Onteora Central Schools

Board of Education Presentation

23 April 2008

K S Q A r c h i t e c t s

New York Oklahoma

Master Plan Meeting

Meeting Agenda:

- Update on Woodstock Boiler Replacement
- Report on visit to the State Education Department:
  Refinement of State Aid Approach
- Overview of Updated Concept Plan Diagrams,
  Opportunities for future classroom expansion,
  (if enrollment increase, if Pre-k…)
  Board discussion - change from 3 to 2 Elem. Schools
- Pre & Post Bond Milestone Schedules

Update on Woodstock Boiler Replacement

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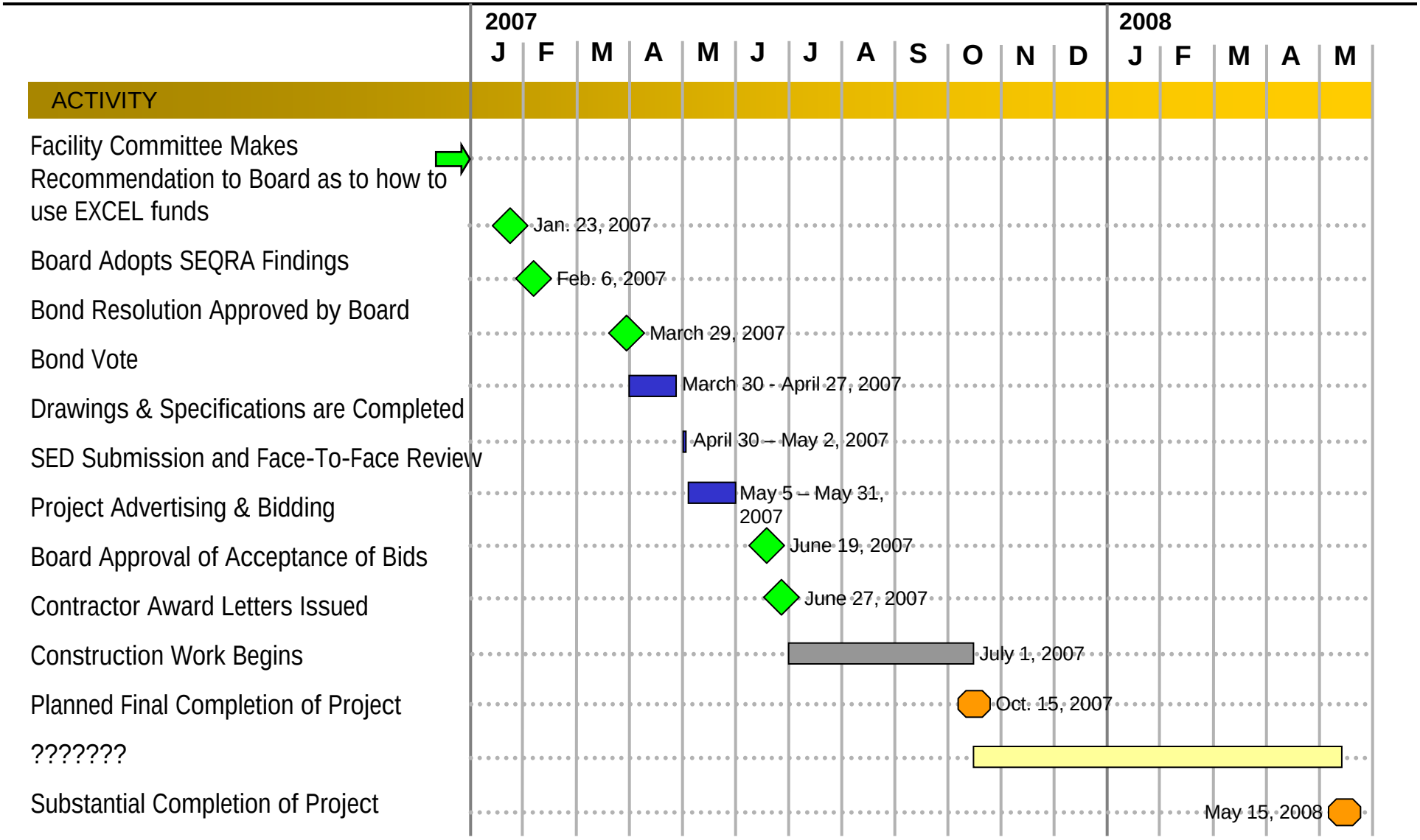
Overview of Work Completed to Date



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????? – What Caused the Delay?

1. Mechanical Contractor informed team at the beginning of the project that the unit ventilator lead time could be 6-12 weeks.
2. Owners of the Mechanical Contractor Company had personal difficulties which directly impacted the Project. One of the Owners misrepresented project information such as when and if materials and equipment were ordered for the job.
3. Delivery dates of materials had a direct impact on the project schedule.
4. Per SED regulations, by September 15, the building must have the capability to maintain a specific minimum temperature in student occupied spaces.
5. The District, Architect, and District Legal Counsel discussed finding the Mechanical Contractor in default. The Architect recommended not moving forward with terminating the Contractor that would require the District to work with the Contractor's Surety Company in order to complete the project.
6. "Pulling the Performance Bond" is often a long process and does not typically maintain an original project schedule because of all the procedures that are required to successfully complete this process.
7. At the time of the beginning of the "heating season", the Mechanical Contractor was approximately 80% complete with their work.
8. The Architect did inform the Surety Company and they have been involved in the resolution and completion of the Project.
9. The project will be "Substantially Complete" by May 15, 2008

Report on Meeting with the State Education Department

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Report on meeting with the State Education Department:

- Leslie, Victoria, Cindy, Scott and Armand met with Carl Thurnau and Debbie Johnson on Friday, March 21, 2008

- Overarching Discussion Topics:
  District Logistics
  State Aid is enrollment / demand driven…
  Pupil Vs. Teacher Station Aid Calculation Method.

- Schedule a follow meeting with the SED once the District has a final approach to discuss.

Aid Approach: Bennett as the MS vs. MS / HS in shared Footprint

"Pupil Station Approach" vs. "Teaching Station Approach"….

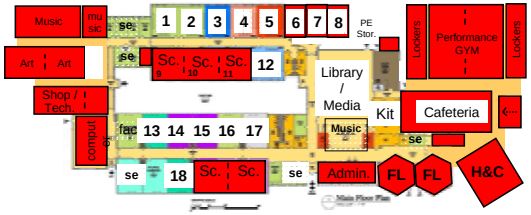
- **Teaching Station Approach** offers State Aid on core (interchangeable) academic classroom spaces (math, English, foreign language, social studies) ONLY
- **Pupil Station Approach** offers (typical) State Aid on all education spaces provided that all spaces meet State's enrollment and other criteria (core academic PLUS art, music, science, PE, etc.)

