

Sayville Public Schools

2022 Bond Proposal and Referendum

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March 3, 2022

WHY DO WE NEED A BOND REFERENDUM?



PURPOSES



- Similar to a home-equity line of credit, or a second mortgage, a bond referendum permits the District to perform necessary upgrades, adhere to health-and-safety requirements, and include renovations typically not accomplished within the scope of the annual budget.
- The borrowing allows for large-scale projects (e.g. roofs), necessary to maintain the stability, integrity, and longevity of our buildings, while meeting our programmatic and instructional needs.
- Community expectations – It is imperative that our school facilities are kept to the highest of standards: structural, health and safety.

WHY DO WE NEED A BOND REFERENDUM?



KEY REASONS



- Improvements address health-and-safety concerns in identified buildings;
- Renovated spaces will provide all students and staff the security and peace-of-mind necessary to progress the instructional program;
- Addressing the infrastructure of our buildings is a necessary responsibility to protect and enhance our community, and real estate values;
- By restoring debt-service levels to current budgetary amounts, the District will not experience a shortfall, due to State aid paid on debt, with no additional burden on the taxpayer.

2022-2023 Debt Service



	Proposed 2022-23	Current 2020-21	Difference	% Change
Library Bond Principal	635,000	640,000	(5,000.00)	-0.78%
Library Bond Interest	157,400	183,000	(25,600.00)	-13.99%
<i>Library Debt Service:</i>	792,400	823,000	(30,600.00)	-3.72%
School Bond Principal	1,825,000	1,820,000	5,000.00	0.27%
School Bond Interest	539,375	599,875	(60,500.00)	-10.09%
School Bond Principal: Energy Performance Contract (EPC)	941,445	913,213	28,232.00	3.09%
School Bond Interest: Energy Performance Contract (EPC)	231,401	259,633	(28,232.00)	-10.87%
Bond Anticipation Notes (BANS)	0	0	-	0.00%
Tax Anticipation Notes (TANS)	200,000	205,000	(5,000.00)	-2.44%
<i>School District Debt Service:</i>	3,737,221	3,797,721	(60,500.00)	-1.59%
TOTAL DEBT SERVICE:	4,529,621	4,620,721	(91,100.00)	-2.01%

