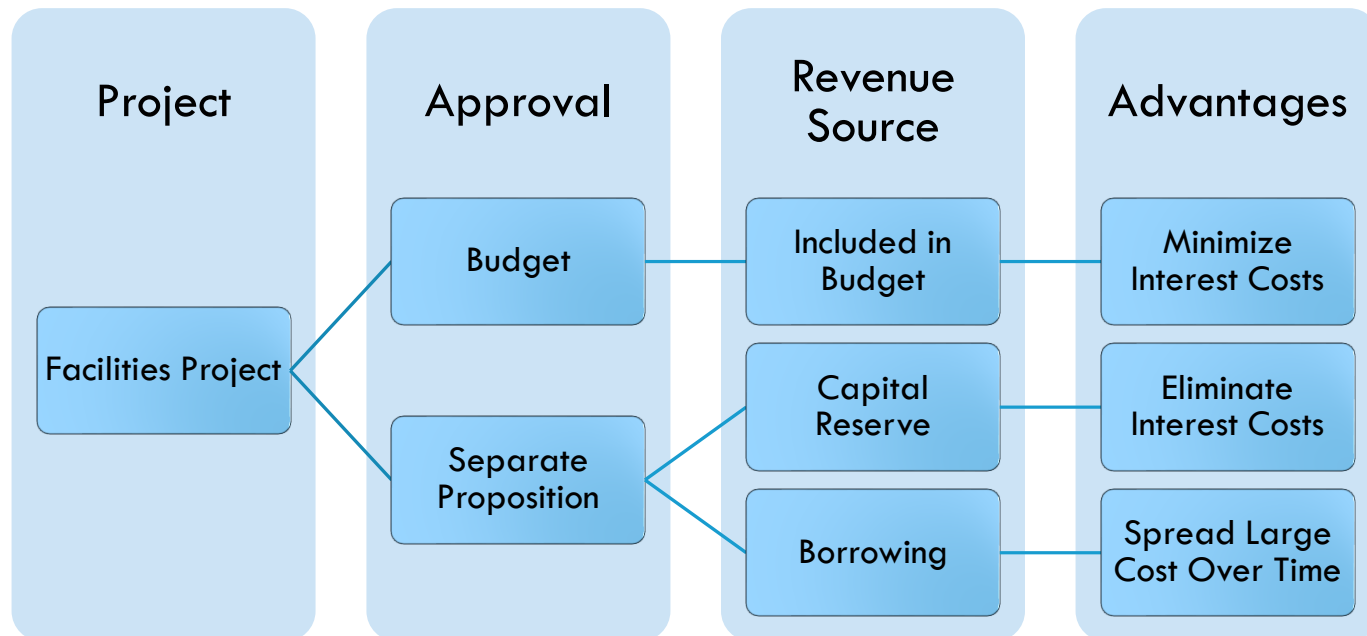




# PHASE 2 CONSTRUCTION PROJECTS

Facilities Repair &  
Improvement  
Syosset Central School  
District  
November 13, 2017

# BACKGROUND



# RECENT FACILITIES WORK



## Budgeted

- SHS Roof
- Berry Hill Roof/Floors
- Baylis Roof/Floors
- Whitman 2<sup>nd</sup> Entrance
- Willits Roof/Floors

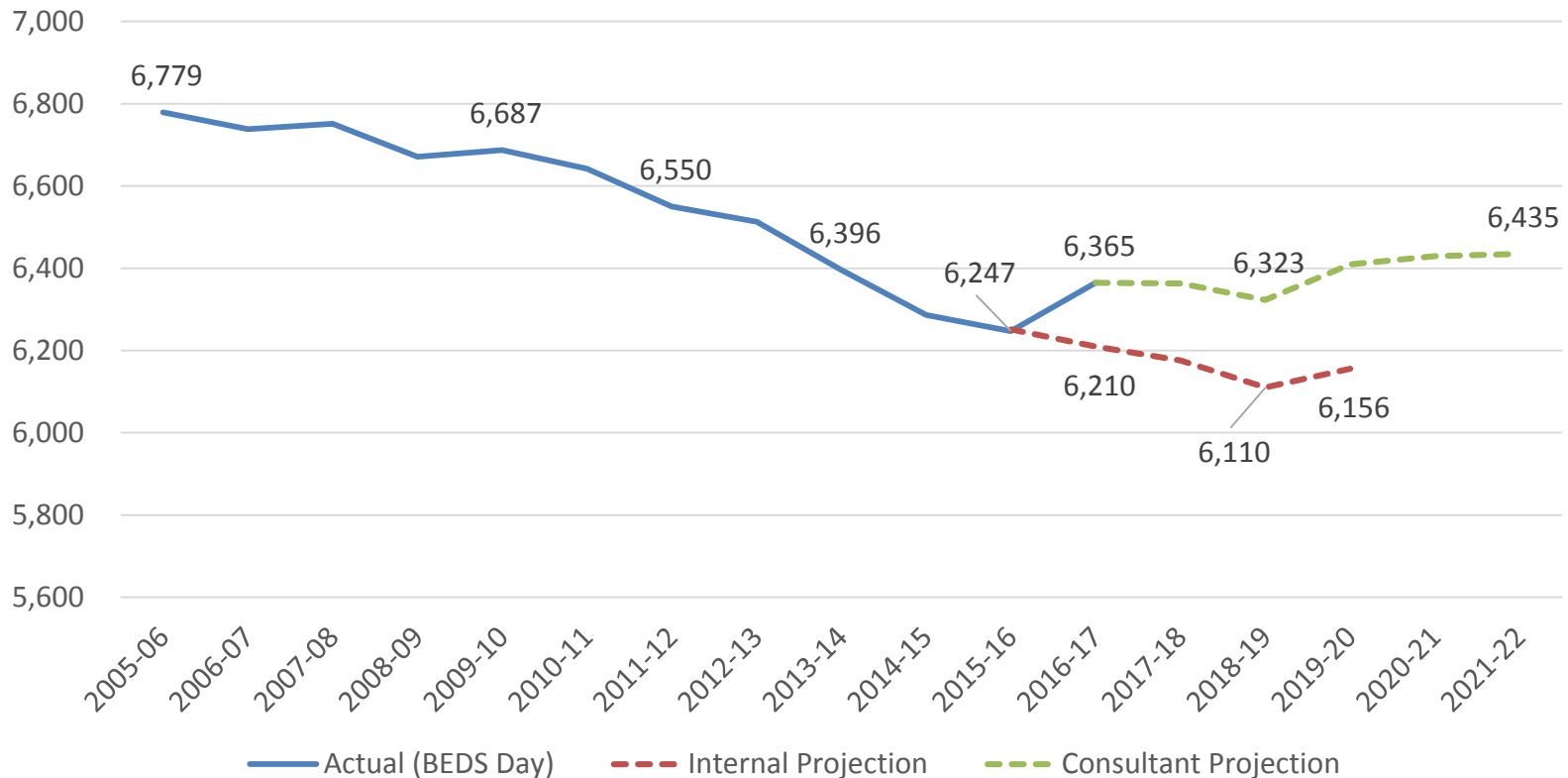
## Reserves (Phase I)

