

**OFFICE OF THE SUPERINTENDENT
130 WESCOTT ROAD
SOUTH PORTLAND, MAINE 04106-3442**

Suzanne T. Godin, Superintendent of Schools
Steven Bailey, Assistant Superintendent
Polly S. Ward, Business Manager



Kathleen Cox, Director of Instructional Support
Dianne Paton, Assistant Director of Instructional Support

To: Jim Gailey, City Manager
South Portland City Council
Fr: Suzanne T. Godin, Superintendent
Re: School Department Capital Improvement Projects
Dt: February 9, 2012
Cc: South Portland Board of Education

I am writing to apprise you of the major capital improvement projects being considered by the School Department for 2012-2013.

With the awarding of a Contractor bid in March, our targeted timeline is to start construction on the renovation and addition to South Portland High School in April 2012. Phase I of construction is anticipated to be completed in December 2013 (please see attached Construction Phasing Plan). We are currently working closely with Greg L'Heureux to secure bonding for Phase I of the project.

In determining other Capital Improvement Projects, we have identified areas that are safety, health and/or major asset protection concerns. Capital Improvement Projects being considered throughout the district are as follows:

- Memorial Middle School

Oil Tank Removal	10,420
Gym Bleacher repair and code upgrade	11,475
Roof Repair/Replace Central Office, Locker Rooms, Cafeteria and Hallway	69,000
Rooftop Ventilation System Repair	15,000
Tile Abatement	<u>5,000</u>
<i>Funding Source – FY10 CIP Reserve</i>	\$110,895

Phone System Replacement in Conjunction with City Tech. Consolidation	
<i>Funding Source – E-Rate Grant Funds</i>	\$90,000

- Mahoney Middle School

Roof Ventilation Hoods (9) Repair	7,500
Clean and Inspect inside of Oil Tank	6,000
Refurbish fixtures and floors Basement Girl's Room	10,500
Boy's and Girl's Locker Room updates	<u>19,563</u>
<i>Funding Source – FY10 CIP Reserve</i>	\$33,563

- Skillin Elementary School

Oil Tank Cleaning and Removal	8,898
Elevator repair and code upgrade	<u>26,548</u>
<i>Funding Source – Elementary CIP Reserve</i>	\$35,446

"ENRICHING LIVES THROUGH QUALITY LEARNING FOR ALL"

- **District Wide**

Elementary Building Painting and Window Caulking <i>Funding Source – Elementary CIP Reserve</i>	\$20,000
Elementary Classroom Door/Window Shades and Room Number Plates <i>Funding Source – Elementary CIP Reserve</i>	\$57,750
Middle School Building Painting and Window Caulking <i>Funding Source – FY10 CIP Reserve</i>	\$10,000
Middle School Classroom Door/Window Shades and Room Number Plates <i>Funding Source – FY10 CIP Reserve</i>	\$37,560
Central Office Reconfiguration and Ventilation System Repair <i>Funding Source – Maintenance Reserve</i>	\$28,000
HVACR Mechanical Heating and Cooling Service Agreement <i>Funding Source – Maintenance Reserve</i>	\$75,825

Please don't hesitate to contact me if you have further questions.

