

EXECUTIVE SUMMARY

2020 School Security Improvement Project (\$43,244,273)

A. Necessity for Facility Improvements

The Williamsville Central School District has a history of completing capital project work that maintains our buildings and sites at a level that supports our educational programs. The purpose of a capital project is different than the completion of facility repairs and maintenance. The latter work is done every day of the year. Repairs and maintenance address minor building operational items and they do not involve the total renovation of space or replacement of significant building components or systems. Capital project work is completed when it has been determined that a particular item can no longer be repaired or that continuing to repair the item is not cost effective. This results in the need to replace the item. Some examples of items that are classified as capital project items include roof replacement, window and door replacement, driveway-bus loop reconstruction, building fire alarm replacement, and major classroom reconstruction. Capital project items qualify for New York State Education Department building aid payments. The aid is provided to the district over a fifteen-year period-of-time and it is included in the District's total state aid number that is incorporated into the annual General Fund revenue budget.

The frequency and need for capital project work in the District is directly related to the age of our school buildings, educational program changes, and the extensive use of schools by our students and our community. The District has thirteen schools. The oldest building is South high school, which in 2020, will be seventy-one years old. North high school is fifty-one years old, East high school is forty-four years old and Transit middle school is our newest school at twenty-three years old. The fact that our buildings look good for their age is a direct result of the capital project work that occurs in them on a regular basis. In order for the buildings to continue to support our educational programs as well as to provide a safe environment for students, staff, and our community, the District needs to address their physical infrastructure requirements.

This particular capital project mainly focuses on security improvements for our school buildings. When our schools were built there were no concerns about school security. Schools were designed to be open and accessible to our parents and community. These design requirements are clearly seen in each of our school's floorplans. In many of our school buildings the school offices were planned to be at the center of the school or at a central cross-section of the school. In fact, many school offices are not connected or even near the school's main entrance. This school security improvement project creates new secured entrance locations for every school in the District. With the exception of East high school, all of our schools will receive a new visitor vestibule that is adjoined to the school's main office. This change provides our school staff with the opportunity to have a face-to-face conversation with a school visitor prior to granting them access to school hallways. A comprehensive list of all project construction items may be found in Section D, of this summary. The project items also appear in the cost summary section of this report.

Capital Project History

The Williamsville Central School District Board of Education and our Community have embraced the importance of supporting the Administration's ongoing facility improvement plan. This section discusses the type of project work that the district has completed in past years to illustrate how we have continually maintained and improved our schools. The list also highlights how many of these changes made our district more energy efficient. As your review the list below please note how many of these items improved our instructional spaces. There were also changes that were necessary to address health/safety issues, and facility infrastructure items. If the district did not address these items, it is likely that our educational program would be negatively impacted and that there would be equipment/building breakdowns that could prove to be more costly to the District. It is also important to acknowledge the fact that the District has a responsibility to the community to maintain their investment in our school buildings to the highest level possible. When the District presents a proposition to the Community for the improvement of our buildings, it allows our Community an opportunity to express their support for the capital project work.

Over the last fourteen years, the District has completed multiple capital projects with approved proposition amounts that equaled \$108,600,085. The information below lists some of the major capital project work that was completed through these projects.

- Fire alarm system updates at various school buildings
- Installation of energy efficient heating systems with computer controls
- Installation of emergency generators at all elementary schools
- Installation of an emergency generator at North high school
- Auditorium renovations at South high school including new seating
- Installation of new energy efficient water heaters at various school buildings
- Renovation of all high school science classrooms
- Renovation of all high school cafeterias
- Replacement of exterior windows and doors at North high school
- Installation of new vestibules at North high school to reduce heat loss
- Roof replacements at South high school, Heim elementary, Heim middle, Mill middle, East high school, Casey middle school, Lawrence Bell Drive, Transit middle pool roof and at the bus garage
- Installation of backflow prevention as directed by the Erie County Water Authority
- New sewer connections at various schools
- New water pipe connections at various schools
- Reconstruction of the District's technology server room
- Updating all technology network switches
- Reconstruction of elementary school sites separating bus loops from parking lots
- Adding an emergency access exit for Mill middle school
- Reconstruction of Mill middle school's entrance and adding a new parking lot
- Construction of an addition to the bus garage with new parking for buses
- Construction of a new bus loop for Mill middle school
- Construction of a new parent drop-off at South high school with a new parking lot