- Fire Alarm Systems
- Underground Storage Tanks
- Security Vestibules
- Corridor Wall Glazing
- Interior Doors

# ENROLLMENT PLANNING

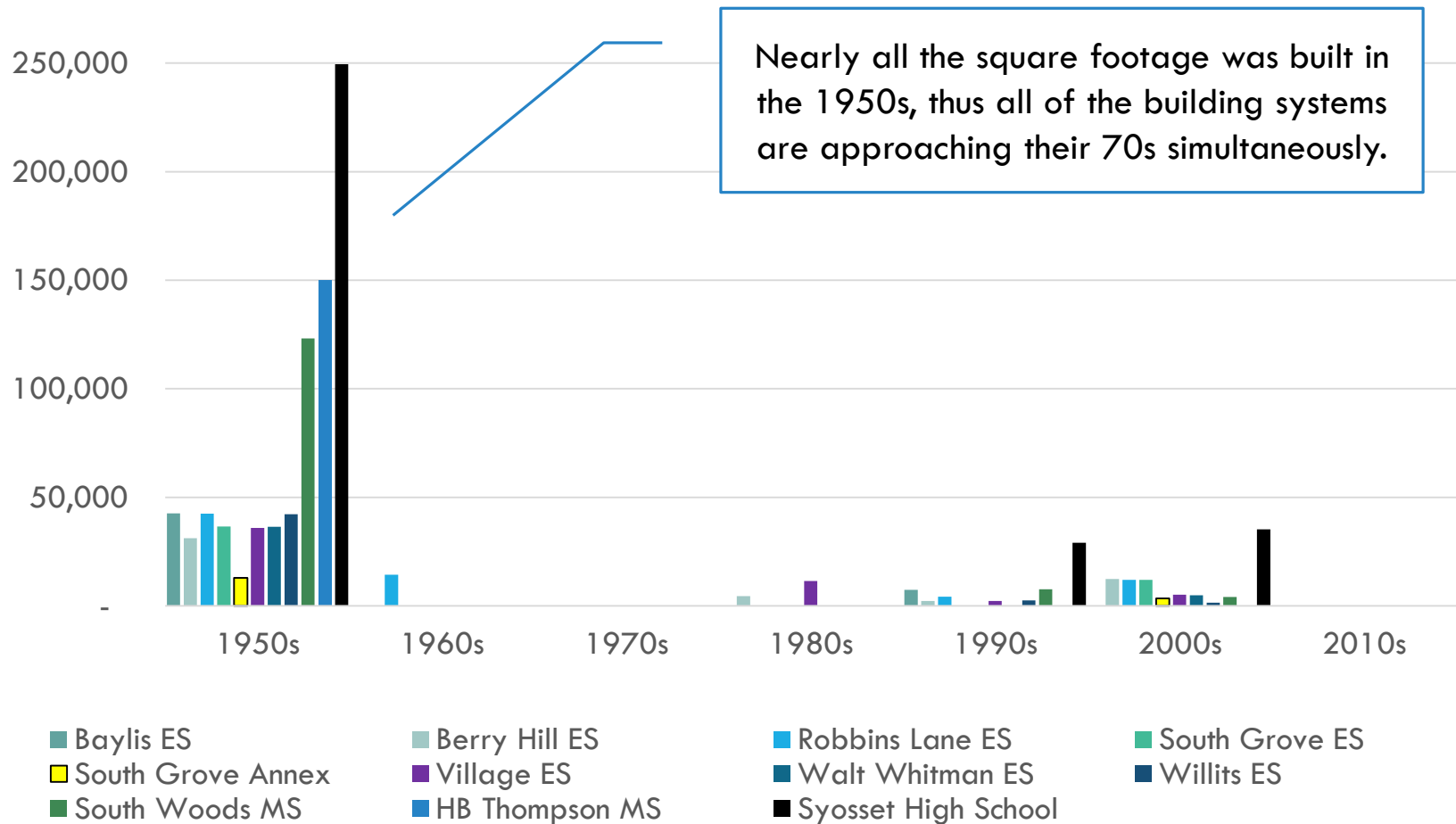


Enrollment Actual and Projected



Does not include estimates from potential new development.

# SYOSSET FACILITIES SQUARE FOOTAGE BY AGE



# PHASE 2 PROJECTS — 5 “BUCKETS”



## Building Repairs and Systems

Building Condition Survey

Air Conditioning

Electrical

## Traffic Safety Improvements

Widen Southwoods Rd.

SHS Drop-off Loop

Faculty Parking Lot

## Energy Conservation Measures

Solar

Co-Gen

Building Controls

Lighting

Weatherization

## Instructional Spaces

SHS Science Rooms

SHS Weight Room

Widen Stadium Field and Track, Artificial Surface

## Additional Scope of Work

Enclosed Walkways (SHS, South Grove)

Parking (Berry Hill, Baylis)

Drop-off Circle (Whitman)

# PUBLIC FEEDBACK FROM MEETINGS



Bucket 1 - BCS/AC	Bucket 2 – Traffic
<p>Can gym spaces have exhaust fans to draw hot air out of gymnasium spaces?</p> <ul style="list-style-type: none"><li>- <i>Yes, under consideration.</i></li></ul> <p>Can there be a plan for cafeteria spaces – ceiling fans?</p> <ul style="list-style-type: none"><li>- <i>Yes, under consideration.</i></li></ul> <p>Sponsorships of science lab?</p> <ul style="list-style-type: none"><li>- <i>We will seek any possible grant support.</i></li></ul> <p>What is the anticipated life span of mobile lab furniture and benches?</p> <ul style="list-style-type: none"><li>- <i>No less sturdy than fixed furniture.</i></li></ul> <p>Get input from educational and other institutions in designing research and lab space.</p> <ul style="list-style-type: none"><li>- <i>Working with architect to ensure state of the art.</i></li></ul>	<p>Traffic light /stop sign /speed bumps on South Woods or Stillwell?</p> <ul style="list-style-type: none"><li>- <i>Town not amenable at this time.</i></li></ul> <p>Speed bumps in the car loop?</p> <ul style="list-style-type: none"><li>- <i>Yes</i></li></ul> <p>Concern about remaining bottlenecks</p> <ul style="list-style-type: none"><li>- <i>Moved from road to campus.</i></li></ul> <p>Slanted parking in front does not create a traffic hazard when cars back out?</p> <ul style="list-style-type: none"><li>- <i>Traffic engineers prefer slanted stalls.</i></li></ul>

# PUBLIC FEEDBACK, CONTINUED



## Bucket 3 – Energy Savings

Are energy savings guaranteed?