- 7th & 8th Grade populations that stand alone are regulated as "Junior High Schools". When population is fewer than 29 sections, the Teaching Station Approach automatically applies.
- 7th & 8th Grade populations may be combined with the High School grade level and offer the opportunity to increase the number of sections.

Master Plan Meeting

Pupil Station Approach vs. Teaching Station Approach….

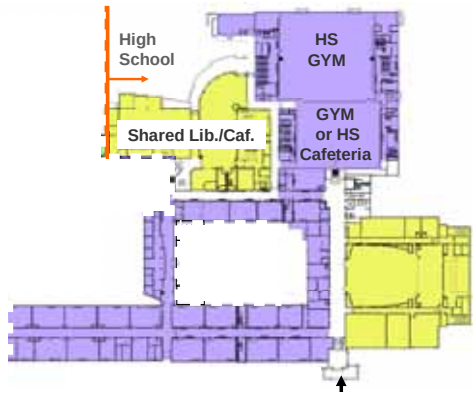
State AID Discussion: Bennett as the Middle School



*7 – 8 Grade in Separate Building
(+/-) 225 Pupils = 10 Sections
Therefore less than threshold of 29

Therefore "Teaching Station Approach" for Aid Calculation

Bennett as the MS



9 – 12 Grade configuration offers student population that meets minimum threshold.

Therefore "Pupil Station Approach" for Aid Calculation

HS in Existing Location

*5th & 6th Grades are regulated separately in all circumstances and therefore Aid calculation for these grades remains the same in both plans.

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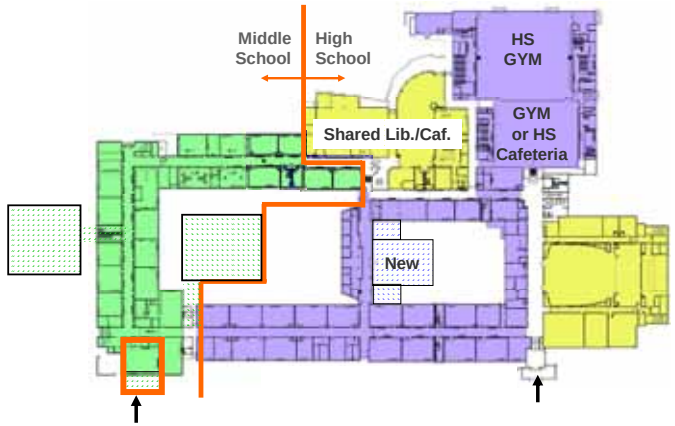
Pupil Station Approach vs. Teaching Station Approach….

State AID Discussion: MS / HS in Shared Footprint



***7 – 12 Grade in Single Building Creates larger student population that exceeds minimum threshold;**

Therefore "Pupil Station Approach" for Aid Calculation

MS / HS in shared Footprint

***5th & 6th Grades are regulated separately in all circumstances and therefore Aid calculation for these grades remains the same in both plans.**

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Pupil Station Approach vs. Teaching Station Approach….

CONCLUSION:

- Bennett as the Middle School approach will separate the 5 – 8 program into it's own building and will yield a population below minimum threshold. The Teaching Station Approach must be used for State Aid calculation.

- Therefore making the Non-Academic (i.e. art, music, science, PE, etc.) middle school spaces NOT eligible for State Aid in the Bennett as the Middle School plan.

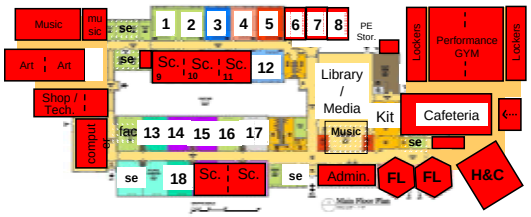

Diagram: Bennett as the MS

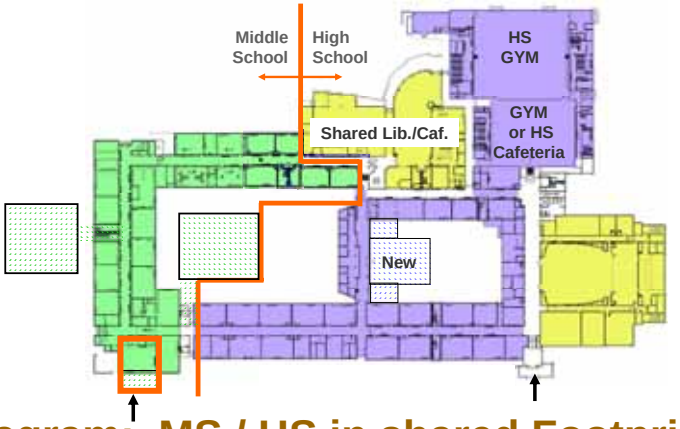

Diagram: MS / HS in shared Footprint

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Overview of Updated Concept Plan Diagrams,

Opportunities for future classroom expansion, (i.e. if enrollment growth or addition of Pre-K)

Board discussion - change from 3 to 2 Elem. Schools

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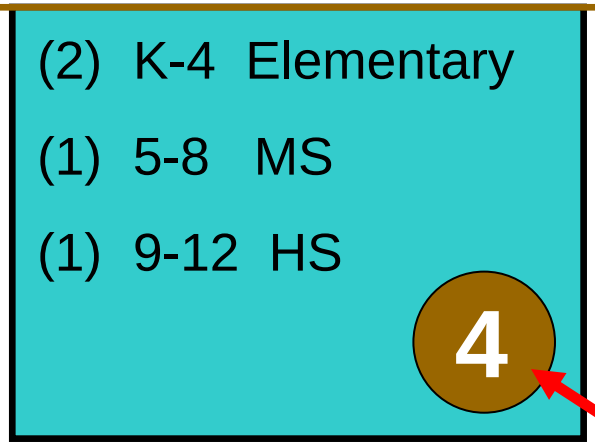
Master Plan: Grade & Pupil Distribution

(assume Design YEAR Population is 2014)



240 / 240 pupils

446 pupils

494 pupils

1,420 total students

Population of HALF of the District's K-4 Elementary School Enrollment for the "Design Year"

Indicates the Number of Schools in all remaining plans.