Capital Project History - Continued

- Construction of new ADA accessible entrance at South high school
- Renovation of North high school's two main entrances
- New interior ceilings and lights at East high school
- New student lockers at East high school
- Renovation of student lavatories at South high school
- Renovation of student lavatories at East high school
- Renovation of team rooms at South high school
- Replacement of Country Parkway's hallway flooring
- Replacement of auditorium seating at Dodge elementary
- Replacement of air handler units at various schools
- Conversion of lavatories at each school to ADA access requirements
- Replacement of Transit middle school's cooling and heating systems
- Reconstruction of Transit middle school's student drop-off area
- Construct secondary drop-off at Transit middle school
- Replacement of East high school's carpeting
- Replacement of the district-wide phone system
- Reconfiguration of Mill middle parent drop-off
- Addition of new parking lot for Mill middle
- Renovation of purchased facility building, (eliminated rental space for facility use)
- Renovation of middle school science classrooms at Mill and Heim
- New windows and doors at Heim middle
- Addition of a vestibule at Heim middle
- Replacement of the power transformer for South high
- Flooring replacement at Maple West, Maple East, and Forest elementary
- Lavatory renovation at all schools
- Bus loop and parent drop-off reconstruction at Dodge elementary
- Addition of new parking lot for Dodge elementary
- New public address systems at various schools
- Constructing artificial turf sports fields at each high school
- Construction of concession stands with lavatories at each high school
- Roof replacement at Heim elementary, Heim middle, and partial roof replacement at Mill Middle School
- Roof replacement at South High school
- Energy efficient lighting replacement (2000's)
- Add ADA sidewalks for exits at all schools
- Roof replacement at 480 Lawrence Bell Drive
- Renovation of North high pool deck and drain system
- Replacement of East high gym door partition
- Renovation of Casey middle school boys/girls gym locker rooms
- Renovation of North high school's team rooms
- Roof replacement at Transit middle school (ongoing)
- Music wing additions at all three high schools (ongoing)
- Music classroom renovations at the middle schools (ongoing)
- Auditorium renovations at the high schools and middle schools (ongoing)

Capital Project History - Continued

- Emergency generator replacement at South high school (ongoing)
- Add air conditioning at Mill and Heim middle auditoriums (ongoing)
- New stage rigging at South, East, Transit and Casey (ongoing)
- Acoustical design changes to music classrooms and school auditoriums (ongoing)
- Replace East high and Casey middle pool dehumidification systems (ongoing)
- District-wide energy efficient lighting retrofit to LED (ongoing)

B. Capital Project Planning

The process used by the District to define potential capital project work items utilizes professional architects, facility department personnel, and information received from our building administrators. The planning must also include a review of the District's current New York State Education Department Building Condition Survey. This survey is a very specific report that must be completed by every school district in New York State once every five years. The report requires the district to hire an architect to review each school building and list the condition of practically every component within them. The building condition survey states the life expectancy of building components. If a building item is beyond its life expectancy and it is not included in a new capital project, New York State may request it be added to the project regardless on whether it is budgeted or not. This request occurs after the community has approved the proposition so there is no opportunity to adjust the budget for the additional work. This is the reason why the District carefully reviews the building condition survey and addresses infrastructure items that could be identified by the New York State Education Department as a required project work item when developing the construction content of a new project.

C. School Security Project List

The District worked with a school security consultant as well as discussed district security needs with the Amherst Police Department during the development phase of this project's scope of work. The information received from these professionals became the basis for defining the security measures that are included in this capital project.

Descriptions of the Proposed School Security Improvement Project Items:

1. **Secured Entry – Main Entrance** – Most schools will receive a small external addition to their main entrance. This new security vestibule becomes integrated with their current school entrance. The design creates a separate entrance that will be used by visitors during the school day.
2. **Relocation of School Offices** – Most schools will have their main school offices reconfigured or relocated so that they are adjacent to the new security vestibule. Visitors will proceed from the security vestibule into another secured area that is either next to or in the school's main office. These changes will allow school staff to view visitors in person. The relocation of the school offices addresses the current problem which allows visitors to be buzzed into the general school hallway. The security concern is that when a visitor is in the hallway they have full access to the school building.
3. **Emergency Lockdown System** – An emergency lockdown system will be installed in every school. The system is composed of pull stations that are located throughout the

school. The system is similar to a fire alarm pull station system. The advantage of this system is that it allows anyone in the school to quickly enact a school lockdown. When the system is activated it will sound alarms and use lights and/or message boards in certain high audible areas like cafeterias and gyms to notify staff and students that a lockdown situation is underway.

4. **Security Glass Film** - The District will expand the application of security film on school windows and doors at locations identified through the school security review process. The film strengthens glass which makes it more difficult to enter a school building through a broken glass panel.
5. **Addition of Emergency Power Circuits** – When power outages occur the District uses emergency generators as back-up power for health and safety purposes. The evaluation of the electrical circuits powered by our school generators has resulted in our need to add circuits and relocate other circuits to address prioritized power needs. An example of items added will include student lavatories and improved hallway lighting.
6. **Installation of Security Bollards** – Security bollards are commonly seen throughout our community. They are installed to protect people who gather at main entrances as well as to protect the main entrance from the intrusion of a vehicle. This project will install bollards at designated school entrances.
7. **Security Camera Enhancements** – The District is currently installing a new security camera system. This project item allows the District to fund the purchase of additional cameras that will enhance our new system. Long distance external zoom cameras will provide even better perimeter coverage of our school sites.
8. **Classroom Door Hardware** – Certain schools require that their classroom door hardware be updated to allow for immediate locking in an emergency situation.
9. **Interior and Exterior Wayfinding Signage** – Our schools and school campuses have little or no directional signage. The intent of adding a common district-wide signage is to eliminate confusion for our visitors. The signage should also reduce the number of visitors who wander through a school looking for a certain room or location. Good signage will allow our District staff to more easily question a person who is in an unusual area.
10. **Nurse's offices renovations** – Certain schools will have their nurse's offices relocated and/or renovated. This will provide modernized space for nurses to assist students with their medical needs.
11. **Forest Elementary – Bus Loop Relocation** – The bus loop will be relocated from its present location to the current western parking lot. The new bus loop will allow for all of Forest's buses to be staged in the loop at the same time. Presently, the Forest bus loop is too small. This results buses waiting on Cambrook Row until space is available in the bus loop. This situation is a safety issue for the neighborhood and Forest Elementary school.
12. **Heim Elementary – Student Drop-off** – This project will reconfigure the student drop-off area of the school. It will create a direct lane off of the campus entrance from Heim Road. This lane leads to a larger reconfigured drop-off loop that will allow for the staging of twenty-one cars.
13. **Heim Campus** – The reconfiguration of the Heim elementary school student drop-off area requires that the traffic pattern be modified for the Heim campus. The modified plan creates vehicle speed reductions which will improve site safety. The plan also adds additional parking for Heim middle school.
14. **North High school** – The school's public address system will be replaced.