**South Portland High School
Additions and Renovations
South Portland, ME
Project No. 10148**

**Construction Phasing Plan
December 12, 2011
FINAL**

Phase 1	
Ph.# 1.0	Start construction – April 3, 2012.
Ph.# 1.1	Contractor – site access April 3, 2012. Set-up staging area – fencing. Start demolition - Tennis courts, Field Hockey area.
Ph.# 1.2	Install underground conduit from transformer location off Highland Ave. Reset existing transformer. Cutover April 18, 19, 2012.
Ph.# 1.3	Foundations and underground Area F. Start May 7, 2012.
Ph.# 1.4	Relocation of existing power distribution to Beal Gym north annex, Quarterback Club Football Field. Start May 21, 2012. Cutovers on weekends or at times of day approved by Owner.
Ph.# 1.5	Owner access to Courtyard, Drive Loop, Kitchen, and Auditorium entrance terminates by June 25, 2012.
Ph.# 1.6	Reconstruction of Student Parking lot. Start June 18, 2012. Ready for Owner use by Sept. 3, 2012.
Ph.# 1.7	Reconstruction of Athletic Fields. Start June 18, 2012. Complete August 31, 2012. Ready for Owner use June 2014.
Ph.# 1.8	Demolition of Beal Boiler room, Stairwells, and Gym Alcove Area A. New excavation, pile caps and foundations. Start June 18, 2012.
Ph.# 1.9	Excavations of parking, drives, oil tank. New piles and foundations, new underground tie-ins. Start June 18, 2012.
Ph.# 1.10	Reconstruction of parking lot on Highland Ave. Start July 9, 2012. Ready for Owner use by September 3, 2012.
Ph.# 1.11	Conversion of existing boilers to natural gas burners. Abatement Required First Start June 2012. Ready for Owner use by August 1, 2012.
Ph.# 1.12	Construction of 4 new tennis courts. Start August 6, 2012 Complete September 28, 2012. Ready for Owner use by April 1, 2013.
Ph.# 1.13	Renovation of first floor Beal Gym. First floor front Wall upgrade Start March 26, 2013. Ready for Owner use by September 23, 2013. Work scope – 26 weeks.
Ph.# 1.14	Renovation of ground floor Beal Gym. Abatement complete <u>Summer 2012</u> . Start June 4, 2013. Ready for Owner use by September 23, 2013. Work 21 wks.
Ph.# 1.15	Completed ground and first floor area athletic lockers, weight and exercise rooms. <u>Early Turnover</u> . Ready for Owner use by September 23, 2013. Work scope – 67 weeks.
Ph.# 1.16	Construction of new football field entrance, quarterback club and plaza. Start June 20, 2013. Ready for Owner use by August 26, 2013.
Ph.# 1.17	All site parking, tennis courts, drives. Completed – October 25, 2013.

Ph.# 1.18	<p>Construction of Phase 1 Complete – December 6th 2013:</p> <p>A. Area F – cafeteria, kitchen, lecture. Work scope – 86 weeks, 21.5 months.</p> <p>B. Area B partial – Admin., classroom, science, art, file server. Work scope – 80 weeks, 20 months.</p> <p>C. Area D – Library, classrooms, science. Work scope – 80 weeks, 20 months.</p> <p>D. Area A – 3rd floor, chemistry. Work scope – 80 weeks, 20 months.</p> <p>Phase 1 Construction Cost – Approx \$28,650,000.</p>
-----------	---

Phase 2	
Ph.# 2.1	Owner will evacuate North Annex and Library of personal items. Start December 7, 2013. Complete by December 23, 2013.
Ph.# 2.2	Owner will abate North Annex and Library of hazardous materials. Start December 26, 2013. Complete by January 31, 2013.
Ph.# 2.3	Demolition of North Annex and Library. Start February 3, 2014. Complete by March 14, 2014.
Ph.# 2.4	Owner abatement of Area C & E, first floor. Start February 3, 2014. Completed by February 28, 2014. 2 nd shift only.
Ph.# 2.5	Renovation of Area C & E first floor. 2 nd shift only. Start March 17, 2014.
Ph.# 2.6	Excavations, pile caps and foundations. Area B – completion of New Phase 1 Addition. Start March 17, 2014.
Ph.# 2.7	Owner evacuates Original building and East Annex. Areas C & E. Start June 16, 2014. Complete by June 28, 2014.
Ph.# 2.8	Owner abates Original Building and East Annex, Areas C & E. Start June 30, 2014. Complete by July 18, 2014.
Ph.# 2.9	Construction of Courtyard and demolition of Boiler Room June 16, 2014.
Ph.# 2.10	Completion of masonry veneer Area B – South face. Start June 16, 2014 – Complete September 20 th , 2014
Ph.# 2.11	Owner to install temporary classrooms July 2014. Staff parking lot.
Ph.# 2.12	Renovation of Original Building and East Annex. Start July 21, 2014.
Ph.# 2.13	Construction of front Bus Loop, Entry Walk. Start April 21, 2014 - Complete September 2014
Ph.# 2.14	Renovation of Auditorium Lobby, Mechanical System. Start June 9, 2014. Completed by September 8, 2014. Work scope – 13 weeks.
Ph.# 2.15	<p>Construction of Phase 2 Complete – December 19th 2014:</p> <p>Renovation of original building East Annex. Complete by December 19, 2014. Work scope 23 weeks – 5 ½ months. Project Complete: December 19, 2014</p> <p>Phase 2 Construction Cost – Approx \$10,700,000.</p> <p>Project time line – 33 months – 2 years, 9 months.</p>