



Skaneateles Early Childhood Center

Est.1978

SECC Capital Improvement Plan

When SECC moved into its current facility back in 1998, the building was state of the art. The former Niagara Mohawk truck garage had been transformed into a vibrant space for infants and children with brand new everything: roof, insulation, lighting, heating and air conditioning systems, classrooms, ceilings, windows, doors, decking, flooring, drainage, sidewalks and paving. We've done a great job maintaining the building for nearly 20 years but it's time for a major remodel.

PHASE I

- The roof leaks.
ROOF REPLACED NOVEMBER 2017
- Current insulation, which does not meet energy code, creates cold rooms.
HIGH R-VALUE INSULATION BLOWN IN JULY 2018
- The energy inefficient recessed lighting promotes heat loss and ice dam formation.
LED EFFICIENT FIXTURES AND BULBS INSTALLED JANUARY 2018
- Ceiling panels, where water stained, need to be replaced
STAINED PANELS REPLACED IN JULY 2018
- The outside decking, once strong and smooth, is now weathered and splintered.
DECKING TO BE REPLACED BY END OF 2018
- Classroom walls, marred by scores of little kids, need repair and a fresh coat of paint.
PAINTING TO BE COMPLETED EARLY 2019

PHASE II

- The building's exterior surfaces, flaking and chipped, need a fresh coat of paint.
- Exterior doors and frames are deteriorating as is some of the masonry around them.
- Some of the sidewalks have cracked and heaved over the years.
- Spalling of the block foundation requires expert masonry repair and gutter work.

Scott McClurg of McClurg Remodeling and Construction Services led a team of experts through an extensive evaluation of our building from top to bottom. The Immediate Concerns (Phase I) of the Capital Improvement Plan have been or will soon (decking and painting) be addressed. The Secondary Concerns (Phase II) will be completed this fiscal year.

The goal for Phase II is \$46,000.