



Presenter – H2M architects + engineers

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Vice President | Deputy Market Director, Education

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H2M Architects + Engineers

Who We Are

14 Locations . Quick Response . Wide Range of Services . 500 + Professionals
We offer our clients the benefit of a full “under one roof” consulting network,
and a full range of professional services including:

ARCHITECTURE | ENGINEERING (CIVIL, STRUCTURAL, WATER SUPPLY, WASTEWATER, MECHANICAL/HVAC, ELECTRICAL,
PLUMBING/SANITARY, FIRE PROTECTION, ENVIRONMENTAL) | CONSTRUCTION INSPECTION/ADMINISTRATION
LANDSCAPE ARCHITECTURE | LAND USE PLANNING | SURVEY | SUSTAINABLE DESIGN | GIS MAPPING | HISTORICAL PRESERVATION
STORAGE TANK MANAGEMENT | ENVIRONMENTAL PLANNING/PERMITTING | TRANSPORTATION ENGINEERING
HYDROGEOLOGICAL SERVICES | INDOOR AIR QUALITY | SECURITY

Locations: Melville, NY ▪ New York, NY ▪ Riverhead, NY ▪ Suffern, NY ▪ Troy, NY ▪ Westchester, NY ▪ Butler, NJ ▪ Parsippany, NJ ▪ Central New Jersey, NJ
Windsor, CT ▪ Pittsburgh, PA ▪ Maimi, FL ▪ Tampa, FL ▪ West Palm Beach, FL



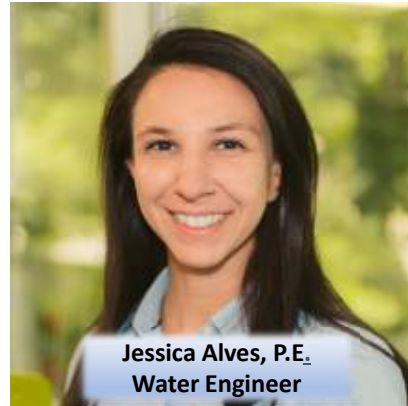
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Who We Are

Work for Somers CSD (Since 2018):

- Districtwide Safety & Security Bond
 - Cameras, ACS, window film, gate operators, lockdown equipment
- PES Electrical Service Upgrades
- PES Interior Upgrades
- PES Cafeteria/Kitchen HVAC Upgrades
- PES Athletic Site Upgrades
- PES Site Survey
- SIS PFAS Treatment
- SMS Unit Ventilator Replacements
- SMS Exhaust Investigation
- SHS Athletic Site Upgrades
- SHS Water Treatment
- SHS Site Survey

H2M Architects + Engineers Somers Team Leaders





The Comprehensive Plan Process ...

- Previous Building Condition Survey was completed in 2019 as required by New York SED.
- The Comprehensive Plan process includes review of all exterior and interior spaces along with numerous discussions with District Administration, Building Administrators, Teachers, and Staff. Work is categorized by:
 - **Interior**
 - **Exterior**
 - **Site**
 - **Water Systems**
 - **HVAC Systems**
 - **Electrical Systems**
- Review of Future Needs
- Prioritization, budgeting, and financing for construction

Work Completed Since 2019 BCS:



Primrose Elementary School

- Septic System Improvements
- Boiler Replacement (EPC)
- Steam Trap replacement (EPC)
- HVAC Control Upgrades (EPC)
- Plumbing Fixture Replacement
- Lighting Upgrades (EPC)
- Rescue Window Labeling (EPC)
- Safety & Security Upgrades (Bond)

PES Total: ~\$3.9 Million

Somers Intermediate School

- Drainage Improvements
- HVAC Control Upgrades (EPC)
- Lighting Upgrades (EPC)
- Rescue Window Labeling
- Safety & Security Upgrades (Bond)

SIS Total: ~\$4.0 Million

Somers Middle School

- Boiler Replacement (EPC)
- Steam Trap replacement (EPC)
- HVAC Control Upgrades (EPC)
- Lighting Upgrades (EPC)
- Rescue Window Labeling
- Safety & Security Upgrades (Bond)

SMS Total: ~\$5.5 Million

Somers High School

- Drainage Improvements
- Boiler Replacement (EPC)
- HVAC Control Upgrades (EPC)
- Lighting Upgrades (EPC)
- Rescue Window Labeling
- Safety & Security Upgrades (Bond)

SHS Total: ~\$6.2 Million

District Total: ~\$19.6 Million





Current Facilities & Building Age...