✓ District Bond rating remains at Aa1 since 2016

A Look At Future Debt Service

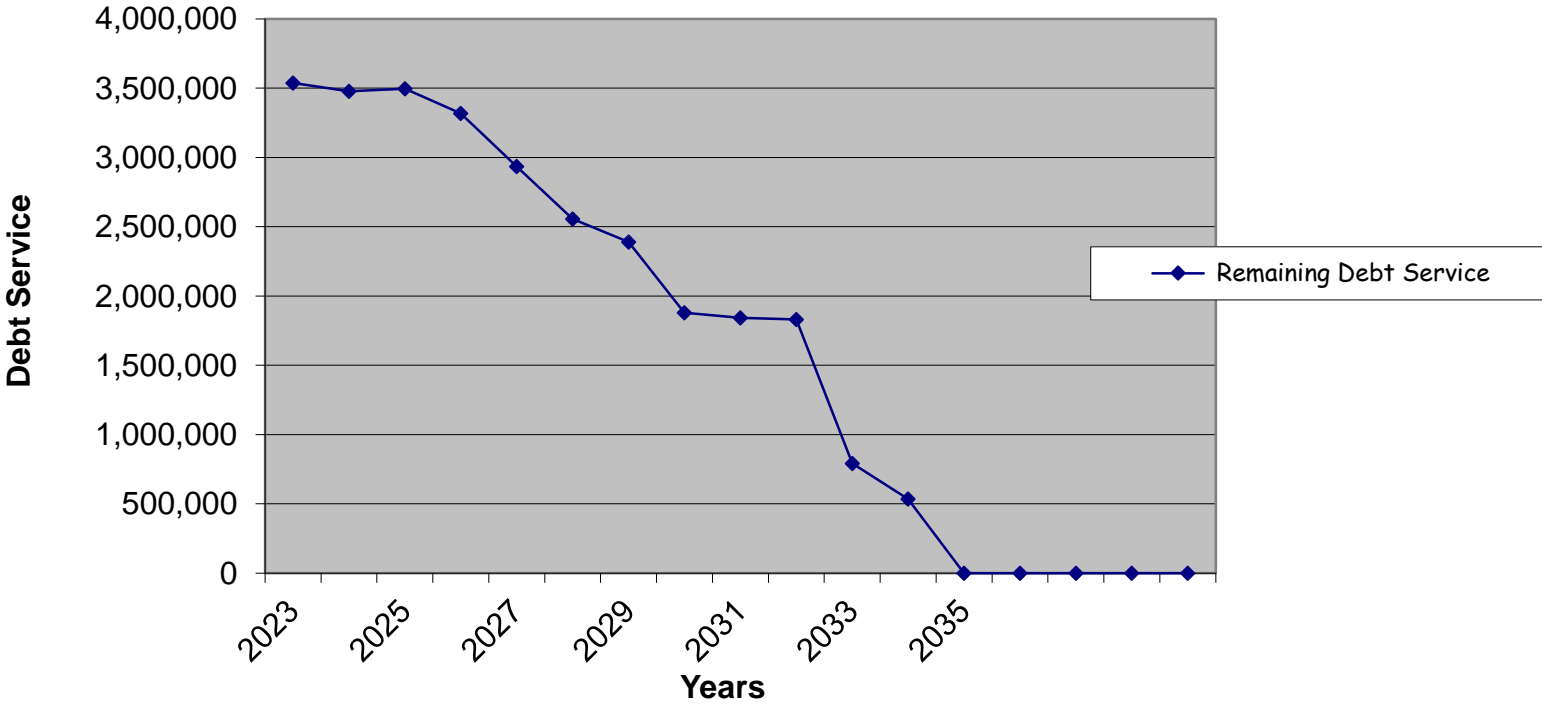


IS IT TIME TO LOOK AT ANOTHER CAPITAL PROJECT PLAN?



Sayville Public Schools

Analysis of Remaining Debt Service*



*Excluding Library Debt

CONCERNS & OPPORTUNITIES



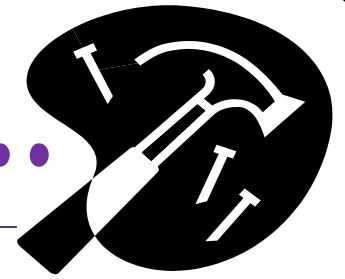
YEARS, AMOUNTS, and FINANCIAL CONSIDERATIONS



- Usable life span of several building roof structures is at or near their end. Expiration of warranties will lead to costly repairs;
- Necessary to maintain the healthy environments required throughout the building and learning spaces;
- Planned improvements will meet existing programmatic needs and ensure students can continue accessing a full complement of academic programming;
- Bonded debt is considered **A TAX-CAP EXCLUSION**;
- The District receives 68% of the approved amount over a period of fifteen (15) years, in the form of State Aid (Building Aid).



Managing Debt Service...



TALKING POINTS

- Maintains level Debt-Service expenditures over future years and allows for the upkeep of the District's infrastructure – capital upgrades;
- Maintains Budget expenses without adding additional burden to the Tax Rate;
- Fills the gap when we have decreasing debt which has a positive effect on the Tax Cap calculation;
- Conversely, decreasing Debt Service drives the Tax Cap percentage down;
- Building Aid – currently 68% on approved capital expenditures (68 cents back on every approved \$).

ESTIMATED TIMELINE

- Needs assessment – 2 months;
- Evaluation Period – 3 months;
- Referendum to Community – with May 2022 Budget Vote;
- Architect prepares plans and specifications for submittal to SED – approximately 6 months (*pertinent to scope of projects*);
- Bidding/ Construction/Borrowing begins after SED approval – 2023-2024 School Year.