- *Yes. Contractor pays any shortfall.*

Wind Turbines as an option?

- *Not at this time.*

Training of district personnel to operate this new system?

- *We will have extensive training and automation of building controls.*

Could roof exhaust fans in gymnasiums be solar powered?

- *Solar in some buildings will equal total energy demand.*

Actively manage energy use and maintenance based on facility usage?

- *Yes, partially for the energy use.*

Energy efficient window shades?

- *Under consideration.*

## Bucket 4 – Academic

Keep current stadium location?

- *Revised drawing accommodates this idea.*

Safety of artificial turf field?

- *See NYS DEC Study (Lim/Walker 2009). US EPA is conducting a new study, due in 2018, which we will review when complete.*

Future expansion to a field house?

- *Not contemplated at this time.*

Separate track area for community use?

- *Couldn't identify adequate space.*

Can the field be used at night?

- *Lights are not included.*

Weight room just for team sports or gym purposes as well?

- *Weight room will be an additional physical education station during the day.*





# **“BUCKET 1” BUILDING REPAIRS AND SYSTEMS**

Building Condition Survey  
Air Conditioning

# BUILDING CONDITION SURVEY — EVERY SCHOOL HAS SIGNIFICANT NEEDS

Building System Description	Baylis	Berry Hill	Robbins Lane	South Grove	South Grove Annex	Village	Walt Whitman	Alice P. Willits	South Woods	Harry B. Thompson	Syosset High School	Item Totals
Site	417,334	330,000	190,000	285,000	440,000	270,000	532,810	885,000	870,000	790,000	685,000	5,695,144
Roofing	1,200,000	1,100,000	1,380,000			500,000	150,000	1,339,000	250,000	2,760,000	2,614,676	11,293,676
Exteriors	149,000	300,000	100,000	150,000	50,000	107,000	75,000	165,000	204,000	1,020,000	30,000	2,350,000
Structure		50,000	10,000	5,000					55,000			120,000
Interior	456,000	360,000	491,000	415,000	290,000	245,000	485,000	560,000	890,000	1,690,000	3,090,000	8,972,000
Electrical	455,000	345,000	410,000	285,000	125,000	260,000	250,000	290,000	635,000	1,005,000	1,195,000	5,255,000
Boiler/Furnace	600,000		600,000		400,000	500,000	650,000	500,000				3,250,000
Other Mechanical	305,000	135,000	250,000		40,000	388,000	245,000	260,000	1,645,000	1,545,000	1,746,400	6,559,400
ADA/Alarms/Stairs	155,000	195,000	140,000	155,000	75,000	160,000	160,000	155,000	155,000	190,000	1,375,000	2,915,000
<b>Total Construction</b>	<b>3,737,334</b>	<b>2,815,000</b>	<b>3,571,000</b>	<b>1,295,000</b>	<b>1,420,000</b>	<b>2,430,000</b>	<b>2,547,810</b>	<b>4,154,000</b>	<b>4,704,000</b>	<b>9,000,000</b>	<b>10,736,076</b>	<b>46,410,220</b>

# AIR CONDITIONING



## Recommendation:

- Split units in every classroom (phase in as window units fail)
- A/C 3 secondary auditoriums
- Cost \$10.2 million

## Not Recommended:

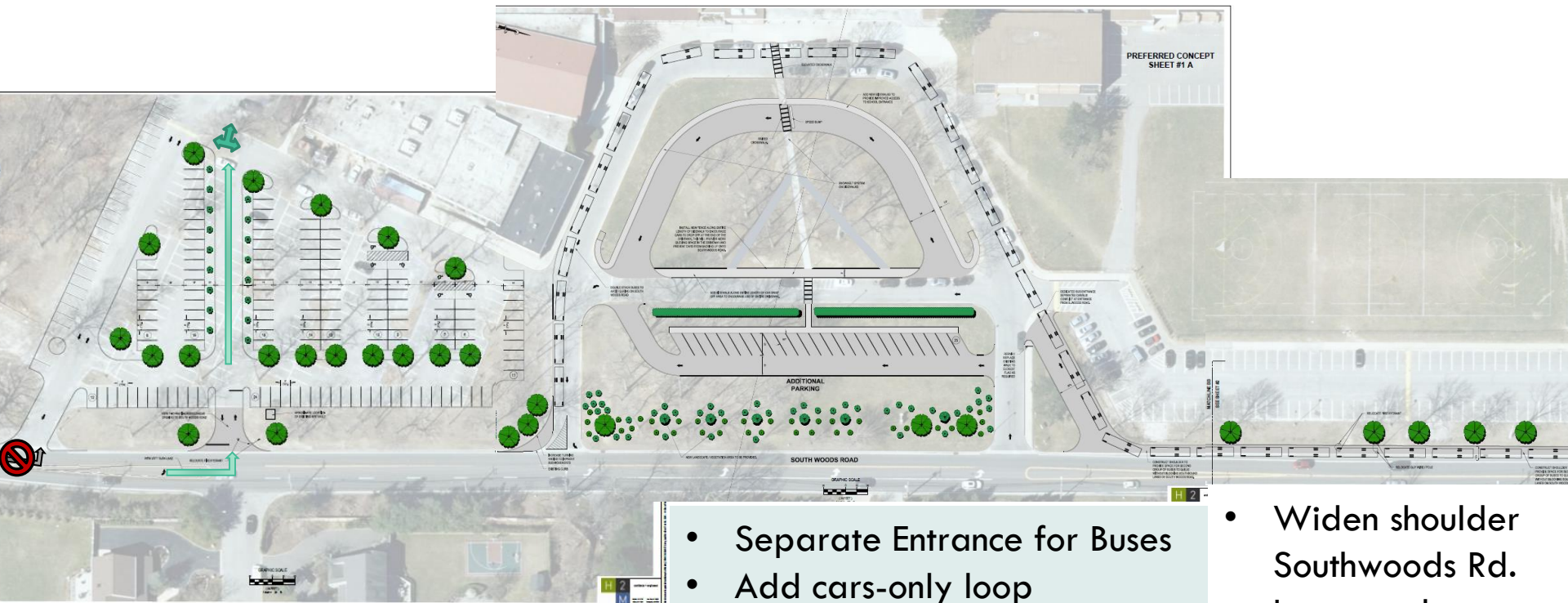
- More window units (cheaper, but noisy and less efficient)
- Universal A/C (too expensive - \$22.6 million)