15. **North High school** – A new parking lot will be constructed in the bus loop that is located off of Dodge Road. This parking lot is needed due to the construction of North’s new security vestibule at the school’s main entrance.
16. **Transit Middle school** – A canopy will be installed in the student drop-off zone that will shelter students from the weather while they are waiting to enter the school or to be picked up in the afternoon by their parents.

D. Other Capital Project Items

1. Casey Middle school – Renovate the lavatories near the auditorium.
2. Country Parkway school – Renovate the school library. New ceiling, lights, add a wall to separate the circulation desk from the main library.
3. Dodge Elementary school – Add a partition in the library for a conference room that can be used for committee on special education meetings and other school needs.
4. Heim middle school – Replace the auditorium seats. Replace all of the classroom doors.
5. Maple East Elementary school – Replace all of the classroom doors.
6. Maple West Elementary school – Replace the quadrant partitions in two spaces.
7. East High school – Add a new chemistry lab, replace the tiled floor in the commons and student street areas of the school.
8. Mill Middle school – Add partitions to the room presently used as a computer lab, add covered space over the courtyard.
9. South High school – Renovate the Guidance office suite, replace interior wood doors.

E. School Roof Replacement

1. Replace the Maple East elementary school roof.
2. Replace the North High school roof.
3. Replace the Forest elementary school roof.
4. Replace the Country Parkway elementary school roof.

F. Next Steps for the 2020 School Security Improvement Project

Vote on 2020 School Security Improvement Project Proposition – The District will present the proposition to our Community for voter approval on May 19, 2020. If voter approval is received for the proposition, the project will move to the next phase of design.

Detailed Design Phase, Submission of Documents to New York State Education Department, and Project Bidding – If approval is received for this project from our Community, it will result in our professional team beginning the detailed design work that is necessary to create the plans and specifications that must be sent to the New York State Education Department for their review/approval. The detailed design process creates exact specifications that integrates the renovation work into existing school systems. These plans also provide all of the required information that the New York State Education Department needs to verify that their requirements are met for the new project. Once approval is

received from the New York State Education Department, the plans are used to create a bid document that is relied upon by contractors bidding on this project's work.

Construction Monitoring – The commencement of construction requires constant monitoring of contractor work in order to address unforeseen issues, work methods, labor, work progression, contractor coordination, costs, and quality of work. There are several key individuals and consultants involved in the oversight. It includes the construction manager, architect, district project team, and a number of consultants that must verify that the construction work is within required specifications. One such testing example is to verify that the concrete used in a sidewalk is the correct mixture per the contract specifications. Construction monitoring is a critical component of the project and it requires timely communication of information between our project team.

Project Completion – It is always the goal that every project be completed on-time and within its budget. All of the items discussed in this section must be completed efficiently and successfully for this to occur. The District's project team has successfully completed previous District projects on-time and under-budget. It is the District's expectation that the 2020 School Security Improvement Project will continue this tradition.

G. Projected Project Timeline

May 2020 – Community vote on the proposition

June 2020-December 2020 – The architect will create the construction documents that are required for the project.

January 2021 – Submit project documents to the New York State Education Department

July 2021 – Anticipated approval from the New York State Education Department

October 2021 – Bid issued for capital project work (There may be multiple bid timelines based on the contractor bid responses)

November 2021 – Receipt of initial bids, approval of bids by Board of Education

April 2022 – Initial construction begins on selected external school security vestibules

July 2022 – First summer construction period begins

July 2023 – Second summer construction begins

February 2024 – Estimated project completion date

Note: The above schedule may change based upon the month that the District receives approval from the New York State Education Department. It is also important to state that bid results are directly impacted by the time of the year that the contracts are bid. This is why this project is being bid in October rather than August. The month of August is the busiest construction period for contractors who complete school construction work. Therefore, it is not a reasonable time to bid this project with the goal on receiving competitive bids that provide the District with an opportunity be under budget.