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Print Page

School upgrade process starts behind-the-scenes

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The physical component of phase 1 and its \$4 million in work will become visible in June. Mike Galovan, an associate with project manager TowerPinkster, said plans call for the work to start within days after the school year ends.

"There will be some contractors out and around during the school year, taking measurements and doing some advance work," he said. "But it's safe to say they won't start until school lets out."

Not long after [the Nov. 5 request was approved](#), behind-the-scenes work began. Galovan and Superintendent Rob Kuhlman said the period between the vote and groundbreaking is lengthy and unglamorous.

Kuhlman said a kickoff meeting involving school officials, TowerPinkster and construction manager Triangle Associates took place a month ago. The process involves looking at the tasks included in the first of the three-phase project, and creating plans that address the district's needs and fits within the allocated amount.

The financial breakdown of first-phase work includes more than \$1.5 million for building renovations, \$908,000 toward athletics, \$564,000 for security, \$412,000 for parking lot improvements, \$334,000 to technology and \$220,000 for transportation.

Work related to the \$3.5 million second phase would take place in 2017, and the final phase includes \$5.2 million and is earmarked to occur in 2021.

Galovan said the design phase is on target to be complete by the end of January. The phase can be meticulous, he said, because the designs ultimately approved will be presented to Triangle.

"Triangle will take the drawings and tell us roughly the cost of what we've designed," Galovan said. "It's an important step because this is where we make tweaks and make sure we're on budget ... you have to be locked in on a figure once you go out to bid."

He said bids that are 10 percent above or below projected costs are, as a general rule of thumb, ideal. A margin of that amount, he said, allows for minor revisions that can either enhance or modify a plan.

Bids for the work will be sought starting in mid-April.

Galovan said with staff returning to work in mid-August, the most significant and disruptive work will take place in June and July.

Kuhlman said he is especially eager to see new security measures in place, overall upgrades and especially an enhanced technology infrastructure.

"Students will see a difference in their learning, the technology upgrade will help that much," Kuhlman said. "Overall, the community should be excited to have a school district that they can be proud of and provides a quality educational experience for their children."

Kuhlman and Galovan said the most ambitious portion of the first-phase work is the addition of what Galovan called a varsity locker room. In addition, the current locker room will be renovated for physical education use.

The addition will allow for a visitor's locker room, something not currently available during basketball season due to the number of people involved in a boys and girls doubleheader, Kuhlman said.

Whether the addition will be ready at the start of the school year is the only question mark in phase one.

"That's new construction and a little more involved than the rest of the work," Kuhlman said.

Elementary renovations in the first phase include HVAC and ventilator replacement, half a roof replacement, new flooring, security cameras, and new doors and hardware.

Also, one-third of the gravel parking lot east of the elementary school will be paved.

First-phase work at the junior/senior high school building include HVAC upgrades, repairs to roof leaks, motorized bleachers and backboards, new track and visitor bleachers at the football field, security camera and upgrades, and a paging system.

In addition, the administrative office will be relocated to the jr./sr. high school.



PHOTO/ JEF RIETSMA/JOURNAL

Centreville Public Schools Superintendent Rob Kuhlman, Jim Ross, architect with TowerPinkster, and several others staged a kickoff meeting last month to discuss construction plans at the district's two schools. Funds in excess of \$12 million from a voter-approved request in November will allow the district to begin making major upgrades to its facilities.