5 – 8 Middle School
Option 1

MS & HS remain within the existing building footprint

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Updated Plan Diagram

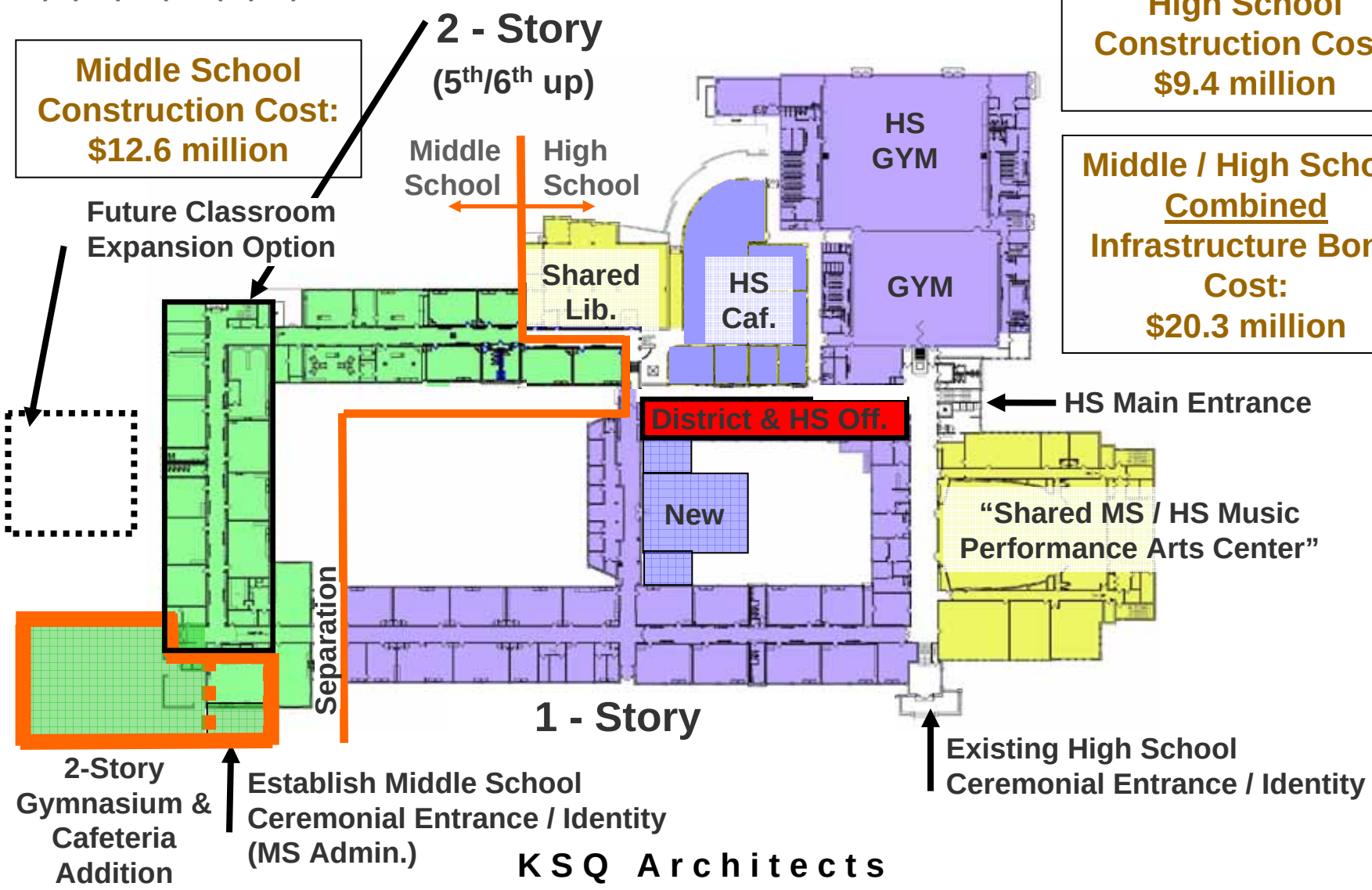
MS (5-8) + HS (9-12) "w/ MS Core Space Addition"

(446 pupils) (500 pupils)

Middle School Construction Cost: $12.6 million

High School Construction Cost: $9.4 million

Middle / High School Combined Infrastructure Bond Cost: $20.3 million



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5 – 8 Middle School
Option 2

Conversion of Bennett to a Stand-Alone Middle School

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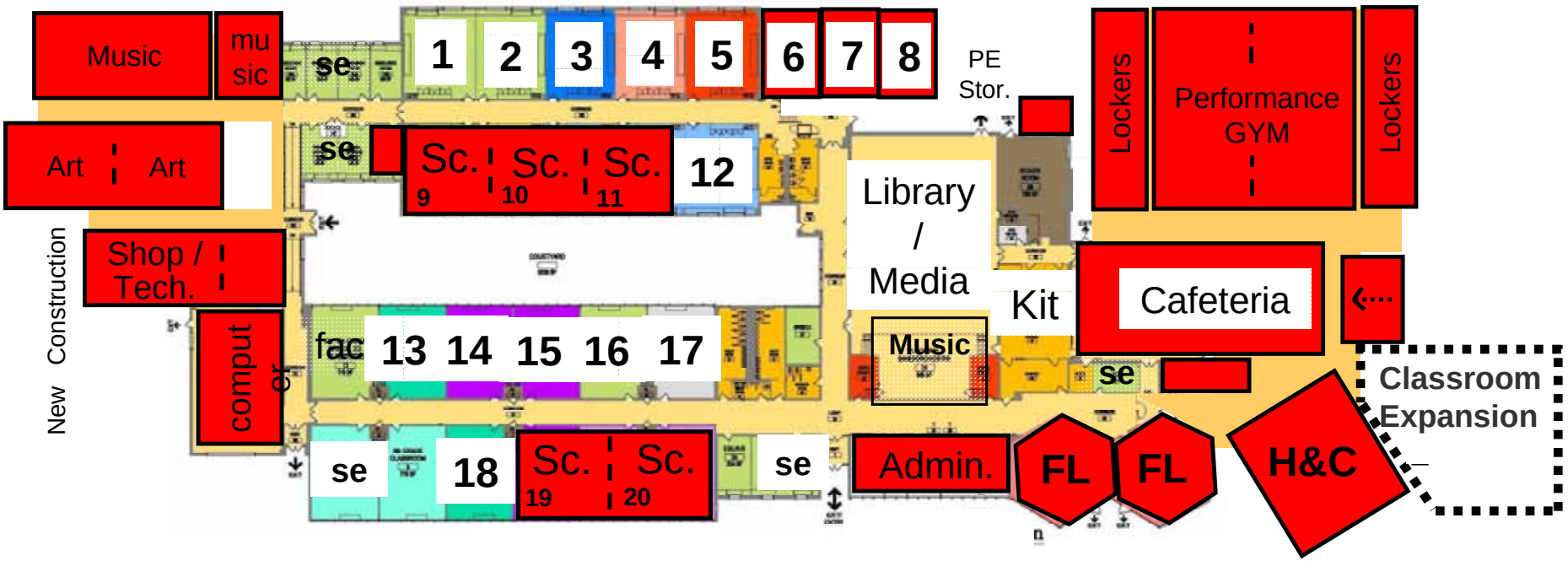
Bennett School – Concept Plan for (5-8) Middle School (446 pupils)