# **“BUCKET 2” TRAFFIC SAFETY IMPROVEMENTS**

Widen Southwoods Rd.  
Add car loop at SHS  
Move Faculty Lot entrance  
at SHS

# TRAFFIC CIRCULATION IMPROVEMENT - SHS



- New entrance with turning lane
- South entrance = exit-only
- Adds 12 parking stalls
- Needs re-grading anyway

- Separate Entrance for Buses
- Add cars-only loop
- Add visitor parking lot (25 stalls)
- Moves congestion from entrance to exit

- Widen shoulder Southwoods Rd.
- Improves bus waiting
- Stripe/bump to avoid use as “passing lane”



# **“BUCKET 3” ENERGY CONSERVATION**

Solar  
Co-gen  
Weatherization  
Efficiency

# BUCKET 3 — ENERGY SAVINGS

Presentation by Johnson Controls





# **“BUCKET 4” INSTRUCTIONAL SPACES**

Science Rooms  
Weight Room  
Stadium/Track



## SCIENCE ROOMS & SCIENCE RESEARCH

- Classroom spaces need renovation with new lab desks.
- Need fume hood Installation.
- Science Research rooms support student projects
- Movable furniture allows creative configurations



# REVISED LAYOUT

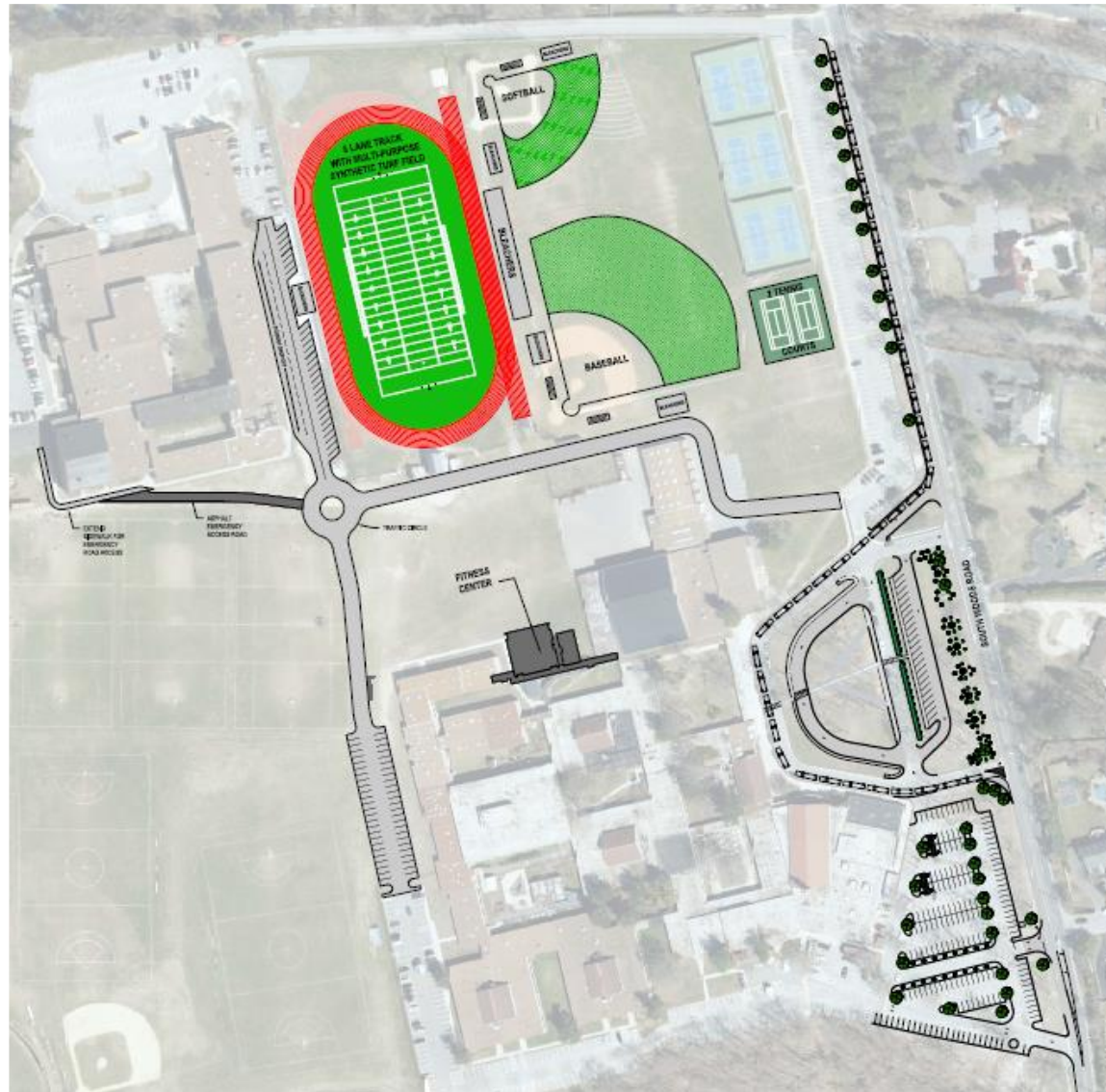
## Remodeled Stadium

- Wide enough for soccer
- Artificial turf
- Outdoor bathrooms
- New 8-lane track

