

# NEWS

Owego Apalachin online: [www.OACSD.org](http://www.OACSD.org)



Stephen P. Jensen photos

Early this month, construction crews began to reconstruct the driveway and parking lot (above and below) at Owego Elementary School. Pictured at the bottom of the page,

another crew worked on August 3 to remove an old sidewalk in front of Owego Free Academy. The work is part of the OA district's \$13.6 million capital improvement project.

## Special Edition: Project Update



# Capital upgrades progressing across OA

When students return to school this fall at Owego Apalachin, they'll see that construction, part of the \$13.6 million capital improvement project, is in full swing.

Work crews from several outfits began staging work in late July after the OA Board of Education unanimously awarded contracts to the following companies:

- ◆SJB Services: for abatement project monitoring services, and for testing laboratory services/special inspections
- ◆Daniel L. Lynch, Inc.: general trades
- ◆J&K Plumbing & Heating Co., Inc.: HVAC work
- ◆Ackerman Plumbing, Inc.: plumbing
- ◆Nelcorp Electrical Contracting Corp.: electrical

The recommendations were presented by Kevin Hoffman, project manager for Bovis Lend Lease LMB, Inc., during a regular July board meeting.

On July 9, sealed bids were publicly opened at the OA offices for the district's capital improvement project. The bid comparison sheets for general trades, heating ventilation and air conditioning, plumbing and electrical were reviewed. Bovis Lend Lease consulted with the low responsive bidder to review and confirm the scope, schedule and project requirements.

"Though we were going



A project directory, listing the main contact for the project, as well as the primary contractors performing work in the OA schools during the capital project, is on Page 4. The field office for the project management company, Bovis Lend Lease, is currently located at Owego Free Academy.

through the bid process in the middle of the construction season, we got very competitive bids, and we were pleased with the number of contractors who were interested in our project," said Dr. Bill Russell, OA superintendent.

"As a bidding strategy, a number of alternatives were incorporated into the project to ensure that the project came in under budget and would not jeopardize the ability to start construction," wrote Kevin Hoffman, project manager for Bovis, in a letter to Dr. Russell.

"Due to a very competitive bidding market, we came in under budget," Hoffman wrote.

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# '84 grad's company on the OA job

When Dean Rypkema decided his company would bid to do the electrical work for the \$13.6 million Owego Apalachin capital upgrade project, it was business as usual.

Of course, when Nelcorp Electrical Contracting Corp., located on Watson Boulevard in Endwell, won the contract, there may have been something a little more special about it.

Rypkema, who is president of Nelcorp, is also a 1984 Owego Free Academy graduate.

"I took all the business courses when I was in school," Rypkema said. "I majored in business and minored in industrial arts. It's pretty cool. I ended up being a contractor.

"My favorite teacher was George Shay. He taught business law. Gosh, I really liked that guy."

Rypkema lives in the Town of Owego with his wife of 19 years, Debbie, and

their children, 15-year-old daughter Mikayla and 12-year-old son Tyler. His children attend Newark Valley schools.

"It's nice to get up and be on a job site in 10 minutes," said Rypkema, who's been checking in on the OA project, in person, about every other day.

Rypkema said that after he graduated from OFA, he worked in the electrical field as an apprentice before becoming a journeyman electrician. In 1988, he started Nelcorp with a partner.

A typical day for Rypkema, he said, revolves around project management.

"I'm a hands-in business owner. I'm right out there in the trenches with the guys," he said. "I'm not running conduit, but I try to get on the jobs all the time."

Nelcorp, which currently employs 55, is familiar with projects in school districts, Rypkema said.

"We know all the school projects,

and we're currently working at several schools right now," he said. In addition to the OA project, other districts at which Nelcorp is working today are Cincinnatus and Hancock.

Other area district where the company has completed projects include Vestal, Union-Endicott, Whitney Point and Windsor, Rypkema said.

"We'll typically bid on all the school work in the area," he said. "You bid on it, take an interest in it - we pretty much know what's going on in the area."

Rypkema said Nelcorp also works on larger projects.

"We do a lot of work for the federal government all over the country," he said. "We currently have jobs in Oklahoma and Georgia. I try to (visit) those projects once a month. That's my goal. And we've done projects at military bases all over the country."

Locally, the work done in school dis-

tricts typifies the Nelcorp resume.

"This is the type of work we do. All commercial. We don't do any residential," Rypkema said. "We go after commercial and industrial."

He said his company is also quite familiar with the OA project's management company, Bovis Lend Lease.

"We've worked with Bovis before, most recently on the Tioga County Department of Social Service project, on Route 38," Rypkema said. "We'll bid work for Bovis - they're fair and they're good to work with."

"We're also currently finishing the George Harvey Justice Building in downtown Binghamton with Bovis, as well," he added.

"It's good to have Dean on the job," said Kevin Hoffman, project manager for Bovis. "In the early-going, his company's been on top of things and Dean's been very responsive."