New Construction Needs:

- New science lab's
- Art instruction space
- Foreign language CR's
- Home & Career's CR's
- Shop / Tech. Lab's
- Computer Lab's
- General Music Instruction**
- Performance Gym
- Locker rooms
- Cafeteria Expansion

Renovation Needs

- Convert old K-CR's to Foreign Language
- Convert library to Technology / Computer Lab
- Convert existing Gym to Library / Media Center
- Renovate Main office / teacher support

Total New + Renovation Construction Cost: $21.2 million

Infrastructure Bond Cost $5.3 million

= Renovation or New Construction

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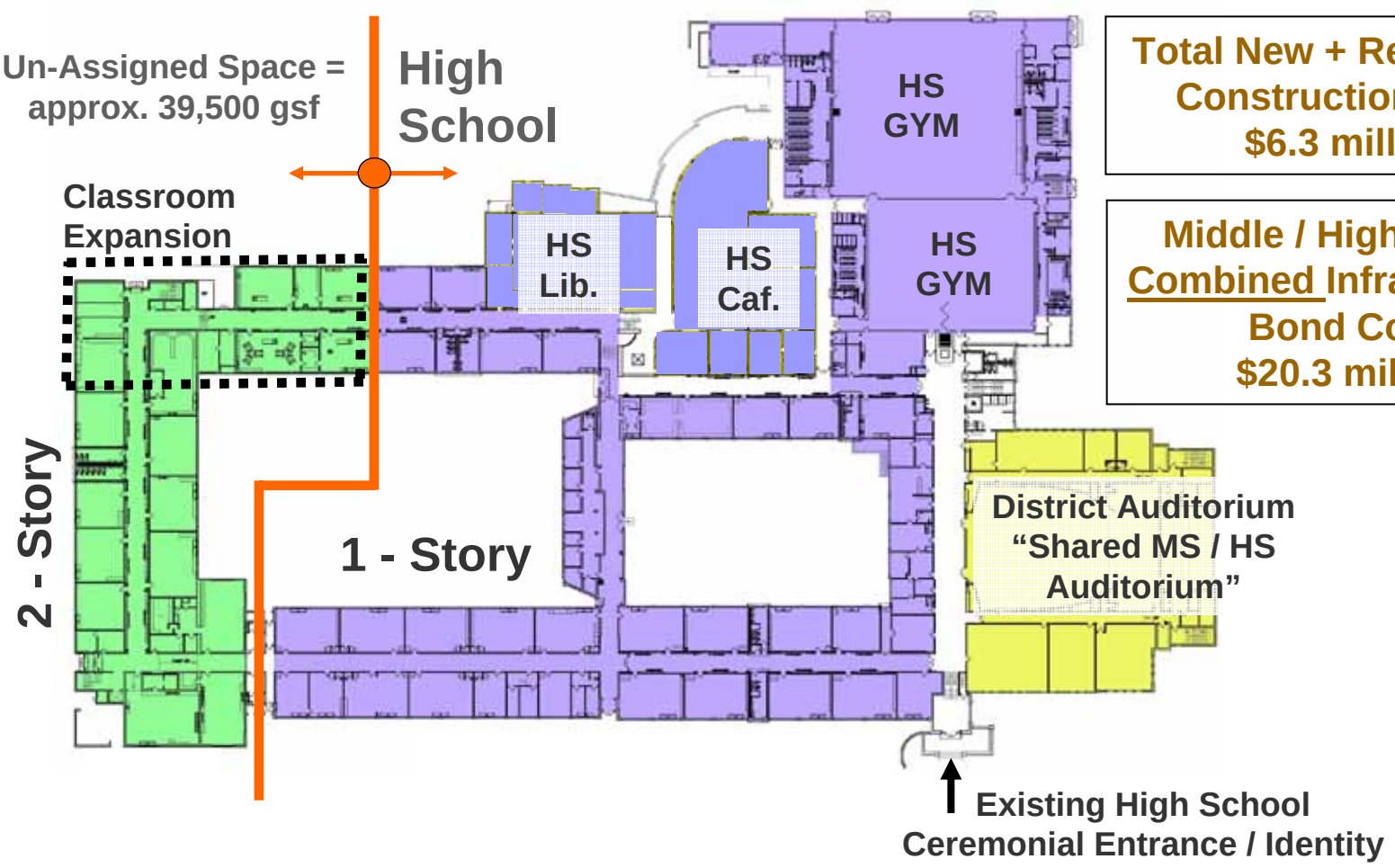
High School
Remains in 9 – 12 Configuration

(un-assigned space created by removal of middle school)

MS / HS Overarching Planning Issues

"Bennett as a Middle School": High School Plan (9-12) (500 pupils)



Total New + Renovation Construction Cost: $6.3 million

Middle / High School Combined Infrastructure Bond Cost: $20.3 million

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Elementary School
K – 4 Improvement
Diagrams

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Education Program "Benchmarks" for Elementary Schools

Kindergarten Classrooms that meet current SED area and facility regulations

Properly sized and modern Library / Media Center
(similar to existing Bennett program)

Minimum of (3) Core Common Spaces
(i.e. gym / cafeteria / auditorium)

Properly sized and modern Art and Music instruction spaces

Introduction of Science / Project Based Learning Classroom

Modernized and Accessible education facilities throughout the School District

Onteora Class Size Guidelines for K - 4

Kindergarten = 23 pupils

1st Grade = 25 pupils

2nd Grade = 25 pupils

3rd Grade = 25 pupils

4th Grade = 27 pupils

Grade Distribution
for each of the 2 Elementary Schools

K = 49 pupils = *3 CR's = 69 max students = excess capacity of 20 pupils
1st Grade = 49 pupils = 2 CR's = 50 max students = excess capacity of 1 pupil
2nd Grade = 47 pupils = 2 CR's = 50 max students = excess capacity of 3 pupils
3rd Grade = 49 pupils = 2 CR's = 50 max students = excess capacity of 1 pupil
4th Grade = 47 pupils = 2 CR's = 54 max students = excess capacity of 7 pupils
Classroom Requirement = 11 CR's = 273 max Students = excess capacity of 32 pupils