## Softball relocated

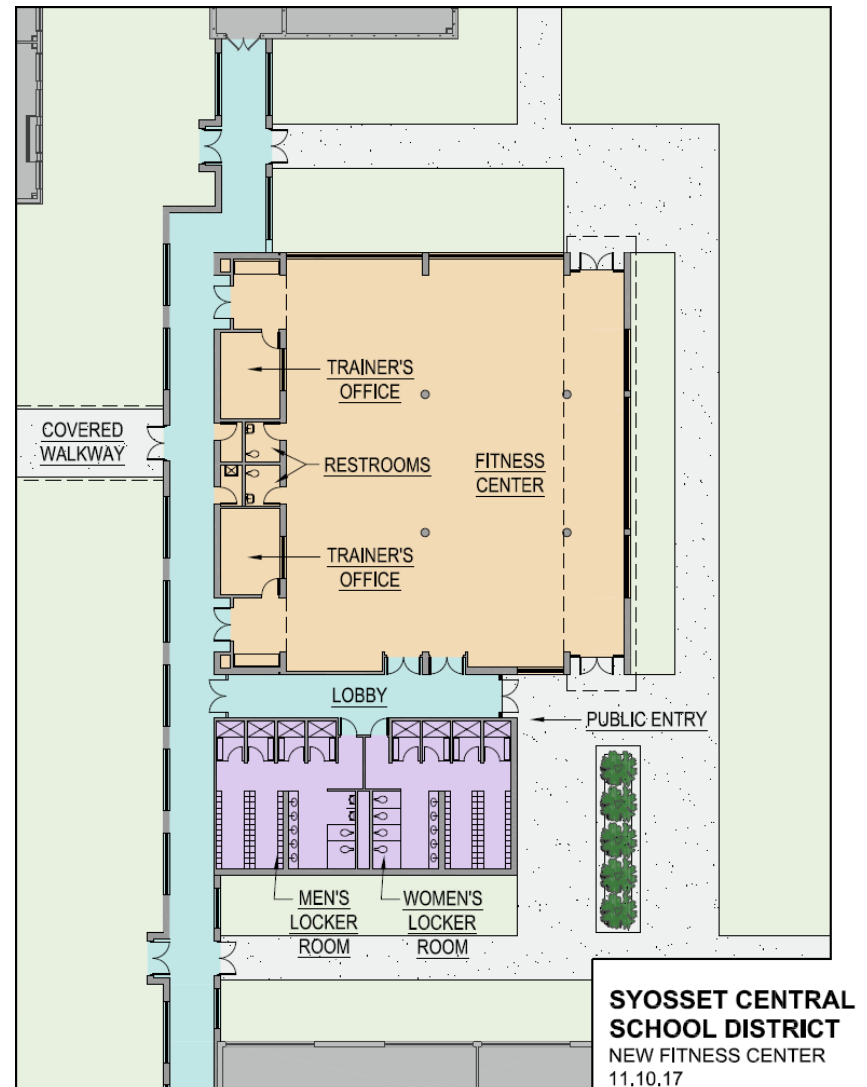
- Closer to indoor and outdoor bathrooms

## Additional 2 tennis courts



# REPLACE WEIGHT ROOM

- Replace at existing location.
- Remove “portables”.
- Can be isolated from SHS:
  - Used for shelter?
  - Used for voting location?
- Adds locker and bathroom facilities.
- Connects 2 hallways with an enclosed walkway.
- Encloses the courtyard.





