



**Northgate**  

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**School District**

**Capital Improvement Planning  
Process:**

**Information and Timeline**

## **Capital Improvements Timeline:**

### **Fall 2016**

Superintendent Johns made the recommendation to the Board to hire a firm to do a study of the facilities. The purpose of the study was to have a comprehensive understanding of the current state of our buildings, identify short-term needs and develop a long-term Capital Improvement Plan. This plan will also be utilized for long-term budget planning.

The administration and Buildings & Grounds committee interviewed four firms to conduct the facility study. HHSDR was selected based on their experience with schools, the varied expertise in their firm and their competitive price.

### **Winter/Spring 2017**

HHSDR completed their on-site visits and review of documentation. A preliminary report was reviewed with administration in late spring.

### **June 2017**

A report was provided to the district by Churches Engineering indicating the football Field light poles had deteriorated to a point of being hazardous. The decision was made to close the field and immediately remove the poles. More information about this project can be found in Alumni Field Light Pole Project FAQ document.

### **August 2017**

HHSDR presented the Capital Improvements Study for the Northgate School District at the August school board meeting. This comprehensive report included “building observations and

recommendations” for each building with an assigned priority level. Included with the report were estimated costs for all of the recommended work. Below is a table showing the estimated costs should the district move forward with all of the recommendations.

<b>School Building</b>	<b>Estimated Construction Cost Range</b>
Avalon Elementary	\$6.85 M to \$9.42 M
Bellevue Elementary	\$9.67 M to \$13.02 M
Middle/High School	\$15.5 M to \$20.1 M

### **October 2017**

HHS DR did a presentation for the Board titled “Planning Facilities for the Future...Northgate School District.” HHS DR also provided the Board a tour of Bellevue Elementary while explaining some of the findings from the original report.

The presentation included information on: Study Findings including enrollment/building capacities and conditions/costs, immediate needs and long-term options.

### **November 2017**

Three need areas were identified by the administration and communicated to the Board: assistance with development of a long-term capital improvement plan, construction management for larger projects and expert assistance with smaller facility projects. Since the district does not have a Facilities/Operations Director to offer expertise in these areas, district administration researched options for assistance with the capital improvement planning process and construction/facilities oversight. Administration researched what has been done in other school districts, including having a person with background in this area meet with the Buildings and

Grounds Committee. Three firms, who provide services in the identified areas of need, were researched and interviewed. This information was provided to the Buildings & Grounds committee for their consideration.

At the November 2017 school board meeting, the Board voted to hire S.P. Smith Construction Services, LLC to provide facilities consulting services, owner representative services and to assist with day-to-day facilities operations. Mr. Scott Smith, owner of the company, will be the person working directly with the district. Starting in January, Mr. Smith will be working with administration and the Buildings & Grounds committee to begin developing a long-term capital improvement plan utilizing the study that was completed by HHSDR.

### **January/February 2018**

The Board began the process of finalizing plans for two major capital improvement projects scheduled to occur Summer 2018. The Middle/High School will have a new roof put on and the lights in the parking lot will be replaced. These projects were considered a priority based on the recommendations provided in the Capital Improvement Study completed by HHSDR Architects/Engineers.

The Buildings & Grounds Committee began work on developing a long-term facilities plan based on the information provided in the “Planning Facilities for the Future...Northgate School District” report provided by HHSDR Architects/Engineers. This planning includes security upgrades to all buildings and planning for Alumni Stadium.

Due to the financial and instructional planning implications, the Board believes it is important to do their due diligence in developing the best plan for the district and community.

This will take time to work through and as a result, we will not have lights for Alumni Field for the Fall of 2018. Based on feedback from multiple stakeholders, the team will play Saturday games at Alumni Field. In the meantime, the district intends to pursue grant money for future stadium lighting as the approximate cost of replacing the lights is estimated at \$640,000-680,000.

### **March 2018**

At the April Committee of the Whole meeting, the Board will review the costs of the various building options presented by HHSDR Architects/Engineers. They will review costs of a new elementary building and costs of renovating our existing buildings. There will also be discussion regarding options for the football stadium. Following the meeting, the administration will begin implementation on the Board's decisions. This will begin with the development of a long-term capital improvement plan which will be shared with the community.

### **April 2018**

At the April Committee of the Whole meeting, the Board reviewed the costs associated with building a new elementary building. It was determined that the costs exceed what the district is able to afford. Therefore, this option was taken off the table, and it was determined the Board would proceed with a plan for renovating the existing buildings.

The administration met with HHSDR Architects/Engineers and Scott Smith Construction to determine priority areas. The following three areas will be the initial priority areas for the capital improvement plan:

- 1.) Upgrade the existing mechanical systems in all three buildings. Address the facades and windows at the elementary buildings. Begin work with Duquesne Light to move the transformer that serves Bellevue. Review security upgrades at all three buildings.
- 2.) Renovation of the middle/high school library area and adjoining classroom spaces.
- 3.) Upgrades to Alumni Field Stadium.

*Next steps:*

- HHSDR Architects/Engineers will provide a draft plan to administration summer of 2018
- The plan will be reviewed by the Board August/September 2018
- Final approval will occur late Fall 2018
- Planning for Summer 2019 projects will begin as soon as the plan is finalized

*Current Projects:*

- The retaining wall adjacent to Bellevue was recently worked on due to structural issues.
- The HS/MS practice field will be regraded for the upcoming season. Recommendations are being reviewed to upgrade the Alumni Stadium field.
- The HS/MS will get a new roof and lights in the parking lot. These projects will begin June 2018.