(*) Includes 1 "swing classroom"

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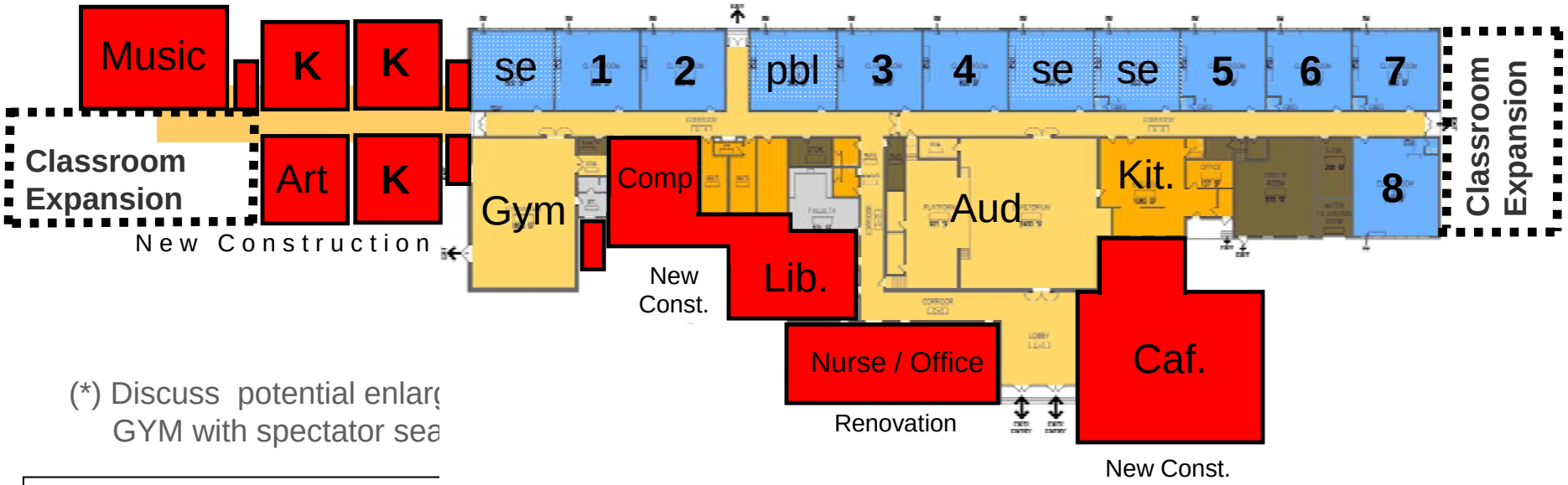
West Hurley Levins Building – Concept Plan for "K - 4"

(West Hurley or Woodstock to Remain in K – 4 configuration)



(*) Discuss potential enlarg
GYM with spectator sea

Total New + Renovation Construction Cost: $8.7 million

Infrastructure Bond Cost: $6.5 million

(**) West Hurley has 36 Acre Campus.

= Renovation or New Construction

Construction Outline for WH

New Cafeteria
(3) New Kindergarten Classrooms
New / Expanded Library / Media Center + Computer Lab
New Science / PBL Instruction Classroom
New Music Instruction Suite
New Art Classroom
New Special Education Spaces ("Facets",
2 self contained CR's, speech, OT/PT, other)
New PE Storage

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Woodstock – Concept Plan for "K - 4"

(Woodstock or West Hurley to Remain in K – 4 configuration)

