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

Facilities Project Update
September 9, 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:
  - June 30
  - July 21
  - August 11

- Facilities Committee Presentations:
  - August 4 – initial findings from tours and trips
  - August 25 – final recommendations
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 district goal last year.
## 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) 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
- Energy Performance Contract (EPC)
- Facilities Project (Bond)
Fort Salonga

- Current total scope of proposed bond work: $2,293,865
- 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
- The Facilities Committee did not add any additional items
- To view PHOTOS of FS, please click the link below:  
  https://prezi.com/xlifookwgcjm
Current total scope of proposed bond work: $2,185,333

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

The Facilities Committee did not add any additional items

To view PHOTOS of PV, please click the link below:
https://prezi.com/wmjw98-kpnes
San Remo

- Current total scope of proposed bond work: $2,275,577
- 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
- The Facilities Committee did not add any additional items
- Rent potential is significantly more than the cost of updates
- To view PHOTOS of PV, please click the link below: https://prezi.com/esy8u92ojfyb
Current total scope of proposed bond work: $4,555,051

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 added to the Scope of Work by the committee:
  - Slate roof work
  - Upgrade and repositioning of auditorium lighting panel
  - Gym floor resurfacing and bleachers
  - Lockers 2nd floor (5th grade wing)
  - Auditorium – replace seating and add sound treatments

- Track between RJO and WTR to be addressed outside of this project’s scope of work in late fall

- To view PHOTOS of RJO, please click the link below: https://prezi.com/xvyun5oxuk-4
Current total scope of proposed bond work: $14,451,262

Major areas of concern, as highlighted in the BCS:

- Parking lot pavement & curbs
- Partial roof replacement
- 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 added to the Scope of Work by the committee:
  - Replace entire roof
  - Replace all windows
  - Replace original boys and girls locker room lockers
  - Music room “refresh”
  - Add additional exterior LED lighting
  - Replace bleacher railings in gym
  - Field irrigation (including a well)

- To view PHOTOS of WTR, please click the link below:
  https://prezi.com/-dyffrwde7om
KPHS

- Current total scope of proposed bond work: $15,601,463
- 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 added to the Scope of Work 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 (including well)
  • Replace main 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
Bus Garage

- Major areas of concern, as highlighted in the BCS:
  - None
- Items in need of addressing [$59,963]:
  - Regular gas pump
  - Diesel gas pump
  - Current analog pumps are very old. New digital pumps would also allow for better fuel accountability.
Additional Items for Consideration

• Hydration station (water bottle filling) in each school
  (impact: Varies, depending on access to electric)
• Counter (bottles saved)
• Visible filter sensor
• An additional half percent added to contingency to account for the recent increase in construction costs
  (impact: a little over $205,000)
Questions Since Last Meeting

Q: What happens is we come in under budget?
A: We may not need to borrow the full $41 million. For example, the KPHS roof project this summer came in about $18,000 under budget.

Q: What happens if construction costs rise and/or we experience unforeseen costs, and run out of resources in some areas?
A: Typically the lowest priority items are saved for last. The district would have two options: (1) not perform those items, or (2) use capital reserve and/or the typical district budget to see these items to completion.
Questions Since Last Meeting

Q: What is the district’s credit/Moody’s rating?
A: KPCSD’s Moody’s rating is Aa2, “High Quality”.

Upper
Best  High  Medium  Medium
Quality  Quality  Quality  Quality

Aaa - Aa1, Aa2, & Aa3 - A1, A2, & A3 - Baa1, Baa2, & Baa3
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: The Facilities Committee visited several school district fields with lighting over the summer. In addition, we have been working very closely with our architect, H2M. We want to make sure to consider potential quality of life issues for our neighbors as well as possible glare safety hazards along 25A.
Carle Place Middle & High School
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><em>$41,422,515</em></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)

bullet Districts receive aid back from NYS for various items, including the following:
  - Certain BOCES expenses
  - Textbooks
  - Transportation
  - Certain expenses included in capital projects
bullet This aid appears as revenue in the district budget
bullet 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

- **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
Current Green/Money Saving Initiatives

- 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 idol time in cold weather and are much quieter

- NYS K-Solar Program
K-Solar Program: How it Works

- Solar company installs panels on roofs (less than 10 years old), car ports, and other structures
- KPCSD purchases electricity from the solar company at a lower rate than we are currently paying through PSEGLI
- KPCSD retains its current PSEGLI account, but requires less electricity from PSEGLI
Next Steps

- Ongoing resident tours at facilities (see next page)
- Opportunity for additional community input
  - September 29
  - October 13 (if needed)
- 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)
Facilities Tours

- San Remo: 9/21 5:30 p.m.
- Fort Salonga: 9/16 6:30 p.m.
- Park View: 9/21 4:00 p.m.
- R.J.O.: 9/25 6:00 p.m.
  *11/17 6:30 p.m.
- William T. Rogers M.S.: 9/28 5:30 p.m.
  *10/13 6:30 p.m.
- Kings Park H.S.: 9/9 6:30 p.m. (tonight)
  9/29 6:30 p.m.

*Board meeting site change