# **“BUCKET 5” ADDITIONAL RECOMMENDATIONS**

Enclosed Walkways  
Additional Parking  
Drop-off Circle



# ADDITIONAL RECOMMENDATIONS

## **Vestibules/Enclosed Walkways**

- Syosset High School Entrance
- South Grove Annex Connector

## **Additional Parking**

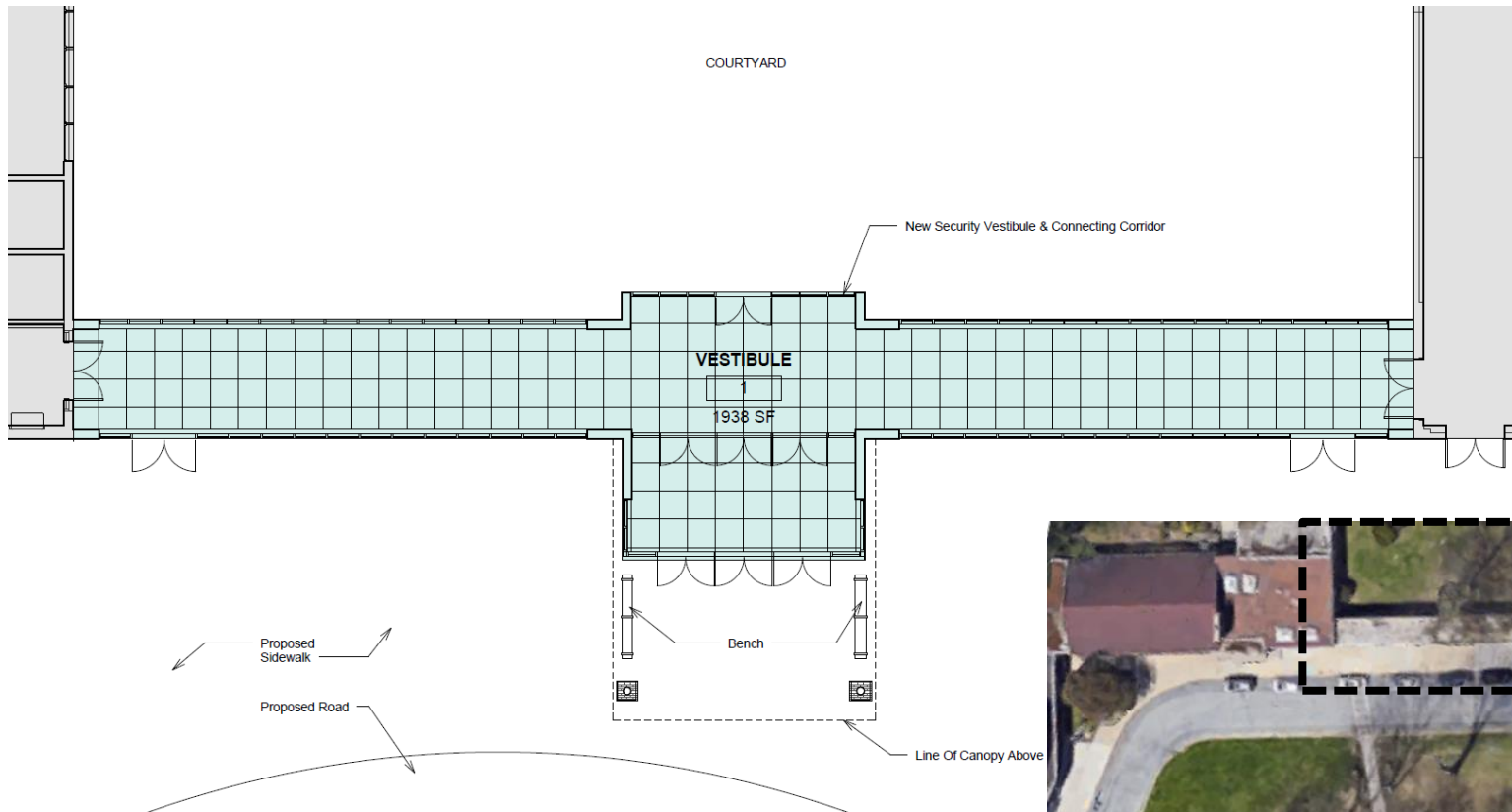
- Baylis
- Berry Hill

## **Drop-off Loop**

- Walt Whitman

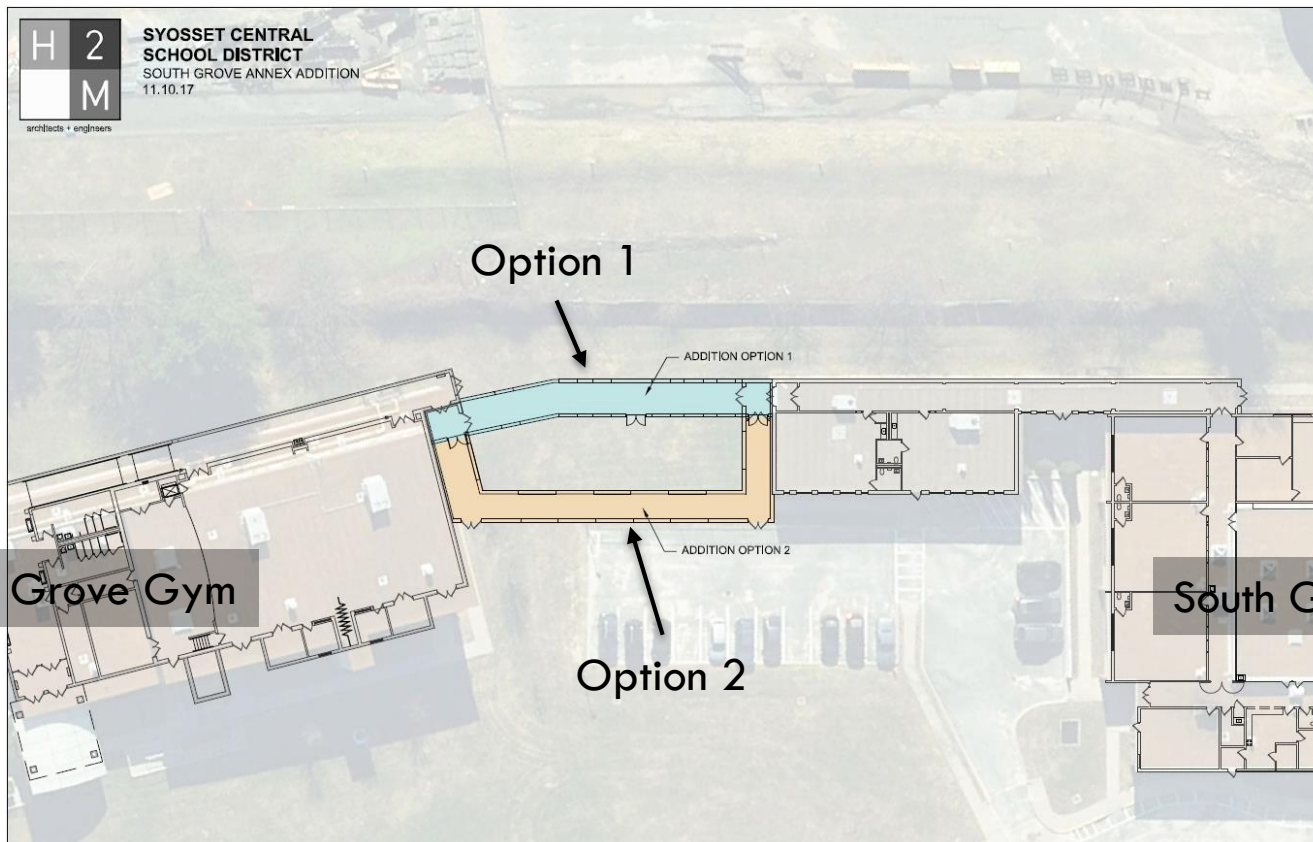
The Administration has researched and recommends the following additional projects based on community feedback and ongoing design work with the District architects.