PRIMROSE ELEMENTARY SCHOOL
(1955, 1996, 2000)



SOMERS INTERMEDIATE SCHOOL
(1971, 1990, 2007)



SOMERS HIGH SCHOOL
(1971, 1990, 2009)



SOMERS MIDDLE SCHOOL
(1936, 1950, 1990, 2009)



TRANSPORTATION FACILITY
(2009)



WASTEWATER TREATMENT FACILITY
(2009)



Priority Explanation:

Priority 1: Life Safety

Priority 2: Health & Safety or Property Damage

Priority 3: Age Related or Required Per New Code

Priority 4: Desirable Upgrades

Overall Building Rating Definitions:

Excellent: All systems in building classified as "health and safety" or "structural" have been rated "excellent," no systems have been rated below "satisfactory," a preventive maintenance plan in place.

Satisfactory: All systems in building categorized as "health and safety" or "structural" rated "satisfactory" or better. No system rates "non-functioning" or "critical failure."

Unsatisfactory: Applies if any system categorized as "health and safety" or "structural" is rated "unsatisfactory." No health and safety or structural system rated "non-functioning" or "critical failure."

Failing: Any system categorized as "health and safety" or "structural" rated "non-functioning" or "critical failure." Building Certificate of Occupancy may be rescinded.



Summary of Project Costs (From 2024 Comprehensive Plan)

SUMMARY OF PROJECT COSTS FOR ALL IDENTIFIED WORK					
Building	Priority 1	Priority 2	Priority 3	Priority 4*	Total
Primrose Elementary School	\$ -	\$ 241,613	\$ 10,617,327	\$ 17,516,242	\$ 28,375,182
Somers Intermediate School	\$ -	\$ 575,203	\$ 9,352,326	\$ 9,142,848	\$ 19,070,377
Somers Middle School	\$ -	\$ 351,162	\$ 10,678,318	\$ 8,058,336	\$ 19,087,816
Somers High School	\$ -	\$ 172,286	\$ 18,004,407	\$ 18,702,341	\$ 36,879,034
Transportation Facility	\$ -	\$ 31,574	\$ 2,850,592	\$ -	\$ 2,882,166
Wastewater Treatment Facility	\$ -	\$ -	\$ 50,794	\$ -	\$ 50,794
Total	\$0	\$1,371,839	\$51,553,763	\$53,419,766	\$106,345,369

*Priority 4 can increase/decrease significantly based on additional project preferences.



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2024 Overall Building Rating: Satisfactory

Summary of Major Identified Needs:

Interior Work	Interior is in satisfactory condition. Recommendations include glazing replacement, door replacement, and flooring upgrades.
Exterior Work	Exterior is in satisfactory condition. Recommendations include weatherization, façade repairs, and roof repairs.
Site Work	Numerous recommendations have been made for the site including drainage improvements, asphalt replacement, curb replacement, walkway replacement, and playground upgrades.
Water System	Existing water system is in satisfactory condition. Recommendations for system replacement due to age.
HVAC Systems	Existing HVAC system is in satisfactory condition. Recommendations include unit vent replacements and various RTU replacements. Various steam piping should be replaced.
Electrical Systems	Electrical systems are in satisfactory condition. Antiquated panels should be replaced. Existing fire alarm system is noted to have numerous troubles and maintenance has been difficult due to age/condition.



Somers Intermediate School Summary

2024 Overall Building Rating: Satisfactory

Summary of Major Identified Needs:

Interior Work	Interior is in satisfactory condition. Recommendations include door replacement, ceiling upgrades, and flooring upgrades.
Exterior Work	Exterior is in satisfactory condition. Recommendations include weatherization, façade repairs, and roof repairs.
Site Work	Numerous recommendations have been made for the site including drainage improvements, asphalt replacement, curb replacement, walkway replacement, and playground upgrades.
Water System	Existing water system is in satisfactory condition. Recommendations for potable water tank replacement due to age. PFAS treatment required by WCDOH.
HVAC Systems	Existing HVAC system is in satisfactory condition. Recommendations include various minor improvements.
Electrical Systems	Electrical systems are in satisfactory condition. Antiquated panels and main switchboard should be replaced. Existing fire alarm system is noted to have numerous troubles and maintenance has been difficult due to age/condition. Replacement of duct mounted electric heaters is recommended.