PREVIOUS BOND ISSUANCES

YEARS (VOTER-APPROVED) AND AMOUNTS

2000 BOND – \$30,500,000

- ❑ Cherry Ave. Roof, Lincoln Ave. Roof, SHS Roof #1, Admin Building Roof Replacement, Sunrise Dr. Roof, Greene Ave. Roof, Boilers, Oil Tanks, Windows, Tech Upgrades, HVAC, Mechanical, Plumbing, Electrical Upgrades (District-Wide).

2008 BOND (LIBRARY) – \$12,988,600

- ❑ Construction of Sayville Public Library on Greene Ave.

2007 BOND – \$13,240,000

- ❑ EXCEL AID – (\$1,140,517)
- ❑ Generators, Café Renovations, MS Overhang Renovations, Elementary Library/Media Renovations, and Add-On's.

2015 BOND – \$19,200,000

- SMS Roof, Turf Field, Locker Room SMS Natatorium/Pool, Boilers, Kitchen Upgrades (A/C), Parking Lots, Storm Pools, Concession Stand & Bathrooms, Playground Replacements, HS Bus Loop.



POTENTIAL FUTURE BOND WORK



RATIONALE

THE ROOF IS AN INTEGRAL NECESSITY TO PRESERVE THE ENVELOPE OF A BUILDING.

Excluding the Middle School, all District roofs are at or near the end of their useful life span.

- Roof surfaces and edging require replacement;
- However, as a result of diligent maintenance and upkeep since installation, the structural integrity of core roof deckings are:
 - In sound condition;
 - Do NOT require replacement.

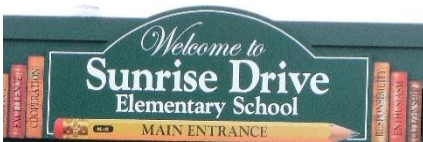
MAJOR ROOF PROJECTS

HISTORY OF ROOF REPLACEMENTS

PRIMARY PROJECTS

- Sayville High School - 1999; 2003
- Sayville Middle School - 2017
- Cherry Avenue Elementary - 2001
- Lincoln Avenue Elementary - 2001
- Sunrise Drive Elementary - 2000
- Administration Building - 2004
- Greene Ave - 2004

**Note – Warranty length of 20 years
for each structure*



Potential Future Bond Work

SCOPE OF PROPOSED BOND

PRIMARY PROJECTS

- Re-surfacing of roofs (i.e., re-skinning), with replacement and re-securing of perimeters, and new metal edging:

○ Sayville High School -	137,866 SQ. FT.
○ Cherry Avenue Elementary -	57,650 SQ. FT.
○ Lincoln Avenue Elementary -	68,176 SQ. FT.
○ Sunrise Drive Elementary roof -	77,592 SQ. FT.
○ <u>Administration Building -</u>	<u>7,305 SQ. FT.</u>

TOTAL 348,589 SQ. FT.