# SYOSSET HIGH SCHOOL VESTIBULE/WALKWAY

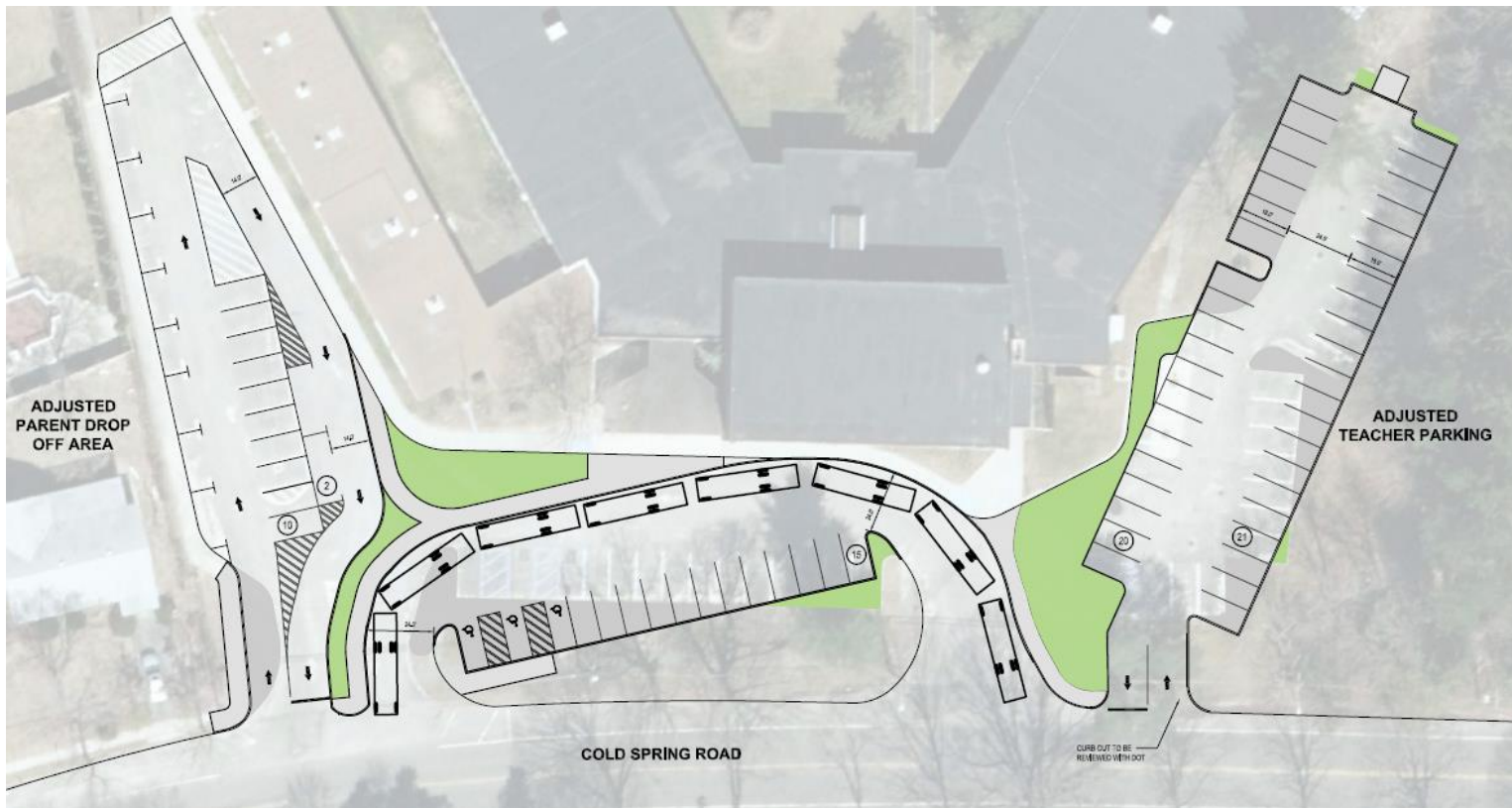




# SOUTH GROVE WALKWAY OPTIONS



# ADDITIONAL PARKING



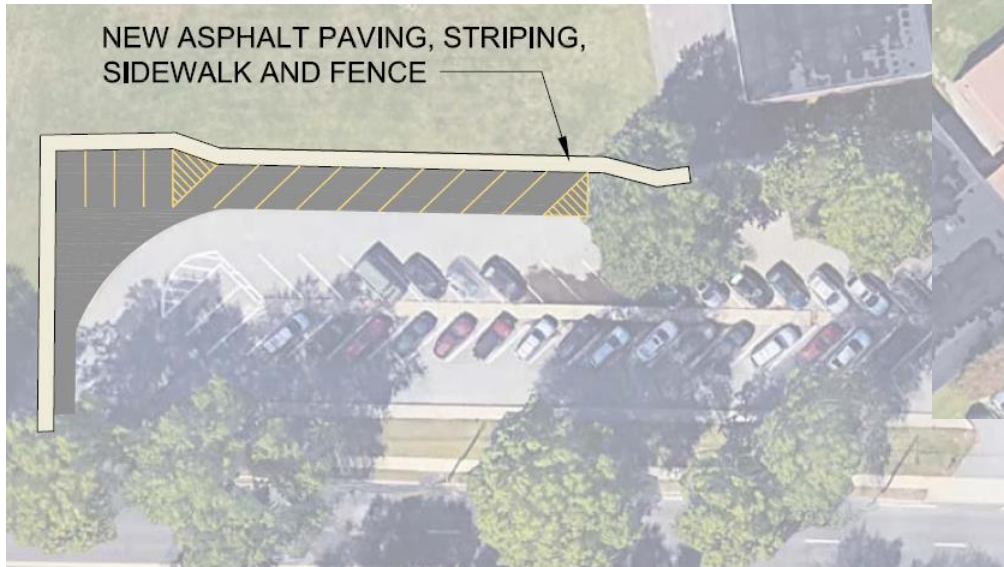
Berry Hill – Adds 22 spaces; increases bus drop off area.