Somers Middle School Summary

2024 Overall Building Rating: Satisfactory

Summary of Major Identified Needs:

Interior Work	Interior is in satisfactory condition. Recommendations include door replacement, flooring upgrades, ceiling replacements, and glazing upgrades.
Exterior Work	Exterior is in satisfactory condition. Recommendations include weatherization, window replacement, façade repairs, and roof repairs.
Site Work	Numerous recommendations have been made for the site including drainage improvements, asphalt replacement, curb replacement, walkway replacement, and playground upgrades. Propane tank replacement recommended.
Water System	Existing water system is in satisfactory condition.
HVAC Systems	Existing HVAC system is in satisfactory condition. Recommendations include various improvements.
Electrical Systems	Electrical systems are in satisfactory condition. Antiquated panels should be replaced. Existing fire alarm system is noted to have numerous troubles and maintenance has been difficult due to age/condition.



Somers High School Summary

2024 Overall Building Rating: Satisfactory

Summary of Major Identified Needs:

Interior Work	Interior is in satisfactory condition. Recommendations include door replacement, flooring upgrades, and glazing upgrades. Recommend upgrading the wrestling room and associated locker rooms.
Exterior Work	Exterior is in satisfactory condition. Recommendations include weatherization, window replacement, façade repairs, and roof repairs.
Site Work	Numerous recommendations have been made for the site including drainage improvements, asphalt replacement, curb replacement, walkway replacement, and playground upgrades. Propane tank replacement recommended.
Water System	Existing water system is in satisfactory condition. Chlorine treatment required by WCDOH.
HVAC Systems	Existing HVAC system is in satisfactory condition. Recommendations include exhaust fan and unit vent replacement.
Electrical Systems	Electrical systems are in satisfactory condition. Antiquated panels should be replaced. Existing fire alarm system is noted to have numerous troubles and maintenance has been difficult due to age/condition.



Transportation Area Summary

2024 Overall Building Rating: Satisfactory

Summary of Major Identified Needs:

Interior Work	Interior is in satisfactory condition.
Exterior Work	Exterior is in satisfactory condition.
Site Work	Numerous recommendations have been made for the site including drainage improvements, asphalt replacement, curb replacement, storm water management, and trash cleanup.
Water System	Existing water system is in satisfactory condition.
HVAC Systems	Existing HVAC system is in satisfactory condition. Recommend to replace radiant tube heaters.
Electrical Systems	Electrical systems are in satisfactory condition. Additional security lighting recommended. Consider installing ~4 electric bus chargers for short term.



Wastewater Treatment Facility Summary

2024 Overall Building Rating: Satisfactory

Summary of Major Identified Needs:

Interior Work	Interior is in satisfactory condition.
Exterior Work	General vegetation maintenance is recommended. Rodent infiltration protection recommended at exterior doors.
Site Work	General vegetation maintenance is recommended.
Water System	Existing water system is in satisfactory condition.
HVAC Systems	Additional ventilation recommended. Minor signs of mold growth on ductwork should be cleaned/removed. Repair ceiling fan/controls.
Electrical Systems	Place a pad lock on main disconnect switch at utility meter.



- PRIORITIZATION OF PROJECTS: Through additional meetings Somers CSD.
 - Facilities
 - Educational: “Design for Learner Engagement”
- IDENTIFY FUNDING SOURCES:
 - MAY 2025 BOND – 2009 Bond Retirement (Anticipated tax neutral)
 - CAPITAL RESERVE FUND ~\$3M
- FINALIZE SCOPE OF WORK BASED ON PRIORITIES AND AVAILABLE BUDGET
- COMMUNICATE NEED AND COSTS WITH PUBLIC
- PUBLIC VOTE FOR FUND APPROPRIATION AND/OR BOND APPROVAL



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Thank you, any questions?

Somers High School

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