Stephen P. Jensen photos

## Getting a trim

In the spring, OA's maintenance crew cleared the overgrown trees and brush that approached the driveway connecting the middle school and the high school. Ron Bieber, OA head building mechanic, said the result is a safer area, as well as a much nicer looking spot on the Owego campus. "The brush was so close to the road that it used to scrape buses and other vehicles driving past. It was a mess," Bieber said. "We wanted to clear it back to the edge of the district property so it looked nicer. Near the bridge, it was a safety issue with the overgrown brush. Now it's a much safer passage across the railroad tracks and the bridge." This fall, the OA maintenance crew will trim back brush near the newer sports fields out beyond the middle school. "The ultimate goal," Bieber said, "is to take away that overgrown patch so you'll be able to see the new sports fields from the school buildings."

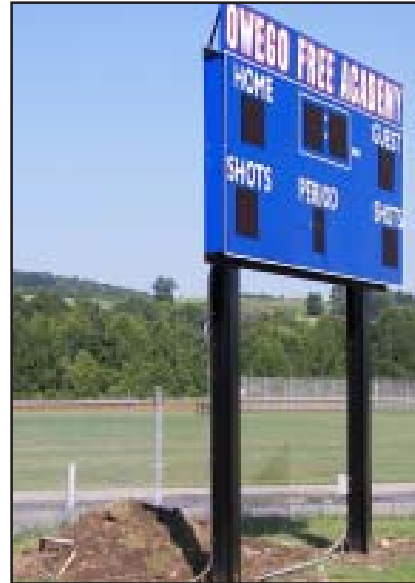
**Upgrades** *Continued from Page 1*



Above, the sidewalk between Owego Elementary and Owego Free Academy was being torn up in this August 3 photo, as the first step in the reconstruction of many sidewalks, driveways and parking lots on the Owego campus.



Above, the driveway at Owego Elementary will be completely resurfaced when school begins in September. This photo was taken on August 3. At right, a view of the district's new scoreboard located at the soccer pitch.



Above, the student parking lot adjacent to the soccer pitch received its first attention of work crews on August 13. The lot will receive a complete makeover, the first time this parking area has been rebuilt since the high school opened in the early 1970s.



Stephen P. Jensen photos

At left, the bathrooms in the history wing at OFA were gutted in early August and are undergoing a complete makeover. Above, classroom partitions have been removed, and will be replaced with new partitions, at the end of the fifth-grade wing at Apalachin Elementary School.

"I'm especially pleased that we will be working with a number of local contractors, including at least one OFA graduate," Dr. Russell added.

(Dean Rypkema, Class of 1984, is president of Nelcorp Electrical. You'll find a separate story about Dean on Page 2.)

"It's good to keep the work in the community, and they'll have a special incentive to give us a quality job."

**The following work is under way, or is scheduled to begin during the remainder of the summer, at Apalachin Elementary School:**

- ◆ Bathroom renovations
- ◆ Classroom partitions
- ◆ Sink and casework replacement
- ◆ Corridor valve and ceiling replacement (as well as abatement)

**Next summer, the following work is scheduled to begin at AES:**

- ◆ Window replacement
- ◆ Energy management digital controls

◆ Electrical service upgrades and generator replacement

- ◆ Additional bathroom renovations
- ◆ Additional classroom partitions

**The following work is under way, or is scheduled to begin during the remainder of the summer, at Owego Elementary School:**

- ◆ Creating additional parking
- ◆ Replacement of existing parking lots and driveways

**Next summer, the following work is scheduled to begin at OES:**

- ◆ Window replacement
- ◆ HVAC equipment replacement
- ◆ Energy management digital controls

◆ Electrical service upgrades and generator replacement

- ◆ New fire alarm system
- ◆ New wireless clock system

**The following work is under way, or is scheduled to begin during the remainder of the summer, at Owego Free Academy:**

- ◆ Bathroom renovations
- ◆ Locker room renovations
- ◆ First-floor classroom partitions
- ◆ Sidewalk replacement
- ◆ Tennis court resurfacing and repair
- ◆ Roof repair and replacement
- ◆ Athletic complex lighting (including tennis courts, football stadium and soccer pitch)

**The following work is scheduled to begin next summer at OFA:**

- ◆ Additional bathroom renovations
- ◆ Second-floor classroom partitions
- ◆ Pavement work, to be completed

before the start of the new school year, is under way in the students' parking area at OFA, as well as the lot between the school and the football stadium.

"Considering the late start in the summer construction, we're pleased with the way the Owego Apalachin project has progressed to date," Hoffman said.

"Actually, I think it's astonishing to see how much work our contractors are going to have accomplished before school starts," Dr. Russell said.

"Kevin and his colleagues from Bovis, and all of the contractors, have really gone after it, knowing they have to get as much done as possible before schools are back in session.

"At the same time," Dr. Russell added, "they have to have things put back together in a safe, clean, and orderly fashion for our students and staff to return in September.

"It's a complex job of staging and scheduling that is going really well so far."



Above, work crews gave themselves easy access to different areas of the high school's locker rooms during the first phase of the district's capital upgrade project that began this summer. The boys' and girls' locker rooms are being completely refurbished as part of the project. At right, a crew works on the resurfacing and repair of the OFA tennis courts on August 13.



Above, a work crew dismantles the parking lot at Owego Elementary. The lot, as well as the OES driveway, will be completely reconstructed by the start of school in September. At right, a crew puts the finishing touches on the sidewalk replacement at Owego Free Academy.



Stephen P. Jensen photos

Above, an area along the sidewalk closest to the OFA tennis courts awaits the placement of fiber optic cable, part of the district's capital upgrade project.

## Project Contacts

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