# ADDITIONAL PARKING

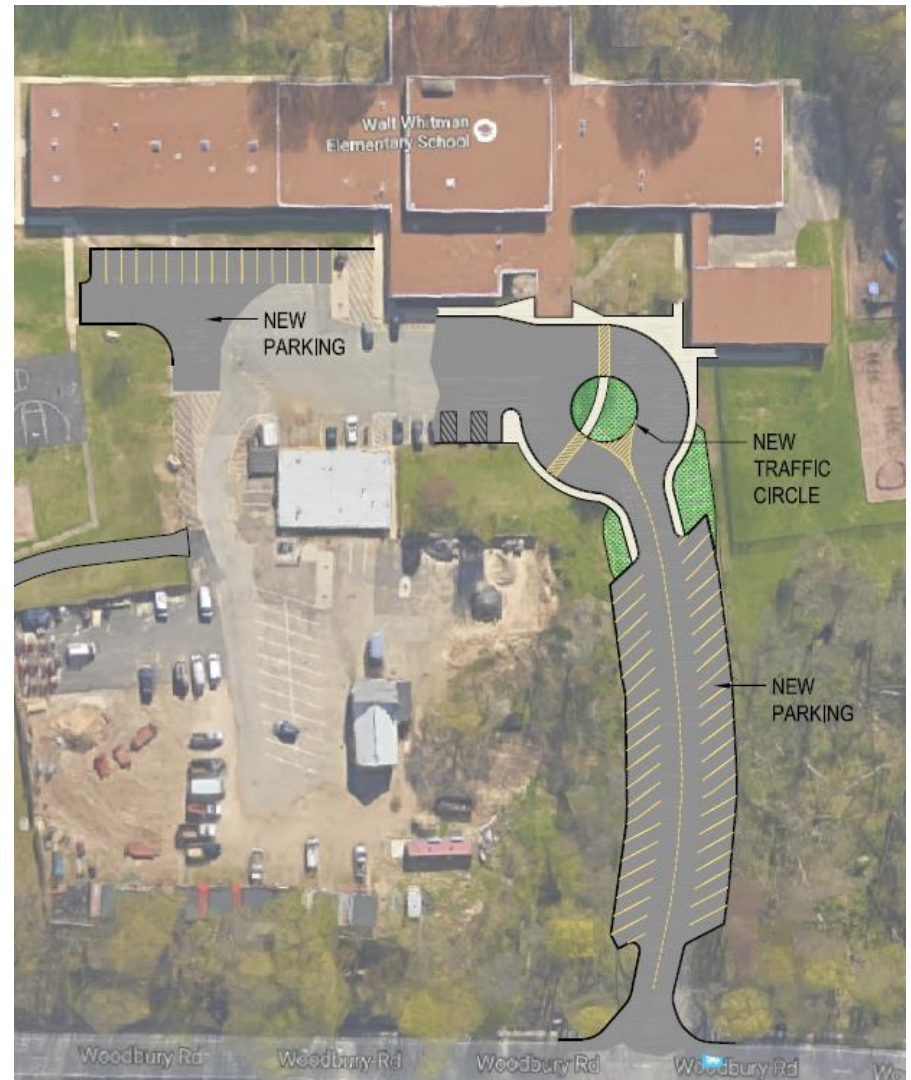


Baylis – Adds 23 spaces



# DROP-OFF CIRCLE WALT WHITMAN

- Creates drop-off circle for cars to eliminate backing up
- Widens parking area for buses to turn around
- Same net number of parking spaces

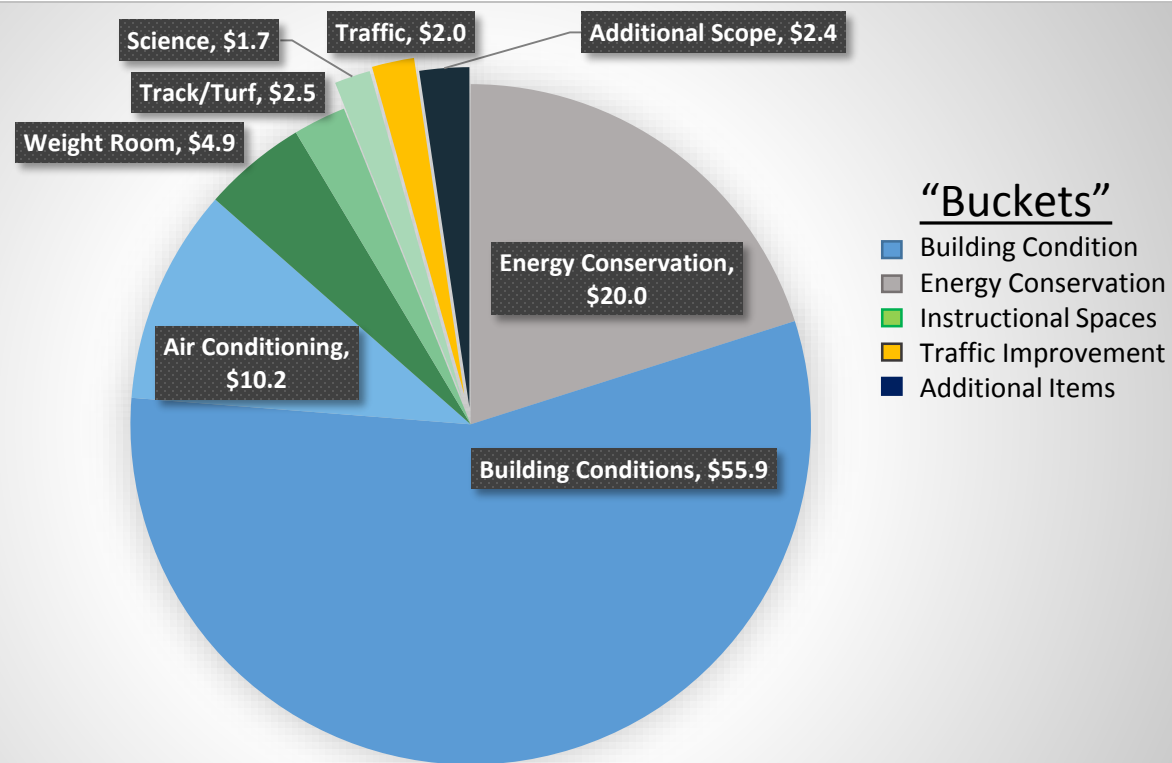




# FINANCIAL IMPLICATIONS

Costs  
Revenue Sources  
Net Impact

# RELATIVE SHARE OF COST



# NET COST OF REMAINING ITEMS

Total Improvements	Total Work	Phase I	Phase II
Bucket 1 - Building Repairs & Systems and A/C	\$66,190,000	\$7,097,990	\$59,092,010
Bucket 2 - Safety Improvements - Traffic & Building Access (Vestibules)	\$2,630,000	\$630,000	\$2,000,000
Bucket 4 - Instructional Spaces	\$9,169,640		\$9,169,640
<u>Bucket 5 - Additional Scope</u>	<u>\$2,348,350</u>		<u>\$2,348,350</u>
Total Projects	\$80,337,990	\$7,727,990	\$72,610,000
<hr/>			
Revenue Sources			
Projects Completed or in-progress	(9,800,000)		(9,800,000)
Work to be included in Budgeted Maintenance /Transfer to Capital - 5 year Plan 2018-19--22-23	(11,500,000)		(11,500,000)
Phase I - Capital Reserve	(7,727,990)	(7,727,990)	
Phase II - Capital Reserve	(11,464,500)		(11,464,500)
<u>Project Contained in EPC</u>	<u>(5,500,000)</u>		<u>(5,500,000)</u>
Total Sources of Revenue	(45,992,490)	(7,727,990)	(38,264,500)
<hr/>			
Remaining Financing Needed	\$34,345,500	\$0	\$34,345,500

# NET IMPACT TO TAX LEVY

DEBT SERVICE	
Estimated Annual Debt Service on \$35,000,000 (15 years at 3.5%)	\$ 3,038,770
Retiring Annual Debt Service - 2017-18 and 2020-23	\$ (2,170,000)
Estimated Annual Avg. Change in Debt Service	\$ 868,770
Less State Building Aid (80% of level debt service @ 21.8% reimbursement)	(\$473,000)
Net Estimated Annual Avg. Change in Debt Service	\$ 395,770
% change in Tax Levy (based on 17-18 Levy)	0.2065%

Change per \$10,000 in taxes paid annually*	\$ 20.65
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\*A homeowner paying \$10,000/year in school taxes would see their taxes increase \$20.65/year.

# NEXT STEPS



December 11, 2017 – Board of Education Resolution

December–January – Public Information Meetings

Early February 2018 – Public Vote

-----IF SUCCESSFUL-----

Summer 2019 – Construction begins