Facilities Project Update
September 29, 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
  - Highlighted between $12 - $14 million in obvious 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 – August:** Facilities Committee work

- **August 28, 2015** meeting with KPHS Student Council

- **August 31, 2015** Board facilities walk through
Facilities Committee

• Established by Board Resolution (May 5, 2015)

• 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
Process to This Point

• Facilities Committee Meetings
• Facilities Committee Presentations:
  • August 4 – initial findings from tours and trips
  • August 25 – final recommendations
• Additional Presentations:
  • September 9 – Board finalized the Scope of Work
  • September 29 – Board to consider holding a “special meeting” (bond vote) on December 8, 2015
How Did We Get To This Point?

- Our facilities are old (see next slide).
- In tough budget times, we focused on instructional integrity rather (the apple core) than facilities integrity.
- Tax cap limits over the past four years, with tight budgets prior to that.
- Our current reality is absolutely NOT a function of our B&G staff. Our staff has done a Yeoman's job keeping our aging facilities running.
- Prior administrations did not have a long-range facilities plan. The current administration and Board established this as a vital district goal.
## 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>Varies; mostly original</td>
<td>189,741</td>
</tr>
<tr>
<td>RJO</td>
<td>1928, with addition in 1957</td>
<td>Slate is original; flat sections are two years old</td>
<td>92,541</td>
</tr>
<tr>
<td>San Remo</td>
<td>1958</td>
<td>About 10 years old</td>
<td>57,850</td>
</tr>
<tr>
<td>Fort Salonga</td>
<td>1967</td>
<td>About 20 years old</td>
<td>69,170</td>
</tr>
<tr>
<td>Park View</td>
<td>1965</td>
<td>2 years old (replaced after Hurricane Sandy)</td>
<td>78,168</td>
</tr>
</tbody>
</table>

*Partial replacement (27,000 square feet) finished this past summer.*
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
Scope of Work

- In-House Work ($438,300)
  - Painting and interior finishes
  - Minor gym and tile floor repair
  - Play areas at our elementary schools (with the help of free labor from Discover Church)
- Energy Performance Contract (EPC)
- Facilities Project (Bond)
Questions Since Last Meeting

Q: What does a district vote cost, and where in the budget would we find this money?
A: A district vote typically costs about $7,000. Each year we typically budget for two votes [1000 codes].

Q: RJO is our oldest school. Why don’t we close it?
A: While the KPCSD owns the building, the land is owned by New York State and was deeded (1928) to the district “for school purposes.”
Questions Since Last Meeting

Q: Didn’t KPCSD do another bond in recent history, and if so, what was included in the scope of work of that project?

A: The community passed the last bond referendum for $26 million in February of 2004. The district borrowed $19 million in 2006 and $6 million in 2008. The scope of work included the following major components:

- District-wide technology upgrades
- District-wide fire alarm upgrades
- Replacement of several fuel tanks
Questions Since Last Meeting

- District-wide roof/flashing replacement and repair – none of these sections are duplicated in current proposal
- ADA compliance items (elevators, bathrooms, etc.)
- District-wide asbestos and lead abatement
- Parking areas (PV) and steps (RJO)
- RJO music room renovation and WTR retractable door removal
- RJO window replacement (“B” building)
- 13 heating and ventilation units at WTR
Questions Since Last Meeting

- Tennis courts at WTR and KPHS
- KPHS atrium/cafeteria and serving area
- KPHS expanded music area (band and choir rooms)
- KPHS front entrance, driveway, and parking lot
- Renovation of KPHS chemistry labs and science rooms, as well as department areas
- Small edition of 5 classrooms at KPHS
- Expansion of parking area and single bay Butler building at bus garage
Questions Since Last Meeting

Q: What has the district done to research the potential impact of the field lights on our high school neighbors?

A: H2M made a presentation on this topic at the last Board meeting. The Facilities Committee visited several school district fields with lighting over the summer. The district will endeavor to be a “good neighbor” and consider potential quality of life issues for our neighbors.
### The Games

**TONIGHT**
- ***NASSAU II***
  - MacArthur at Westbury, 7

- ***NASSAU III***
  - North Shore at South Side, 5:30

- ***SUFFOLK I***
  - Commack at Patch-Medford, 6
  - Connetquot at Lindenhurst, 6
  - Whitman at Sachem East, 7

- ***SUFFOLK III***
  - Hauppauge at Westhampton, 6
  - Rocky Point at Eastport-Southold, 6
  - East Islip at Islip, 6:30
  - Kings Park at Connetquot, 7

- ***SUFFOLK IV***
  - Mount Sinai at Greenport/Southold, 7

**TOMORROW**
- ***NASSAU II***
  - East Meadow at Hicksville, 2
  - Farmingdale at Hempstead, 2
  - Freeport at Plainview-JFK, 2
  - Oceanside at Jericho, 2
  - Syosset at Massapequa, 2
  - Uniondale at Baldwin, 2
  - VSC at Port Washington, 2