**Note – Above projects come with a 20-year warranty, covering the entire structure(s);*

High School Roof Plan

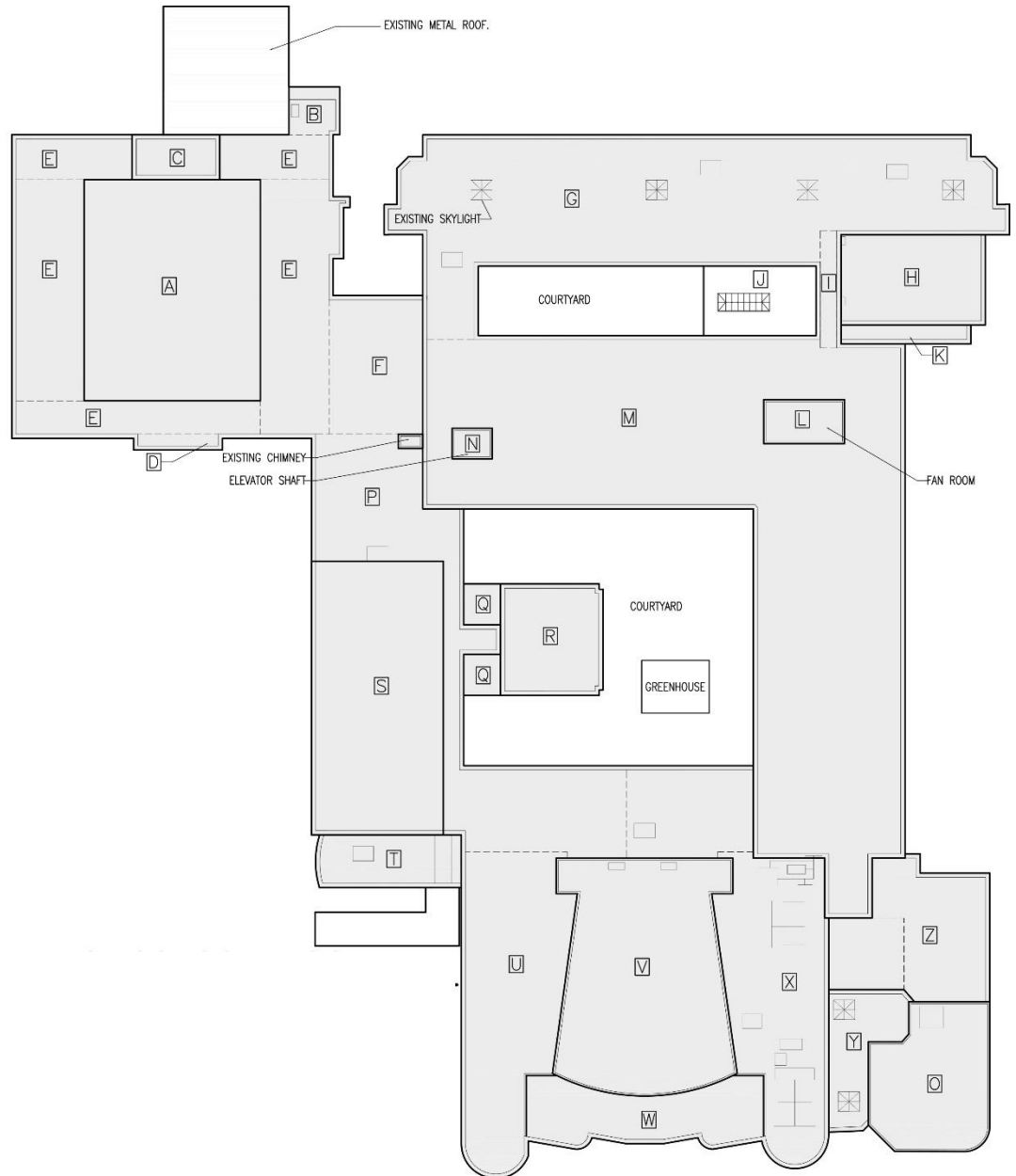
SAYVILLE HIGH SCHOOL - ROOF PLAN

SCALE: 1" = 50'-0"

AREA: 142,479 SQ.FT.

ROOFING INFORMATION

ROOF	AREA	DECK TYPE	PROPOSED	REPLACEMENT
A	8,832	CONCRETE	YES	8,832
B	552	1½" STEEL DECK-22 GAUGE	YES	552
C	894	CONCRETE	YES	894
D	239	CONCRETE	YES	239
E	12,387	CONCRETE	YES	12,387
F	2,819	CONCRETE	YES	2,819
G	17,185	1½" STEEL DECK-20 GAUGE	YES	17,185
H	2,953	1½" STEEL DECK	YES	2,953
I	529	CONCRETE	YES	529
J	1,769	CONCRETE	NO	0
K	612	1½" STEEL DECK	YES	612
L	809	CONCRETE	YES	809
M	31,365	CONCRETE	YES	31,365
N	277	CONCRETE	YES	277
O	3,649	1½" STEEL DECK-20 GAUGE	YES	3,649
P	11,205	CONCRETE	YES	11,205
Q	683	1½" STEEL DECK-22 GAUGE	YES	683
R	2,588	1½" STEEL DECK-22 GAUGE	YES	2,588
S	8,181	CONCRETE	YES	8,181
T	1,722	1½" STEEL DECK-22 GAUGE	YES	1,722
U	6,467	CONCRETE	YES	6,467
V	8,557	CONCRETE	YES	8,557
W	3,114	CONCRETE	YES	3,114
X	6,291	CONCRETE	YES	6,291
Y	1,741	1½" STEEL DECK-20 GAUGE	YES	1,741
Z	4,215	1½" STEEL DECK-20 GAUGE	YES	4,215
TOTAL ROOF AREA				137,866