Total New + Renovation Construction Cost: $6.1 million

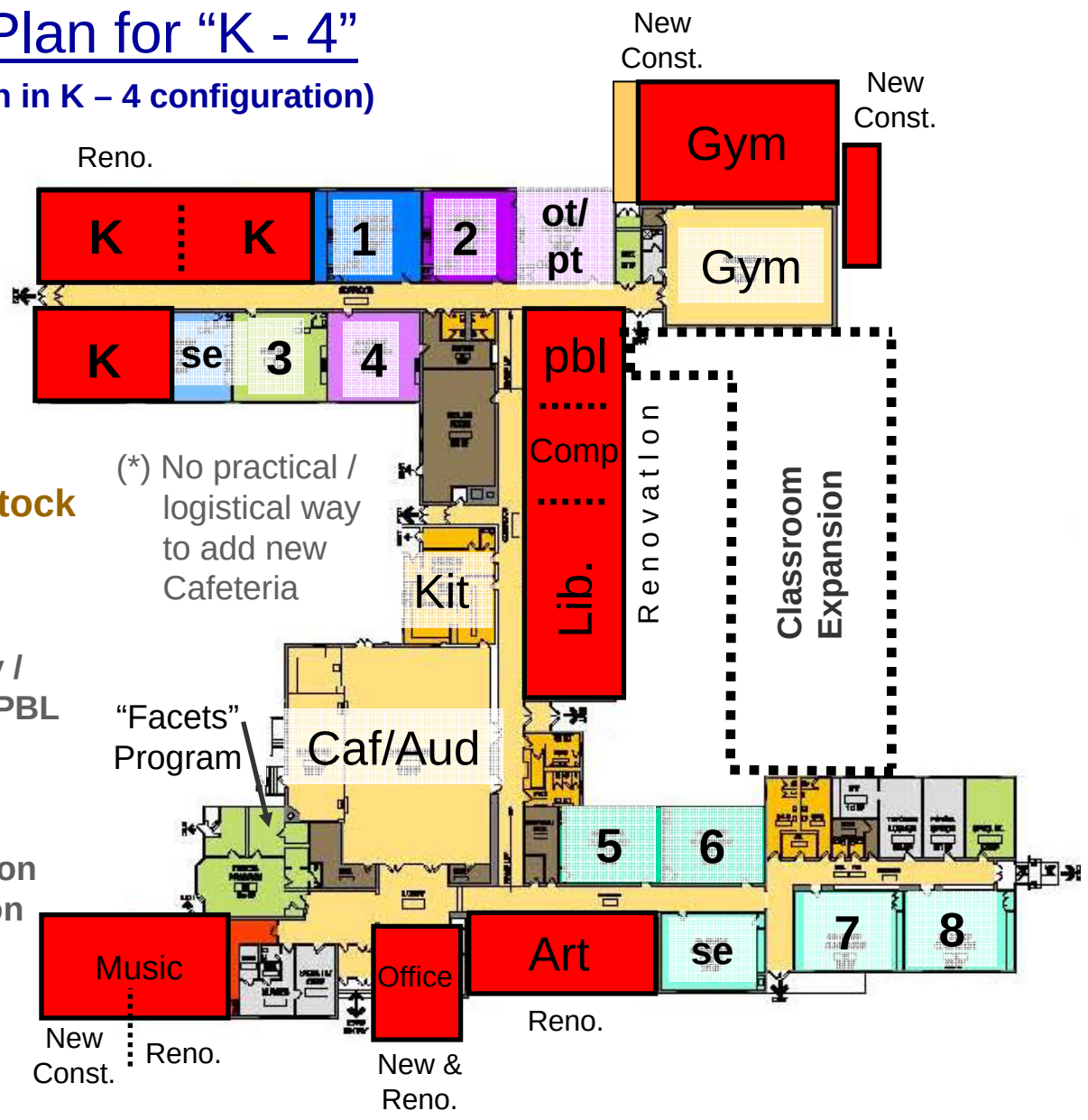
Infrastructure Bond Cost $8.4 million

Construction Outline for Woodstock

- New Gym Station
- (3) K from Renovated space
- Convert existing CR's to New Library / Media Center + Computer Lab + PBL
- Expand Music Instruction Suite
- Convert existing library to New Art Classroom
- Existing Office expansion & renovation
- Nurse's office expansion & renovation
- New PE Storage

(**) Woodstock has 9 Acre Campus.

= Renovation or New Construction



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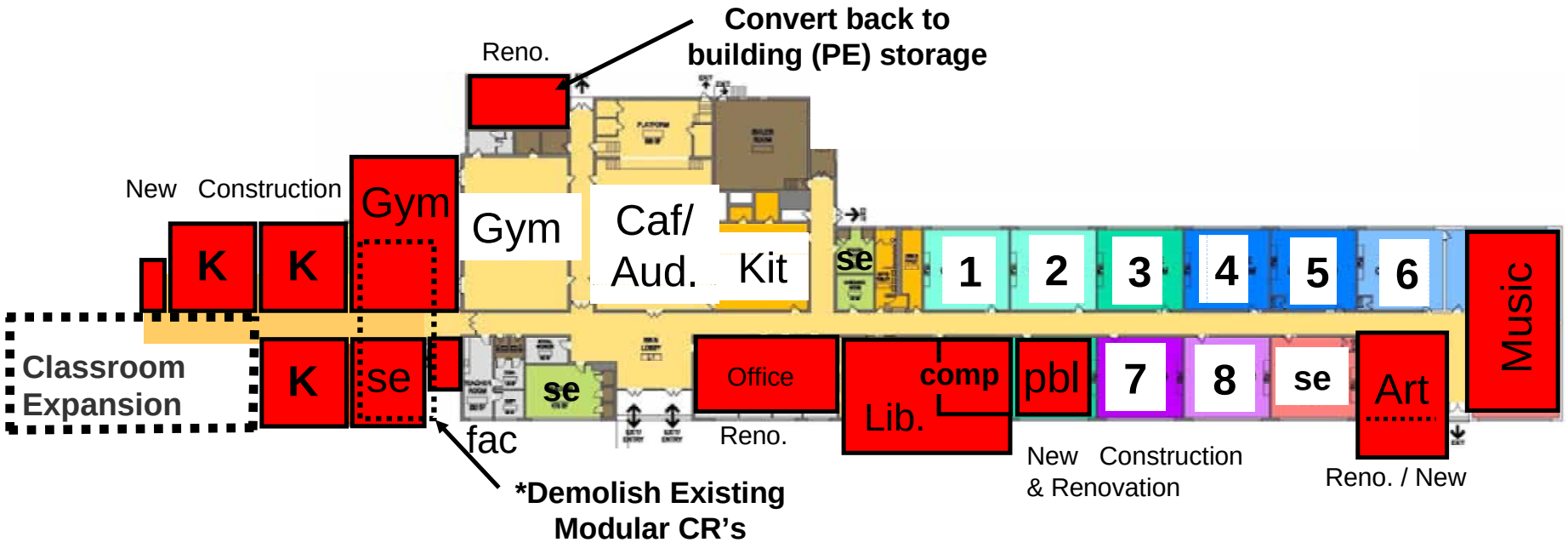
Phoenicia School – Concept Plan for "K - 4"



Total New + Renovation Construction Cost: $5.9 million

Infrastructure Bond Cost $6.0 million

(**) Phoenicia has 12 Acre Campus.

= Renovation or New Construction

Construction Outline for Phoenicia

Second GYM / Multipurpose CORE space
3 New Kindergarten CR's
Library / Media + Computer Lab
Science / PBL Instruction Classroom
New Music Instruction Suite
Convert existing CR to expanded Art
PE Storage

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Bennett School – Concept Plan for "K -4"

Space Allocation Plan for Bennett

Computer Lab
Science / PBL Instruction CR
Convert existing K CR's to new
Music & Art
PE Storage

Classroom Expansion

*No NEW Construction Proposed

*No Core Space Addition Proposed

*Resultant classroom inventory will include 2 "swing space" CR's.

Total Renovation Construction Cost: $1.9 million

Infrastructure Bond Cost $5.3 million

= Renovation ONLY

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(3) Remaining District Organization Approaches

PLANS ⇨	(*)Bennett & W. Hurley OR Woodstock	(*)Phoenicia & Woodstock OR West Hurley	Phoenicia & WS or WH w/ Bennett as MS
**Infrastructure	$35 / $33 million	$36 / $34 million	$41 / $39 million
Master Plan	$30 / $33 million	$34 / $37 million	$40 / $42 million
Subtotal Total Bond Cost	$65 / $66 million	$70 / $71 million	$81 / $81 million
Escalation to Sept. 2009	$4 million	$4 million	$5 million
***Adjusted Total for Fall 2008 Vote	$70 million	$75 million	$86 million

Comments

- Costs are Total Bond Costs
- Costs include infrastructure costs for relevant schools in each plan
- Costs do not include a budget for District wide Technology, Athletic Field, Renewable Energy Initiatives or any ongoing expenses to “moth-ball” existing schools.

- (*) Plan includes Middle & High School within existing footprint.
- (**) Infrastructure budgets reflect 10 year District wide needs (not yet prioritized).
- (***) Bond Cost does not reflect reduction for State Aid (current reimbursement rate = 31% + 10%).

