Kings Park Central School District
Reading, Learning, & Growing Together

Facilities Committee Update
August 4, 2015
Overview

- August-September, 2014: Tour of District
  - Board, Superintendent, principals, and B&G toured our schools and facilities and highlighted areas in need of attention
- February 10, 2015: B&G Budget Presentation
  - Highlights between $12 - $14 million in areas of concern around the district
- April – June, 2015: SED required 5-Year Building Condition Survey (BCS)
  - Performed by our architect, H2M
- May, 2015: Board created district Facilities Committee
- June – Fall: Facilities Committee work
Facilities Committee

- Established by Board Resolution
- Membership
  - Board members (2)
  - District employees (7)
  - Student (1)
  - Resident volunteers (8)
- Meetings, Tours, and Trips
  - June 30 meeting @ KPHS
  - July 21 meeting @ KPHS
  - August 11 meeting @ KPHS
  - Ongoing tours of schools and trips to other districts to see various facilities improvement options
## Our Aging Facilities

<table>
<thead>
<tr>
<th>Building</th>
<th>Year Built</th>
<th>Age of Roof</th>
<th>Square Footage</th>
</tr>
</thead>
<tbody>
<tr>
<td>KPHS</td>
<td>1964, with additions in 1971 &amp; 2006</td>
<td>*Varies; mostly 22-25 years</td>
<td>233,670</td>
</tr>
<tr>
<td>WTRMS</td>
<td>1970</td>
<td>Original; unknown</td>
<td>189,741</td>
</tr>
<tr>
<td>RJO</td>
<td>1928, with addition in 1957</td>
<td>Slate is original; 2 years for flat sections</td>
<td>92,541</td>
</tr>
<tr>
<td>San Remo</td>
<td>1958</td>
<td>About 10 years</td>
<td>57,850</td>
</tr>
<tr>
<td>Fort Salonga</td>
<td>1967</td>
<td>About 20 years</td>
<td>69,170</td>
</tr>
<tr>
<td>Park View</td>
<td>1965</td>
<td>2 years (replaced after Hurricane Sandy)</td>
<td>78,168</td>
</tr>
</tbody>
</table>

*Partial replacement (27,000 square feet) scheduled for summer 2015.*
Overarching Areas of Concern

- Roofing
- Paving, sidewalks, & curbs
- Vinyl asbestos tile (VAT)
- Interior & exterior doors
- Windows
- Boilers & valves
- Temperature controls
- Electrical systems
- Plumbing
- Condition of athletic fields & facilities

Infrastructure

Health, Safety, & Security

Curriculum & Instruction

Athletics & Recreation
Refining the Scope of Work

• Major areas of BCS concern by building (see next pages & photos)
• Additional committee recommended work based on community and student needs
• Work to be done “in house” through the typical district budget
• Items to be addressed via Energy Performance Contract (EPC) – mostly lighting and heating efficiency items
• Net estimated total facilities project
Fort Salonga

• Major areas of concern, as highlighted in the BCS:
  • Front parking lot drainage
  • Parking lot pavement and curbs
  • Partial roof replacement
  • Vinyl asbestos tile (VAT) removal
  • Replace interior doors and hardware
  • Replace ceiling grid and tiles
  • Electrical upgrades (replace switchgear & main panel)
  • Plumbing repair and upgrades, including bathrooms
  • Upgrade ventilation for gym and cafe
  • Boiler, classroom ventilators, and heating controls
• To view PHOTOS of FS, please click the link below:
  https://prezi.com/xlifookwgcjm
Park View

- Major areas of concern, as highlighted in the BCS:
  - Parking lot pavement and curbs
  - Replace asphalt play area in the rear of the school
  - Vinyl asbestos tile (VAT) removal
  - Replace interior doors and hardware
  - Replace ceiling grid and tiles
  - Electrical upgrades (replace switchgear & main panel)
  - Plumbing repair and upgrades, including bathrooms
  - Upgrade classroom ventilators
  - Upgrade ventilation for gym and café
- To view PHOTOS of PV, please click the link below: https://prezi.com/wmjw98-kpnes
San Remo

- Major areas of concern, as highlighted in the BCS:
  - Parking lot pavement and curbs
  - Add additional parking in the back of the building
  - Vinyl asbestos tile (VAT) removal
  - Replace all windows and various external doors
  - Replace interior doors and hardware
  - Replace ceiling grid and tiles
  - Electrical upgrades (replace switchgear & main panel)
  - Plumbing repair and upgrades, including bathrooms
  - Replace original boilers
  - Upgrade ventilation system

- To view PHOTOS of SR, please click the link below:
  https://prezi.com/esy8u92ojfyb
RJO