Cherry Avenue Roof Plan



CHERRY AVENUE - ROOF PLAN

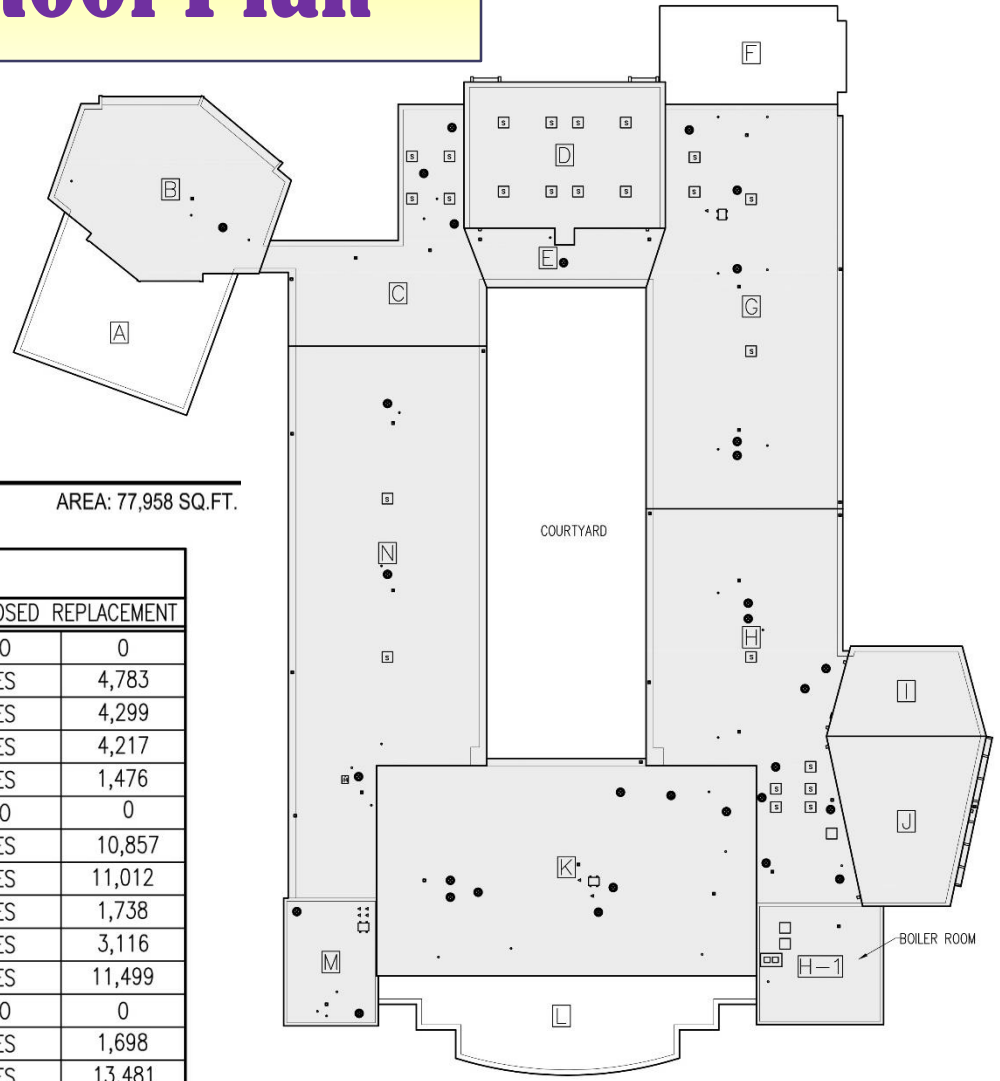
SCALE: 1" = 40'-0"

AREA: 62,990 SQ.FT.

