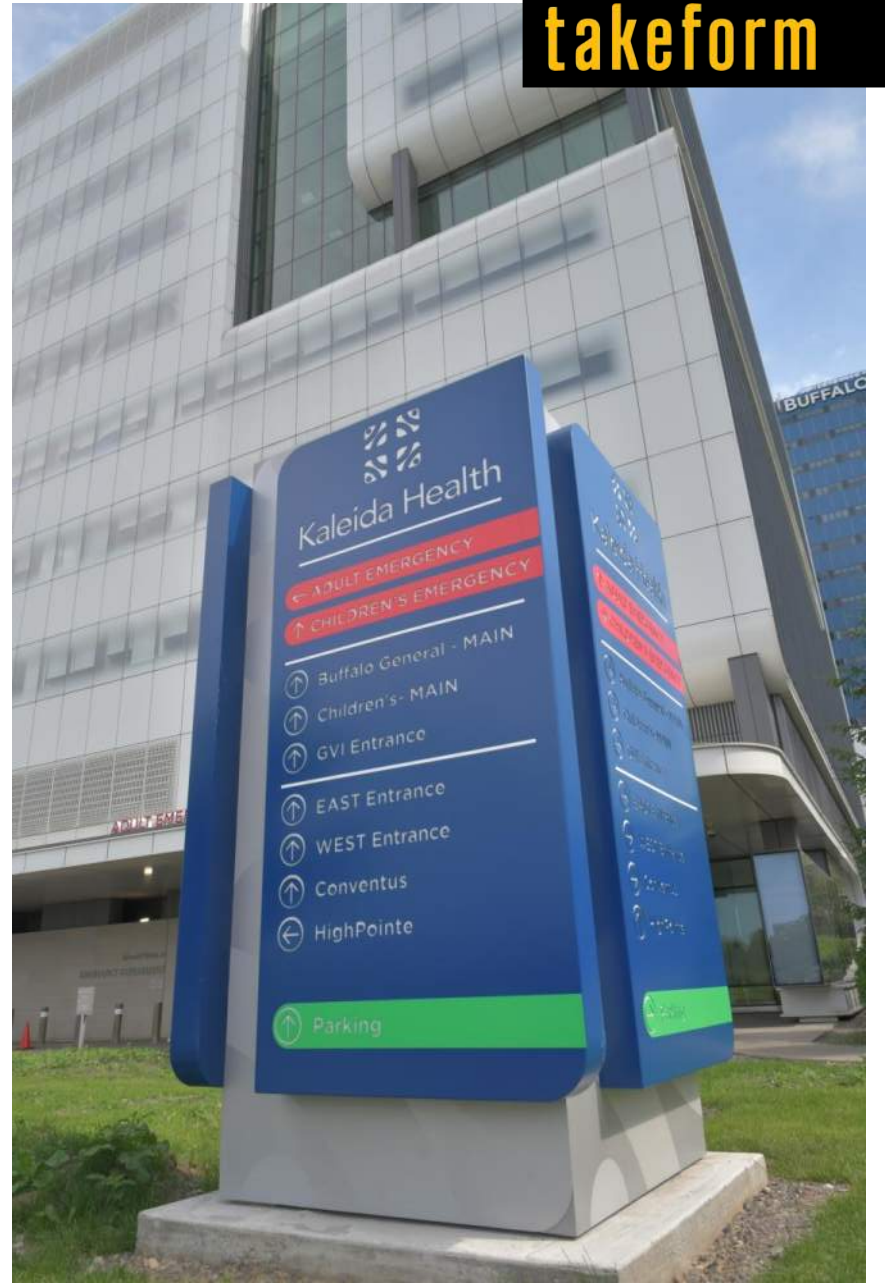


University
of Houston
Clear Lake

1

2700

takeform



takeform



515

Alain Mériéu



MANUFACTURING
BUILDING 1001

VISITOR PARKING ↑

SHIPPING / RECEIVING ↑

ADMINISTRATION
BUILDING 1201

VISITOR PARKING ↑

SHIPPING / RECEIVING →

takeform

Timeline

Exterior Wayfinding Project Timeline							
Step#	Type of Action	Name of Event	Start	Days	Completed	Description	Deliverables
1	Meeting	Kick-Off Call	9/8/25	1	9/9/25	Scope, process, stakeholder group definition, schedule expectations and associated meeting preparation	Huddle
2	Field Survey	Analysis	9/11/25	5	9/16/25	Site visit analysis, discovery, vehicular and pedestrian traffic study, staff/user interviews, photography and documentation of conditions	Survey Results
3	Composition	Assess	9/18/25	8	9/26/25	Develop assessment report with preliminary strategy concepts	Report
4	Meeting	Meeting #1	9/28/25	1	9/29/25	Meeting to present assessment package & gain feedback on data	Presentation (ONSITE)
5	Composition	Project Dev	10/1/25	12	10/13/25	Development of initial planning documents: Location plan, message schedule and destination database	LOC / MSG / MAP
6	Meeting	Meeting #2	10/15/25	1	10/16/25	Meeting to present wayfinding considerations and recommendations package	Presentation
7	Composition	Aesthetics Dev	10/18/25	15	11/2/25	Development of Concept Designs	XCR (Exterior Concept Rendering)
8	Meeting	Meeting #3	11/4/25	1	11/5/25	Presentation of Visual Concepts	Presentation
9	Composition	Project Dev	11/7/25	12	11/19/25	Creation of Formal Rendering with finish, sizing and material callouts. Plus, application to Location Plan/Message Layouts	LOC rev / MSG rev / EXT
10	Meeting	Meeting #4	11/21/25	2	11/23/25	In-Person Site Walk to verify messages & placement	In-Person Walkthrough (ONSITE)
11	Sampling	Sample Approval	11/25/25	15	12/10/25	Color Samples and Full-Size Print out for reference and approvals	Project Samples
12	Composition	Project Dev	12/12/25	12	12/24/25	Project Refinement (per Feedback)	LOC rev / MSG rev / EXT + Install Review and Budgetary Quotes
13	Meeting	Meeting #5	12/26/25	1	12/27/25	Meeting to present final project package, budget and installation considerations	Presentation



Akron Central School District
2023 Capital Improvement Project
OACM Meeting
August 15, 2025

	NAME	COMPANY	PHONE	E-MAIL ADDRESS
1	BRIAN W. HURRAY	VOA Planning BOE	716-628-1279	
2	Dave Kowalski	ACS	716-542-5015	
3	Andrew Hill	ACS		
4	Vaughn Marone	CCMG	716-392-6574	
5	JASON BENNETT	CPL	585 750 1106	
6	Mark Alexander	ACS	585 409 4090432	
7	DAVID MILLER	TOWN	716-574-7725	
8	Jason Mack	BUFFALO ENGINEERING	716-633-5300	
9	John Maello	ACS	843-995-3611	
10	Mark A. Graff	Compass CMG	(716) 225-2887	mgraфф@compasscmg.com
11	Shepherd Dimitroff	ACS		
12	Peter Fawcett	VOA		
13				
14	<u>Online</u>			
15	Eric Polkowski	ACS BOE		
16				
17				
18				