Factors Effecting Tax Payer Impact

- Need to prioritize Infrastructure improvement work and defer some scope items to a later phase (later Bond)

- Need to clarify the net impact on tax payers from consolidation from 3 to 2 elementary schools

- Need to maximize State Aide (i.e. MS / HS in shared footprint) and take advantage of current additional 10% Aid = 41% total Aid

Pre & Post Bond Milestone Schedules

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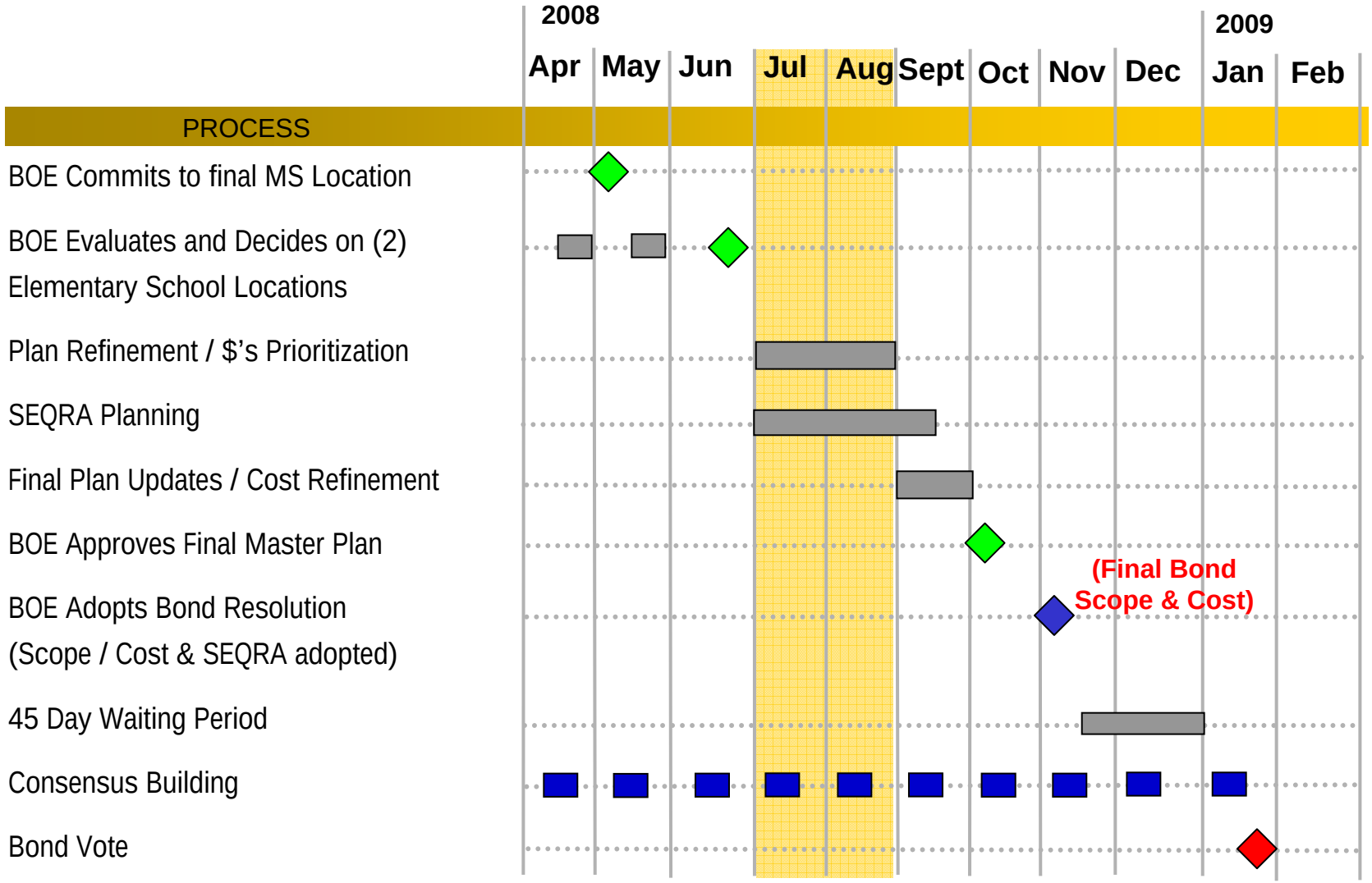
Discussion Schedule

January 2009 Bond Referendum (pre-bond discussion schedule)



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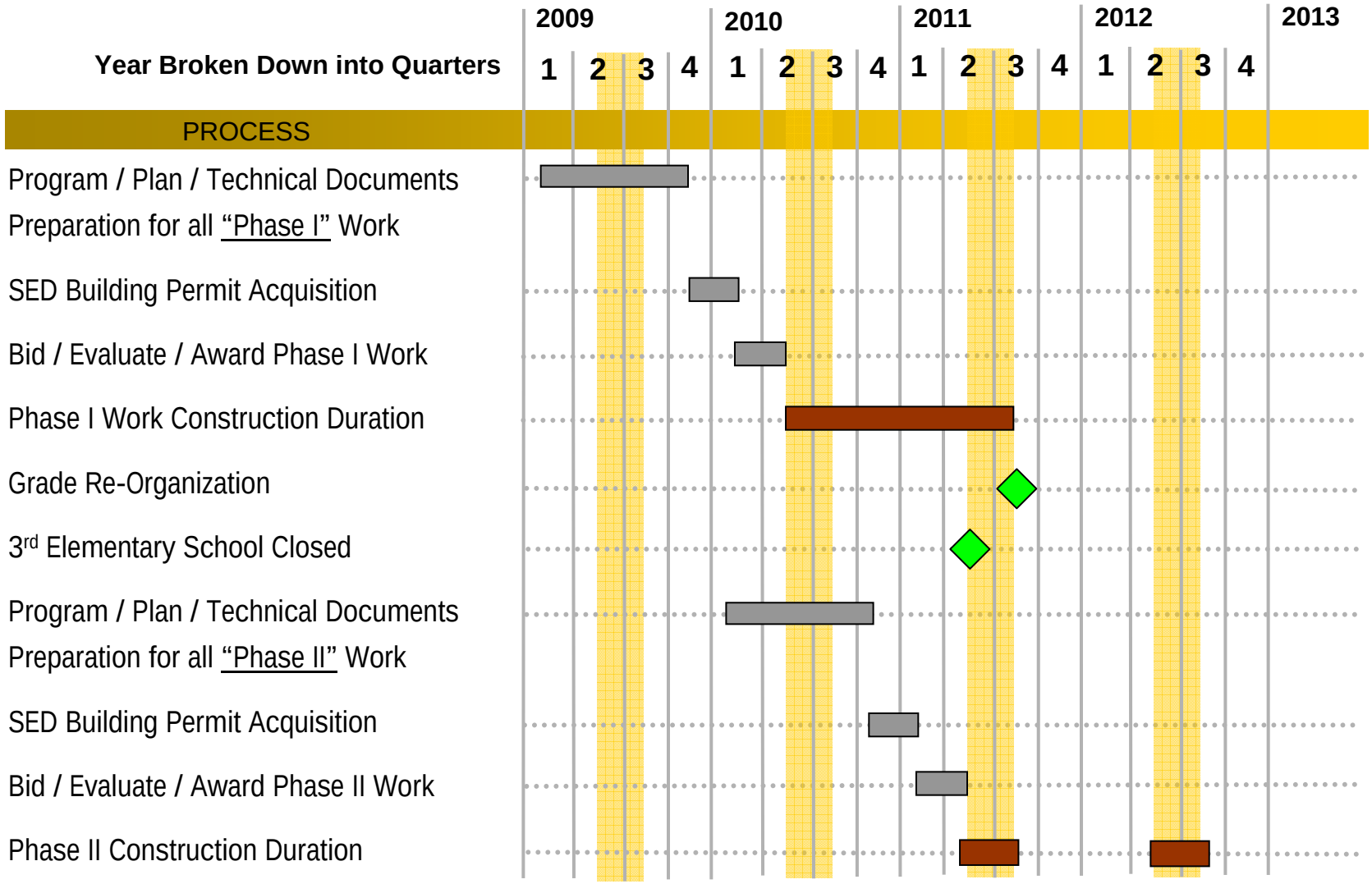
Discussion Schedule