ROOFING INFORMATION

ROOF	AREA	DECK TYPE	PROPOSED REPLACEMENT	
A	3,661	2½" CONCRETE	YES	3,661
B	9,338	2½" CONCRETE	YES	9,338
B-1	327	1½" STEEL DECK-20 GAUGE	YES	327
C	5,264	2½" CONCRETE	YES	5,264
D	21,278	2½" CONCRETE	YES	21,278
E	4,445	2½" CONCRETE	YES	4,445
F	690	1½" STEEL DECK-20 GAUGE	NO	0
G	4,314	1½" STEEL DECK-20 GAUGE	NO	0
H	13,664	2½" CONCRETE	YES	13,664
TOTAL ROOF AREA				57,650

Lincoln Avenue Roof Plan



LINCOLN AVENUE - ROOF PLAN

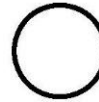
SCALE: 1" = 40'-0"

AREA: 77,958 SQ.FT.

ROOFING INFORMATION

ROOF	AREA	DECK TYPE	PROPOSED REPLACEMENT	
A	3,361	1½" STEEL DECK-20 GAUGE	NO	0
B	4,783	1½" STEEL DECK	YES	4,783
C	4,299	1½" STEEL DECK	YES	4,299
D	4,217	3" TECTUM	YES	4,217
E	1,476	1½" STEEL DECK	YES	1,476
F	2,547	1½" STEEL DECK-20 GAUGE	NO	0
G	10,857	1½" STEEL DECK	YES	10,857
H&H-1	11,012	1½" STEEL DECK	YES	11,012
I	1,738	3" TECTUM	YES	1,738
J	3,116	1½" STEEL DECK	YES	3,116
K	11,499	1½" STEEL DECK	YES	11,499
L	3,880	1½" STEEL DECK-20 GAUGE	NO	0
M	1,698	1½" STEEL DECK	YES	1,698
N	13,481	1½" STEEL DECK	YES	13,481
TOTAL ROOF AREA				68,176

Sunrise Drive Roof Plan



SUNRISE DRIVE - ROOF PLAN

SCALE: 1" = 40'-0"

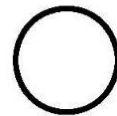
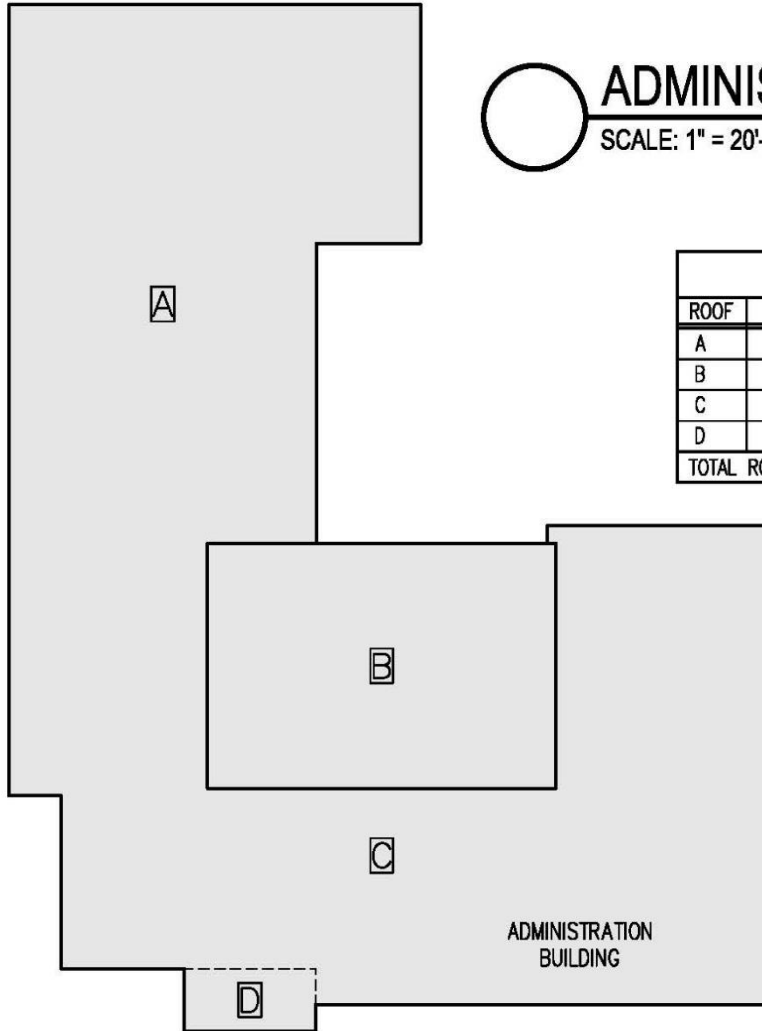
AREA: 77,592 SQ.FT.