Major areas of concern, as highlighted in the BCS:
- Parking lot pavement, curbs, and drainage
- Replace asphalt play area in the rear of the school
- Repair/replace perimeter fencing
- Various masonry pointing and cracking
- Vinyl asbestos tile (VAT) removal
- Replace interior doors & hardware and front entrance doors
- Replace ceiling grid and tiles
- Electrical upgrades (replace switchgear & main panel)
- Plumbing repair and upgrades, including bathrooms
- Replace original boilers and heating controls
- Upgrade classroom ventilators
- Upgrade ventilation for gym and café
- Repair/replace exterior lighting
RJO

- Additional items under consideration by the committee:
  - Walkway by museum
  - Gym floor resurfacing and bleachers
  - Heating unit boxes, 2nd floor
  - Lockers 2nd floor (5th grade wing)
  - Auditorium – replace seating and add sound treatments
  - Upgrade and repositioning of auditorium lighting panel

- To view PHOTOS of RJO, please click the link below: https://prezi.com/xvyun5oxuk-4
WTR

- Major areas of concern, as highlighted in the BCS:
  - Parking lot pavement & curbs
  - Replace entire roof
  - Various masonry pointing and cracking
  - Partial window replacement
  - Vinyl asbestos tile (VAT) removal
  - Replace interior doors & hardware and various external doors, including front entrance
  - Replace ceiling grid and tiles
  - Plumbing repair and upgrades, including bathrooms
  - Replace original boilers and heating controls
  - Upgrade classroom ventilators
WTR

• Additional items under consideration by the committee:
  • Replace entire roof
  • Replace all windows
  • Replace original boys and girls locker room lockers
  • Music room “refresh”
  • Replace library carpet
  • Add additional exterior LED lighting
  • Replace bleacher railings in gym
  • Field irrigation

• To view PHOTOS of WTR, please click the link below:
  https://prezi.com/-dyffrwde70m
KPHS

- Major areas of concern, as highlighted in the BCS:
  - Rear parking lot pavement & curbs
  - Significant phased roof replacement
  - Track replacement
  - Vinyl asbestos tile (VAT) removal
  - Replace interior doors and hardware
  - Replace ceiling grid and tiles
  - Plumbing repair and upgrades, including bathrooms
  - Replace original boilers and heating controls
  - Upgrade classroom ventilators
  - Kitchen ventilation upgrades
KPHS

• Additional items under consideration by the committee:
  • Upgrade main field and track, including lighting & additional bleachers
  • Upgrade concession stand, including bathrooms
  • Extend back parking lot and pave to track
  • Add additional field irrigation
  • Replace gym bleachers and resurface floors
  • Install new main gym dividers/netting
  • Install AC in main gym
  • Replace main floor boys and girls and lower level (“Dungeon”) lockers
  • Install ventilation system in team locker area (“Dungeon”)
  • Replace auditorium seating and add AC
  • Music rooms “refresh”
  • Library Media “extreme makeover,” including second floor space
  • Install uninterrupted power supply (UPS) for network operations center (NOC), freezer, and emergency lighting

• To view PHOTOS of KPHS, please click the link below:
  https://prezi.com/3opixan_eojp
Preliminary “Big Picture”

KPCSD Facilities Project

- **Infrastructure**: 81%
- **Health, Safety & Security**: 8%
- **Curriculum & Instruction**: 8%
- **Athletics & Recreation**: 2%
What About Instructional Technology?

- NYS Smart Schools Bond Act (November 2014)
- Allocation for Kings Park: $1.454 million
- Allowable expenses include:
  - Educational technology equipment, including but not limited to interactive whiteboards; computer servers; tablets, desktop and laptop computers
  - High-speed broadband or wireless internet connectivity for schools and communities
  - Capital projects to install high-tech security features in school buildings and on school campuses
K-Solar Program

- Federal and NYS initiative
- SunEdison was awarded the Long Island “rights”
- Presents a way for Kings Park to save a significant amount of money on electrical costs
- SunEdison would design, own, operate, monitor, maintain
- 20-year Power Purchasing Agreement
- District has no out of pocket expenses
- May require voter approval
K-Solar Program: How it Works

- SunEdison installs panels on roofs (less than 10 years old), car ports, and other structures
- KPCSD purchases electricity from SunEdison at a lower rate than we are currently paying through PSEGLI
- KPCSD retains its current PSEGLI account, but requires less electricity from PSEGLI
Scope of Work

Total Building Condition Survey identified work
+ Total Facilities Committee identified work
= Initial Scope of Work
  - Work included in the EPC
  - Work to be done “in house”
= Total net Scope of Work as of today

Additional factors in the overall plan:
• Smart Schools Investment Plan (NYS funds)
• Potential significant savings by “going solar”
Next Steps

- Facilities Committee will continue to meet into the early fall – next meeting is scheduled for August 11
- District will continue to work with H2M, construction manager, legal team, and PR Firm (Syntax)
- Resident tours at buildings
- Facilities Committee will continue to refine and prioritize the Scope of Work to be done with updates to follow on:
  - August 25
  - September 9
  - September 29, if needed