- ***NASSAU III***
  - Calhoun at Long Beach, 2
  - Carey at Garden City, 2
  - Jericho at Bellmore JFK, 2
  - Mepham at Manhasset, 2
  - Sewanhaka at Elmont, 2
  - Wantagh at New Hyde Park, 2

- ***NASSAU IV***
  - Glen Cove at Floral Park, 2
  - Hewlett at Roosevelt, 2
  - Lawrence at Division, 2

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*Sayville’s Jack Coan*
Kings Park High School Current
Kings Park High School Proposed
Preliminary “Big Picture”

KPCSD Facilities Project

- Infrastructure: 81%
- Health, Safety & Security: 8%
- Curriculum & Instruction: 8%
- Athletics & Recreation: 2%
<table>
<thead>
<tr>
<th>Facility</th>
<th>Projected Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fort Salonga</td>
<td>$2,293,865</td>
</tr>
<tr>
<td>Park View</td>
<td>$2,185,333</td>
</tr>
<tr>
<td>San Remo</td>
<td>$2,275,577</td>
</tr>
<tr>
<td>RJO</td>
<td>$4,555,051</td>
</tr>
<tr>
<td>WTRMS</td>
<td>$14,451,262</td>
</tr>
<tr>
<td>KPHS</td>
<td>$15,601,463</td>
</tr>
<tr>
<td>Bus Garage</td>
<td>$59,963</td>
</tr>
<tr>
<td>*TOTAL</td>
<td>$41,422,515</td>
</tr>
</tbody>
</table>

*Includes all professional fees and a 2.5% inflation factor. Does not include items included in the Energy Performance Contract (EPC) or $438,300 of work that will be done “in house.”
Expense-based Aids (revenue)

- Districts receive aid back from NYS for various items, including the following:
  - Certain BOCES expenses
  - Textbooks
  - Transportation
  - Certain expenses included in capital projects
- This aid appears as revenue in the district budget
- Kings Park’s building aid is 62.1%
  - Building aid is returned to districts over 15, 20, or 30 years, depending on the type of project
  - Building aid is typically delayed by about 18 months
Items on a “Typical” Tax Bill

- Kings Park School Dist.
- Suffolk County Police
- Highway I
- Town (excluding villages)
- Kings Park Fire Dist.
- Smithtown Library
- NYS Real Property Tax
- Town Wide
- Highway II III IV

- Suffolk County General
- NYS Real Prop Tax PD
- Waste Management
- Street Lighting District
- District Court
- Out of County Tuition Tax
- Arterial Highway Lights
- NYS MTA Tax
- NYS MTA Tax PD
Tax Implications Variables

- The other 15-20 items on your tax bill
- Number of borrowings (most likely 2 or 3)
- Interest Rates
  - The District’s Moody’s [credit] rating (currently Aa2)
  - Market conditions at time of borrowings
- Assessed value of all property in the district
- Bond issuance costs
  - Bond counsel, fiscal advisors, legal counsel, Moody’s, etc.
- State building aid
  - Ratio is 62.1% for certain voter approved projects
- Tax impact calculation amount is the TOTAL impact if full amount is borrowed and it does not break out the amount for different borrowings. Therefore, the monthly estimate is once all borrowings are complete. This amount will be phased in and the taxpayer will not see it all hit in one year.
Tax Implications

- **Kings Park School District** portion is about 2/3rds of your total tax bill

- Current best estimates for **Kings Park School District** portion ONLY:
  - Every $1 million in bond borrowing increases the school tax portion of the *average KP resident by*:
    - Approximately $3.70 per year
    - Approximately $0.31 per month
  - $41 million is roughly $12 - $13/month

*Average resident has a **Kings Park School District** tax bill of $8,210.62, which equates to approximately $12,000 of total property tax.*
Typical Construction Timeline

• The state approval/permit process can take up to one year depending on the type of project
• Larger projects can only occur during breaks and over the summer (i.e. roof replacement, paving, asbestos tile removal, etc...)
• Some larger projects occur in stages (i.e. WTR window replacements project) and can take a few years to complete
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
A “Green” State of Mind

- Many of the items in this project will improve energy efficiency (i.e. windows, external doors, etc.)
- Propane Buses
  - KPCSD recently purchased four new buses
  - Propane is much cheaper than diesel fuel
  - Propane engines require significantly less oil and run cleaner than diesel engines
  - Propane buses require no idle time in cold weather and are much quieter
- NYS K-Solar Program
Next Steps

- Ongoing resident tours at facilities (see next page)
- Board of Education Action (resolutions)
  - New York State requires an environmental impact assessment, or State Environmental Quality Review (SEQRA)
  - Resolution calling for bond referendum (must be at least 45 days prior to vote)
- December 8, 2015 vote
  - KPHS back gymnasium
  - 6:00 a.m. – 9:00 p.m.
Facilities Tours

- Kings Park H.S.: 9/29 6:30 p.m. (tonight)
- W.T.R. M.S.: *10/13 6:30 p.m.
- R.J.O.: *11/17 6:30 p.m.

*Board meeting site change