ROOFING INFORMATION

ROOF	AREA	DECK TYPE	PROPOSED	REPLACEMENT
A	17,843	2" TECTUM	YES	17,843
B	2,264	2" TECTUM	YES	2,264
C	2,386	1½" STEEL DECK-20 GAUGE	YES	2,386
D	18,061	2" TECTUM	YES	18,061
E	4,930	2" TECTUM	YES	4,930
F	25,161	2" TECTUM	YES	25,161
G	6,078	1½" STEEL DECK-20 GAUGE	YES	6,078
G-1	869	2½" STEEL DECK-20 GAUGE	YES	869
TOTAL ROOF AREA				77,592

Administration Building Roof Plan



ADMINISTRATION BUILDING - ROOF PLAN

SCALE: 1" = 20'-0"

AREA: 7,305 SQ.FT.

ROOFING INFORMATION				
ROOF	AREA	DECK TYPE	PROPOSED REPLACEMENT	
A	2,608	1½" STEEL DECK-18 GAUGE	YES	2,608
B	1,171	1½" STEEL DECK-18 GAUGE	YES	1,171
C	3,413	1½" STEEL DECK-18 GAUGE	YES	3,413
D	113	1½" STEEL DECK-18 GAUGE	YES	113
TOTAL ROOF AREA			7,305	



BOND AMOUNT



ESTIMATED COSTS

- Re-skinning of roof; including replacement, re-securing of perimeters of metal edging:

• Sayville High School	\$4,964,400
• Cherry Avenue Elementary	\$2,455,200
• Lincoln Avenue Elementary	\$2,077,200
• Sunrise Drive Elementary	\$2,793,600
• <u>Administration Building</u>	<u>\$262,800</u>

ESTIMATED TOTAL **\$12,553,200**

(Above costs include contingencies and architectural design fees)

***If Bond funds allow, completion of Air Conditioning/HVAC upgrade at Sayville High School Auditorium (previously approved under 2015 Bond Referendum).**

Future Capital Work

ENERGY AND CAPITAL PROJECTS

NEXT-STEP CONSIDERATIONS (POST-BOND)

- Energy Performance Contract (EPC):
 - Solar Panels – Sayville High School and Cherry Avenue Elementary;
 - Continuation at other buildings, contingent on cost and available rebates.





PREVIOUS EPC ISSUANCES



ENERGY PERFORMANCE CONTRACT I - 2017

- District-Wide Lighting Upgrades
- Building Envelope
- PTAC Systems
- Building Management System (BMS)
- Domestic HW Heater
- Windows/Doors
- Steam-Trap Updates
- Pipe/Valve Insulation
- Boiler Economizers
- Photovoltaic Electric
- Window Film
- Roof Replacement
- PC Power Management
- Water Conservation
- Wireless Clocks
- Transformers



PREVIOUS EPC ISSUANCES

ENERGY PERFORMANCE CONTRACT II - 2017



- District-Wide Interior and Exterior LED Lighting
- New Emergency Lighting
- District-Wide New Building Automation Systems
- New Boiler Plant Replacement (Admin. building)
- New Boiler-Room Equipment (Cherry Ave)
- New Rooftop Units
- COGEN/Combined Heat & Power with back up power
- Existing Backup Generator Enhancements
- Weatherization Upgrades
- Steam-Trap Replacement
- Pipe Insulation

QUESTIONS & COMMENTS