Post Bond KEY Milestone Dates (preliminary)



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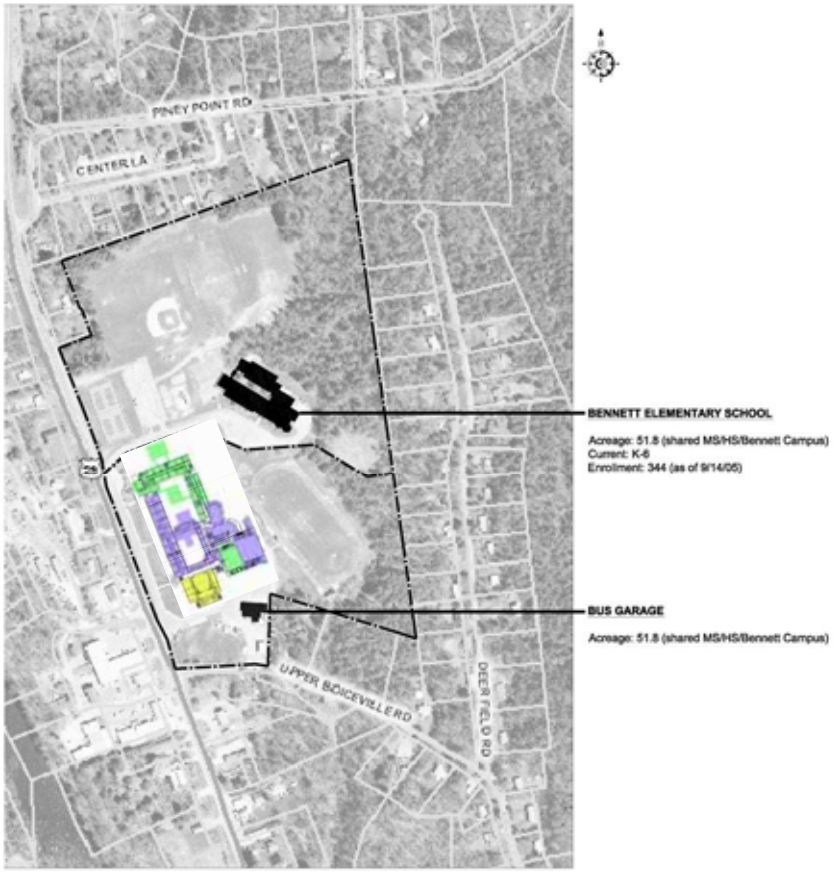
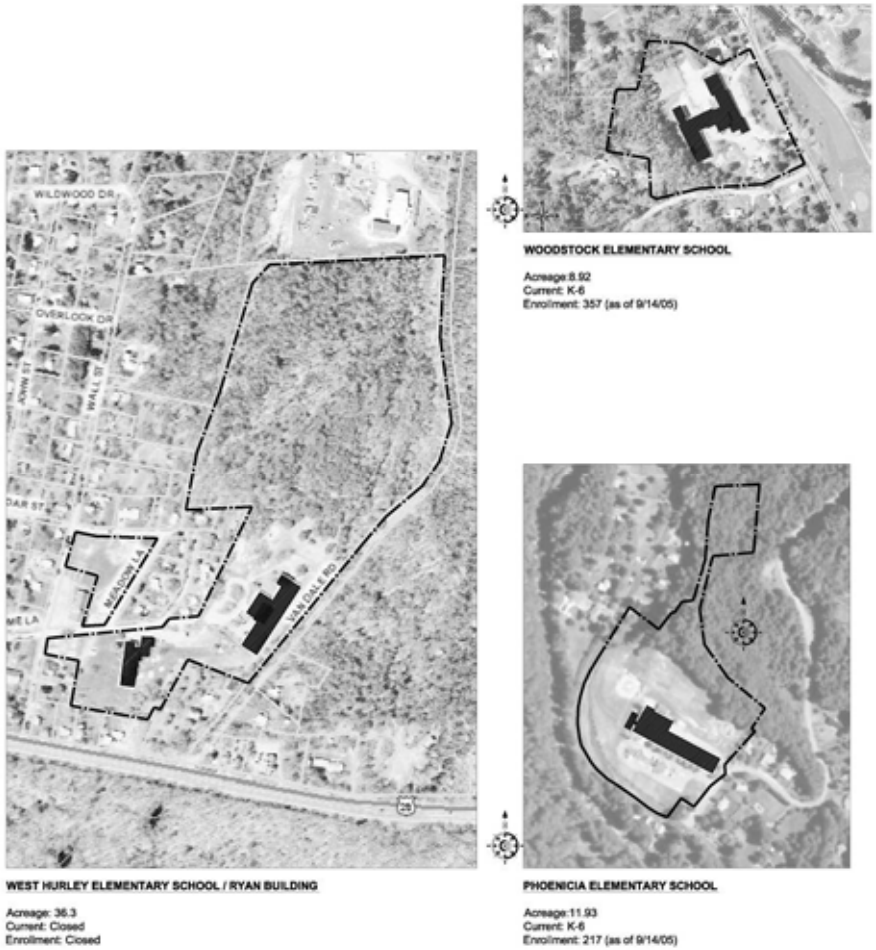
District-Wide Campus Site Plans





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